



Company Profile & Attributes 09

MISSION STATEMENT

Titan Buildings Ltd will provide superior building and construction services and expertise within the Central North Island and to assure clients of our ability to deliver the agreed contractual requirements on time and to the agreed specifications

HOW TITAN BUILDINGS LTD WILL ACHIEVE THESE OBJECTIVES

- *To operate a successful organisation utilising the expertise and skills provided by of all members within the organisation in a competitive business environment. This will be achieved by ensuring that we have a sufficient number and type of clients that engage us on a regular basis.*
- *To ensure that the business is managed in such a way as to ensure an annual profit. This will be achieved by having a basic budget for the company and by having a set of logical goals each year that can be reasonably achieved.*
- *To ensure client satisfaction and to conduct surveys as appropriate. This will be achieved by conducting client satisfaction surveys from time to time.*
- *To ensure that staff are appropriately trained for their work. Appointing suitable people and having our staff attend suitable courses will achieve this.*
- *To engage sufficient external consultants or other experts as necessary. Engaging experts will achieve this with ability and credentials.*
- *To operate all appropriate quality and safety systems so that standards are achieved. This includes a Health and Safety System, Quality System and relevant Building and Construction Standards.*
- *To have sufficient risk management procedures in place for business continuity. This will include Insurance Policies, Risk Management System, Qualified Accountant, and Legal Firm.*

RELEVANT EXPERIENCE

TYPE OF WORK	RELEVANT DETAILS
<i>New Residential Construction</i>	<i>Design Build (Spec) Housing in excess of \$350,000 Contract Housing \$200,000 - \$350,000</i>
<i>Light Commercial</i>	<i>Additions to Supermarkets and retail outlets MOE work including extension, new classrooms and accommodation blocks</i>
<i>Heavy Commercial</i>	<i>Assisted with the construction of hospitals and high rise apartment blocks</i>
<i>Alterations</i>	<i>All types of work performed from minor repair work to extensive additions including extensions, decking, crib walls, new kitchens and bathrooms, additional floors, fire damage and insurance claims</i>
<i>Major Site Works and Subdivisions</i>	<i>Include small subdivision of residential properties with new dwellings to project management of major subdivisions with over 25 sections, earthworks, draining and associated service reticulation, curb and channel, landscaping and spec housing</i>
Transportable Housing	See next page

TRANSPORTABLE HOUSING

Titan Buildings Ltd's have been involved in design and build off site and transportation to site contract work for several years. Several of our clients required minimum time "out of property" and to meet this demand Titan Buildings design and constructed residential properties and then relocated using either Central House Movers Ltd (Bulls) or A1 House Movers (Hastings).

To date the largest Supply, Build, Transport Contract Titan Buildings has been involved with included the construction "off site" of 12 Tri-Board houses using our large construction project site at 61 Ford Rd. These residential properties ranged in size between 100 – 150 m². For major projects of this size (similar to Contract 567) we used 4 construction gangs each fabricating an individual house with the management team ensuring quality and compliance issues were maintain throughout the build. These houses were then transported onto the sites, where all the preliminary work had been undertaken including services and in some cases landscaping. By following this process allowed the time to take to pile, hook up services, test and handover to the client was reduced to 2 – 3 days.

Contract 567 Kennedy Park Accommodation Units Demolish, Site Works, Design, Build and Replace 16 Units of Varying Specification

If we arte successful with our Tender for the above contract, Titan Buildings Ltd will, whenever possible, "Keep it in the Bay" by employing local contractors including:

Construct 16 Units Off Site – Titan Buildings at our site at 61 Ford Road, Hastings, using 4 x 4 man teams. Estimated time to construct each accommodation unit 3 – 4 weeks from 14 September (earlier if possible)

Site Works / Piling / Ramming – Dodge Contractors Ltd

Unit Relocation – A1 House Movers Ltd removing / replacing 2 units per week

Services: Plumbing – Joe the Plumber, **Electrical** – Bob the Sparky, **Decorating** – Bill the Painter

EXAMPLES OF TITAN RELOCATABLE BUILDING PROJECTS



This \$250,000 relocatable Titan home is in the process of being jacked down on site



Extensive earthworks were required so that this relocatable home could be brought on to this sloping site



The deck is almost complete on this 3 bedroom bach.

MAJOR PROJECTS RECORD

Titan Buildings Ltd have existing casual contracts with numerous clients from Hawkes Bay to Wanganui regions that vary in value, depending on the complexity and items supplied, from \$1000 to over \$500,000.

For details of major projects completed over past 12 months see below.

Contract: Location: Date Completed: Clients: Value of Work: Duration of Work:	New 214m ² House Meissaner road Havelock North Dec/Jan 08 Higgle Family \$450,000 4 months	Elevated section, with 4 Bedrooms house with rumpus room, double garage, and iron roof, ensuite etc
Contract: Location: Date Completed: Clients: Value of Work: Duration of Work:	Transportable Housing 80 – 150m ² Anywhere Titan Buildings \$250,000 Depending on specs	Titan Buildings design and build a range of transportable houses from 80sqm to 150 m ² per house. These can be highly spec or built to a budget within the means of the owner. At this stage we have 12 unique designs with approved plans available for clients to choose from.
Contract: Location: Date Completed: Clients: Value of Work: Duration of Work:	Pak n Save Napier City Jan 08 Robie Watson store manager \$50,000 5 weeks	Light commercial upgrade of extra offices in the upstairs part of the building. This project required the team from Titan to work when the supermarket was closed so we completed all the work outside normal working hours or when the business operated at quiet times to ensure as little disturbance as possible to the operation of the business.
Contract: Location: Date Completed: Clients: Value of Work: Duration of Work:	New dwelling 255sqm 27a Mill Road Clive 2008 Gary Chapman \$280,00 4 months	New 4 bedroom home, gable roof with brick exterior and Axon panel to complement the brick, 3 car garage is included in this house.
Contract: Location: Date Completed: Clients: Value of Work: Duration of Work:	Major alterations Havelock North 2008 \$300,000 6 months	Old 1960s weatherboard house more recently been clad in solid plaster, architectural drawings have been drawn to modernise the house, matching new with old has proven to be the most challenging job to date, example 4 different floor levels over 3 meters not to mention all the rot, due to improper waterproof systems used by previous contractors.
Contract: Location: Date Completed: Clients: Value of Work: Duration of Work:	Repair Fire Damaged House Napier 2008 McLaren insurance \$90,000 6 weeks	Restore fire damaged house back to original condition, gutting the house is the procedure to be taken.
Contract: Location: Date Completed: Clients: Value of Work: Duration of Work:	Colenso College Napier 2009 Clients: MoE \$160,000 2 months	Upgrade 6 classrooms by stripping internal wall linings, fitting new glazing, roof and minor construction alterations. Reline, new electrical, plumbing and decoration. Extensive landscaping including earthworks, drainage and concrete work
Contract: Location: Date Completed: Clients: Value of Work: Duration of Work:	Orthodontic Conversion Napier 2009 \$220,000 3 months	Conversion of 5 bedroom residential property to a orthodontic surgery servicing 3 orthodontists and associated equipment and staff. This project presented challenging compliance issues imposed on a commercial property of this type, significantly accommodating clients with varying fitness and mobility levels.

MANAGING DIRECTOR PROFILES

NAME: *Lans Hasselman*

QUALIFICATIONS: *Qualified Builder – Member Certified Builders Association – Quality Manager*

EXPERIENCE: *Lans has over 11 years experience in the construction sector as a tradesman after successfully completing his apprenticeship with Nick Meechan Builders in 1998.*

Lans went to Europe on his OE and was involved in a number of commercial projects, as a contract carpenter, from 1999 to 2002 including assisting with;

- ❖ the construction of a 20 story high rise apartment complex and hospital accommodation with 50 apartments in London for Concept Buildings*
- ❖ light residential project in Amsterdam*

On his return to NZ he joined Genco Commercial Builders in the Hawkes Bay and was involved in the construction of;

- ❖ Napier Girls High's 2 story Art / Activity classroom block designed by Paris Magdelonus and*
- ❖ Woodford House alterations and extension to the hall and abolitions.*

In 2004 Lans was employed by Homeworx Design and Build Ltd as a residential builder, besides his duties as their Health and Safety Representative most of his work involved group housing projects of 20 houses or more in the Hawkes Bay.

In 2005 Lans was contracted to Horvath Homes Ltd as a self employed contract builder on their group housing projects and in 2006 formed Titan Buildings Ltd.

Lans was joined by Jeremy Higgie (see below) in May 2008.

NAME: *Jeremy Higgie*

EXPERIENCE *Jeremy spent his early career as a professional farmer / shearer after leaving school in 1975. In 1982 he ventured in developing his first subdivision by purchasing a parcel of land in Wanganui that was turned into four lifestyle blocks. Jeremy was responsible for all roading, services etc and continued developing subdivisions in the Wanganui Region.*

In 1987 Jeremy started successfully running Access/Farming education courses in the Wanganui Region and in 1989 was accredited by NZQA as a Private Training Enterprise trading under the company name AG Challenge. He expanded his accreditation to include building and construction.

In 1996 Jeremy formed Land Based Training Ltd a specialist agricultural / mixed employment educational provider. In 1999 he formed a joint partnership with Jeremy Palmer as LBT Construction Ltd to deliver Health and Safety and Construction training

During 1998 Jeremy developed an extensive Forestry subdivision involving more than 5000 meters of roading and associated draining, skid sites, planting areas.

From 2004 – 2006 Jeremy established a 30 section subdivision releasing sections in each of three stages and oversaw the design and construction of all associated earthworks, roading services. Jeremy also built 5 spec houses as part of this project in excess of \$350,000 each.

2006 to 2008 Jeremy relocated several houses built by Titan Buildings Ltd onto subdivisions establishing a close working relationship with Central House Movers in Bulls.

A strong working relationship was established between the two companies after a joint project involving the relocation and renovation of a large villa (front cover) from Wanganui to the Hawkes Bay in 2007.

May 2008 Jeremy and Lans formed a joint partnership.

TITAN BUILDINGS TEAM

NAME Geoff Probert
QUALIFICATION Builder
ROLE Leading Hand and Safety Officer
EXPERIENCE 21years experience in the Construction Industry

NAME Chris Hinde
QUALIFICATION Qualified Builder
ROLE Contract Builder
EXPERIENCE 11 years experience in the Construction Industry

TECHNICAL SKILLS

Titan Buildings Ltd will engage suitable technical expertise either by utilising the skills within the organisation or external consultants including:

NAME: Colin McKenzie
Managing Director of Colin McKenzie Design Ltd
MISSION Design of spec hosing and other construction projects requiring formal architect drafting and building compliance

NAME Mr J Palmer ~NC Occ HS, NCHASIP, Dip Ad ED, L1 STMS Trainer,
Workplace Assessor for InfraTrain, BCITO, NZITO, ESITO, PDGITO
Director of Construction wing of Land Based Training Limited
MISSION Quality Assurance, Health and Safety and Training Advisor

- ❖ **Accountants:** Penny Johnstone – Penny Johnstone Accounting Ltd
- ❖ **Banking:** ANZ – Diane Hunt – Business Manager
- ❖ **Insurance:** Marsh Insurance

METHODOLOGY

Titan Buildings Ltd will comply with the client requirements as specified in the contract documents and on the associated plans.

Titan Buildings Ltd will also meet the requirements of the specific standards, codes of practice and local authority standards that are relevant to the work.

Titan Buildings Ltd will also follow the appropriate work instructions and checklists in the quality system adopted by our organisation.

HEALTH AND SAFETY PLAN

Titan Buildings Ltd operate Health and Safety Management systems that comply with the Accident Insurance Act 2001, the Health and Safety in Employment Act 1992 (including the amendments in 1998 and 2003) and the joint Australian / New Zealand Standard AS/NZS 4801:2001 – Occupational Health and Safety Management Systems and use the ACC Workplace Safety Management Practices audit log as a guiding document to measure our compliance and that of our sub-contractors.

We as a company, wish to be in a position to reduce injuries to employees and ensure a safer environment for those in the vicinity of our places of work.

We appoint people from within the team to positions of responsibility for every worksite and contract operated by our company to minimise the risk to the Principal as well as Titan Buildings Ltd. We ensure that if using sub-contractors they have Health and Safety Management Systems that meet ACC Workplace Safety Management Practices or the Workplace Safety Discount Program. If they do not make this level of compliance we induct them and their employees into our systems whilst they are operating on our worksites.

We actively encourage our team to be involved in all aspects of health and safety in our numerous places of work to ensure the employer and employees work in a co-operative manner to make a safer site for everybody.

All major contracts operated by Titan Buildings Ltd will have a comprehensive Site Specific Health and Safety Plan developed and operational before work commences that includes:

- The identification and control of “on-site” hazards both existing and introduced.
- People appointed as safety officers to maintain and monitor on site safety
- Recording of daily on site hazard ID, mini site safety plan and traffic management requirements (when required by the local road controlling authority)
- The location of formation points and typical site specific emergency planning.
- Location of 1st Aid and Fire Fighting equipment on site
- Location of MSD sheets and the control of dangerous substances within the worksite
- Site specific safety rules and procedures

QUALITY PLAN

Titan Buildings Ltd is progressing towards achieving accreditation with our Quality Plan based on the Q Base quality system for all works in excess of \$100,000. We adopted our QA system so that we could ensure that our clients would benefit from formal quality processes. Titan Buildings Ltd take QA seriously and a Quality Plan will be supplied within the time frame to the standard and extent specified in the contract or if requested by the client. This will describe those aspects of our Quality System including how we will:

- **Identify** the quality requirements specific to the contract;
- **Plan** the work to satisfy those requirements;
- **Control** (manage) the work to comply with the planning;
- **Inspect/test** the work to ensure compliance with the quality requirements; and
- **Record** the results as evidence of compliance

A Quality Plan will be produced highlighting the Contract Details including relevant specifications and drawings as well as:

- All relevant positions of the works and management team,
- Contract Details including relevant specifications and drawings
- Our purchasing and external subcontracting processes,
- Methods of ensuring Quality Control and the Inspection Checklist used for this contract
- How we work through and rectify non - conforming works
- Our internal auditing and review processes.
- The identification of the necessary specification review schedules relevant to this contract.
- What records will be kept for this contracts

SOME OF OUR PROJECTS – SPEC HOUSES



A contemporary look is achieved on this new spec house using copper spouting and corner flashing to enhance the colour scheme.

The main entrance with its unique front door handle and decked walkway.



The timber look flows through to the double garage

SOME OF OUR PROJECTS – ALTERATIONS



This villa was relocated from Wanganui and comprehensive alterations were done including building a new pool and extensive jarrah decking.

The above photo show Jeremy Higgle hard at work on this project.



The almost completed project facing across the pool to the house

SOME OF OUR PROJECTS – LANDSCAPING



Some examples of retaining walls and landscaping that Titan Buildings have been involved in over the past 12 months



These piles were driven 3 meters into the ground with a deadman anchor system used to support the earth behind.