



From the front, the Devon St landmark of the former New Zealand Insurance building looks like a solid structure. But the rear view (above) discloses a crumbling ruin as a demolition company completes a contract for the new owner, the Public Service Investment Society. The company intends to push the front wall over in about a week. Then, after final ground levelling, the site will be used as a carpark until the PSIS formulates long-term plans for the land.

## PROTECTION SOUGHT

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Christchurch Legislation to protect the interests of building industry sub-contractors was asked for yesterday by the president of the New Zealand Guild of Master Painters and Sign-writers, Mr R. M. Syme, of Christchurch.

"All too often," said Mr Syme, "monies that are authorised by the architect for payment to sub-contractors are

used by the building contractor for other purposes. When a collapse such as that of the JBL group takes place, the unfortunate sub-contractors find that all monies due to them have been used up."

Mr Syme said he endorsed a recent statement from the Auckland Master Decorators' Association that sub-contractors were usually financially embarrassed when construc-

tion companies failed.

"The antiquated and outdated Liens Act does little to assist sub-contractors, who are last on the building contract," he said.

"This is mainly because of the time lapse required after progress claims are submitted to the main contractor for these claims to be processed and approved by the architect or his agent for payment."