



NhLand

Business Profile

Built through repair.
Growing through capability.

Six-person direct team | Painting roots in 2016
Repair, preparation and decoration
Auckland and selected regional projects

More of the repair. One connected team.

NhLand brings painting, plastering, GIB fixing and minor carpentry together in a six-person team. Each person has a principal trade and supports the adjoining work, connecting the repair beneath the surface with the finish the client sees.

A practical service for real properties

We work on residential repairs, insurance reinstatement, managed properties and commercial interiors. A job may involve a damaged wall, a whole room or several linked areas. The first task is to understand the condition, define the scope and agree the result.

Current work, established experience

Our experience has developed from painting roots in 2016 into a wider repair and finishing offer. The October 2026 record includes apartment painting, larger reinstatement programmes, decorative work and recent call-outs.



Dairy Flat | High interior surfaces



Grey Lynn | Lining and preparation

From Paintplas to NhLand.

Established experience. A clear current identity.

A new chapter for the business

NhLand has taken over the business previously known as Paintplas. The transition brings the established repair and finishing experience forward under the NhLand name, with a clear identity for current services, project enquiries and business communication.

Experience carried forward

The project history in these documents includes work undertaken before and during the transition. Earlier correspondence and original project records may still carry the former name. They form part of the experience behind the current business and are presented here with their original project context.

Working with NhLand today

Current enquiries should be addressed to NhLand, with Ke Lam as the project contact at klam@nhland.co.nz. Current proposals and onboarding information identify NH Land Limited and the details applicable to the engagement.

Current project contact

Ke Lam | 027 777 3999
klam@nhland.co.nz

The finish led us further into the repair.

The history of the business is a history of connected tasks. Painting highlighted the condition underneath; repair work then brought linings, local carpentry and trim into the same conversation.

2016 | A painting foundation

An approved corridor-painting quote records an early painting opportunity. Preparation, access and the final appearance established the foundation.

2017-2018 | Broader proposals

Proposals link cabinetry removal, patching and repainting, followed by demolition, GIB, stopping and decoration within a broader repair sequence.

2019 | Conditions become visible

A reinstatement variation recorded additional plasterboard discovered during the work. It is an early example of why opening-up, clear photographs and approval of changed scope matter.



Pukekohe | Preparation before decoration

Broader scope. Stronger coordination.

Later records show the team taking responsibility for more of the work around a repair, supported by clearer site information and progress reporting.

2021-2024 | Several stages together

Linings, coving, trim, GIB, carpentry and painting appear in connected work orders. Protection and small carpentry add to the practical service around the main repair.

2025 | Systems around the work

The business record includes safety procedures, risk information, training records and external assessment material.

2026 | The NhLand chapter

NhLand takes the business forward with a six-person team. October records show new project stages and supplier onboarding approval on 13 October, alongside ongoing commercial and insurance work.



Maungaturoto | A broader reinstatement in progress

Specialists who support each other.

Each of the six people in our direct team has a principal trade speciality and can assist across the adjoining stages. Our core repair and finishing scope is carried out by the team without subcontracting those stages.

A shared understanding of the result

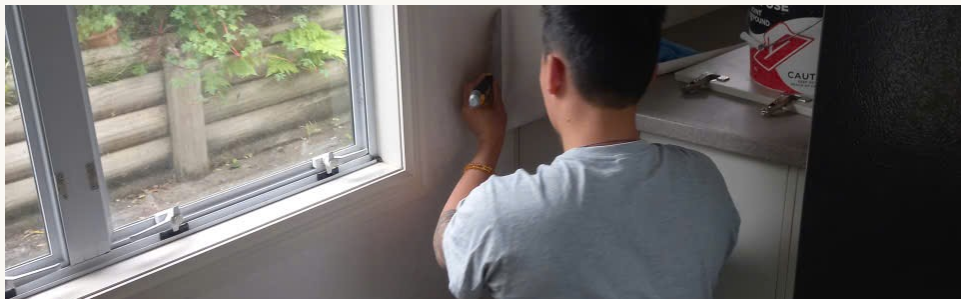
The GIB fixer can consider the plastering junction; the plasterer can consider the decorative finish; the painter can identify preparation issues while the team is still connected to the job.

One project contact

Ke Lam coordinates the brief, access, progress and scope changes. Work is allocated around the skills required, the sequence and the actual capacity available.

Clear specialist interfaces

Electrical, plumbing, specialist structural work and other separately qualified activities are coordinated with the relevant parties. Those responsibilities are identified within the wider programme.



Saint Johns | An original photograph of wallpaper installation

Capability grows through useful work.

Our strength comes from solving the connected parts of a repair and making the next step clear to the client or coordinator. The current project record shows that approach in practice.

Connected trades

Wattle Downs combines allocated GIB, carpentry and decorating work around separate plumbing and flooring stages.

Visible progress

Grey Lynn correspondence links the GIB and plastering update to the next sanding, carpentry and decorating dates.

Several kinds of client need

Apartment painting, insurance reinstatement, local repairs and decorative finishes draw on the same core skills.

Learning from the details

Preparation, trim interfaces and site protection remain part of the job, even when they are a small part of the overall scope.



Wattle Downs | Wall and skirting detail

A repair is a sequence.

The work moves best when the team knows what each stage needs from the stage before it. Drying, curing, inspections and other project dependencies remain part of the programme.

Understand the brief

Review the affected rooms, photographs, access, occupancy and required result. Identify which conditions still need a site check.

Agree the scope

Confirm inclusions, exclusions, materials, finishes, trade interfaces and who can approve changes. Plan the order of work and realistic access windows.

Prepare and protect

Establish the work area, protect retained surfaces and belongings, and coordinate prerequisite drying, service isolation or specialist input.

Repair and prepare

Complete the agreed removal, lining, plastering and associated trim work. Photograph concealed conditions and raise changes while they are visible.

Finish and review

Apply the agreed decorative finish when the substrate is ready. Review surfaces and junctions, record the completed scope and identify any remaining items.

Consider the cavity and the finished room.

Replacement linings and local patches need to fit the required wall or ceiling system and the conditions around them. We connect the agreed repair with its support, insulation interfaces and finishing edges.

Before closing up

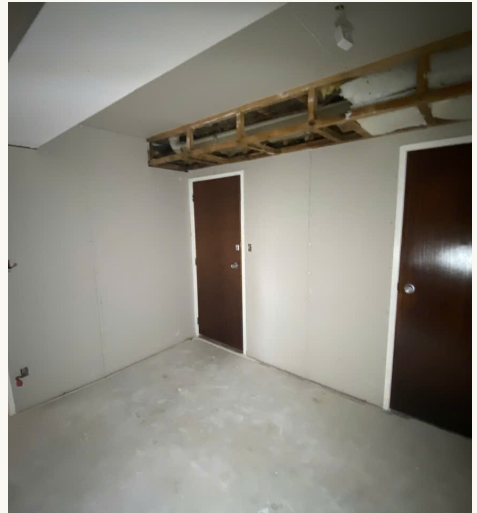
Confirm the extent of removal, lining requirements, backing, services and any dependent work. Record conditions that change the original scope while they remain visible.

From lining to decoration

Board joints, corners, openings and existing surfaces affect the next plastering and painting stages. Planning those interfaces early helps the repair progress as a connected package.



Maungaturoto | Exposed framing and insulation



Maungaturoto | Lining stage

The surface begins before the colour.

Stopping, patching and skimming prepare the surface for the finish that follows. The right extent of preparation depends on the existing substrate, the light and the agreed result.

Local repair or wider skim

A small patch may need careful feathering into a retained wall. A broad, uneven surface may need wider preparation. The scope should identify that difference before decoration starts.

A shared quality point

The plastering and painting stages are linked through surface checks, sanding, dust removal and readiness for coating. Required drying time remains part of the plan.



Grey Lynn | Preparation around a doorway



Te Atatu Peninsula | Broad ceiling preparation

Large surfaces. Consistent details.

Painting brings the repaired areas together visually. Walls, ceilings, doors and trim need a clear specification for preparation, colour, sheen and the extent of repainting.

Prepare for the actual surface

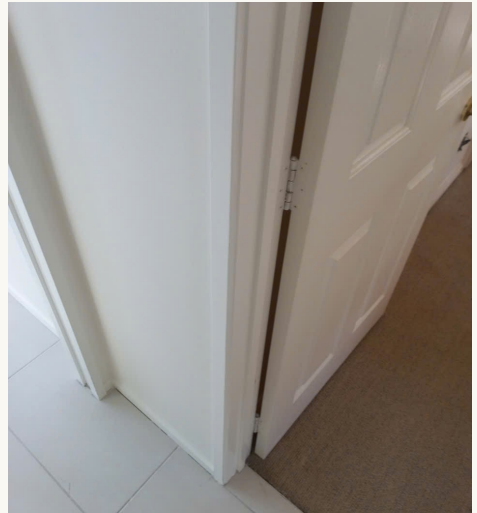
Filling, smoothing, priming or sealing are selected for the substrate and existing coating. Local repairs are considered in the context of the whole visible wall or ceiling.

Plan for light and access

High walls, glazing and changes in level affect how the finish is seen and how it can be reached. The Dairy Flat programme records mobile-scaffold planning for tall interior areas.



Dairy Flat | Tall walls and natural light



Saint Johns | Door and trim junction

Character with careful edges.

Wallpaper can bring pattern, texture and a distinct character to an interior. A good result begins with the wall beneath it and continues through setting out, seams, corners and openings.

The wall and the covering

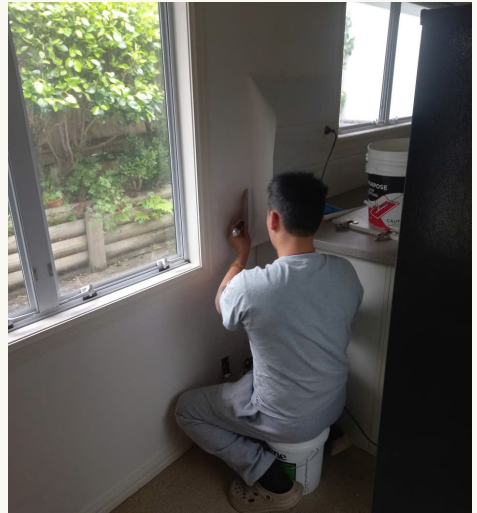
Confirm the selected product, substrate condition and preparation needed before hanging. Consider pattern direction, joins and the relationship to the room's doors and windows.

The surrounding finish

Painted trim and adjacent walls form part of the visual result. Our project record links wall repair and preparation with later wallcovering and decorative views.



East Tamaki Heights | Textured wallcovering



Saint Johns | Wallpaper installation

Finish the junctions that stay in view.

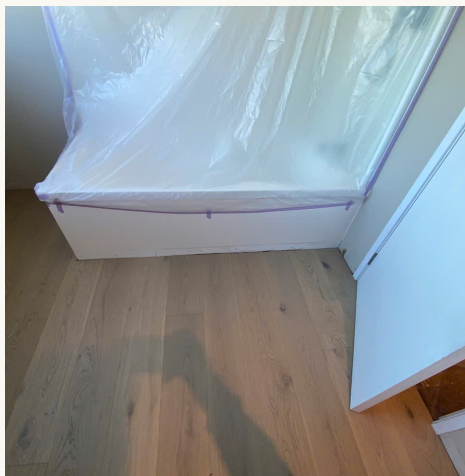
Skirting, architraves, coving and local trim work connect a repaired area to the existing room. Their sequence matters: some items are removed for access, then refitted or replaced after the lining or floor work.

Reuse or replace

Agree which pieces can be retained, which need replacement and how the profile will meet the existing detail. Hidden damage or a changed floor level can affect the original allowance.

Coordinate the edges

Skirting and trim interfaces are planned with the GIB, plastering and decorative stages. Wattle Downs shows this work around a bathroom repair with other trades in the wider programme.



Wattle Downs | Skirting at the shower base



Te Atatu South | Painted skirting line

Assess the surface. Define the preparation.

Exterior coatings need a sound and suitable starting surface. Weatherboards, window junctions and roof-coating proposals are assessed around existing condition, access and the requirements of the selected system.

Look closely before coating

The condition of timber, joints and old coatings shapes the repair and preparation scope. A local defect should be identified before a decorative coating is treated as the answer.

Agree the practical plan

Preparation, containment where required, weather windows, access and coating boundaries are confirmed for the property. Roof-coating work is scoped individually against the roof condition and underlying defects.



Stonefields | Window and weatherboard interface



Te Atatu South | Local exterior detail



Choose a finish that fits the surface.

Epoxy flooring, concrete resurfacing and decorative textures extend the finishing offer. Each needs its own substrate assessment, preparation and product specification.

Epoxy and concrete resurfacing

Start with intended use, existing coatings, moisture, contamination, repairs and the desired appearance. Suitable Dulux Avista systems can be considered within a defined proposal.

Wall and ceiling textures

Agree the texture, colour and acceptable variation using the selected product and a sample where appropriate. The substrate and adjacent details remain part of the preparation brief.

A project-specific system

Preparation method, application stages, curing and return-to-service timing are confirmed before work is committed. These services are scoped individually; the project photographs in this edition document the trades identified in their captions.

Open what is instructed. Record what is found.

For damage-response work, the immediate task may be removal and reporting. The next repair decision depends on what becomes visible and on the requirements of drying, inspection and other specialist work.

A defined removal scope

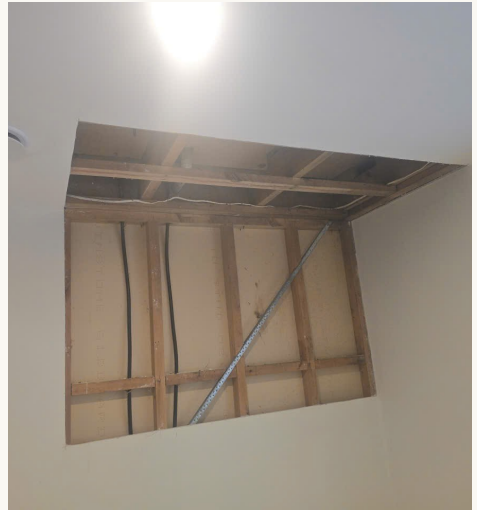
Work from the marked area or written instruction. Clarify the work boundaries, access, protection and service interfaces before proceeding.

A useful photographic handover

Before, during and after-removal photographs show the condition and the extent of the opening. The October Onehunga and Forrest Hill records were returned for the inspector.



Onehunga | Before the instructed opening



Onehunga | After wall and ceiling opening-up

Restore the area within the wider programme.

Insurance repairs often depend on several parties: the coordinator, occupants, drying contractor and following trades. NhLand's core package connects the allocated repair and decorative stages.

Scope and variations

Review the work order and raise missing or changed items through the coordinator. Photographs support the explanation when concealed conditions or adjoining surfaces alter the work.

Clear handovers

Confirm what is ready for the next trade, what remains protected and what sits outside the allocated scope. The Wattle Downs programme separates repair and decoration from plumbing and flooring.

Completion made specific

Record completion against the agreed team scope, with photographs and any outstanding items identified. A finished paint surface alone does not establish completion of all other trades.



Wattle Downs | Wall repair and protection stages

Work around the property's operation.

Commercial operators and property managers need practical programmes: which room is available, when access is needed, what will be protected and when the area can move to its next stage.

Staged apartment painting

The Grafton programme records four apartment units reported complete in September, with further interior photographs supplied in October. Room-by-room planning makes progress visible.

A repeatable way of working

Agree the area, finish, access window and reporting requirements. Apply the same preparation and quality checks while responding to the conditions of each room.



Grafton | Apartment interior



Grafton | Protected circulation route

Care is visible before completion.

A work area still belongs to someone. Retained floors, appliances, furniture and access routes influence how the team prepares the site and moves through the repair.

Protect what remains

Select coverings and separation for the task and the property. Revisit the arrangements as the work changes or following trades need access.

Keep the site readable

Housekeeping, clear routes and a visible distinction between work areas and retained property support the programme. Photographs also help communicate what remains protected at handover.



Buckland's Beach | Covered belongings



Grafton | Protected access route

A larger interior needs a connected plan.

The Dairy Flat work allocation brings GIB fixing and decorating into a staged reinstatement. High walls and several adjoining rooms make access and consistency part of the brief.

The practical challenge

The work is not just the size of a wall. It is the relationship between high windows, broad surfaces, doors, ceiling junctions and the sequence of other work.

The response in the record

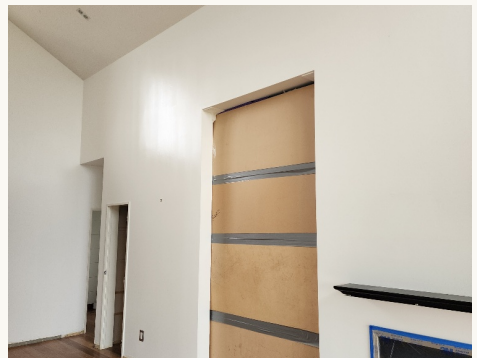
The programme separates lining, sanding and decorating. Correspondence confirms mobile-scaffold planning and the submission of site documents, including an induction.

The stage shown

October photographs record preparation and decorating across the interior. Later visits remain within the wider programme.



High wall and window areas



Surfaces beside retained features

More than one room. More than one stage.

This project illustrates a broader reinstatement with lining, insulation interfaces, plastering, allocated carpentry and a developing decorative scheme.

Responsibilities defined

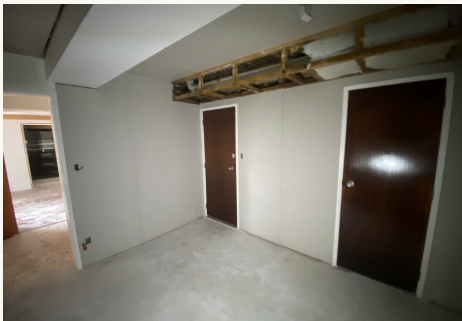
The coordinator split the carpentry package and asked the team to agree the additional work with the other carpenter. That makes ownership of each item important.

Progress made visible

Original photographs show exposed framing, lining and stopped surfaces. Colour notes then identify different wall, ceiling, door and trim finishes for the next stage.

Capability in context

The project demonstrates connected repair skills on a selected regional job. Travel, access, protection and the work sequence are agreed for that programme.



Lining stage with an exposed upper area



Plastering across ceiling and walls

Preparation and decoration belong together.

Separate photo sets record wall preparation, wallpaper installation and later painted hallway and bedroom surfaces. The decorative outcome relies on how those stages connect.

What the photographs show

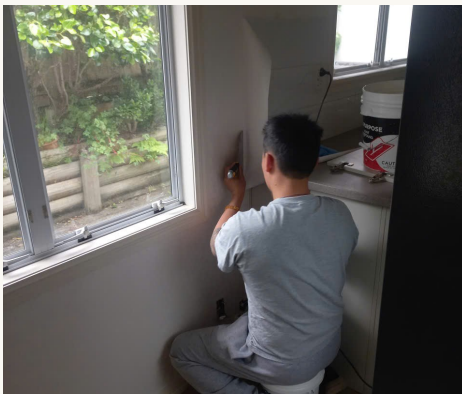
The record includes work beside a window, painted wall and ceiling surfaces, and close views of door and trim edges.

Why the detail matters

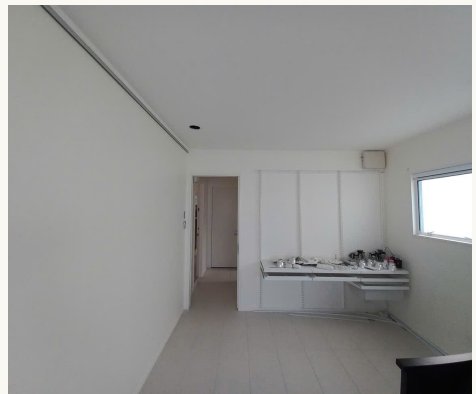
A wallcovering meets painted frames, corners and retained fittings. Agreeing those boundaries early helps the finishing scope remain coherent.

A clear completion response

October correspondence records a return for painting and a subsequent completion response. Individual photos are captioned for the stage and area they show.



Wallpaper installation



Later painted interior

The work behind the painted room.

The earlier Farm Cove archive remains a useful example of a connected reinstatement: exposed wall framing, lining, preparation and later decorated surfaces in the same bedroom.

Underlying work and visible finish

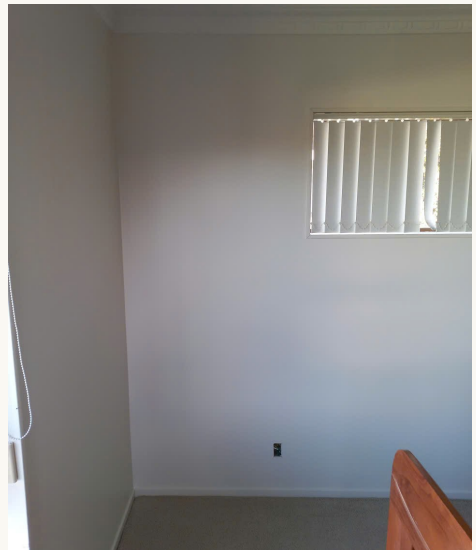
Window openings, ceiling lines and the narrow high window help connect the different views. The junctions matter as much as the main wall surface.

A sequence of related trades

The project records group GIB and carpentry work with painting. The images show why the final appearance should be considered while the repair is still open.



Exposed corner beside the windows



Later decorated wall surface

Repair the ceiling. Respect the room.

The garage archive combines an open ceiling, relined and stopped surfaces, later painting and protection around stored belongings. It demonstrates the practical work around the main repair.

The surrounding property

Shelving, appliances and stored items remain part of the site. Protection and access are planned around those retained contents.

The repair stages

The photographs show the ceiling cavity, a relined and stopped patch and a later painted surface. Fitting openings remain visible in the later image.



Ceiling opening and framing



Later painted ceiling surface

Support the work with useful information.

A strong project record connects the agreed scope, site conditions, work stages and completion response. It helps the client understand both the visible result and the decisions made during the repair.

Before and during the work

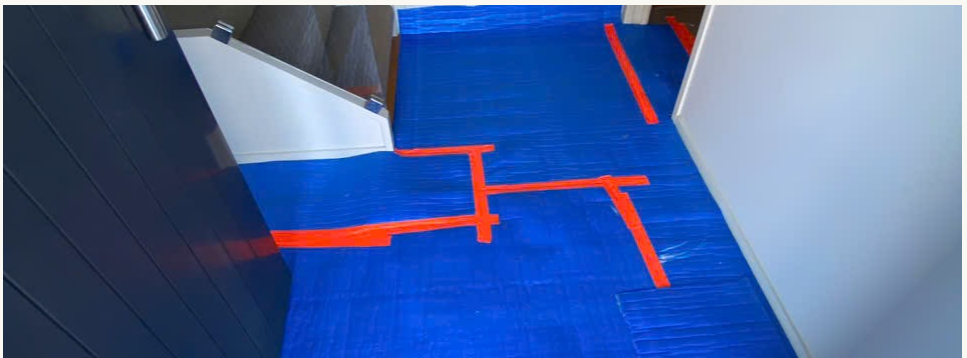
Scope instructions, site reviews, risk assessments, task information and original photographs support the team's understanding of the job.

Current evidence

October correspondence records site-document submission for Dairy Flat and completed supplier onboarding on 13 October. SiteWise assessment and renewal material form part of the business record.

At engagement and handover

Confirm the contracting entity, applicable insurance and site requirements for the engagement. Review surfaces, edges and trim; identify completed work and any remaining interfaces.



Onehunga | Protected work route

Grow by delivering more of the job well.

NhLand's next chapter builds on connected repair and finishing skills. Growth here means broader capability, clearer work packages and stronger delivery systems around the team.

Deepen the skills

Continue developing each person's principal trade and their understanding of the adjoining stages.

Make work easier to commission

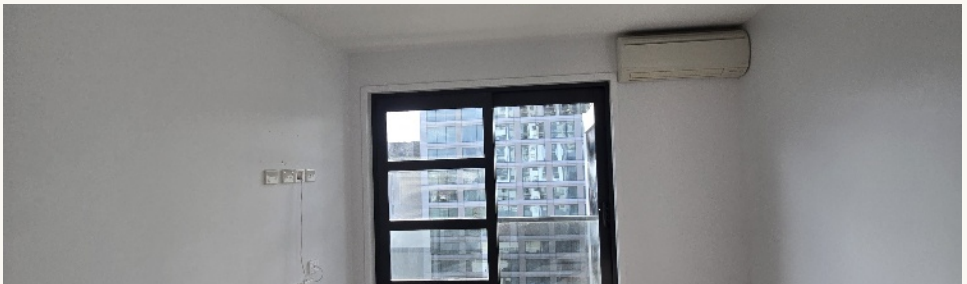
Describe repair, decorative and maintenance packages clearly, supported by photographs and confirmation of what is included.

Strengthen the record

Keep improving stage photographs, scope-change communication and completion information.

Plan around real capacity

Confirm project size, staging, start dates and simultaneous commitments against the team available and the dependencies of the work.



Grafton | A staged interior painting programme



Start with the problem. Agree the way forward.

Send photographs, the property area and a short description of the repair or finish you need. Include the rooms affected, access arrangements and preferred timing.

Useful information for the brief

A scope of works, inspection notes, product or colour selections and known site restrictions help define the next step. We arrange a site check where the photographs do not answer the practical questions.

A clear proposal

The engagement identifies the included work, assumptions, exclusions, materials, trade interfaces, programme and basis for variations.

Your project contact

Ke Lam | 027 777 3999 | klam@nhland.co.nz

NH Land Limited | Auckland and selected regional projects



Tell us about your next project.

Send photographs, the property area, the work required and your preferred timing. We will review the scope and the practical next step.

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