

Connected trades. A clear delivery team.

NH LAND LIMITED / CAPABILITY STATEMENT



NhLand brings GIB fixing, plastering, painting and minor carpentry into one direct team. We support residential repairs, insurance reinstatement, commercial interiors and managed properties.

6

Direct team members

2016

Painting roots

15 OCT

2026 evidence edition

Core scope

Linings and preparation · Painting and decorating · Minor carpentry and trim · Wallpaper · Strip-out and reinstatement · Property maintenance

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

Auckland and selected regional projects

A connected repair and finishing offer.

NhLand combines the underlying repair with the decorative finish. The scope is defined around the property, its condition and the trade interfaces required to complete the allocated work.

Linings and surface preparation

GIB fixing, wall and ceiling reinstatement, local patches, stopping and skimming. Check support, lining requirements, insulation interfaces and substrate readiness before progressing to decoration.

Painting and decorating

Interior and exterior painting, walls, ceilings, doors and trim. Preparation, primer, colour, sheen and coating boundaries are agreed for the existing surface. Suitable roof-coating work is scoped individually.

Carpentry and decorative details

Minor carpentry associated with repairs, including skirting, architraves, coving, local supports and removal or refitting. Wallpaper hanging and decorative textures are coordinated with the surrounding painted finish.

Strip-out and reinstatement

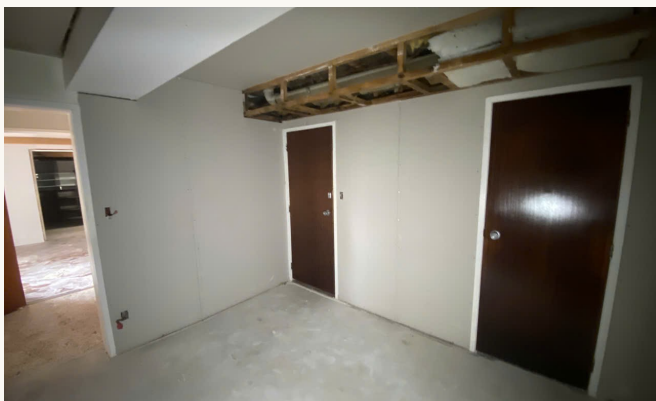
Defined removal of affected linings and finishes, photographic reporting and allocated reinstatement stages. Drying, inspections and specialist services remain explicit programme dependencies.

Concrete and specialist surfaces

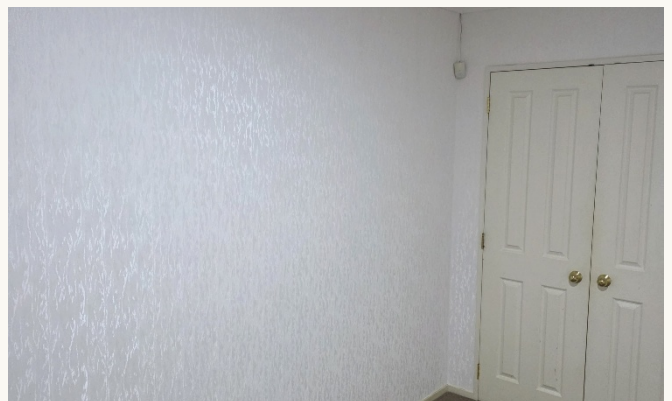
Epoxy flooring and concrete resurfacing proposals are assessed for intended use, substrate condition, moisture and preparation. Suitable Dulux Avista systems can be considered; the specification and curing period are project-specific.

Commercial and property maintenance

Staged apartment painting, room refreshes, planned repairs and connected maintenance packages. Access, occupancy, protection and following trades determine the practical sequence.



Lining stage | Maungaturoto



Decorative wallcovering | East Tamaki Heights

Six people. Principal trades. Shared understanding.

Our six-person direct team carries out the core repair and finishing scope without subcontracting those stages. Each person has a principal trade speciality and supports the adjoining work.

One project contact

Ke Lam coordinates the initial brief, scope review, access, progress and variations. This gives the client or project coordinator a clear point of contact across the allocated work.

Connected decisions on site

The lining stage affects the plastering junction; the preparation affects the decorative finish. Keeping those skills connected helps the team identify a problem while the relevant work is still accessible.

Capacity is planned for the actual job

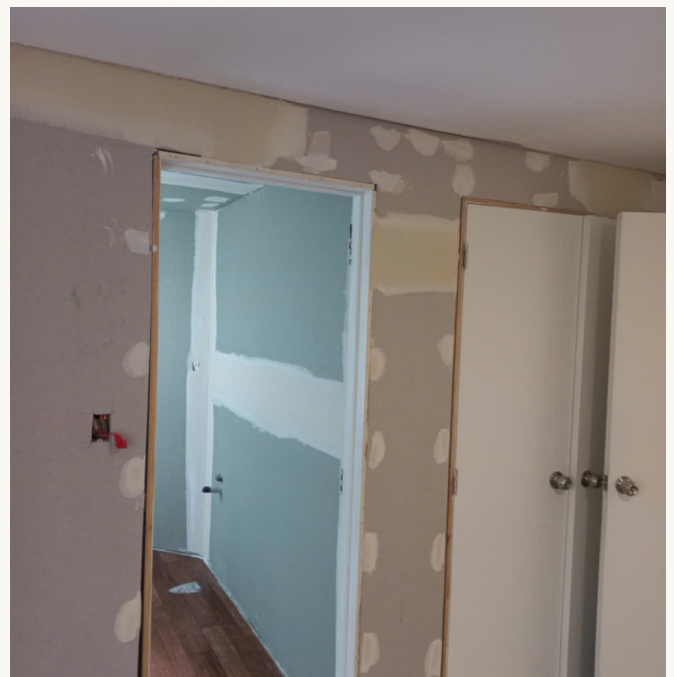
The team allocation, programme, travel, staging and concurrent commitments are reviewed before dates are confirmed. A larger project may need phased areas or separate visits around drying and following trades.

Specialist responsibilities stay clear

Electrical, plumbing, specialist structural activities and other separately qualified services are coordinated with the relevant parties. The proposal identifies the work included in NhLand's allocation and the work dependent on others.



Wallpaper installation | Saint Johns



Prepared wall and doorway | Grey Lynn

Define the sequence before the work starts.

The programme links site conditions, agreed scope and the needs of following trades. Each stage should leave useful information for the next decision.

01 / Review the brief

Review photographs, affected rooms, access, occupancy and the expected result. Check which conditions need a site visit and which instructions are still outstanding.

02 / Confirm the allocation

Agree inclusions, exclusions, materials, quantities where required, finish selections and approval of variations. Identify the responsibility for protection, waste, service isolation and inspections.

03 / Prepare and protect

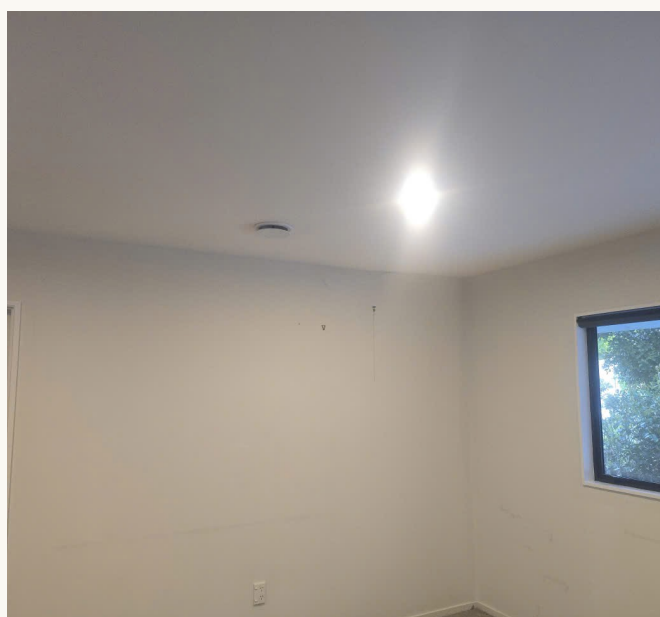
Establish the work area and protect retained property. Confirm prerequisite drying, specialist input and safe access for the intended task.

04 / Repair, prepare and report

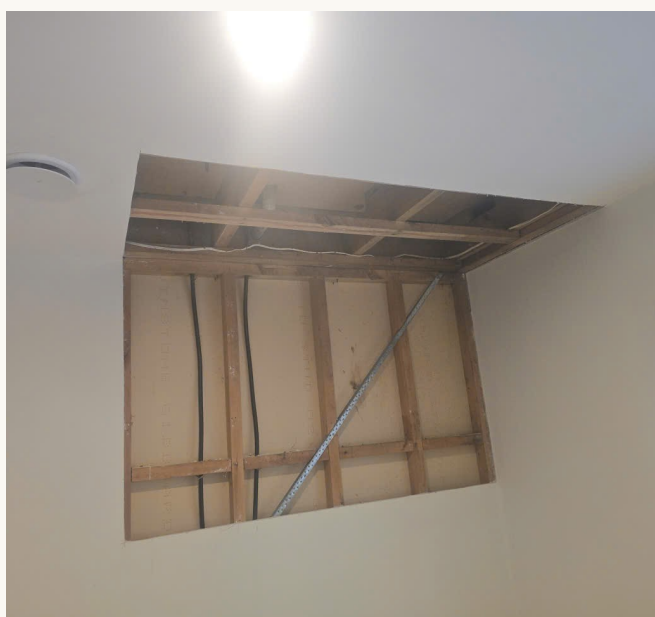
Carry out the agreed removal, lining, plastering and trim work. Record concealed conditions and seek direction when the visible condition changes the original scope.

05 / Decorate and review

Apply the specified finish when the surface is ready. Check surfaces, corners, edges and trim; provide a clear completion update and identify any outstanding interfaces.



Recorded before opening-up | Onehunga



After instructed removal | Onehunga

A consistent appearance starts underneath.

A decorative finish depends on the condition and preparation of the surface. NhLand treats the substrate, the main wall or ceiling and the surrounding junctions as one connected scope.

Check the surface in its setting

Existing coatings, old repairs, texture and natural light influence how a repair will read. A local patch and a full-wall skim are different allowances and should be identified before painting starts.

Specify the finish clearly

Confirm the repainting boundaries, colour, sheen and treatment of doors, trims and adjacent surfaces. Where the retained finish cannot be matched reliably, discuss the extent needed for an agreed appearance.

Plan the high and awkward areas

High walls, stair areas and glazing affect access and preparation. The Dairy Flat project correspondence records mobile-scaffold planning for tall interior surfaces.

Review the visible junctions

Door heads, skirting, coving, window edges and corners remain prominent after the room is painted. The Te Atatu South and Saint Johns photo records show these small but visible details.

Respect drying and curing

Required preparation, drying, recoat and curing conditions are incorporated into the selected system and programme. The product and actual substrate guide the work sequence.



Large wall surfaces and light | Dairy Flat



Wall colour and skirting line | Te Atatu South

A defined opening. A clear next step.

The immediate call-out task may be to expose a damaged area for drying or inspection. Reinstatement is then planned around what is found, the authorised scope and the readiness of the property.

Removal and reporting

Work from the written instruction or marked boundary. Record the area before removal and the visible condition after opening-up. The October Onehunga and Forrest Hill photo records were returned for the inspector.

From exposed condition to repair

Confirm drying, service interfaces and any changed repair extent before closing the area. Record the lining and preparation stages so the coordinator can understand the transition to decoration.

Coordination across trades

The Wattle Downs programme separates GIB, carpentry, decorating, plumbing, flooring and cleaning. A completion update should describe the team's allocation and any remaining work by others.

Variation control

Concealed conditions or adjoining surfaces may change the original allowance. Photographs and a clear description support the coordinator's decision before the additional work proceeds.

Evidence with stage context

A removal photograph establishes the opening visible at that point; a later painted surface records the finish shown. Neither alone establishes every part of a wider project handover.



Kitchen wall before the call-out | Forrest Hill



Wall opening and services exposed | Forrest Hill

Fit the work around the property.

Accommodation operators, property managers and commercial clients need practical staging as well as a finish. NhLand can structure allocated painting and maintenance work around room availability and the wider programme.

Room-by-room allocations

Identify each room or area, the required finish, access window and release to the next stage. The Grafton correspondence reported four units complete in September, followed by additional interior photographs supplied in October.

Protection and operation

Agree retained furniture, appliances, circulation routes and work-area separation. The photographic record includes covered routes and protected belongings during repair and painting work.

Repeatable checks

Use a consistent approach to surface preparation, colour and sheen confirmation, edges, clean-up and reporting while responding to the actual condition of each room.

Programme visibility

Progress updates should identify what is complete, what is ready for others and what remains. At Grey Lynn, the GIB and plastering update fed into discussion of sanding, carpentry and decorating dates.

Maintenance with a defined boundary

A maintenance brief can combine local linings, trim, painting and decorative work. Agree quantities, access, exclusions and the basis for additional work before the package starts.



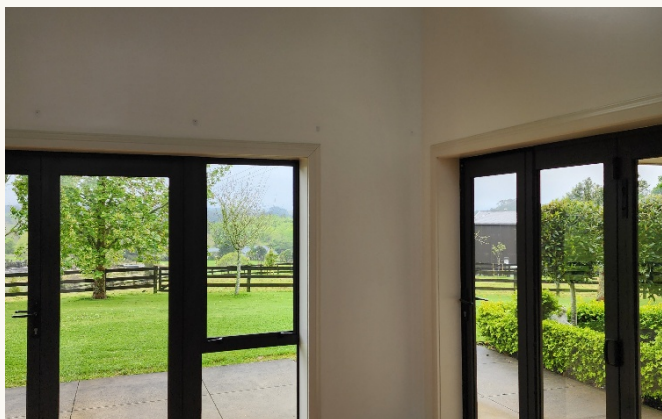
Apartment painting programme | Grafton



Protected circulation route | Grafton

Capability in practice.

The accompanying 44-page portfolio provides the fuller sequence. These four examples show different delivery needs and their recorded stage.



Dairy Flat / Larger interiors

GIB fixing and staged decoration, including tall walls and mobile-scaffold planning. October photographs show reinstatement and decorating stages; later visits remain in the programme.



Maungaturoto / Reinstatement

Linings, preparation and allocated carpentry within a broader repair. The October record progresses from exposed framing to plastered surfaces; painting was the next planned stage.



Wattle Downs / Connected trades

Allocated GIB, carpentry and decoration coordinated with separate plumbing and flooring. Photos show repair stages; a separate response confirmed team completion on 13 October 2026.



Grafton / Apartment programme

Staged interior painting with four units reported complete in September. October photos show rooms and details within the programme without assigning each image to those four units.

Useful records support practical delivery.

The work record should connect the agreed scope with the condition found, the stages completed and the remaining responsibilities. NhLand uses project information and photographs to make that connection visible.

Site-specific preparation

Review the site requirements, task risks, access and work boundaries. The business record includes safety procedures, risk information and training material; October correspondence records site-document and induction submission for Dairy Flat.

Business and supplier records

Supplier onboarding was confirmed complete and approved on 13 October 2026. SiteWise assessment and renewal material are held within the business record. Applicable assessment status and current supporting documents are confirmed during onboarding.

Check the correct entity

Current enquiries use NhLand and current proposals identify NH Land Limited. Confirm the contracting entity and applicable insurance for the engagement; historical documents remain identified by the business name and period they originally covered.

Quality at the interfaces

Review the substrate before covering it, the prepared surface before decoration and the junctions at the final review. Identify any surfaces, fittings or following work outside the team's allocation.

A specific handover

Provide the agreed photographs and completion information, record outstanding items and explain what is ready for the client or following trade. The completion message should be as specific as the scope.



Protected route within a repair project | Onehunga



Wall, trim and service junction | Wattle Downs

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.

DEVELOPMENT AT A GLANCE

2016	Painting roots
2019-2021	More of the reinstatement
2022-2024	Several trades, one allocation
2026	NhLand takes the business forward

The early dates describe the experience behind the business. They are not stated as the incorporation date of NH Land Limited.

Make the brief clear. Make the proposal useful.

A good brief gives the team enough information to assess the repair and identify the next practical step. Site review is arranged where photographs cannot answer the important questions.

Property and condition

Provide the property area, affected rooms, photographs, known cause or inspection information, and whether the area is occupied. Note any access or protection requirements.

Scope and selections

Share the work order or scope, required finish, colour and product selections, and any quantities already measured. Identify retained finishes and the expected extent of matching or repainting.

Programme and interfaces

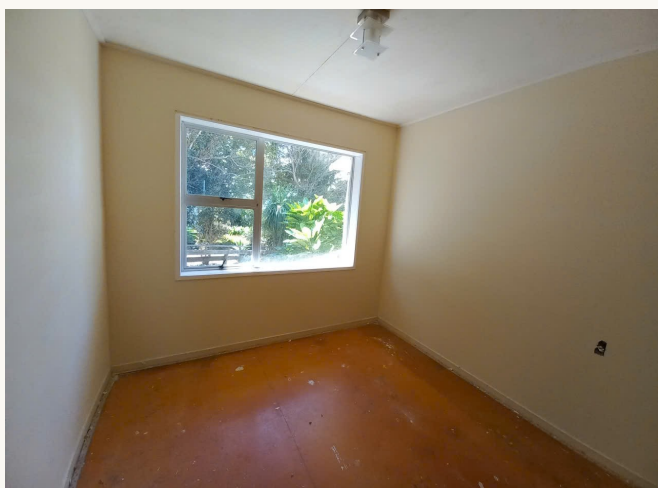
State preferred timing, access windows, inspection requirements and following trades. Identify prerequisite drying, isolation or specialist work and who coordinates those activities.

Proposal and changes

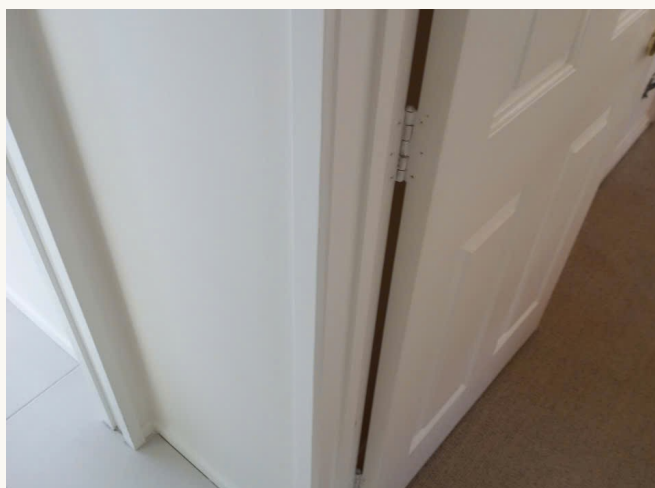
The proposal records included work, exclusions, assumptions, materials, timing and the basis for variations. Additional conditions are raised with supporting photographs and an explanation of the effect on the work.

Project information at close-out

Agree the required completion photographs, site review and outstanding-item record. If the wider property has unfinished work by other parties, distinguish that from completion of NhLand's allocation.



Prepared room within a staged reinstatement | Maungaturoto



Door and trim detail | Saint Johns



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.

Ke Lam

027 777 3999

klam@nhland.co.nz

NH Land Limited
Auckland and selected regional projects