



NhLand

Project Portfolio

The work behind the finish

Original project photographs
Repair stages and connected trades
Auckland | September 2026

Every stage contributes

NhLand brings painting, plastering, GIB fixing and minor carpentry together in a six-person direct team. Each person has a principal trade and supports the work around it. Our portfolio follows the work from exposed surfaces and preparation through to the finishes visible in a room.

2016

Painting roots

6

Direct team members

The following projects show different demands: a bedroom wall, a garage ceiling, a larger interior, wallpaper, strip out and local repairs. They explain both what the photographs show and why the surrounding details matter.



From exposed wall areas to later decorative finishes.

Each case includes a project overview and a photographic sequence. Captions distinguish preparation, removal and later finishes. Where a sequence does not establish whole-project completion, it is described as work stages.

Seven project stories

Use the project pages to see the scope, practical details and stage photographs together.

- | | | |
|----|--|-------|
| 01 | Farm Cove
Bedroom reinstatement | 04-05 |
| 02 | Bucklands Beach
Garage ceiling repair | 06-07 |
| 03 | Pukekohe
A connected interior finish | 08-09 |
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FARM COVE

Bedroom reinstatement

Linings, plastering and painting



Later painted wall surfaces in the bedroom.

This bedroom archive follows the work from an exposed wall corner to a later painted interior. The window openings, ceiling line and narrow high window help connect the different views. The repair extends beyond a flat wall: corners, window returns and the junction with the existing ceiling all contribute to how the room looks when decoration is complete.

Scope shown The project records group GIB and carpentry work with painting. The photographs show exposed framing, a lining stage, stopped surfaces and later decoration.

A useful example of one team connecting the underlying repair with the final visible surface.

The work behind the finish



01 Open wall

The exposed corner shows the repair area beside the windows.



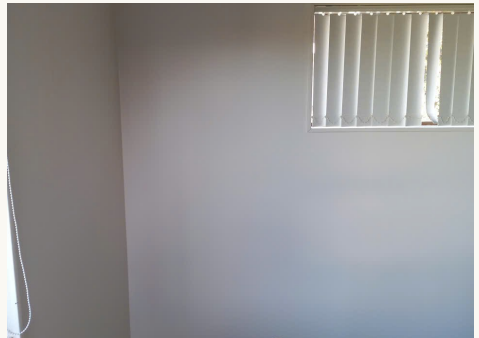
02 Lining stage

The wall area is lined before the decorative finish.



03 Surface preparation

Patches and joint treatment are visible across walls and ceiling edges.



04 Painted surface

A later view shows the decorated wall beside the high window.

Views are from the same project at different stages and camera positions. They are not an exact matched before-and-after set.

BUCKLANDS BEACH

Garage ceiling repair

Ceiling reinstatement and site protection



Later painted ceiling; fitting openings remain visible.

Repairing this garage ceiling involved more than the overhead surface. The room also contained shelving, appliances and stored belongings. The photo record shows an open ceiling area, a relined and stopped patch, protection around retained contents and a later painted ceiling. Together these views show the repair sequence and the practical care required around the work.

Scope shown Ceiling lining and stopping, preparation and painting, with protection around belongings and retained areas.

The sequence is relevant to clients who need a repair carried out within a space that still contains their property.

Repair and protection together



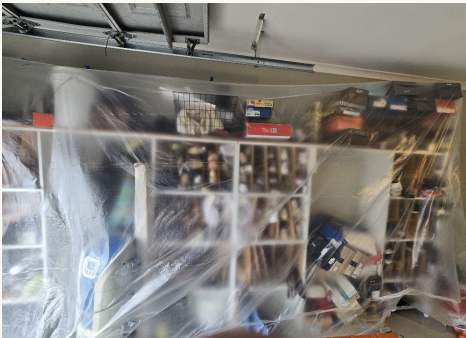
01 Ceiling opened

The opening reveals framing and insulation above the repair area.



02 Relined and stopped

Joint treatment is visible around the reinstated ceiling patch.



03 Belongings covered

Shelving and stored items are covered beside the work area.



04 Retained items protected

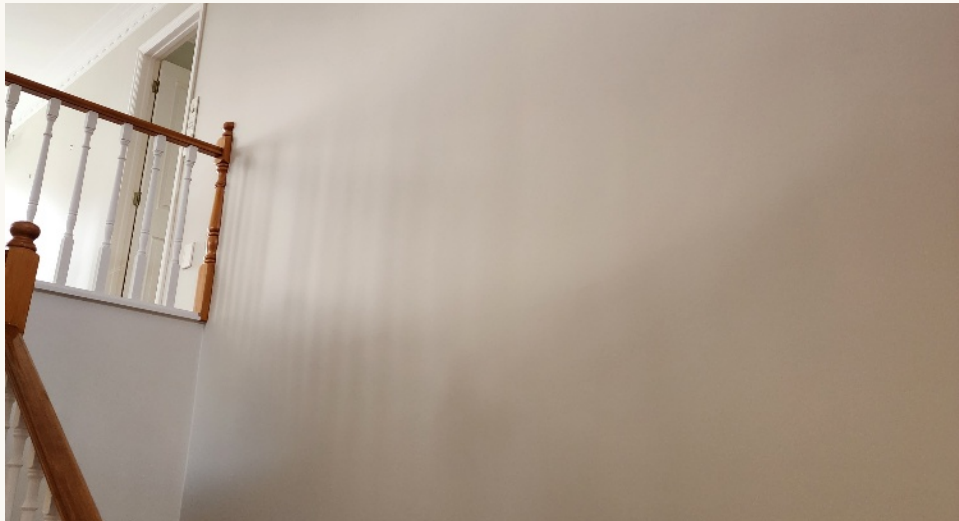
A closer view shows coverings around appliances and belongings.

Shown here are ceiling-repair and property-protection stages. Fitting openings remain visible in the later painted view on the previous page.

PUKEKOHE

A connected interior finish

Skimming, surface preparation and painting



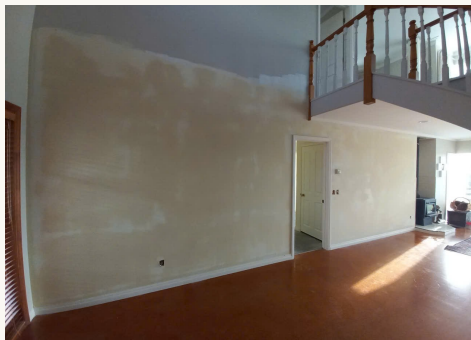
Painted stairwell surfaces from the later photo set.

The Pukekohe archive covers several rooms, circulation areas and a tall stairwell. Preparation photos show patches and broad wall areas, while the later set records painted surfaces, doors and ceiling junctions. The size and variety of the visible areas make the connection between preparation and decoration especially clear. A consistent interior depends on how those adjoining surfaces meet.

Scope shown Skimming and preparation across interior surfaces, followed by wall, ceiling and trim decoration recorded in the project photographs.

The portfolio focus is continuity across rooms and changes in level, with attention to the smaller edges as well as the large surfaces.

From broad walls to fine edges



01 Large wall preparation

Prepared areas are visible beside the stair and upper-level railing.



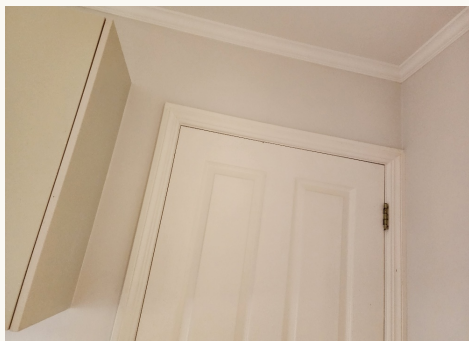
02 Room preparation

Wall and ceiling-edge repairs appear in another room.



03 Stair junction

A later view records the painted wall beside the stair structure.



04 Door and ceiling detail

The painted door surround meets the existing ceiling trim.

These are different areas within the same project. The preparation and finish photographs illustrate the scope, rather than an exact matched pair.

EAST TAMAKI HEIGHTS

Repair through to wallpaper

GIB repair and decorative wallcoverings



Wallpapered wall in the later decorative photo set.

This project connects the repair work with the decorative choice. The work allocation included a GIB fixer and stopper alongside the decorator, and the correspondence also records wallpaper selection as part of programme planning. The photo sets show prepared wall areas and later wallpapered rooms. The visible result depends on both the substrate beneath the covering and the way the finish meets doors, corners and trims.

Scope shown Lining repair and stopping, decorative preparation, wallpaper and surrounding finishes within the allocated repair package.

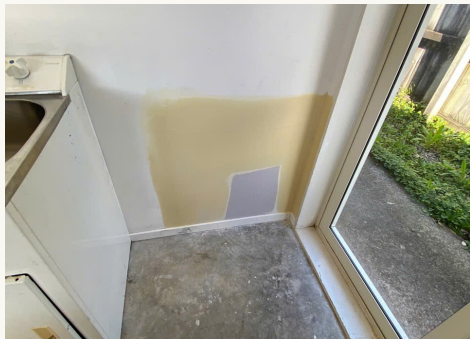
A relevant example where restoring the room includes its decorative character as well as its underlying surface.

The surface and its surroundings



01 Local wall opening

A removed section reveals the area to be reinstated.



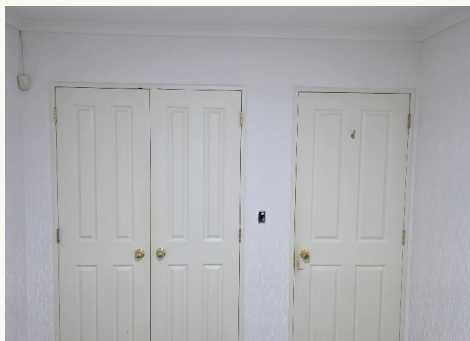
02 Surface repair

Prepared patches are visible beside the glazed opening.



03 Wallpapered room

The later view shows the textured covering beside painted doors.



04 Door and trim relationship

The wallcovering is seen in the context of the room's door frames.

Preparation and decorative views are from the same project archive, with different rooms or camera positions shown.

ONEHUNGA

A staged strip out

Callout removal work and photographic reporting



An adjoining area after floor-covering removal.

The callout required removal work across several connected areas. The completion report records marked wall sections, carpet and underlay, vinyl and underfloor insulation, with rubbish removed. An earlier instruction held vinyl removal pending testing; the later job report records a negative test result. This is a strip-out case: the photos show the exposed work areas ready to inform the following repair decisions.

Scope shown Reported removal work included the kitchen, laundry, bathroom, toilet, hallway and living area.

The case shows the importance of clear boundaries, instructions and stage photographs when work reveals what is behind existing finishes.

Two areas before and after removal



Before | Corner wall

The cabinet edge and doorway identify the corner before removal.



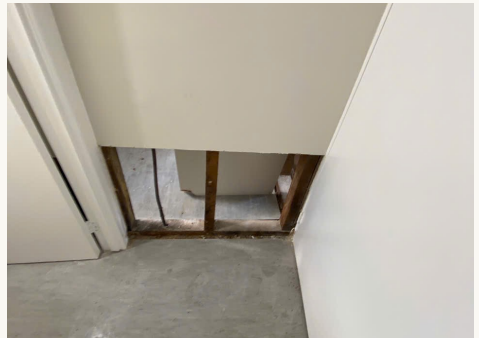
After | Corner wall

Lower linings and flooring are removed around the same corner.



Before | Hallway wall

The narrow wall section between openings is still lined.



After | Hallway wall

The same lower wall section is opened, with framing visible.

These are matched areas viewed from different angles. AFTER means after strip out, not after completed reinstatement.

MOUNT EDEN

Working through a difficult strip out

Floor-covering removal and a built-in cabinet



The laundry area after floor-covering removal.

The September callout report describes vinyl removal in the laundry and kitchen, together with removal of a built-in cabinet. Ke also recorded the practical difficulty: the underlay board broke into small pieces and had many staples, while the area contained belongings. The photographs give context to that report and show why a clear scope and progress record matter on removal work.

Scope shown Vinyl and underlay removal in the reported areas, plus the requested built-in cabinet removal. Appliance reconnection was handled as a separate plumbing coordination item.

A practical example of adapting to the condition of the existing materials while keeping the next trade's work clearly identified.

A clear record of what changed



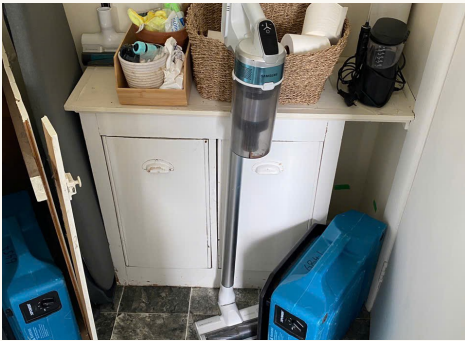
Before | Kitchen floor

The kitchen floor covering remains in place around appliances.



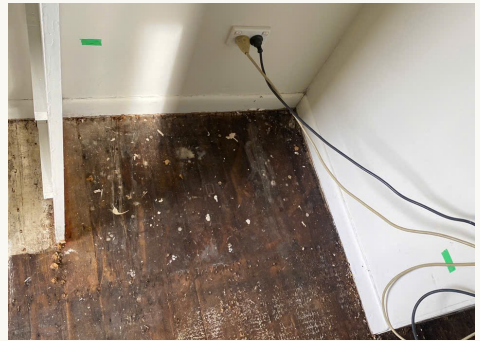
After | Kitchen floor

Exposed floorboards are visible after the covering is removed.



Before | Built-in cabinet

The built-in cabinet before the recorded removal work.



After | Cabinet area

The cabinet is removed and the wall and floor area are visible.

These photographs record cabinet and floor-covering removal. Final floor replacement and appliance reconnection are outside this sequence.

ONEHUNGA

Wall repair and finishing details

Local openings, surface repairs and trim interfaces



A later wall-surface view within the project archive.

A second Onehunga project shows how local repair work connects with the surrounding room. The archive includes a wall opening with services visible, a patched area, a protected access route and later wall and wardrobe views. These images are useful for understanding the interfaces between the repair, existing fittings and decorative work. The project is presented as a sequence of recorded stages.

Scope shown Wall-opening and lining work, surface repair and decorative stages, with attention to skirting, wardrobe and access details.

A record of the small junctions that make a repair package more involved than painting a clear, uninterrupted wall.

Repair stages and adjoining details



01 Open wall area

Framing and existing services are visible within the opening.



02 Patched surface

A local repair area shows lining and surface treatment.



03 Wardrobe interface

The wardrobe and adjoining trim are recorded in a later view.



04 Wall-surface stage

The archive records the appearance of a later wall surface.

Selected stages and different areas within the project are shown here. Final painting and whole-project handover are outside this sequence.

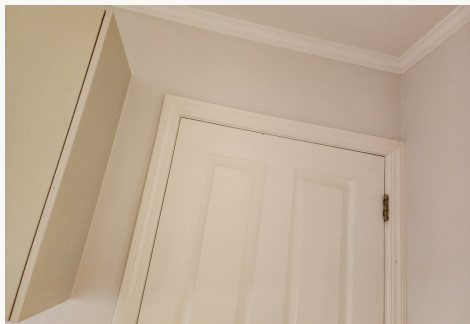
Where the surfaces meet

Corners, trim and junctions give a repair its visible edges. These close views show details across the project archive.



Ceiling junction | Farm Cove

A work-stage view of the ceiling and wall edge.



Door surround | Pukekohe

The painted opening meets the existing ceiling trim.



Skirting | Bucklands Beach

The skirting follows the wall and floor junction.



Threshold | Onehunga

Doorway, skirting and floor meet at a compact junction.

The focus is on repair edges and decorative junctions. Surrounding flooring and other fittings are shown for context.

Find the relevant experience

Each trade below connects to a project sequence in this portfolio. Page references help you assess the type of work relevant to your property.

Trade focus	Project evidence	Pages
Linings and local repairs	Farm Cove; Onehunga	04-05 / 16-17
Plastering and preparation	Pukekohe; Farm Cove	08-09 / 04-05
Painting and decoration	Garage ceiling; Pukekohe	06-09
Wallpaper	East Tamaki Heights	10-11
Strip out	Onehunga; Mount Eden	12-15
Protection and access	Bucklands Beach; Onehunga	06-07 / 20



Preparation, decoration and removal work from the project archive.

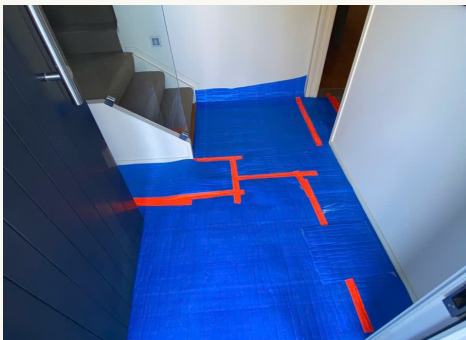
Other services, including exterior and roof coatings, epoxy and concrete resurfacing, are discussed and scoped separately. The project photos here document the work identified in their captions.

Protecting what stays

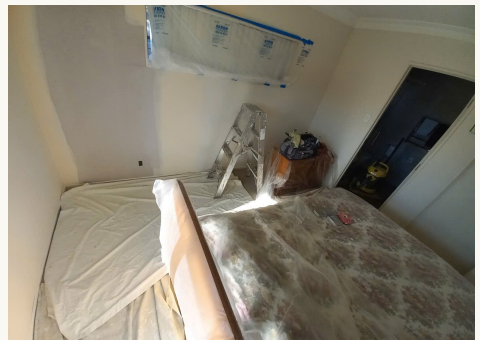


Covered shelving and belongings in Bucklands Beach.

The Bucklands Beach photographs show coverings around stored belongings and appliances; the Onehunga archive shows a taped protective route. These practical measures are part of planning the work around retained property. The extent and method of protection are agreed for the actual site, access and task.



Protected route | Onehunga



Room coverings | Farm Cove

Protection is specific to the work area; photographs show the measures visible at the recorded stage.

Painting roots

Broader capability

2016

Painting foundation

The business began with painting; December correspondence records an approved corridor painting quote.

2017-2018

Connected repair proposals

Proposals linked cabinetry removal, patching and repainting, then demolition, GIB, stopping and decoration.

2019-2022

A broader core scope

Records cover lining replacements, trims, coving and variations. By 2022, GIB, carpentry and painting orders were allocated to the team.

2023-2024

More work around the repair

Project correspondence adds protection and brings GIB, paint and small carpentry together within repair programmes.

2026

Current team and active work

Seven project stories are shown here. Separate September correspondence also reports four apartment units completed in a staged painting programme.

The timeline follows dated project records and the owner's account. Quotes and proposals establish historical scope; later work records and photographs provide the project examples.



Six people Connected trades

Each member of our direct team has a principal trade and can support the adjoining work. We carry out our core scope without subcontracting it. Ke Lam is the project contact for scope, access, progress and variations.

01 Understand and define

Review the repair area, access, occupants and intended result.
Agree the work included and the boundaries with other trades.

02 Prepare and sequence

Plan protection and the order of work. Confirm prerequisite drying, isolations or specialist tasks before proceeding.

03 Carry out and communicate

Progress the agreed scope. Photograph changed or exposed conditions and raise additional work for approval.

04 Review and hand over

Review the agreed work, record its stage and identify any outstanding items or requirements for the following trade.

Specialist services outside our core scope are coordinated with the client or main contractor. Project dates and capacity are agreed around the actual work and team availability.

The room comes together

The final appearance is a combination of broad surfaces and their edges. These later-stage images bring that relationship into view.



Ceiling surface | Farm Cove

The painted surface is shown with fitting openings still visible.



Wall and trim | Pukekohe

A later view of the wall, skirting and ceiling relationship.



Wallpaper | East Tamaki

The wallcovering frames a window in the later photo set.



Door head | Pukekohe

The painted door surround meets the ceiling line.

Later-stage photographs show the visible finish at the time recorded. Some fixtures and following trade work may remain outstanding.



NhLand

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

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Auckland, New Zealand | September 2026