



building today

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION

The inaugural New Zealand Commercial Project Awards: Winners and details inside

- **Weathertightness remediation: The health hazards involved**
- **Health and Safety Taskforce: Urgent changes required**



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building today

Building Today features the inaugural New Zealand Commercial Project Awards competition in this issue — a new national whole of sector awards programme which has evolved from the RMB Commercial Project Awards first launched in 2006.

These awards are angled towards the buildings and the teams behind them, from commercial contractors to their construction partners, including architects, engineers and property owners and developers.

Congratulations go to inaugural Supreme Award winner Hawkins Construction South Island Ltd for the Forsyth Barr Stadium in Dunedin.

Read all about it on pages 10-13.

Andrew Darlington
Editor



cover story 10-13

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chief's chat

by ceo warwick quinn

Knowing your business — it's more than just building

One of the fundamental issues facing the construction sector for small to medium enterprises (SMEs) is the lack of business knowledge.

While this is probably generally true for all SMEs in any sector, the complexities of managing a construction business make having sound business practices even more essential.

There is a lot of talk about the boom and bust nature of our sector. Wouldn't it be nice if we had a much smoother curve and steady growth so we could grow our firms without the stress and worry the boom/bust cycle brings?

Well folks, all I can say is that while that is a nice ideal, it will never happen. It is a cyclical sector — perhaps even more so than many — and that's the nature of it and the nature of economies in general.

Every Government would love a similar scenario, but it just doesn't happen, so we have to learn to cope with it.



At the Registered Master Builders Federation we believe we are better off providing training and support to our members so they obtain the skills to manage their businesses better, rather than relying on what the Government might be able to do.

However, we also know there are plenty of business programmes and courses out there, but none are "trade-centric".

We know providing a business course that does not meet the needs of the participants is a waste of time. We also know that tradespeople learn better in groups where they can share and discuss things, and that being able to apply their learning to their actual business is the best way to appreciate and understand how a business works.

So to ensure we're providing this for our members, Registered Master Builders has partnered with Master Plumbers and Master Electricians and, in conjunction with the Open Polytech of New Zealand, developed a trade-focused small business programme.

It is Government-subsidised, and an absolute must if you are starting out in business. We will be launching this shortly, and our aim is to lift the business skill levels of all our members so they do not learn the hard way through the "school of hard knocks".

We want to make members more profitable, competitive, have more spare time and to be able to retire earlier. Indeed, it wasn't until I did some proper business training that I realised what I didn't know, notwithstanding I had spent many years in business.

I wish I had done a course when I was younger — who knows what might have happened?

We also realise that we need to nurture, support and mentor individuals right through their construction career. From April this year we have opened up our membership to individuals and building companies who contract to other building companies.

So no matter where you are in your building career we have a home for you, and you can access all of our offerings and benefits so that you can be as successful as possible. Full use of the brand, access to the business training programme, legal advice, huge savings, networking, advocacy — you name it.

There are thousands of LBPs out there that need to keep abreast of all the changes that are going on in the building space otherwise they will be left on the sideline — and we cannot afford that as a building sector. It is not healthy for us.

Construction professionals can also join (Qs, project managers etc) as we appreciate the professional element in construction is essential.

We don't want to rely on Government to solve our issues. We need a healthy and vibrant construction sector, and the best way of helping to create that is taking control of it ourselves.

So look out for the launch of our Business Training Academy, and talk to us about membership and how we can help you.

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AOY — A training opportunity

By RMBF president
David Fabish

The Apprentice of the Year, in association with Carters, is more than simply a competition, as it also provides the opportunity for a unique form of training that I urge all employers to consider.

The feedback each entrant receives during the various stages of the competition is invaluable in developing communication, reasoning and presentation skills.

The competition process requires the apprentice to analyse and describe their learnings, work environment, responsibilities and future ambitions.

This analytical process may not come naturally to some, as it can be way outside their comfort zone, but



it is invaluable in the growth from apprentice to tradesperson and beyond.

All former entrants I have spoken to have described their own personal growth in confidence after participating in the AOY.

Partners Carters and the BCITO, and sponsor, the Ministry of Business, Innovation and Employment, can see the wider benefits to our sector in supporting our graduating class of apprentices. With more than \$100,000 worth of prizes available, it is now a major industry event.

Once again I congratulate the Wellington Registered Master Builders Association for initiating this highly successful event some years ago.

Finally, here's a memorable quote from one of our former winners:

"In the future I would like to obtain my Level 5 construction ticket in Advanced Trade and run my own successful business, as well as marry a supermodel and play for the All Blacks!"

Entries close on June 13.

The Federation Board

The Federation Board comprises a diverse mixture of individuals representing the various members, experiences and viewpoints of the construction industry.

All Board members represent and act in the best interests of Registered Master Builders.

Each Board member comes with their own unique skill set and contribution to the overall governance and leadership of the organisation.

Chairman Anthony Leighs was first appointed to the Board in 2007, and is responsible for overseeing the management, governance and business of the Federation. He runs a fairly large commercial construction company in Christchurch.

Shane Brealey, a board-appointed director in 2012, runs a sizable Auckland commercial construction company, and comes to our Board with governance skills honed from many years on the BRANZ board and his previous experience of running Multiplex.

Fletcher Construction general manager Greg Pritchard has been on the board since 2010, and is an industry leader and qualified accountant.

Richard Carver, first appointed in 2004, is also a qualified accountant. His other business interests include being aco-owner of Jennian Homes and Milestone Homes, shareholder of Construction



The RMBF Board, from left: Greg Pritchard, Richard Carver, David Fabish (president), Alistair Middleton, Anthony Leighs (chairman), Simon Barber and John Macdonald (vice-president). Absent: Shane Brealey.

Marketing Services Ltd, and a former chief executive of Carters Hardware, Carter Holt Harvey Woodproducts, and Richmond Ltd.

The above all have a strong governance background, and are experienced in drilling deeply into strategic, industry, financial and managerial matters.

The remainder of the Board comprise the member representatives, who all come from Association residential backgrounds.

National vice-president John MacDonald, elected in 2010, runs a medium-sized residential and light commercial firm in the Waikato.

Alistair Middleton owns a small to medium-sized,

high-end residential company in Nelson, and is also currently assisting another member company in the Christchurch rebuild.

Simon Barber of Wellington was elected to the board last year. After 20-plus years running a medium-sized residential building operation, he has recently accepted the role as a PlaceMakers branch operator.

Personally, I was elected in 2007 and own a small to medium-sized residential and light commercial company in Taranaki. My main role as national president is to represent our members' interests across the construction industry, and to champion any issues to the Federation Board.

House of the Year judges now on the road

Judges of the Registered Master Builders 2013 House of the Year competition have hit the road this week, embarking on a tour of New Zealand to assess this year's residential building talent.

More than 320 homes have been entered in the 2013 competition, and each needs to be scrutinised by the judges before the regional events begin in July.

Entries include homes in a wide range of price brackets and a variety of builds, including new homes, renovations, show homes and builder's own homes.

Registered Master Builders Federation chief executive Warwick Quinn says it is a tribute to

the competition that entries remain steady year to year.

"House of the Year has been running for more than 20 years now, and the awards continue to be something that builders aspire to," he says.

"Our builders know that showcasing the homes they're building is a vital component of their marketing, and benchmarking themselves against their peers is a fantastic way to gain recognition."

The South and Mid-Canterbury area has seen a 67% increase in entries from 2012, and there are also increases in the Auckland and Taranaki regions.

Mr Quinn says he is looking forward to seeing what this year's competition will bring.

"House of the Year is a fantastic way of

engaging with New Zealand's residential building industry," he says.

"We're pleased to continue to run a competition that encourages activity in the sector and promotes the importance of quality building practices."

Judging concludes in early July, before the first regional event in South and Mid-Canterbury takes place on July 5.

The Awards are made possible through the support of PlaceMakers, James Hardie, GIB, Nulook, MBIE, Future-Proof Building, Carters, ITM, Plumbing World, Resene and Westpac.

For more information about the competition, visit the Registered Master Builders web site at www.masterbuilder.org.nz.

Regional Event details:

Region

South and Mid-Canterbury

Southern

East Coast

Manawatu, Wanganui

Canterbury

Waikato

Bay of Plenty

Nelson/Marlborough/West Coast

Taranaki

Auckland

Wellington, Wairarapa

Date

July 5, 6.15pm

July 6, 5.30pm

July 20, 6pm

July 20, 6.30pm

July 26, 6pm

July 26, 6.30pm

August 3, 6.30pm

August 3, 6.30pm

August 9, 6pm

August 10, 6.30pm

August 30, 6.30pm

Venue

Caroline Bay Hall, Timaru

Ascot Park, Invercargill

Mission Estate Restaurant, Napier

Awapuni Functions Centre, Palmerston North

Wigram Air Force Base, Christchurch

Claudlands Conference & Exhibition Centre, Hamilton

Wairakei Resort, Taupo

Marlborough Convention Centre, Blenheim

Quality Hotel, Plymouth International

Bruce Mason Centre, Takapuna

Amora Hotel, Wellington

Winning home seamlessly blends old with new

Craig Wallace of CJW Build Ltd was delighted when his Hamilton entry was read out as the winner of the PlaceMakers Renovation Award \$250,000 - \$500,000 at the Registered Master Builders PlaceMakers 2012 House of the Year.

Mr Wallace says it was a well-deserved win for his team, and the exposure from the competition has resulted in a massive increase in projects for CJW Build Ltd.

"I'm so proud of my team, including our subcontractors, particularly considering the high standard of homes we were competing against. This award is recognition that we are right up there with some of the best builders in the country," he says.

"When we entered House of the Year we had four on our team, and now we have eight. We had to double our staff due to increased workload, and a lot of that I put down to exposure from the competition."

Mr Wallace believes the Hamilton home's integration of the old with the new made it stand out from others in the category.

"Not only did we add 62 square metres to the property, we also pretty much renovated the whole interior of the house," he says.

"The blending of the old with the new was seamless — we managed to capture and retain the style of the original home."

The judges agreed, praising the renovation as "protecting the old and being bold with the new".

"With significant structural remedies to negotiate first, this renovation included new joinery, roofing, insulation and interior finishing, making way for a new, spacious, open-plan kitchen, dining and living area," they said.

"Important to the home owner was retaining some of the original features. Here, the builder's exceptional workmanship and attention to detail were clearly evident, with both aspects replicated to perfection."

Mr Wallace says business is better than ever, and he's looking forward to entering House of the Year again next year.

"We have a few projects on the go at the moment. We're working on two renovations, two new builds and we're in the middle of building a concrete block swimming pool. We're also about to start working on another big new build," he says.

"We will absolutely continue to enter House of the Year. It was so rewarding, and not just for our team — the look on our client's face when their home won the award was priceless.

"For us, the competition shows us where we stand among other builders in New Zealand, and knowing that is really important to us. There is always room for improvement."



CJW Build Ltd won the PlaceMakers Renovation Award \$250,000 - \$500,000 category for this home in Hamilton.



PlaceMakers general manager for marketing Angela Percy and Craig Wallace of CJW Build Ltd.

The Awards are made possible through the support of PlaceMakers, James Hardie, GIB, Nulook, MBIE, Future-Proof Building, Carters, ITM, Plumbing World, Resene and Westpac.

For more information about the competition, visit the Registered Master Builders web site at www.masterbuilder.org.nz.

Haack Construction all about



Jon Haack of Haack Construction.

New Zealand builders need to invest in their industry's future by employing and investing in apprentices, which Haack Construction Ltd has done since its inception.

Jon Haack, of Haack Construction Ltd in Blenheim, says his company has been in business for 24 years, and hired its first apprentice soon after the company started out.

"We take our industry very seriously, and we take great pride knowing we're giving something important back when we are hiring apprentices," Mr Haack says.

"The future of our building industry is so important. All builders should work on the philosophy that once upon a time someone made the effort to give their knowledge and skill to us, so we should do the same for the next generation."

Mr Haack believes the new Apprenticeship Re-Boot Scheme, which will see the Government providing up to \$2000 for each new apprentice and their employer, will encourage more employers to take on apprentices.

"The best learning takes place on site, but very few New Zealand builders actually train apprentices. In my opinion, taking on apprentices should be a compulsory part of being a builder," Mr Haack says.

"I agree with anything that supports employers to take on apprentices. To create better builders for New Zealand, we need to encourage more apprenticeships. This is a step in the right direction."

Haack Construction apprentice Daniel Crockett took out first place in the Upper South Island 2012 Apprentice of the Year, and went on to the national finals in Wellington.

Mr Haack says Apprentice of the Year is a great experience for young builders, and believes anyone considering entering should do it.



Daniel Crockett of Haack Construction during the national 2012 Apprentice of the Year practical judging component.

apprentices

"The competition is so important for building self-esteem. It gives apprentices the chance to show all their mates that they didn't have to go to university to gain high success," he says.

"Dan was our first apprentice to enter Apprentice of the Year. I wish we had entered others in the past — we've had some great young carpenters working for Haack Construction.

"After watching how high Dan set the bar, I'm looking forward to seeing how our next guys go."

Entries for the Apprentice of the Year competition are now open, and will close on June 13. For further information, or to enter the competition, go to www.apprenticeoftheyear.co.nz.

Apprentices, employers and those young people aspiring to be a part of the construction industry are also encouraged to join the Facebook page at www.facebook.com/apprenticeoftheyear.

The Apprentice of the Year competition is made possible thanks to principal sponsor Carters, the Registered Master Builders Federation, the Building and Construction Industry Training Organisation (BCITO), and supporting sponsor the Ministry of Business, Innovation and Employment (MBIE).



KEEP CALM AND CARRY ON CONFERENCE

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THIS YEAR'S WINNERS

Registered Master Builders Supreme Award for the 2013 New Zealand Commercial Project of the Year

Hawkins Construction South Island Ltd for Forsyth Barr Stadium in Dunedin

Special Project Award

Maycroft Construction Ltd for Kimi Ora School in Lower Hutt

Value Awards

Commercial Project Under \$2 million Award:

Humphries Construction for Blacksheepdesign in Palmerston North

NALCO Commercial Project \$2 million –

\$5 million Award: Amalgamated Builders (2001) Ltd for The Rippon Hall, Rippon Vineyard in Wanaka

Allied Concrete Commercial Project \$5 million –

\$15 million Award: Field & Hall Ltd for Scots College – Creative and Performing Arts Centre in Wellington

Commercial Project Over \$15 million Award:

Hawkins Construction South Island Ltd for Forsyth Barr Stadium in Dunedin

National Category Winners

Restoration Project Award: Humphries

Construction for Blacksheepdesign in Palmerston North

Retail Project Award: Leighs Construction

Ltd for Kaiapoi New World Supermarket in Christchurch

Education Project Award: Field & Hall Ltd for

Scots College – Creative and Performing Arts Centre in Wellington

Health Project Award: D Stevens Ltd for

St John Ambulance Gisborne

Winstone Wallboards Residential Project

Award: Hawkins Construction South Island Ltd

for Christchurch Temporary Accommodation Linwood Park/Kaiapoi Domain in Christchurch

James Hardie Commercial and Civic Award:

Hawkins Construction South Island Ltd for Christchurch Civic Building in Christchurch

Industrial Project Award: Hawkins Construction

South Island Ltd for Forsyth Barr Stadium in Dunedin

Placemakers Tourism and Leisure Project

Award: Amalgamated Builders (2001) Ltd for The Rippon Hall, Rippon Vineyard in Wanaka

Gold Award winners

- Amalgamated Builders (2001) Ltd for Pitches Store in Ophir
- Amalgamated Builders (2001) Ltd for The Rippon Hall, Rippon Vineyard in Wanaka
- D Stevens Ltd for St John Ambulance Gisborne
- Field & Hall Ltd for Scots College – Creative and Performing Arts Centre in Wellington
- Field & Hall Ltd for Scots College – Hodge Sports Centre in Wellington
- Fletcher Construction for Central Plant and Boyle Building – Auckland Medical School in Auckland
- Foster Construction Ltd for Centre Place Foodcourt and Dining Lane in Hamilton
- Foster Construction Ltd for Claudelands Arena in Hamilton
- Hawkins Construction South Island Ltd for Christchurch Civic Building in Christchurch
- Hawkins Construction South Island Ltd for Forsyth Barr Stadium in Dunedin
- Humphries Construction for Blacksheepdesign in Palmerston North
- Leighs Construction for Kaiapoi New World Supermarket in Christchurch
- Maycroft Construction Ltd for Kimi Ora School in Lower Hutt, Wellington
- Naylor Love Ltd for LCBNZI/Weltec School of Hospitality in Wellington
- Naylor Love Ltd for Q Theatre in Auckland
- NZ Strong Group Ltd for MOTAT Aviation Display Hall in Auckland
- PCB Ltd for The Roxy in Wellington
- Scott Construction Ltd for Saxton Pavilion in Nelson

Silver Award winners

- Amalgamated Builders (2001) Ltd for Wanaka Primary School Relocation in Wanaka
- Camross Construction Ltd for Silverstream Retreat New Addition and Upgrade to Forest Wing in Lower Hutt

- Fletcher Construction for Silverdale PAK'nSAVE in Auckland
- Foster Construction Ltd for Claudelands Conference Centre in Hamilton
- Hawkins Construction South Island Ltd for Hilton Queenstown
- Hawkins Construction South Island Ltd for University Ovals Temporary Lecture Theatres in Christchurch
- Henderson Construction Ltd for Northern Tavern and Restaurant in Invercargill
- Livingstone Building NZ Ltd for Laser Eye Centre in Hamilton
- Livingstone Building NZ Ltd for Pact Group Business in Hamilton
- Naylor Love Ltd for Te Awa, The Base in Hamilton
- RM Designs for Monteiths Brewing Company in Greymouth
- Stanley Construction Ltd for Britomart Showcase in Auckland
- The Lakes Building Company Ltd for Little Rockets Educare in Queenstown

Bronze Award winners

- Eastridge Construction Group Ltd for Steve Watts Learning Centre – Kelston Boys High School in Auckland
- Hawkins Construction South Island Ltd for Christchurch Temporary Accommodation Linwood Park/Kaiapoi Domain in Christchurch
- HRS Construction Ltd for CDHB Outpatients in Christchurch
- Jones & Cooper 1995 Ltd for Thomas Green Public House and Dining Room in Gore
- Keola Homes Ltd for Magic Kingdom Childcare in Auckland
- Livingstone Building NZ Ltd for Raglan Museum and Information Centre in Raglan
- Naylor Love Ltd for Mt Roskill Library and Fickling Convention Centre in Auckland
- Robinson Construction Ltd for Brancott Estate Heritage Centre in Blenheim
- Robinson Construction Ltd for Picton Marina Managers Office in Picton
- TP Builders Ltd for Medplus Medical Centre in Auckland



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REGISTERED MASTER BUILDERS SUPREME AWARD FOR THE 2013 NEW ZEALAND COMMERCIAL PROJECT OF THE YEAR, INDUSTRIAL PROJECT AWARD AND COMMERCIAL PROJECT OVER \$15 MILLION AWARD

Hawkins Construction South Island Ltd for the Forsyth Barr Stadium in Dunedin

Owned by: Dunedin City Council

Judges' comments:

Dunedin's Forsyth Barr Stadium, opened for the Rugby World Cup in 2011, needs little introduction.

Built on 3.1 hectares of reclaimed land overlooking Otago Harbour, the stadium is purpose-built as a highly versatile facility capable of hosting all kinds of business, entertainment, community and educational conferences and events.

From the unique snow melt valves in the translucent ETFE plastic roof to the indoor natural grass pitch beneath this was a project of firsts. 1,370,000 man hours; more staff working at spatial height than ever before in NZ and a mixture of new recruits and relocated staff demanded comprehensive team building and systems training to create a high performing team.

This project was carried out in an extremely challenging environment – attempting a whole series of innovations under rigid time and cost constraints. It only succeeded through meticulous planning allied with a creative approach that saw the team continually searching for ways to “do it smarter”. It could easily have been a debacle, but instead was a magnificent tour de force, a credit to all involved.



NEW ZEALAND COMMERCIAL PROJECT AWARDS 2013

CATEGORY WINNERS

RESTORATION PROJECT AWARD AND COMMERCIAL PROJECT UNDER \$2 MILLION AWARD

Humphries Construction for Blacksheepdesign in Palmerston North
Owned by: Two Boys Ltd

Judges' comments:

New life has been breathed into a small old commercial building in Palmerston North, which might otherwise have faced demolition. A totally disciplined approach to expenditure, reviewing every item for value and reusing materials wherever possible saw the project team achieve amazing value for money, without ever compromising the overall design, or quality of work. The project has been carried out with wit and style, recycling many components of the old building, all on an extremely tight budget.



RETAIL PROJECT AWARD

Leighs Construction Ltd for Kaiapoi New World Supermarket in Christchurch
Owned by: Foodstuffs (South Island) Ltd
Project partners: McCoy and Wixon Architects Limited (Architect/Designer) and Powell Fenwick Consultants Ltd (Engineer)

Judges' comments:

The Christchurch earthquake of September 2010 abruptly halted the well advanced extension and upgrade of the Kaiapoi New World Project. Completion was finally achieved on 15th December 2011. This reopening was an important milestone for the people of Kaiapoi in rebuilding their community – the facility provided 90 new jobs once it was opened. The quality of the build was very high and the outcome excellent for Kaiapoi and its residents.



EDUCATION PROJECT AWARD AND ALLIED CONCRETE COMMERCIAL PROJECT \$5 MILLION – \$15 MILLION AWARD

Field & Hall Ltd for Scots College – Creative and Performing Arts Centre in Wellington

Owned by: Scots College

Project partners: Athfield Architects Limited (Architect/Designer), Michael Stretton (Engineer), Impact Project Management (Project Manager), Clendon Burns & Park (Engineer), Rider Levett Bucknall (Quantity Surveyor)

Judges' comments:

This major, four storey building provides state of the art facilities for the performing and creative arts, an area of strength for the school in a way that links adjacent buildings both physically and stylistically. The understated result is a credit to the design teams, particularly from Athfield Architects and engineers Clendon Burns and Park.



HEALTH PROJECT AWARD

D Stevens Ltd for St John Ambulance Gisborne

Owned by: St John Ambulance

Project partners: Pacific Modern Architecture (Architect/Designer)

Judges' comments:

The reconstruction of the St John Ambulance Centre in Gisborne commenced in March 2011 and was completed in November 2011. St John had a temporary lease arrangement while this reconstruct was carried out and this lease was a fixed term with no right of extension so the completion date of November was paramount. Keeping to budget was also critical as this project was solely funded by St John. The detailed preplanning and methodology undertaken produced an orderly site and allowed for this project to be highly successful for both client and Builder.



NEW ZEALAND COMMERCIAL PROJECT AWARDS 2013

CATEGORY WINNERS

WINSTONE WALLBOARDS RESIDENTIAL PROJECT AWARD

Hawkins Construction South Island Ltd for Christchurch Temporary Accommodation Linwood Park/Kaiapoi Domain in Christchurch
Owned by: Ministry of Business, Innovation and Employment

Judges' comments:

These little villages were built in two public parks to provide temporary accommodation after the Christchurch earthquakes. They are separate houses, which although built on site are designed to be removed and reused when the need subsides. The 22 homes in Kaiapoi were delivered in just 44 days, and the 42 homes in Linwood in just 67 days, with construction teams working progressively, so that individual houses were built in as little as 10 days.



JAMES HARDIE COMMERCIAL AND CIVIC AWARD

Hawkins Construction South Island Ltd for Christchurch Civic Building in Christchurch
Owned by: Ngai Tahu

Judges' comments:

This project was a redevelopment of a 1970s NZ Post Building fast tracked to allow for occupation some 22 months after construction began. The judges were impressed by the collaboration between the owners, the consultants and the Contractor. This redevelopment has transformed an outdated building to be striking, functional and provides a very pleasant working environment for 1250 Council workers.



PLACEMAKERS TOURISM AND LEISURE PROJECT AWARD AND NALCO COMMERCIAL PROJECT \$2 MILLION - \$5 MILLION AWARD

Amalgamated Builders (2001) Ltd for The Rippon Hall, Rippon Vineyard, Wanaka

Owned by: Rippon Vineyard and Winery

Project partners: Rafe Maclean Architects Limited (Architect/Designer), Wilton Joubert Ltd (Engineer), Flanders Marlow Ltd (Quantity Surveyor)

Judges' comments:

The family owners of Rippon vineyard have become increasingly focused in recent years on a bio-dynamic approach to winemaking, working in harmony with the natural environment. Architect Rafe Maclean and the Amalgamated Builders team have realised the owners' vision magnificently, creating a building with a truly timeless quality.



SPECIAL PROJECT AWARD

Maycroft Construction Ltd for Kimi Ora School in Lower Hutt

Owned by: Ministry of Education

Project partners: Possinniskie Consultants (Quantity Surveyor), Bell Kelly Beaumont Team Architecture (Architect/Designer), Spencer Holmes Ltd (Engineer)

Judges' comments:

The Judges were impressed with the quality and the significant attention to detail, both design and Construction detail, for this Special Needs Facility School. Maycroft Construction has achieved a very high standard of workmanship and attention to the unique requirements for this build and it is pleasing to observe these students enjoying this fine amenity.



Workplace Health and Safety Taskforce calls for urgent, broad-based change

The Government's target of a 25% reduction in workplace fatalities and injuries by 2020 is realistic, but far from what the nation should aspire to.

New Zealand's workplace health and safety system has a number of critical weaknesses, and needs major systemic changes to save lives, Independent Taskforce on Workplace Health and Safety chairman Rob Jager says.

Mr Jager says the current system "is not fit for purpose".

"We believe there is no single critical factor that can account for New Zealand's high rate of serious injuries and fatalities suffered at work," Mr Jager says.

"Rather, we believe that our workplace health and safety system has a number of significant weaknesses across the full range of system components that need to be addressed if we are to achieve a major step-change in performance."

The Taskforce delivered its report to Minister of Labour Simon Bridges last month, and the report is now online at www.hstaskforce.govt.nz.

Mr Jager says there were several principles underpinning its recommendations, including:

- A stand-alone health and safety regulator. This agency would provide a single point of accountability,

and be best placed to promote and regulate workplace health and safety, and co-ordinate educational and compliance activities.

- Modern legislation. The current legislative environment is complex, confusing and outdated, with significant gaps in coverage.

New Zealand needs new law that is comprehensive in its coverage and provides greater certainty for all participants.

- Tripartism operating at all levels. The Government, and employer and worker representative bodies need to provide joint oversight of the system.

At an operational level, workers and employers need to actively engage with the regulator in developing regulations, codes of practice and guidance materials.

In the workplace, workers should participate in the management of health and safety.

- Leadership and culture change. New Zealanders need to have a much lower tolerance of risky, unsafe and unhealthy work.

A major national public awareness campaign is needed to shift attitudes. More people need to show leadership on workplace health and safety.

- Increased resourcing for the new agency. Priorities include standard-setting to clarify expectations of all participants in the system, compliance support to lift the capacity and capability of the inspectorate and in occupational health, which has suffered from significant under-investment and faces unique, complex challenges.

Mr Jager says the Government's target of a 25% reduction in workplace fatalities and injuries by 2020 was realistic, but far from what the nation should aspire to.

The Taskforce's vision was that "within 10 years, New Zealand will be among the best places in the world for people to go to work and come home safe and sound".

Seismic shift in attitude

"Our vision is absolutely achievable, but it will require an urgent, broad-based step-change in approach and a seismic shift in attitude," Mr Jager says.

"It will also require strong leadership, with businesses, workers, unions, industry organisations and the Government all having vital and shared roles to play in achieving this vision."



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Rilean Construction receives top national ranking for health and safety

Award-winning Rilean Construction has been rated one of the top construction companies in New Zealand for its exceptional health and safety practices and procedures.

The ranking has come from the construction industry's national health and safety capability rating system AppCon.

Rilean, which operates throughout the South Island, achieved 98% in a recent AppCon pre-qualification process that awards companies a grade based on the strength of their health and safety practices.

The "Green Light" rating now puts Rilean in the top ranks of pre-approved contractors in the country, which will be used by Christchurch contractors to establish a shortlist of tenderers for future jobs.

Rilean and seven other contractors have all achieved the impressive 98% grade, and so far no company has achieved higher than that.

'Exceptional result'

Rilean Construction Canterbury manager and director Trevor Meikle says the "exceptional result" gave the company an even bigger competitive edge in the Christchurch market.

"To achieve such a high score is fantastic, and highlights what we already knew — that our health and safety procedures and practices are beyond reproach," Mr Meikle says.

"The result isn't just applicable to our work in Christchurch either. It shows Rilean's commitment to health and safety competence as a company, and is



Quantity surveyor Paul Deans (left) and Rilean Canterbury manager/director Trevor Meikle measure a new site for health and safety fences.

something we're very proud of."

The AppCon Contractor Prequalification Database innovation was a recommendation from the Canterbury Rebuild Safety Forum in response to the influx of contractors coming to work in the area.

Launched in April 2012 it is being led by national health and safety organisation Site Safe NZ Inc.

Site Safe New Zealand Inc acting chief executive Geoff Wilson says the system provides transparency in the industry, and also aims to raise health and safety standards through effective contractor management.

"While reducing the need to submit health and safety submissions for every job, AppCon stores all your information in one place, so a major contractor can easily see another contractor's rating before tender," Mr Wilson says.

In order to receive an AppCon rating, companies and contractors complete a detailed online questionnaire and

supply evidence of competency in their Health and Safety work. Based on criteria established by the Canterbury Forum, companies are then given a percentage mark and graded using the traffic light system.

Results are stored in an online database for all Tier One main contractors and project manager officers (PMOs) to access.

The Christchurch Forum's main contractors have already made a commitment to hiring companies that can prove a "satisfactory level" of health and safety competence.

A red light is given for companies with a score up to 50%, an amber light for scores up to 75% and a green light for those achieving above 75%.

There are three levels of qualification available from Tier One (large construction and project management companies such as Fletcher and Naylor Love) to Tier Two, which is for contractors such as Rilean, and Tier Three for individual subcontractors.

The AppCon database system enables businesses to provide feedback on contractors during and after a project's completion, ensuring transparency and accurate, up-to-date information is available for companies at all times.

"AppCon also acts as a training tool, highlighting companies that may need assistance in their health and safety procedures.

"It'll improve overall industry standards and grow their safety knowledge, competency and performance," Mr Wilson says.

The AppCon system has proved so successful it has been rolled out at a national level, beyond the rebuild.



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MIT selects Hawkins to complete new Manukau campus

Manukau Institute of Technology (MIT) has announced that it has chosen Hawkins Construction to complete its new Manukau campus project, which has been on hold since the Mainzeal collapse in February.

MIT chief executive Peter Brothers says he is pleased that construction on the new Manukau campus was to have recommenced in early May.

"Our aim is to have students in our Faculty of Business and Information Technology learning from there in early 2014," he says.

"Where possible, existing subcontractors who were working on the site will be retained," Dr Brothers says.

Hawkins will initially work to weatherproof the complex over the first eight weeks and, following that, full construction will recommence.

The new campus project is a partnership between MIT and Auckland Transport to provide a modern and future-proofed tertiary educational facility and integrated transport hub in the heart of South Auckland.

Largest project on books

The \$95 million complex is situated at Hayman Park, and is being constructed above Auckland Transport's already operational Manukau Station. It was the largest project on Mainzeal's books, and was two thirds complete when the construction company went into receivership in February.

On completion, up to 5000 students and 120 staff will use the facility, mainly from MIT's Faculty of Business and Information Technology. It will also feature retail outlets, commercial tenancies, a 250-seat

performance theatre and an Auckland Transport ticketing office.

Auckland Transport chief executive David Warburton says he is pleased that work on one of South Auckland's largest integrated transport hubs and educational facilities has been recovered so quickly by MIT.

"The first stage of the project was opened for train services in April last year. The second stage of the development offers on-site access to public transport for more than 5000 students and staff, taking a significant number of cars off Auckland's roads," Mr Warburton says.

"The Manukau line is also ready for electrification. Double tracking of the line was approved by the Auckland Transport Board in February this year and is well underway."



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Williamson keynote speaker for quantity



Keynote speaker Building and Construction Minister Maurice Williamson.

Building and Construction Minister Maurice Williamson will be the keynote speaker at the upcoming New Zealand Institute of Quantity Surveyors (NZIQS) conference to be held in Queenstown on June 13 and 14.

The two-day national symposium at the Hilton Queenstown is open to professionals working in all areas of the construction industry — not just quantity surveying — and Queenstown is playing host to the event for the first time since 2003.

As a nod to the Christchurch earthquakes and the subsequent changing nature of construction in New Zealand, the theme of the conference is Shaken Not Stirred — A Solid Foundation for the Future.

Mr Williamson, whose portfolio includes building and construction, statistics and land information, said quantity surveyors played an “increasingly important” role in building and construction.

“The Canterbury rebuild is a massive undertaking, and large numbers of quantity surveyors will be needed to ensure the rebuild is cost effective and accurately accounted for,” Mr Williamson says.

Influential speakers

The annual forum will host a multitude of influential speakers representing industry bodies in banking, construction and central government, and will cover a variety of topics such as sustainability, eco building, the economy and the effect of the earthquakes.

NZIQS conference committee chair and Registered Quantity Surveyor Mick Moffatt says there has been “significant change” since the earthquakes, and the conference presented a rare opportunity to share thoughts and solutions on best practice within the industry.

“The quakes certainly pose some unique challenges we haven’t seen before,” he says.

“The conference provides a wealth of educational and networking opportunities. We’ll hear from some exceptional speakers with an array of experience who have a lot to share, and not just about the construction industry.”

Other prominent keynote speakers include former head of the Serious Fraud Office and current Queenstown Lakes District Council chief executive Adam Feeley.

“What a great place for the members of the New Zealand Institute of Quantity Surveyors to have a conference,” Mr Feeley says.

‘Shaken and stirred’

“Taking a cue from the event theme, I hope the delegates will be both shaken and stirred by everything that Queenstown has to offer, and leave inspired by what they’ve seen and heard.”

Former New Zealand Olympic Chef de Mission Dave Currie will also be a major drawcard at the event, expected to attract more than 100 delegates from around the country.

Mr Currie has managed the New Zealand team through six Olympic and Commonwealth Games, and will share the highs and lows of his career, incorporating the strategies behind creating and maintaining a high performance environment.

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surveyors conference in Queenstown

Peter Degerholm, an expert in the Construction Contracts Act, will also address delegates, as will Bruce Collins QC and Paula Hugens, managing director of sustainable and passive house design company Green Being.

Ms Hugens will lead an interactive discussion session, and will share her thoughts on sustainability, design and the environment.

"We'll ask the hard questions such as 'can you afford to ignore energy efficiency?' and question whether energy efficient design can be cost effective and reduce costs," Ms Hugens says.

There will be plenty of networking opportunities throughout the two-day event, culminating in a James Bond-themed Gala Dinner at Stoneridge Estate on the last night.

Former New Zealand cricketer Sir Richard Hadlee, regarded as one of the greatest fast bowlers and all-rounders in cricketing history, will attend the dinner and regale guests with anecdotes from his extensive international career spanning four decades.

"We're privileged to have such a high calibre of speakers under one roof, and it's a great opportunity to learn more about our industry, network with peers and, of course, socialise," Mr Moffatt says.

Other speakers will be announced nearer the event. Registrations can be filled out online at www.nzqs.co.nz, or by emailing accounts@nzqs.co.nz.



NZIQS conference committee chairman Mick Moffatt at the Hilton Queenstown.

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CEO survey reveals 'dysfunctional' and unaccountable governance teams in Australia

A survey of Australian chief executives and other senior managers lays the blame for failed major projects such as big-ticket infrastructure items on poor project governance.

New research by Sydney consultancy Caravel Group and Melbourne Business School has found major project governance teams are dysfunctional, lack the skills and experience to govern major projects, exhibit poor corporate behaviour, are conflict-ridden and rarely have their performance measured or reviewed.

Caravel Group director and chief executive Paul Myers says the survey of approximately 100 public and private sector board, CEO and senior management-level project participants, across a range of industries, had yielded some stark assessments.

"We found that project success rates in Australia are on average 40% to 50%. When coupled with the time and cost overruns, one can only wonder what the cost is to the GDP," Mr Myers says.

Melbourne Business School associate professor Graeme Cocks says the survey challenged traditional explanations of where major projects came unstuck.

"Blame for failure has traditionally been laid at the door of the project management team. However, it appears that most of the fault actually lies with the project governance team," he says.

Project management teams focus on creating the deliverables in accordance with the scope of work. They manage the people, money and resources and all other facets for delivery, and report to the project governance team.

Aside from monitoring progress and supporting the project management team, the project governance team should focus on the strategic intent of the project, and delivery of the value promised in the business case.

Project governance, therefore, encompasses authority, accountability, stewardship, leadership, direction and control.

"Too many governance teams are stacked with 'stakeholders' to secure buy-in, rather than people with proven ability to govern projects," associate professor Cocks says. "These people are often heavily conflicted, and have no accountability for their project governance role."

When measured against nine basic elements for successful project governance, the respondents deliver an average score of only 24%.

"The most glaring omission is lack of an approved governance plan — these were absent 87% of the time," Mr Myers says.

Teams also performed badly in ensuring zero conflicts of interest, adequate delegated financial authority, and understanding the difference between consultants, and solution and project delivery SMEs.

"Our findings demonstrate that a major rethink and reform of project governance practices in Australia is required," Mr Myers says.

Hirepool swallows Hirequip

Hirepool's purchase of Hirequip was finalised recently, with the newly-created business targeting a range of growth opportunities nationwide.

Mike Foureur, executive director of New Zealand Rental Group, which owns Hirepool, announced the settlement of the industry-transforming transaction.

"This is the most exciting transaction in the history of the hire industry in New Zealand. We are delighted to have brought these two industry leaders together, and see many strong opportunities for the combined businesses," Mr Foureur says.

"With our New Zealand-wide footprint, we will be providing greater nationwide capabilities, a 'best in class' fleet and the most experienced staff in the industry."

Hirepool chief executive Mark Powell, who will be continuing with the company, said it would be making a significant investment in updating assets and expanding its product range.

"Our focus is very much on growing the business. We have identified a number of opportunities where there are gaps in the New Zealand rental market, and we intend to invest considerable capital expenditure to fill those gaps and augment our offering to our customer base," Mr Powell says.

"This merger will allow us to better service our customers while adding tangible value to the services we provide them, via improved assets and an enhanced branch network which gives us unparalleled access to all regions of the country."

Mr Powell says all Hirequip employees have been offered, and accepted, positions under the new ownership structure.

Mr Foureur says Hirequip, with its emphasis on heavy equipment, and Hirepool, which concentrates on specialist and SME markets, provide a complementary customer offering and broad operational capabilities.

"Obviously, we will be undertaking a comprehensive review across both businesses to identify duplication, but our main aim here is growth through an enhanced

product offer and unrivalled customer service.

"At the end of the day, equipment hire is all about having the best equipment supported by the best people — and our combined group has both."

"In the meantime, for all our customers it remains business as usual. Both Hirepool and Hirequip will continue to operate under their own names in the near term, although that is likely to change further down the track. We look forward to making some exciting announcements in the coming months," Mr Foureur says.

Hirequip chief executive Brian Stephen, who will also remain with the business, said it was an exciting time to be in the equipment hire industry.

"This merger offers many benefits that enable us to harness the potential that exists within the industry. For example, we are already doing a lot of work in Canterbury and, given our expanded resources, that will grow in the coming years," he says.

"We also believe the Christchurch rebuild will take longer than some pundits are currently predicting, so that will be a sustained effort for us going forward."

back in time^{o o o}

BT's Back in Time

Welcome to Back in Time, where we delve into our magazine archives and discover what was making news way back when . . .

20 years ago:

▪ Frank Hart of Auckland was elected president of the NZMBF. Mr Hart had 33 years' experience in the construction industry, and originally trained as a quantity surveyor.

A life member of the Auckland MBA, Mr Hart said he would have a busy and challenging year assisting members adapt to recent legislative and other changes in the Building Act, Health and Safety in Employment Act, Training Act, Resource Management Act and the Employment Contracts Act.

15 years ago:

▪ Labour Minister Max Bradford told attendees at a function to launch qualifications in occupational safety and health that New Zealand men chose to take unnecessary risks because of their macho attitudes which contributed to workplace accidents.

He referred to the "don't be a girl" approach males often took to danger, and had noted that after a spate of workplace deaths that the industry needed to be more proactive about safety.

On that basis he was delighted with the initiative that the BCITO had put in place for training in occupational safety and health.

10 years ago:

▪ A customer satisfaction survey in the Wellington region found that 82% of the 562 respondents were satisfied with the service and support received from the Building and Construction Industry Training Organisation.

The survey questioned employers and apprentices in relation to apprenticeship training.

5 years ago:

▪ The RMBF commended the Government for addressing industry concerns, clarifying that the proposed DIY exemptions to the restricted building work requirements and the Licensed Building Practitioner scheme will only apply to genuine DIYers.

Minister for Building and Construction Shane Jones told the RMBF's annual conference in Wellington that to qualify for an owner-builder exemption the DIYer would have to meet a number of criteria, including that the DIYer must be an individual and the owner of the land on which the building work is to be carried out.

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Weathertight Remediation: An

Article 6: Leaky Buildings: Health and Safety

By builder **Harry Dillon**

This is the sixth in a series of articles based on a number of workshops on weathertight remediation for builders which the Ministry of Business, Innovation and Employment – Building and Housing group has been running at centres all over New Zealand.

As builders we are all aware of our many responsibilities on our building sites. But in this article I will be taking a snapshot of some of the additional considerations relating to health and safety on remediation projects. Due to the nature of such work, some hazards are elevated from those encountered on “normal” projects, along with additional ones I, for one, had not considered when first getting into this line of work.

The damp conditions and decaying materials present in many leaky buildings create an ideal environment for moulds and fungi to flourish.

Whilst there are hundreds of such moulds, many are

relatively harmless. Unless you have had the mould identified by a laboratory, it is best to assume all moulds are potentially harmful, and to take precautions.

One of the most prevalent and common mould varieties

which is associated with adverse health effects is stachybotrys (stacci).

Individuals with chronic exposure to toxins produced by this fungus reported cold and flu symptoms, memory loss, muscle aches, sore throats, diarrhoea, headaches, fatigue, dermatitis, intermittent local hair loss, cancer, and generalised malaise.

The toxins produced by this fungus will suppress, and could destroy, the immune system, affecting the lymphoid tissue and the bone marrow, according to Mold Help 2004.

Pretty eye-popping stuff. So what does that mean for the building occupants, those visiting the site and site staff?

It's not just an immediate hazard — there are longer-term implications, too. How do we deal with it?

It is the spores of this mould that are the most toxic, as they can contain chemicals called mycotoxins. Ingesting or inhaling these spores is when it is at its most hazardous.

Stacci typically grows on products containing cellulose, such as the paper on plasterboard lining, and wood fibre reinforced cement products in the presence of water.

PROJECT MANAGEMENT TRAINING

Building design and construction needs the right qualification training, tools, expertise and experience to do a good job to the right spec.

It's the same basic steps with the management of projects — it's just the methods, thinking, training, tools and their application are very different.

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introduction for builders

When this mould is damp it is relatively inert, but when it dries out spores become airborne and, therefore, more hazardous to personnel, and can contaminate other areas of the site.

If you think you have found stacci implement the following:

- **Identify:** It looks like a green/black soot. Get expert advice to be sure.
- **Isolate:** Dampen the area, and keep moist.
- **Document:** For health and safety, variation claim and evidence reasons.
- **Remove:** Get rid of the contaminated material, and/or use bleach solution only if appropriate. Contain to prevent spread of contaminants.
- **Dispose:** Allowing contaminated materials to dry out could be hazardous, so wrap in polythene and seal.

Knowing that this is a hazard, what is the appropriate Personal Protective Equipment (PPE) gear? If staff are to wear disposable suits, gloves, masks and goggles whilst handling it, is it good enough just to supply it?

I have witnessed staff cross-contaminating their other equipment as they disrobe their PPE, which led me to set up a disrobing procedure to prevent this happening, and also decide what can be re-used or not.

A well ventilated area should be set up for disrobing PPE, with washing facilities for workers and their PPE.

A sobering conversation with one of my staff who had

not worn their required PPE and, therefore, potentially taken stacci spores home to his young family, compelled me to re-evaluate PPE compliance on his site.

In consultation with our staff, we introduced an incentive-based competitive environment, which vastly improved the proper use of PPE and was so successful it was rolled out to our other sites.

It's not just workers who are exposed to stacci and other significant hazards on site. There could potentially be many more visitors on a renovation site than on a new build.

For example, lawyers and experts for both sides of a legal dispute, designers and the council staff will probably be on site more often.

Occupants living in the building require careful H&S consideration, especially on tenanted multi-unit sites.

In reality, how can a builder implement their H&S policy when fire egress paths, emergency lighting, fire rated linings and decks are going to be impacted during works? Has the cost of keeping them safe 24/7 been allowed for in the contract?

There are other hazards that are elevated on such projects and require consideration. One of these is tarpaulin-affected scaffolding. I have seen first hand scaffolding being lifted dangerously in strong winds.

Dust is another, especially from cutting plaster cladding. But by simply using dust extraction

equipment on cutting gear, it can be minimised.

Whilst additional H&S risks potentially do exist on these types of projects, they can be easily managed with planning and knowledge.

Wrap Up:

The next article in the series will look at practical considerations when a builder gets to site.

Suggested follow up areas for more information:

- Building and Housing web site: www.dbh.govt.nz/ws-info-for-building-professionals
- Building and Housing publications
- Guide to Remediation Design
- Guide to the Diagnosis of Leaky Buildings
- Dealing with Timber in Leaky Buildings
- OSH Bulletin 17
- ACC Think Safety First kit
- BRANZ February 2013 Guideline: Biocontaminant exposure when remediating leaky buildings
- **The author:** Harry Dillon has been involved with the repair of more than 300 homes as a builder over the past 10 years. This article represents Mr Dillon's views which may not necessarily be same as the Department's.

Make your business stand out from the crowd

In 2011, 74% of new homes were designed for clients over 50 years of age. 85% of those designs included specific design features that will accommodate those clients as they age.

(*source: eboss 2011 survey)

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Architect becomes director

Blair Johnston has been appointed director of Warren and Mahoney's Auckland studio.

After spending time working for respected architectural practices in Sydney and Rotterdam, Mr Johnston joined the practice in 2006 and was appointed a principal in 2010.

Initially based in Queenstown, he moved to Auckland where he has worked collaboratively and as lead design architect on several significant projects such as the Otago University Plaza, Manukau Tertiary Campus, Westgate Library and Town Centre, NZ Pavilion at the World Expo 2010 in Shanghai and a variety of other projects throughout New Zealand.

He is currently working on the design of the new Christchurch Cathedral, and will continue involvement in supporting the Christchurch rebuild work within the practice in a design leadership role.

Mr Johnston brings integrity, passion and intellect in the leadership role that this move represents. He



Blair Johnston

expresses strong ideas on how the practice might evolve, and his energy will assist the practice as it continues to develop and refine its processes and

design approach.

He brings excellent intuitive design skills, strategic awareness, a collaborative style and a desire for a thorough and transparent design process.

Mr Johnston has a strong belief that ongoing communication with his clients, listening to their requirements and clearly articulating design responses are a fundamental aspect of good architecture.

Highly integrated solutions

This philosophy is informed by an understanding that the best architectural outcomes are highly integrated solutions in which architecture, structure, economics and performance are intrinsically linked.

He is passionate about delivering world-class, design-led architectural outcomes that are recognisably "of their place", and which respond to New Zealand's unique environment, culture and place in the world.

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Setting the standard in concrete

200 involved in cement and concrete apprenticeships

Given most people know the BCITO for carpentry, this column looks at the concrete qualifications the BCITO offers.

There are currently almost 200 people in BCITO cement and concrete apprenticeships across the country, involved in one of the following six qualifications.

National Certificate in Concrete Core Skills (Level 2)

This base level programme is designed to be relevant to all sectors of the concrete industry. It also enables entry into any of the specialised Level 3 and 4 concrete qualifications, and offers some elective choices.

Broadly speaking, the qualification covers areas such as materials and proper handling, tools, testing, health and safety, forklift driving and handling construction equipment.

National Certificate in Concrete Production (Level 3)

This qualification covers the core skills and knowledge of batching, including hazard identification and safety, first aid, industry practices, concrete materials, use and maintenance of equipment, handling of orders, and production of ready-mixed concrete and concrete testing.

It builds on the National Certificate in Concrete Core Skills, and shares common content with other concrete qualifications, allowing skills to be transferred.

National Certificate in Concrete Product Manufacture (Masonry Product, Level 3)

This covers all aspects of the masonry product manufacturing process, including safety, use of plant and equipment, and curing of concrete.

An elective section offers a range of skills which can be tailored to each apprentice's area of specialisation, such as testing of product and secondary processing. A separate, though closely related, qualification deals specifically with pipe manufacture.

National Certificates in Concrete Construction (Placing and Finishing, Level 3, and Sawing and Drilling, Level 3)

These two qualifications relate to the specific skills and activities of workers in these fields. Both contain elective sections which allow the apprentice, employer and the BCITO Training Advisor to tailor the programme chosen to the particular workplace experience available to apprentices.

National Certificate in Precast Concrete (Level 3)

This has a compulsory core that recognises the core skills and knowledge of precast manufacture, including testing, mould manufacture and fabrication, cutting and drilling, and lifting operations. Each apprentice must complete the compulsory section and also choose a specialist strand in structural or prestressing, or precast

tank or traditional tank manufacture.

National Certificate in Concrete Construction (Level 4)

People who are awarded this qualification have broad knowledge and skills in all aspects of concrete construction, relating to first aid, health and safety, maintaining plant and equipment, lifting systems, standards and codes of practice, environmental management, site preparation, building set-out, footings and foundations, scaffolding, formwork, suspended floors, transportation, curing, measurement, and remedial work, to name a few.

As well as sharing content with other concrete qualifications, Concrete Construction also shares some common ground with the National Certificate in Carpentry (Level 4).

For any enquiries regarding BCITO qualifications, contact the BCITO on 0800 422 486. If necessary, a BCITO Training Advisor will meet with you to discuss your options.



**I reckon I was a good builder.
But I wasn't qualified...**

If you are in a similar position to Peter, you may be eligible for the BCITO's Experience Recognition Process. To become a **qualified professional**, call the BCITO on 0800 422 486 to discuss your circumstances.

0800 422 486

BCITO
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We're Building People

Looking for a change of job but not industry?

By Trades Coaching New Zealand director Terry Sage

You have probably heard the saying “all good things come to those who wait”, and we will all have examples of life turning out that way.

Can it be the true for Trades Coaching New Zealand (TCNZ)? The answer to that is a definite yes, but not only for Trades Coaching New Zealand as a company but also for all the TCNZ future coaches.

Why? Let me fill you in on our progress so far and a fantastic offer that we are launching.

As mentioned in previous *Building Today* articles for the past 14 months, we have been engaging with all facets of the construction industry to gain feedback, input and support for the TCNZ philosophy and systems.

We have spoken with trade associations, training agencies, main suppliers, subsidiary suppliers, service suppliers and a major bank. Everyone has given us the full tick of approval and are showing support where they can.

Which is great news, as it proves the product is going to benefit all trades throughout the construction industry.

So was the 14-month wait worth it for TCNZ? Absolutely — many good things have come our way and still are we are growing in size and stature monthly.

As for all the future trades coaches, the waiting has yielded great things — the package is now a lot stronger with all the industry support, plus we are finalising a support package through a major bank for all our coaches and clients.

However, the success of our due diligence in getting TCNZ to the marketplace has created a problem. We have the industry players wanting the product and we have the tradespeople asking for the product, but what we don't have are enough trades coaches on the ground to cover the growing demand.

Help! If you can answer yes to the questions below, we really want to talk to you:

- Have you owned a business?
- Are you looking for an alternative lifestyle but still

within your chosen industry?

- Have you accumulated years of experience that would benefit others?
- Are you a great communicator?
- Would you like huge job satisfaction?
- Do you have a desire to earn a very respectable income?
- Would you like to stay clean every day and not have those aching joints?

If you are now thinking “yeah, that sounds like me”, get in touch and we will send you an information pack and then arrange to meet you for a chat.

I mentioned earlier about a fantastic offer we are launching. That offer goes out to the next four coaches we take on board, and will be revealed when we sit and talk to you. All I can say now is it is worth tens of thousands of dollars.

Don't hold back — all we want to do is talk to you. Contact TCNZ on info@tcnz.net.nz, or through our web site at www.tradescoachingnewzealand.co.nz, or phone 09 945 4880.

Become a fully-trained Business Coach

There is an opportunity to be a part of Trades Coaching New Zealand Group and become a fully trained business coach.

We are looking for builders and trades people who want a change in life. If you have owned and operated a successful building business, have a good insight in business practices, have exceptional communication skills and have a desire to take home a great income, we want to hear from you.

If this sounds like you, then contact us today!

Phone: (09) 945 4880
Email: info@tcnz.net.nz

www.tradescoachingnewzealand.co.nz



Trades Coaching New Zealand
THE BUSINESS SIDE OF CONSTRUCTION

Win a FREE business consultation

Andrew McKissock from The Concept Guy has won a free consultation with a Trades Coaching New Zealand consultant, where he will be able to receive advice on any aspect of the running and management of his business.

Building Today has partnered with Trades Coaching New Zealand to provide the small to medium businesses that make up the bulk of our readership the chance each month to win a free business consultation.

Just send us your contact details to go into the draw for a free consultation with a Trades Coaching New Zealand consultant.

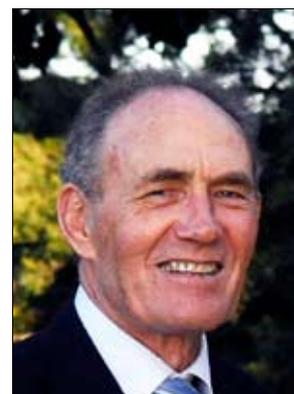
The consultation could include anything to do with owning a business, including marketing strategies, financial reporting and management, planning, team strategies, implementation and communication skills, and motivational solutions.

To go into this month's draw, just email andrew@buildingtoday.co.nz, with the words Trades Coaching in the subject line, and your contact details. The winner will be drawn at 5pm on Friday, May 31, and announced in the June issue of *Building Today*.

April's winner, McCallum Sharp, and TCNZ are working closely together at present. *Building Today* will report progress next month.

Risky business

Architect **Don Bunting** rattles off some more random observations about the construction and associated industries. This month: “Rabbits” ejected from sports grounds — a reflection of over-zealous health and safety procedures?



At this year’s England/New Zealand one-day cricket match in Auckland a man dressed as a rabbit was ejected from the ground for encouraging spectators to start a Mexican Wave.

When the security person was asked why, he said it was a health and safety issue. A true story, and a reflection on where this particular issue — health and safety that is, not rabbit costumes or one-day cricket — has got to.

While this new phenomenon of “the fun police” reducing our enjoyment of any public activity with even the slightest whiff of danger is of concern, much more concerning is the over-reaction of those at the top to more dangerous events.

The royal commission of enquiry into the Christchurch earthquakes and a review of the building code by the ministry have proposed a shorter and far-reaching approach to the required earthquake strengthening of older buildings.

Essentially, they propose a five-year time frame for local authorities to schedule, followed by a 10-year time frame for strengthening, of any notified existing building, to 33% of current code requirements.

Exceptions might be made for certain registered heritage structures, but not for the numerous character buildings lining the streets of our towns.

There is some potential for these requirements to be modified, depending on the hazard factor of a particular area. However, Christchurch was considered to have only half the potential earthquake hazard risk as our highest at risk urban area, Wellington, so that approach might not be seen as reliable.

Risk, unfortunately, can be a matter of opinion. In the case of Auckland a much higher but still very low risk would be a volcanic eruption rather than an earthquake. And that’s forgetting tsunamis and rising sea levels.

Each morning I either walk or drive along Ponsonby Road in Auckland. The streetscape is formed by two and three-storey buildings, typically with brick facades and extended, unreinforced decorative parapets.

The skyline provided by these decorative parapets is a reminder of my own and the area’s past.

Little clues are provided as to the previous uses of the older buildings. This one was clearly a cinema in a previous life, and that one was a butcher’s shop or bakery.

To me, and to many others, these historic clues are just as important as the overall visual appeal of the buildings themselves.

Very few, if any, of these facades would approach even 10% of current structural requirements. Is this of concern? Yes, to some extent it is, but in the case of the second Christchurch earthquake, only a small number of the fatalities were caused by the collapse of older buildings.

The majority of the personal devastation was caused by two buildings designed and constructed post-1970.

While even one fatality is too many, if Christchurch is to be a benchmark for structural strengthening then, viewed from a statistical viewpoint, buildings constructed post-1970 should be the principal target.

And that would be as much a nonsense as requiring building owners of all older buildings to strengthen or demolish all so-called at-risk buildings or building elements.

There are some affordable and sensible options for reducing the risk of the more tenuous bits of a building facade. When I was involved with the strengthening of Auckland’s Ferry Buildings we gained the approval of the Historic Places Trust to replace some of the less stable parapet elements in fibreglass.

Some purists might say “shock, horror”, but few, if any, enjoying the building today would have any inkling that the original elements had been replaced with lightweight copies.

However, replacing or strengthening a two or three-storey unreinforced brick facade would be much more demanding and expensive. In economic terms, possibly too expensive.

Some 10 or more years ago I was chatting to someone I met at a function in Taupo. He was what you might describe as an entrepreneur, but others might have less kindly called a “chancer.”

He told me how, a few years previously, he had realised there was a move towards improving building site safety, particularly on residential repairs and refurbishing.

So in his entrepreneurial way he went out and bought himself a scaffolding company. If he was to be believed, it quickly became his very own license to print money, with little or no effort by himself.

Now, there is no moral to this story, except perhaps that for every negative — in this case an increase in construction costs — there is a positive, in that someone will make money from any change in regulation.

The aimed for result was a reduction in workplace accidents, but bureaucracies tend to go just that bit too far. In the case of safety from falling regulations, the result is a doubling in the cost of simple repairs or paint jobs.

Before too long, ACC will be rejecting claims from people injured climbing a ladder to replace a light bulb, because the ladder used did not comply with OSH requirements.

I should point out that this is an exaggeration, as ACC does not take legality into account when considering claims. They will even compensate a burglar who falls through a window during an attempted robbery.

However, I wouldn’t be so certain about the future.

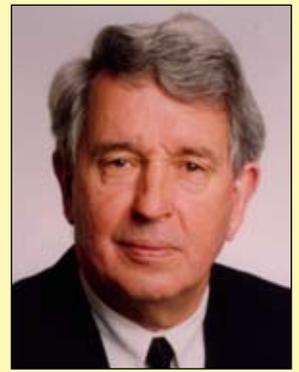
Building contracts

From page 30

by a principal.

Careful consideration ought to be made of the specific terms and conditions so as to ensure it is suitably tailored to the building work that it is supposed to cater for. Better still, produce your own tailored contract for signing.

Note: This article is not intended to be legal advice (nor a substitute for legal advice). No responsibility or liability is accepted by Legal Vision or *Building Today* to anyone who relies on the information contained in this article.



The pyramid that Imhotep built

Dr Kerry Rodgers salutes one of the world's supreme builders

Some 4600 years ago, Imhotep designed and supervised construction of the world's first large-scale, cut-stone tomb. It was Egypt's first pyramid. Today it still stands as the world's oldest masonry structure.

Imhotep was a genius and polymath. He multi-tasked. He was not only chancellor to the Pharaoh Djoser, but doubled as high priest of the sun god Ra. In many people's books, he is regarded as the first architect, first engineer and first physician.

Egyptian pharaohs were in the habit, while still alive, of arranging for a suitable tomb where they might be reborn throughout eternity. Up until Djoser's time, pharaohs were buried in mastaba — flat-roofed, rectangular structures made from mud bricks.

Djoser felt he deserved something more impressive, and asked Imhotep what he might come up with. The result is the necropolis of Saqqara to the north-west of the city of Memphis. This vast mortuary complex is dominated by the Pyramid of Djoser.



The Pyramid of Djoser showing its scale, six levels, and manner of construction from thousands of hand-dressed limestone blocks. The outer walls slope inwards as did those of all mastaba, and were once dressed with polished limestone slabs. This basic shape would evolve to the classic, step-free, pyramids a thousand years hence.

Image: Dennis Jarvis, Wikimedia Commons

The pyramid consists of six mastabas of decreasing size stacked one on top of the other to form a series of steps. When completed it stood 62 metres tall on a 109 x 125m base, and was clad in polished white limestone.

Importantly, it was constructed of blocks of cut and dressed stone using techniques devised by Imhotep.

There is more to Djoser's tomb than just his pyramid. For starters, it is surrounded by a wall of limestone 10.5m high and pierced by 14 doors. Thirteen of these doors were solely for the use of the king in the afterlife. Only one might be used by the living. It leads to a roofed colonnade which is formed from stone pillars carved to imitate bundled plant stems, and capped by limestone blocks shaped as tree trunks. At the end is a hall formed from 20 pairs of 6.6m tall limestone columns.

Beyond is a large courtyard that separates the pyramid from the South Tomb. The latter possibly housed the king's organs, as opposed to his mummified body.

A 30m passageway hewn from the rock leads to a pink granite burial chamber and then to an inner palace decorated in blue faience, a sintered-quartz ceramic. Here, Imhotep's most skilled artisans executed their finest art in the darkest, most inaccessible places in the complex.

Outside the wall, the tomb complex is totally surrounded by a 750m long, 40m wide trench carved deep into the underlying rock. Much of the rock used to construct the actual pyramid came from this trench.

As with all pyramids, considerable debate continues over how the various heavy chunks of dressed stone were raised from the trench and placed on the pyramid.

A 6km maze of tunnels is carved in the rock beneath the pyramid. This leads to the burial chamber proper that is built from four courses of well-dressed granite, its single opening sealed with a 3.5 ton block after the burial. Offerings and family members, including assorted wives, could be entombed elsewhere in the maze.



Aerial view of the Saqqara necropolis showing the dominant position of Djoser's step-pyramid.

Image: R Thiele, Wikimedia Commons

To construct the pyramid, let alone the entire mortuary complex, would have necessitated a major social upheaval. The size of the undertaking alone would have been labour intensive, as would the use of cut stone as opposed to relatively easily produced mud brick.

One consequence would have been the removal of a large portion of the Egyptian work force from the essential harvest for a period of years. These people would still have had to be fed, and that would have required an agricultural revolution. Imhotep managed the whole kit and caboodle. His pharaoh's tomb was all that mattered.

After 4600 years the pyramid is showing its age. Apart from being frequently robbed, its condition is not helped by having been hit by an earthquake in 1992.

A team from Cintec in Newport, Wales, has been called in to rescue the landmark. This is the mob who sorted out Windsor Castle after the 1992 fire, as well as bolstering that dicky bridge in Delhi ahead of the last Commonwealth Games.

The contract is worth £1.8million. Cintec is using self-inflating, water-filled bags to prevent the collapse of damaged ceilings beneath the pyramid. They will then shore up the pyramid's central chamber with stainless steel reinforcement anchors.

Building contracts — some terms to be wary of!

Tim Bates and Sarah Wray of Auckland law firm Legal Vision discuss common clauses included within some of the standard building contracts entered into by Registered Master Builders.



Last month Sarah Wray and I had the pleasure of meeting and talking to members of the Southern Branch of the Auckland Registered Master Builders Association. The meeting took place the night before Anzac Day, rather appropriately at the Papakura RSA. I thought in this month's publication I would share some of the comments I made in relation to common clauses included within some of the standard building contracts entered into by members.

For the purposes of this discussion, I focus upon the Registered Master Builders Federation – Residential Building Contract, as well as NZIA Standard Conditions of Contract SCC SF: 2011.

Who are you contracting with?

Perhaps one of the most important checks to make as you contemplate executing a building contract is in relation to who you contract with.

It is important to ascertain whether you are contracting with an individual, a company or a family trust. No matter what entity you are entering into a building contract with, you will need to ascertain whether, in fact, that entity has the ability to pay for the house you are building/renovating.

By way of example, it would not make good business sense to enter into a \$500,000 contract for a new build, if the entity you are contracting with is not the owner of the land upon which the house is to be built.

There are also various credit checks you can make of individuals/entities, but the information you obtain from these checks is somewhat limited.

The single most important decision you make is the decision you make as to whom you will contract with. I believe it is a decision you should agonise over, and firstly furnish yourself with the best available information to you, before making that decision.

This is more so when the building market is flat, because there are contracting parties that will take advantage of builders eager to have work on their books.

Better to be at the beach than be working for free without actually knowing it or, worse still, incurring debt on labour and/or materials.

Monetary allowances

These clauses typically make a distinction between estimates made on cost of carrying out particular aspects of the construction works, as opposed to an estimate given in respect of the cost of materials.

Provisional Sums generally are all-inclusive (labour, materials, delivery, handling overheads, margins). They can also apply to a separate subcontract.

Prime Cost Sums relate to the supply only of materials (delivered to the site, but not installed). Both are adjusted against actual cost.

Cost fluctuation

The effect of this clause allows a contract price to move in the event there is a change in cost of materials, subcontractors and services from the date of the quote being submitted.

It is an important clause to retain in your contract. However, it is probably one that is subject to negotiation at contracting stage. In a flat building market, principals may attempt to delete it from the contract.

Mortgage for unpaid debt

It is noted that the standard Master Builders conditions of contract retain an agreement by the principal for

his/her property to be mortgaged for any unpaid amounts owing pursuant to the construction contract.

This is a powerful term and, one suspects, is most often deleted by principals. Its mere inclusion within any building contract would enable a builder to register a caveat against the title of the subject property, where monies are owed pursuant to the building contract. It is a powerful tool in terms of ensuring a builder ultimately gets paid.

Dispute resolution

It is important to note the way in which adjudications pursuant to the Construction Contracts Act 2002 operate in relation to the standard arbitration clause.

Ultimately, the final decision in any dispute resolution process is left for an arbitrator to make. An adjudication is only a mechanism to provide parties with interim relief. A party who wins a Construction Contracts Act adjudication succeeds on an interim basis only — the final determination is made via the arbitration process.

It is accepted though that due to economic constraints, most matters do not travel beyond the adjudication process.

Practical completion

Builders contracting pursuant to the NZIA standard terms and conditions need to be wary of the clauses dealing with practical completion.

It is not enough to have completed a house sufficiently in order to establish practical completion.

A builder is not deemed to have achieved practical completion until a certificate is provided in a specific form to the architect, together with all necessary information and warranties.

Since practical completion is often a trigger for payment, as well as the beginning of the Defects Liability Period, it is important that these clauses are specifically complied with by builders.

The construction industry provides useful standard form contract wordings to be adopted for the specific works that you will wish to enter into.

However, entering into a contract should not equate to a builder simply signing any contract that is produced

Continued page 27

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Building Consents Information

For All Authorisations, March 2013

Dwellings	\$563,307,000
Domestic Outbuildings	\$9,254,000
Total Residential	\$572,561,000
Non-residential	\$364,683,000
Total All Buildings	\$937,244,000
Non-building Construction	\$31,199,000
Total Authorisations	\$968,442,000

Number of new dwellings consented

	Mar 2013	Feb 2013	Mar 2012	Mar 2013	Feb 2013	Mar 2012
Horowhenua District				6	8	9
Kapiti Coast District				29	10	21
Porirua City				10	10	14
Upper Hutt City				7	14	12
Lower Hutt City				7	8	9
Wellington City				23	23	63
Masterton District				4	5	10
Carterton District				8	9	6
South Wairarapa District				3	2	1
Tasman District				32	19	27
Nelson City				15	31	28
Marlborough District				17	21	12
Kaikoura District				2	6	0
Buller District				9	8	14
Grey District				3	4	1
Westland District				1	2	2
Hurunui District				9	13	13
Waimakariri District				142	105	100
Christchurch City				126	158	76
Selwyn District				111	20	54
Ashburton District				20	22	16
Timaru District				28	16	13
Mackenzie District				5	4	3
Waimate District				1	5	2
Chatham Islands Territory				0	0	0
Waitaki District				6	7	8
Central Otago District				7	10	14
Queenstown-Lakes District				16	25	26
Dunedin City				23	26	30
Clutha District				7	1	5
Southland District				7	3	6
Gore District				2	1	3
Invercargill City				8	9	13
Area Outside TA				0	0	0
Total				1475	1493	1559

- Based on 2006 census areas
- Each dwelling unit in a housing project is counted separately
- Figures in these tables may differ from published statistics

Source: Statistics New Zealand

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