

BUILDINGTODAY



THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION

VOLUME 24 NUMBER 8

AUGUST 2014

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INSIDE:

CBS ARENA BECOMES HORNCASTLE ARENA!

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FROM THE EDITOR

Is our industry unproductive? Columnist Mike Fox poses the question this month, and cites a couple of reports — one existing and one upcoming — in his attempt to find the answer.

Building Today's cover story is a good-news article coming from out of Christchurch about established RMBA company Horncastle Homes, which recently secured the naming rights to Canterbury's largest indoor stadium, formerly the CBS Canterbury Arena.

And this month's New Zealand Commercial Projects Award story highlights the final piece in the jigsaw that is Puzzling World — one of Wanaka's top tourist attractions — that won the Tourism and Leisure category at this year's awards.

Andrew Darlington — Editor

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Plenty to be getting on with ...

Chief's Chat

By Acting CEO Brendon Ward



When former chief executive Warwick Quinn told the staff and management he was leaving, I wondered who had big enough feet to fill his literally and figuratively "massive shoes".

The Board has started that search, and in the meantime I'll do the best I can to keep things progressing, and keep everyone updated on that progress.

So far this year there has been lots of consolidating. At national office we've been working hard on the planning and infrastructure to ensure the RMBA is best placed to be an iconic organisation for at least another 100 years.

The merger of 22 separate incorporated societies into one national Association is a remarkable feat — one I have only seen a handful of organisations complete in recent history. It will certainly hold us in very good stead into the future.

National roadshow

As part of our commitment to beef up our communications, a group of us recently conducted a national roadshow where we met with 17 of the 21 branch executives. We'll be doing the rest over the next couple of months.

The roadshow was a great chance for us to provide a strategic update for the next three years, go through the branch operations manual, talk about upcoming training

opportunities, agree membership growth targets and, more importantly, hear from branch executives about the issues, concerns and opportunities they see for the organisation and the industry as a whole.

From a national office perspective, there are a number of IT projects underway to help us grow and support the membership.

These include a new membership database with integrated functionality (communications, finance, web site, and training and event management), and upgrades of our phone and data network.

A national training calendar will be available very soon outlining the various training courses available. Many branches have already started putting courses into the diary.

There has also been good uptake of the recently launched Trades Business Academy (TBA). If you want more information on this, check out the members section of our web site.

Membership growth is critically important for the ongoing sustainability of the RMBA and for the servicing of our members.

We have done a comprehensive tidy up of our membership database and set growth targets for each branch, including working on a specific strategy for the Auckland region.

We're after your help! If you know of a builder who you think could or should be a Registered Master Builder, please encourage them to apply, or let us know about them so we can

follow up.

That's a whole bunch of internal focused stuff, and there is loads going on externally too. Coming up we have changes to the Building Act, Fair Trading Act and Consumer Guarantee Act.

The impact on Registered Master Builders should be limited — we're already doing most of the things that we need to.

However, there will be some increased emphasis on disclosing what's in our contracts and guarantees, and on getting work done right the first time — or having to go back to fix things within the first 12 months. Fines will apply if builders don't do these things well.

There is also work going on around the skills maintenance part of the LBP scheme and on national consenting — and we're working with the MBIE on both of those things.

Health and safety is a constant challenge for the construction industry. There are significant changes coming up in this area too, and we're in the process of working out what those changes will mean for you and how best to comply.

There is certainly lots going on. Having been at the RMBA for about three and half months, I'm really getting my head around things, and am truly feel privileged to be working here.

Hope to see you some time soon.

• New annual award for membership

The RMBA Board has approved a new award called the Construction Shield to complement the Construction Cup (won by Taranaki last year).

The Shield will be awarded to the Branch with the highest net membership growth. The Construction Cup will be for Branches with fewer than 100 members, and the Shield will be for Branches with more than 100 members.

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The heat is on!

By RMBA president
John Macdonald

With all the heat on Health and Safety at the moment, I thought I would let you know what happened in my company this week.

We are building a three-storey property overlooking Hamilton Lake, on a very high-profile site. Last week we had our second visit from WorkSafe NZ to check our scaffolding, as they had received "an anonymous call" about it.

On entering the site, the inspector found the scaffold to have several defects, such as handrails missing and the distance-to-building incorrect. He immediately proceeded to put a "Stop Work" on the scaffold (but not on the site). The scaffold company had tagged the scaffold "Safe for Use".

The WorkSafe NZ inspector rang to inform me that he had shut the scaffold down as it was unsafe to use. However, he was unaware that my site foreman had already checked the

scaffold and knew it to be unsafe. He had taken photographs of the scaffold and had already had meetings on site with the scaffold company and advised them to rectify the situation ASAP.

He was following our procedures:

- Identify the hazard
- Immediately inform staff and subcontractors not to use the scaffold
- Record the hazard, including photographs with date and time
- Report it to the scaffold company immediately
- Request a meeting to rectify the problem
- Inspect it again to ensure the scaffold is safe for use

We were told by the inspector that without our procedures being in place we would have been liable for a considerable fine — and not just the company, but the site foreman and project manager as well.

For all those out there just paying lip service to Health and Safety, we as professional builders with the Registered Master Builders brand next to our company logo, need to take our



responsibilities to our clients, our staff and all those who work on our sites, seriously.

There are plenty of resources freely available to develop your own Health and Safety policies. But it is not enough just to print out a generic Health and Safety plan to keep under the seat in the ute (for the dog to chew). You need to ensure every member of your staff understands it, and implements it on a daily basis.

Building Skills Maintenance, in conjunction with WorkSafe NZ, are running a number of workshops on this issue around the country starting in Gisborne on September 1.

I highly recommend you and your team take time out to attend. I can't stress strongly enough how crucial Health and Safety is to your business. To find out when the workshops are on, go to the calendar on the RMBA web site members section at www.masterbuilder.org.nz, or visit www.bsm.org.nz.

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Clive Barrington's excellence continues

Christchurch builder Clive Barrington of Clive Barrington Construction knew he had built a quality home even before he was awarded the Plumbing World Bathroom Excellence Award at the Registered Master Builders 2013 House of the Year.

"I wasn't shocked at all," Mr Barrington says. "The bathroom had an amazing palette of materials, including beautiful stone tiles, natural timber finishes and exquisite tapware.

"There was not much natural light. However, the lighting worked well with the dark tones."

The judges were impressed with the ensuite bathroom. "This is a sophisticated and comfortable master ensuite. The bathroom boasts great attention to detail and a well-balanced use of warm timbers and soft colours," they said.

"The recessed wall lighting further highlights the eloquent use of full height marble tiling to all walls and the shower area, and excellent design ensures privacy in what is a very modern and elegant space. Overall, this is a fabulous space to complement this very high quality property."

Mr Barrington is a regular on the House of the Year circuit, and is a recipient of the coveted Platinum Award. He's been involved since the competition's inception, and when he's not entering, is also a judge — which he'd like to do more of in the future.

"We've been involved for 20-odd years, and I think it's a great event that has been growing and growing. If you're a residential builder, it would be silly not to be involved with Registered Master Builders. You have nothing to lose and everything to gain."

Mr Barrington has been winning awards regularly, and aims to keep up the momentum. "The recognition we have received from House of the Year has been great for me and my company's reputation. It gives people the confidence that we're doing a good job," he says.

"The public are very aware of House of the Year these days. A lot of the properties nominated are high end. However, there are also affordable houses receiving awards these



Clive Barrington Construction won the Plumbing World Bathroom Excellence Award at the Registered Master Builders 2013 House of the Year with this entry.



days, not just the 'architect's dream home'.

"It's a great way of advertising and it also gives you the chance to compare yourself with others — how do you know how good your work is without comparing it to others? This is the only way to judge it."

The Awards are made possible through the support of PlaceMakers, Master Build Services, James Hardie, GIB, Nulook, Ministry of Business, Innovation and Employment, Future-Proof Building, Carters, ITM, Plumbing World, Resene and Westpac.

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Shaw Builders paves the way in energy efficiency

David Shaw of Shaw Builders in Mount Maunganui was elated when his name was read out as the winner of the Resene Sustainable Home Award at the Registered Master Builders 2013 House of the Year.

Mr Shaw says this is one of the more unique homes he has worked on throughout his career.

"The immaculate finishing and the heating system made this home really special. Heat is generated through a 15,000 litre underground hot water storage reservoir that maintains around 24 degrees in the home at all times," he says.

"Solar heating is becoming more common, but using a hot water tank of this size is very rare. On top of this, we were working with a difficult site — we had to get tanks up a kilometre long winding driveway, and we had to use three trams to get to the top of the site."

Mr Shaw says his company has been at the House of the Year awards consistently over the past few years, "but the challenges involved with this build meant it was a particularly satisfying win".

The judges said Shaw Builders' winning home boasts numerous energy-efficient features.

"A sophisticated solar hot water and home heating system incorporates an underground hot water storage reservoir that then powers under-floor heating, and provides hot water throughout the home, including the heated towel rails," they said.

"The incorporation of thermal break joinery in addition to thorough insulation results in a warm and inviting home. Clever use of recycled materials throughout, as well as LED lighting, ensures this house is not only sustainable but also stylish in its design."

Mr Shaw says the recognition he receives from House of the Year is phenomenal.

"Year after year the awards contribute to the success of our business. I don't think we would have the business we have today if we didn't have Master Builders or recognition from the House of the Year competition," he says.

"In my opinion, if we didn't have these awards



Shaw Builders of Mount Maunganui won the Resene Sustainable Home Award at the Registered Master Builders 2013 House of the Year with this entry.



From left: Resene national sales manager John Gerondis, David and Carolynne Shaw, Gerben Haije Muntendam, Gerbrig and Gerben Muntendam.

under our belt people wouldn't know who we are or know of our high quality workmanship.

"People won't get just anyone to build their home. They want the builders who are recognised in the industry as being the best. Master Builders and the competition have helped our business ten-fold — it's been a

great ride!"

The Awards are made possible through the support of PlaceMakers, Master Build Services, James Hardie, GIB, Nulook, Ministry of Business, Innovation and Employment, Future-Proof Building, Carters, ITM, Plumbing World, Resene and Westpac.

'Self-defeating' not to hire apprentices, employer says

Lue Shaw of Lobell Construction has hired more than 30 apprentices throughout his career and believes the future of the industry is reliant on more builders taking on apprentices.

Mr Shaw says everyone needs to play their part to ensure growth and succession in the industry.

"We employ apprentices because the industry has to have tradesmen, and unless someone trains them you don't get anything. It's self-defeating not to employ apprentices," he says.

"I started hiring apprentices because I wanted to keep the industry moving and give the young fellows a chance. At the end of the day, if no one had given me an apprenticeship I couldn't have started my company.

"Apprentices bring a lot of benefits to the business. They don't come on board with a whole lot of preconceived ideas of how to do things that might not suit us, so you can train them the way you want from day one, which is invaluable."

Mark Bell, winner of the Waikato Region Registered Master Builders Carters 2013 Apprentice of the Year, is an apprentice at Lobell Construction. Mr Shaw says there are numerous benefits of having an apprentice take part and succeed in Apprentice of the Year.

"Mark did really well competing in Apprentice of the Year last year. He is now a trainee foreman, and I put a lot of that leap forward down to the experience he gained during the competition," he says.

"Apprentice of the Year is a great way to highlight an apprentice's skills to his employer, workmates and potential employers, as well as building confidence.

"Mark's confidence and his knowledge have



Waikato Region Registered Master Builders Carters 2013 Apprentice of the Year Mark Bell and employer Lue Shaw of Lobell Construction.

really increased since he competed. That's a huge benefit not only to him, but also to his workmates who stand to learn a lot from him and to us as his employers. As a company we get kudos for training people well, and it gets our name out there."

Mr Shaw encourages all employers in the construction industry to take on apprentices.

"My advice to other employers is to select the apprentice carefully, taking into consideration his or her past background and record of work, but definitely take them on. It's so worth it."

Apprentices, employers and young people

aspiring to be a part of the construction industry are encouraged to join the Facebook page at www.facebook.com/apprenticeoftheyear. For more information visit www.apprenticeoftheyear.co.nz.

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



Hall completes illusion at Wanaka's Puzzling World

The final piece of the puzzle that is Stuart Landsborough's Puzzling World was recently completed, with the creation of the stunning new Sculptillusion Gallery.

One of Wanaka's biggest tourism attractions, the 40-year-old business has seen many additions and alterations over the years, but the most recent completes the visitor's journey through a series of illusion spaces.

Led by Amalgamated Builders Queenstown region, the building's construction team was category winner in the Tourism and Leisure and under \$2 million commercial project at this year's New Zealand Commercial Project Awards.

With a brief to create a new space that completed a circuit of illusion rooms while allowing space for a series of commissioned artworks, the design team of Sarah Scott Architects and engineer firm Spiire came up with a concept that used a grid of 60 degree equal angle triangles tying in with the form of the existing adjacent illusion space.

The centrepiece of the new 490 sq m illusion hall is a double-height green wall with clear storey glazing to maximise light. Four secondary exhibition spaces are also contained within the 3.5m-high zone.

Amalgamated Builders area manager Brett Squire says while the site — which is set in a hollow shaded by nearby Mt Iron — provided challenges, the project ranked amongst his favourites in 10 years with the company.

"It was a geometrically complex building, and much of the build occurred in the winter in the shadow of a mountain. This meant that aside from a very cold construction site, the ground froze, which affected the logic of the build and the way we continued," Mr Squire says.

He says an open and collaborative approach between the project team and client meant any issues were quickly overcome.

"It's great to think when you look at the Sculptillusion Gallery that we had a role in the creation of it. It's a real showpiece, and we are immensely proud of the result."

Puzzling World's Heidi Landsborough says a



spirit of co-operation prevailed throughout the challenging project.

"We had much positive contribution from the contractors regarding illusion items outside of their scope, and often with a good sense of

humour," she says.

Roading authority restrictions required that no windows directly faced the road within 20m of the state highway. A further restriction was that any building form within this zone could not exceed 3.5m in height.

These requirements were met by stepping the building down at the point the 20m restriction zone commenced, and having curved planes presenting windowless faces to the road while allowing natural light in from the west.

The result is a series of curved forms that gently slope to create a sense of rhythm and movement along the busy road.

And with the Sculptillusion Gallery completed, Puzzling World is now set for another 40 years of inspiring and surprising visitors to the region.

Fast Facts:

Project: *Puzzling World Sculptillusion Gallery*

Construction Team: *Amalgamated Builders, Sarah Scott Architects, Spiire*

Client: *The Landsboroughs of Puzzling World Ltd*

Budget: *\$1.77 million*

Location: *Wanaka*

Online tool enhances Canterbury rebuild

The Forward Works Viewer tool developed to support and accelerate the rebuild of Canterbury has exceeded all expectations by generating more than \$4 million in cost savings — a figure that is set to grow to more than \$20 million in coming years.

The Viewer gives recovery agencies, public and private sector users a shared online view of horizontal infrastructure repair, planned buildings and other construction.

"The Viewer is a great example of how location information can benefit the people of Canterbury in real terms," Land Information New Zealand (LINZ) chief executive Peter Mersi says.

"Since its launch in 2013, it has proven to be invaluable, enabling better coordination and planning of work, and helping rebuild agencies avoid costs caused by unforeseen variations and programme delays.

"The more data in the system, the greater ability everyone has to plan ahead and

coordinate activities. The Viewer will go from strength to strength, especially as private companies share more of their information, resulting in further benefits to the Canterbury rebuild," Mr Mersi says.

The Viewer was developed in partnership between the agencies coordinating the Canterbury rebuild: LINZ, the Stronger Christchurch Infrastructure Rebuild Team (SCIRT), Christchurch City Council (CCC), Christchurch Transport Operations Centre (CTOC), the Canterbury Earthquake Recovery Authority (CERA), and the Christchurch Central Development Unit (CCDU), a part of CERA.

"The Forward Works Viewer is a very important tool in the delivery of the various projects in central Christchurch," CCDU director Warwick Isaacs says.

"By ensuring the work on the ground by the public and private sectors is coordinated, we are able to avoid delays that could end up costing the taxpayer or developers, and that's good for the whole recovery," he says.

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Horncastle scores naming rights for Canterbury arena

Horncastle Arena is the new name of Christchurch's biggest indoor venue, the CBS Canterbury Arena, after Registered Master Builders Association company Horncastle Homes secured the major naming rights sponsorship of the venue.

The Horncastle logo was revealed atop the arena as CBS relinquished its naming rights sponsorship following a merger with Heartland Bank.

Managing director Bill Horncastle says the Horncastle Arena sponsorship is a long-term commitment to the people of Canterbury.

He describes the arena as a stunning building and good all-round facility that has been enjoyed by the wider community, including Horncastle's clients and staff.

"I've seen Rod Stewart and Neil Diamond at the arena, I've been to sporting events, home shows and school events, so this investment was very much about building a positive future for the city," Mr Horncastle says.

"Our sponsorship sends the message that Horncastle Homes is here for the long haul. We've been operating in Canterbury for more than 20 years, and want our customers to have confidence that we will be here in another 20 years' time."

Mr Horncastle says many building companies were quick to try and catch a ride on the rebuild wave, and notes smaller operators are already starting to fall by the wayside. He believes that some of the mid-to-large sized operators don't have staff with the right skills and experience —

an issue he predicts will cause problems with the huge residential rebuild.

"We've taken a slightly different approach because we want to be sure Horncastle is in a position to honour our building guarantees."

Originally from Westport, Mr Horncastle has worked as a builder since he was 16 years old and landed his first commercial project aged 20 — a major extension of Karamea Area School.

The family-owned Horncastle group has operated in Canterbury since the 1990s, and employs a large staff of experienced professionals in a wide range of disciplines. Horncastle ranks among the region's top five home building companies.

Unlike many other group home builders, Horncastle Homes doesn't offer standard plans, which means all homes are designed according to their customer's requirements, property location and relationship with adjoining properties.

The business is led by an experienced board of directors and a general manager who work alongside Mr Horncastle and his wife Mrrietta. Their two eldest sons are the next generation to



From left: MORE FM breakfast host Gary McCormick, Vbase chairman and councillor Jamie Gough, Horncastle Homes managing director Bill Horncastle and MORE FM Breakfast host Simon Barnett.

join the Horncastle brand.

Mrrietta, a born and raised Canterbury local, says Horncastle's motto of "We call Canterbury home" is a true reflection of their ongoing commitment to Christchurch.

"There was no way we were ever going to leave Christchurch after the earthquakes. We have five children and a business with many employees. This is our life, Canterbury is our life."

Many Christchurch residents looked to Horncastle Homes to help relocate their families following the February 2011 earthquake, and have again sought Horncastle's services as an approved rebuilder for all major insurance companies.

Horncastle will be working in partnership with venue management company Vbase to promote the Horncastle Arena.

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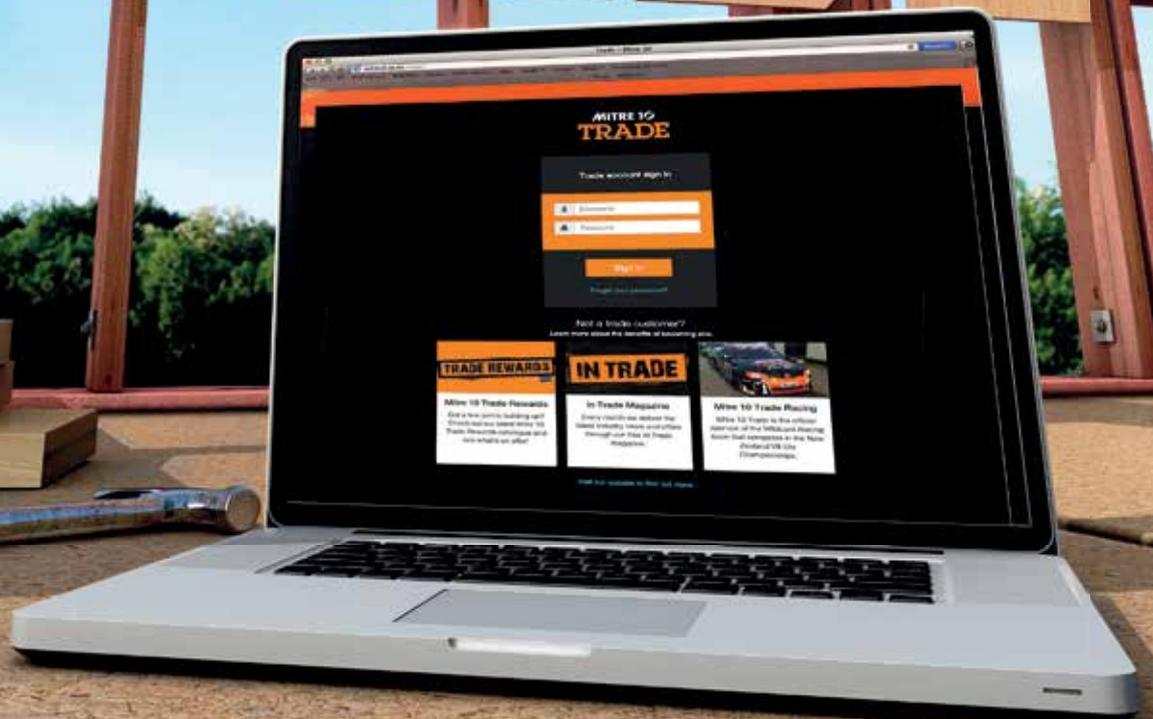
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ITM launches new season

The 2014 season of the ITM Cup was officially launched at a special event held at Auckland's Western Springs Stadium recently, attended by captains and senior players representing the 14 ITM Cup provincial teams.

While all the teams eye the ITM Cup Premiership and Championship trophies up for grabs, the first competition Ranfurly Shield challenge strikes in Week 2 of an 11-week competition.

New Zealand general manager rugby Neil Sorensen says the ITM Cup holds an important place in the rugby landscape, and continues to be an important springboard for emerging talent.

"What we love about the ITM Cup is its purity and how it straddles the amateur and professional parts of the game," Mr Sorensen says.

"This competition brings out the very best in traditional rivalries, and it helps to tie communities together in a very visual way, through the use of provincial colours.

"Today's launch serves as a timely reminder



ITM chief executive Gordon Buswell (left) with the winner of the Captain's "burger-making" Challenge Marty Banks of the Tasman Makos.

that the dream for higher honours in rugby often starts here with the ITM Cup."

ITM chief executive Gordon Buswell welcomed the start of the season as another great opportunity to celebrate provincial rugby.

"Last year's ITM Cup saw the Ranfurly Shield change hands many times, which generated a huge degree of excitement as provinces fought hard to hold on to the shield," Mr Buswell says.

"And my feeling is that we're in for more of the same this time around. At ITM, we're passionate about our support of the national

provincial championship, and every one of our 93 stores from Mangonui in the north to Invercargill in the south will be waving the flag for their province," Mr Buswell says.

This year's competition began with Taranaki hosting Ranfurly Shield holders Counties Manukau at Yarrow Stadium.

The ITM Cup Championship Final — to decide the promotion and relegation teams — will be played on Friday, October 24, while the ITM Cup Premiership Final will be played on Saturday, October 25.

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Billion dollar contract targets service and

Housing New Zealand's (HNZ) innovative new billion dollar agreement with the contractors who maintain its 69,000 properties took effect on July 1.

Housing New Zealand contractors engage more than 4500 tradespeople

who spend two million hours annually performing some 390,000 maintenance jobs on Housing New Zealand homes.

The numbers are big, and over the next five years Housing New Zealand will invest \$200 million a year via its new Next Generation Performance

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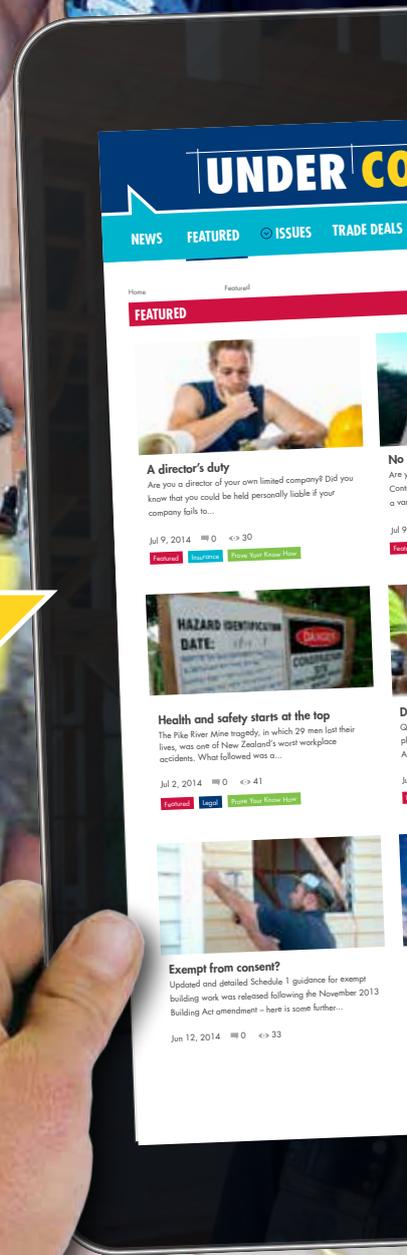
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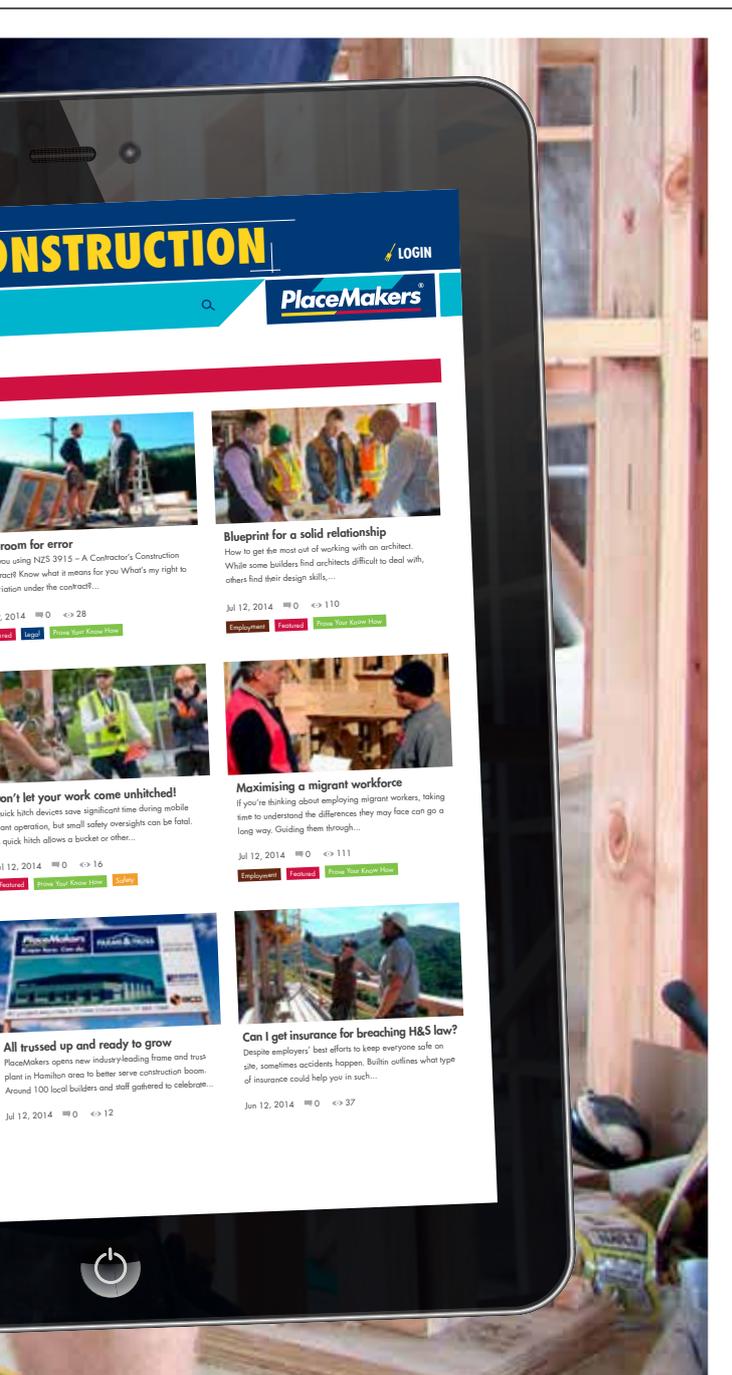


TOGETHER, WE'RE BUILDING NEW ZEALAND

performance

Based Maintenance Contract (PBMC).

Housing New Zealand Property Services general manager Marcus Bosch says the contract pushes customer service and performance to the forefront.



"We want our tenants to have a good experience and to see professional, high quality tradesmanship in action," Mr Bosch says.

"At the end of the day, our contractors, their subcontractors and trade staff represent us out in the community. It's vital we work in partnership with them to achieve great customer service, industry best practice and value for taxpayer money."

The Next Generation PBMC includes five score cards and 10 key performance indicators against which contractor performance will be evaluated. The score cards include Response Time, Quality, and Health and Safety.

"We'll be rewarding great performance against these criteria," Mr Bosch says. "But the agreement also includes clear remedies for when performance may not be up to scratch."

Commercial property lawyer David Chisnall, who was involved in the contract's development, says it replaces a predecessor that was rooted in a traditional, construction industry approach.

"It was probably right for its time, but there was a strong commitment from Housing New Zealand's senior executives to move to a contract based on good service and performance," Mr Chisnall says.

"Tenants should be proud of living in Housing New Zealand properties, and trade staff should be proud of the work they do to service and repair those properties. The contract is designed to achieve those outcomes."

Mr Chisnall says the contract could be applied to good effect elsewhere in New Zealand. "With a core value of around a billion dollars, it's one of the biggest procurement contracts, if not the biggest, in New Zealand's performance contracting history.

"It's innovative, and I believe it could be adopted nationally by other organisations, like councils, who also have a strong procurement and service focus."

Other benefits of the agreement, which also allows for greater commercial agility, include the flexibility it gives Housing New Zealand to rapidly mobilise contractors during force majeure events, such as the Canterbury earthquakes.

And it incentivises contractors to take on apprentices — a crucial factor with New Zealand's construction industry already under pressure and set to reach unprecedented levels of demand by 2021.

There will be seven companies supplying maintenance services to Housing New Zealand under the Next Generation PBMC. The contract will last for an initial term of five years, with a right of renewal for a further year.

• How is Housing New Zealand's Next Generation PBMC different from the old form of contract?

Unlike the old agreement, which was a standard form of construction contract, the new PBMC is designed specifically to meet Housing New Zealand's maintenance requirements. It formalises Housing New Zealand's expectations of its contractors, and puts greater emphasis on customer service, safety, quality, efficiency and value for money.

• Why has the contract been changed?

Housing New Zealand's previous, two-year (with a right of renewal for a further two years) agreement with its maintenance contractors expired on June 30, 2014. This presented an opportunity to develop an improved agreement for the way HNZ manages commercial relationships with its maintenance contractors.

PlaceMakers[®]

Our industry is unproductive — truth or myth?

Building Today columnist and industry stalwart Mike Fox talks candidly about issues concerning the New Zealand construction industry.

As an industry participant I am both surprised and perplexed by flippant comments I hear that our industry is a poor performer when it comes to productivity.

Anecdotally, it is said that the construction industry is slipping behind, not only against other industries in New Zealand, but with similar industries in comparable countries as well.

So, are we a lazy lot that need to work longer and harder onsite to produce more? I think not, but I do believe we could do things smarter.

Investigative work carried out by the Productivity Partnership will supply some answers, aiming to streamline the way buildings will be designed, monitored and constructed in New Zealand. The main goal of the Partnership is to provide advice which will enable the industry to attain a 20% increase in productivity by 2020.

However, its mandate puzzlingly excluded what I believe is the elephant in the room — that is, the effect that increasing regulation is having on productivity and building costs.

Those in the industry are well aware that the building environment has become a lot tougher to operate in since the 2004 Building Act Review. Consequently, projects take much longer to get underway and complete than before, with increased costs and losses in productivity.

These delays may be able to be justified, and will ideally result in better built buildings. However, to date there has been no factual study to confirm that the compounding regulatory changes are delivering on their original intent.

Are these regulatory changes and resulting increased costs providing affordable solutions for home owners? In other words, are the regulations and cost increases justifiable?

The good news is that a new piece of research is being carried out by BRANZ. Championed by Registered Master Builders and the Construction Strategy Group, it is aptly titled *The Impact of Regulation on Housing Affordability*, and aims to factually and impartially cover the following points:

- Identify the major regulatory costs associated with materials, land and building costs. These



Mike Fox

are likely to include things such as regulations that directly affect land price, such as subdivision, resource consent and development contribution levies; and factors that affect affordability through higher build prices, and via materials costs such as health and safety regulation, additional detail and specifications that exceed Building Code requirements, and regulations that may pose a barrier to the entry of new materials.

- Quantify the impact of the four to six most significant regulatory costs.
- Transfer this knowledge to Building Consent Authorities (BCAs), Central Government and the building industry.

The study has the following expected outcomes:

- Building Consent Authorities, Central Government and the building industry will better understand the relative costs of policy/regulation decisions.
- Greater transparency of the effects of regulation on housing affordability will exist.
- Cost data that helps identify which regulations may benefit from a thorough cost-benefit analysis will be published.
- A platform for collegial interaction between regulators and industry seeking to minimise the cost impacts on regulation will be furthered.

The outcome of this timely study will go a long way to dispel myths about things such as productivity, costs and the possible unintended outcomes of regulation.

I believe this research will have a similarly profound effect as the 2011

PricewaterhouseCoopers report on Valuing the Role of the Construction Industry in the NZ Economy did. Prior to this study, the true size and impact the construction industry has on the overall economy had slipped under the radar for too long, and its importance has now become very apparent.

This excerpt from the PwC report for the first time clearly and authoritatively summarised the importance of the industry:

“The construction sector plays a large role in the New Zealand economy. It is New Zealand’s fifth largest sector, employing more than 157,000 full time employees, or 8% of the total economy. Construction-related services employ a further 42,000. In the past 10 years, 14% of all new employment has been in the construction sector.

“The sector is characterised by small businesses, and low labour productivity. The 8% of national employment generates only 4% of national GDP, but accounts for 10% of all businesses.

“Output from the sector dominates New Zealand’s investment, contributing 45% of all Gross Fixed Capital Formation. The sector plays by far the largest role in building New Zealand’s infrastructure stock, which is the foundation of productivity and economic growth.”

What was outlined by PwC is something industry participants have probably instinctively always known, but is now backed up by solid research and investigation, and succinctly summarised in one authoritative step change document.

The jewel in the crown, and the key takeout from the PwC report, is that for every one dollar invested in construction, it generates a total of three dollars in New Zealand’s economic activity.

It’s clear the industry is a big player but, by nature, is fragmented and misunderstood, not only by those operating within it but also by those that could utilise its unique set of drivers to assist the overall growth of the economy and the building environment.

It is also an industry ravaged by the prevailing economic climate, and the severity of yo-yo economic cycles needs to be moderated if we are to have a well-trained and sustainable workforce.

It's imperative that between the BRANZ study and the Productivity Partnership, matters including how the industry really works, the negative impact of joint and several liability, and the real costs and effects of regulation are identified.

The industry needs to be benchmarked against others, both nationally and internationally, and the resources needed to build New Zealand into the future researched.

The BRANZ study will allow for those associated with regulation to be clearly and impartially researched so a plan can be formulated and, ultimately, a difference can be made.

The industry does need to lift its game, but a meaningful productivity gain is not just about getting the boys to work smarter and harder on site. Significant gains in productivity could be easily made through the following actions:

- Better planning
- Less re-work
- Forward ordering
- Use of smart technology, such as electronic consenting
- Collaboration between those on and off site
- A "whole of life approach" taken to projects rather than "today's cheapest price"
- Standardisation of design and construction elements
- Understanding the true effects of regulation, and robust cost-benefit analysis done on them before implementation
- Understanding what joint and several liability does to building costs and over-specification due to risk-averse behaviour

If we really want change to be effective, then it also needs to be relevant, and packaged up with the tangible benefits that make it readily adopted by Licenced Building Practitioners at the coal face.

Productivity gains may mean long held and entrenched practices are ditched, as the industry and its related service providers reinvent themselves into an efficient force to meet the demands of the modern era.

This will require strong industry leadership and a move away from fragmentation, patch protection and over-the-top risk-averse behaviour. For our industry to prosper, I see its future representation needing to be more unified, stepping away from operating in isolated silos and self interest groups.

I am sure that the BRANZ study into the effects of regulation will identify some low hanging fruit, and it would seem a shame not to be bold and to get some early gains by adopting some of these findings. Time will only tell if these can be readily adopted.

However, given the current Government's recently announced taskforce on identifying and removing wasteful regulation, the BRANZ report's findings should have a ready audience.

Two examples of regulatory changes that have impacted productivity in the construction industry are the implementation of the Building Act 2004, with its ongoing cumulative amendments, and the Weathertight Homes Resolution Act.

Although undoubtedly well intentioned, these two Acts have resulted in the industry, along with local authorities, becoming so risk-averse that the words "discretion", "pragmatic", "constructive advice" and "innovation" have been removed from its vocabulary.

The last man standing regime is decimating our industry, and has placed

control of it, and significant income, into the hands of lawyers, leaky home remediation consultants and insurers.

Words that have now become commonplace within the industry are, "I know it may not be the best solution, or the most productive or economical way for the client, but do it this way because we can't accept any liability".

Our regulatory control systems appear to have developed significant processes and added additional layers of bureaucracy that appear to add little value, but that consequently knock productivity and drive increasing costs. The BRANZ study will help identify this is the case.

Unless we understand the drivers that affect productivity and affordability, and make some fundamental changes, our industry is firmly on track to achieve the exact opposite to that intended by the Productivity Partnership, which would mean a 20% reduction in productivity by 2020.

A country with a population no larger than a medium-sized international city should easily be able to deliver an efficient sustainable industry that produces excellent affordable building solutions.

That may ultimately mean wiping the regulatory slate clean and starting again with a clear end game in mind, rather than the current complicated ad hoc layers of change that have developed over time.

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Identifying and addressing the risks or simply risk-averse?

Registered Building Surveyors Alan Light (Auckland) and Paul Probett (Taraunga) offer a different personal view on the issues raised by Philip O'Sullivan and William Hursthouse to Mike Fox's overcladding article in *Building Today* May 2014.

The joint response to the overcladding article by Michael Fox from Philip O'Sullivan and William Hursthouse was a useful contribution to the debate. While highlighting the issues from their point of view it was disappointing in not going further and offering solutions to the impediments to overcladding it identified.

The response offered some concerns as to why overcladding was unsatisfactory, but these were largely management, legal and risk issues rather than a clear technical argument against overcladding per se.

Clearly, stripping the cladding to expose all its frailties and then rebuilding a dwelling and upgrading the exterior envelope with all the bells and whistles that current knowledge and the latest E2AS1 offers is desirable, but is it essential?

The reality for many owners is that this is an unaffordable option and not cost-effective unless they have help from others or access to the Government's FAP scheme to make the approach financially viable. Otherwise this reclad option is simply out of the reach of thousands of owners.

Mike Fox's alternative suggestion to enhance the existing cladding and improve the potential performance deserves greater consideration as a way for these people to mitigate the risks in their homes and, at the same time, it attempts to address market concerns and perceptions.

Messrs O'Sullivan and Hursthouse suggest that the reputational damage suffered by all monolithic dwellings built from 1993 to 2005 is due, in part, to the likely reality that ingress issues may not be properly identified and quantified. This is true, but the high cost of that stigma at present is the cost assessment of the reclad.

This is seen as the only inevitable outcome for all monolithic-clad houses, whether they are "leakies" or not. At least Mike Fox's approach offered a different financial alternative to the mix.

If this and other robust solutions could be developed then surely the affect of stigma can also be mitigated if concerns can be appropriately addressed by more than one means.

The reasons offered against this limited

approach by the writers are valid, but need to be addressed independently of whatever repair scope is decided on, be it the reclad or over-clad options, and they are simply prudent considerations anyway.

It is unfortunate that the one size (or one option) fits all approach is only put forward. In an ideal world we would all have the new and safest cars, but the reality is that people need to drive and for many this means accepting a lesser or affordable alternative solution.

This entails some risk, but choosing to not objectively put options to owners and allow them to choose and accept risk (similar to the informed consent approach for medical remediation) has risk for the industry in itself.

Recladding certainly drives a very high expectation from owners of performance. One wonders how many owners have opted for the full reclad option and then found themselves with an overcapitalised property.

The argument was put that certain issues such as ground levels may not be addressed, but whatever scope is preferred, these issues must and can be addressed. There is no reason, for example, that concrete nibs cannot still be done or ground levels lowered as part of an over-clad scope, and this work is quite independent of a reclad.

Care is also needed with any high-risk elements such as complex junctions, decks and cantilevered structures. These can and must be addressed with the over-clad option.

Likewise, treatment issues and uncertainty about construction need to be considered but a proper risk analysis should be done on a case by case basis that considers the consequences of failure, rather than discounting an option out of hand.

It was suggested that until better investigative assessment technology is readily available, then reclad is the only option. Technological advances in recent years in assessment have advanced, but in our view uptake is patchy. In such cases, recladding does become the only option, but for all the wrong reasons.

Addressing all the issues is desirable, but mitigating risk with greater understanding and commitment to monitoring, inspection and maintenance must be acceptable, and lessens the reliance on industry stakeholders.

Innovative methods need to be encouraged to address particular concerns such as timber treatment, moulds and decay, and the real risks to the building appreciated, including the risk of doing nothing.

The Building Act at s4 (2) still contains the principles of (g) allowing for innovation in methods and (e) considering the costs of a building (including maintenance) over the whole of its life, to achieve its purposes.

Recent determinations under s178 of the Building Act such as 2010-80 and 2013-011 have provided some clarification on scope of work and what a council can require when issuing a building consent, and what an owner's obligations are under the Building Act have provided some clarity.

Properly documenting the scope and expectations from the building work is essential, and must be clear to present (and future) owners.

Designers and builders must be equally clear as to what undertakings they are entering into, but the law is clear that the owner can decide the level of building work they wish to undertake — and the "building work" is what has to comply with the Building Code, and not necessarily the "existing building".

Having said that, a brief to make the existing building "code compliant" (as perhaps a full reclad presupposes) would have to be dealt with quite differently to satisfy that expectation.

It is likely true that overclads have become part of litigation, but it is also true that recent reclads have as well. Indeed, all building work has the same potential for unsatisfied owners to take court action in the future.

The goal must be to provide a transparent and robust process that is resilient to challenge rather than being risk-averse and simply refusing to be involved in any remediation work that is less than a full upgrade and a rebuild in all respects to the current code requirements.

The objective, of course, must be building work that is fit for purpose, and providing for safe and sanitary dwellings, with protection of the owner's economic investment. This must mean not forcing owners into a one size fits all

Hawkins appoints EGM

Hawkins Construction, New Zealand's largest privately-owned construction business, has appointed internal candidate Gary Walker as executive general manager.

His appointment follows an extensive search, in New Zealand and overseas, by a leading recruitment specialist.

Mr Walker joined Hawkins in 2009 and became Auckland regional manager two years ago. With 30 years' industry experience, he has worked in a wide range of senior construction and design-related management roles in East Africa, the UK, New Zealand and Australia.

Hawkins Group chief executive Geoff Hunt, says Mr Walker's strong project delivery and people leadership skills have evolved through working in these diverse countries across project management, development, preconstruction and regional management.

"His broad picture thinking allows him to explore project delivery in a modern way, combining the tried and tested with constantly evolving technological advances to improve business and construction productivity and efficiency," Mr Hunt says.

Mr Walker is passionate about the continuing growth and success of Hawkins. "I think our strength at Hawkins is our people, and the things our people do to go the extra mile to make our clients' experience better. That passion and thirst for success is what drives our project teams.

"My leadership style is very open and based on collaboration and transparency. A total team approach gets better results than the sum of the individuals," he says.

From page 20

dilemma that is financially untenable and, worse, stops owners doing something to prudently enhance the performance of their dwelling even if, in some expert's eyes, the work falls short of their preferred recommendations.

Finally, the obligations of the owner and builders under the Building Act in regard to what work can be done on an existing building, what level of performance and possible damage needs to be addressed, and what performance must be attained by building work also needs to be made clear.

An industry-wide discussion and collaboration is required to provide the support for alternative approaches which has been sadly lacking in the past 12 years while we have grappled with leaky homes.

However, it is now essential for the tens of thousands of dwellings outside the 10-year period for and not qualified for help through FAP (and the courts) but which still need to be managed and maintained and, at the same time, for owners to be supported to address the issues as best they can.

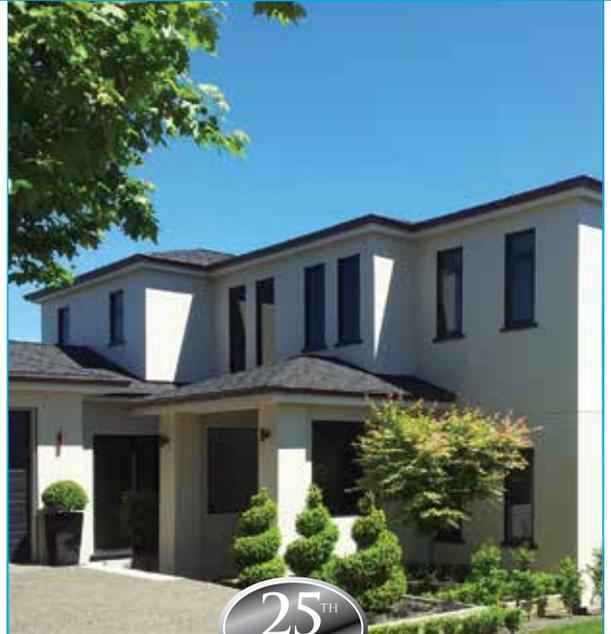
• The above is the personal view of the writers.



Hawkins Construction executive general manager Gary Walker.

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It's not too late to start training to increase your capacity

In March 2014, the BCITO reported that the construction industry was still woefully short of apprentices, despite a massive 55% increase in new apprenticeship sign-ups in 2013.

Five months later and not much has changed, according to BCITO chief executive Ruma Karaitiana.

"Building and construction is a cyclical industry. Everyone recognises that it has its boom periods and it also has its quiet patches. This is the best time ever anyone could hope for to enter the industry," Mr Karaitiana says. This applies across the board to all trades.

Surging construction activity accounted for two-thirds of the overall increase in GDP during the March 2014 quarter.

The 12% increase in construction activity during the quarter was driven by large lifts to residential and non-residential building activity.

With residential consent numbers around most of the country continuing to climb, and the non-residential rebuild in Canterbury gearing up, the construction sector will continue being a key contributor to growth throughout 2014.

Without a significant increase in trainee numbers, the construction industry won't have enough trained professionals to cope with this increase in volume in the near future.

The value of commercial building work in the March quarter was up 91% from a year earlier, the strongest lift since 2004.



**I reckon I was a good builder.
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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.

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Nationwide, new dwelling consents are expected to increase by an average of 14% per annum over the three years to March 2017.

This build rate of 33,200 would be just less than the 2004 peak, but is backed up by projections indicating that further increases in residential construction are needed to meet underlying demand.

There was also very strong growth in office consents (up 112%) and retail consents, also up 48%, from the March 2013 quarter. Infometrics predicts that growth in commercial building activity will continue to at least 2.5% per annum during the next two years.

The BCITO urges employers in construction industries to take on apprentices now in order to curb an imminent skilled labour shortage.

Other good reasons to get new blood into the industry right now:

- Does your business have an ageing staff profile? When your older employees with many years of industry knowledge exit, your business will need up-and-coming professionals in training to be able to retain those valuable skills and experience.
- Have you been thinking about a succession plan? When you wish to retire or move on will that succession happen from within your business?
- The Government's incentive of the Apprenticeship Reboot Scheme*, which gives financial assistance to trainees and employers who sign into training agreements before December 31, 2014.

Apprentices learn from the boss or trainer on the job every day. They put in time "on the tools", learn the ropes of the trade and work with clients and other tradespeople.

Assessment and support is provided by the BCITO. A designated training advisor will visit a few times a year and see how the apprentice is progressing. Some theory is required, and apprentices are supported by their employer and BCITO to help them reach their goals.

Third-largest ITO

After recently merging with FloorNZ/DecorateNZ and the Joinery ITO, the BCITO is now the third-largest industry training organisation in New Zealand.

It now has coverage for apprenticeships and national qualifications in the following industries: Architectural Aluminium Joinery, Glass & Glazing, Brick & Blocklaying, Interior Systems, Carpentry, Kitchen & Bathroom Design, Concrete, Masonry, Exterior Plastering, Painting & Decorating, Flooring, Tiling and Frame & Truss Timber Joinery.

Working closely with industries to provide support and meet training needs into the future, the BCITO is geared up for an increase in trainee numbers, and is eager to hear from any employers ready to begin taking on extra capacity.

If you're wanting someone young and fresh to help you out who'll become a valuable member of your team and the industry, give serious thought to hiring an apprentice now. The BCITO may even be able to help you find the most suitable candidate.

To learn more about apprenticeships and nationally-recognised qualifications, visit www.bcito.org.nz or phone 0800 4 BCITO (422 486).

* Eligibility criteria apply. See www.tec.govt.nz/learners-organisations/learners/learn-about/apprenticeships/ for full information.

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:

• New residential building consent figures were the highest in eight years. The Auckland area led the way in new home building after taking longer than the rest of the country to get over the down times of the late 1980s and early 1990s.

Economists expected building growth rates to remain strong during the next two years.

15 years ago:

• The axe was about to fall on apprenticeship or training contracts administered by the BCITO for which either the apprentice or employer — or both — had not paid administration fees due at the beginning of the year.

BCITO chief executive Trevor Allsebrook said government funding for apprentice training had been capped, and that those who had not paid their fees — for which invoices had been sent out in November 1998 — would have their apprenticeship or training contract terminated within a month.

10 years ago:

• The RMBF launched a new product to help members, their employees and contractors prepare for builder licensing. BuildersCV was an online product designed to help builders create a history of their qualifications, experience and references, and be able to maintain that record.

It provided an online template to record relevant information needed when applying for a licence. RMBF chief executive Chris Preston said it was a simple, standard, secure and easy-to-use document which was free of charge to all members.

5 years ago:

• Legislation to speed up the building consent process and reduce costs for builders was passed by Parliament.

The Building Amendment Act 2009, which came into force on August 1, was a practical first step in the Government's plan to cut red tape.

Building and Construction Minister Maurice Williamson said the Act signalled a move to more efficient and practical approaches to building, and could lead to better value for money for consumers.

"The downturn of the economy is continuing, and building firms need as much help as they can get. This Act will help boost efficiency and greater productivity at a time when it is most needed," Mr Williamson said.

"And if builders pass on the cost savings, then consumers will benefit too," he said.

Changes introduced included new national multiple-use approvals, a streamlined approach for making changes to building consents, and removal of the mandatory requirement to apply for a project information memorandum.



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- Suitable for a wide range of water conditions



Rheem Low Pressure Vitreous Enamel (LPVE)

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Christchurch rejuvenates its CBD

By Roy Kane

At times, especially those following major earthquakes and the losses they cause, it takes a brave heart to declare his intention to rebuild.

Developer Antony Gough of Hereford Holdings Ltd has the courage and the vision to be one of the first to say it should be done in Christchurch's CBD, but he's not just rebuilding — he's building anew.

The Terrace Precinct is bounded by Cashel Mall, Oxford Terrace and Hereford Street.

"We are building hospitality, retail and office buildings that will incorporate avant-garde engineering," Mr Gough says.

"The people who use these buildings can be confident they have been designed specifically to give enhanced seismic performance while minimising the risk of structural damage that major earthquakes can inflict. It's my belief that Christchurch is now ready for this to be done in our CBD.

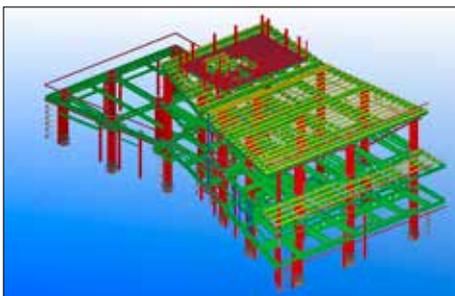
"We're using state-of-the-art engineering to enhance user safety while proving the commercial durability of our new buildings."

Arrow International was appointed as the main contractor, subcontracting Aurecon as the structural engineers. Tessa Beetham of Aurecon explains how they responded to the architects' interpretation of Mr Gough's brief.

"The brief to Jasmx was for full-height clear glazing on all four sides of the buildings to allow for retail and hospitality frontages to the streets, laneways and the piazza.

"For Aurecon, this eliminated the possibility of braced bays or shear walls within the structural system," Ms Beetham says.

"In addition, the developer had stipulated that a low damage structural system was required. After considering many designs that met these



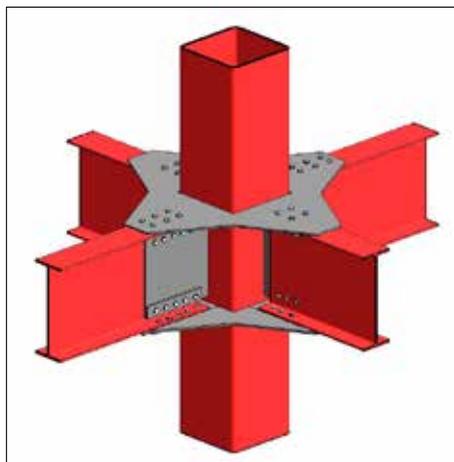
One of the 3D drawings of Building B produced by John Jones Steel.



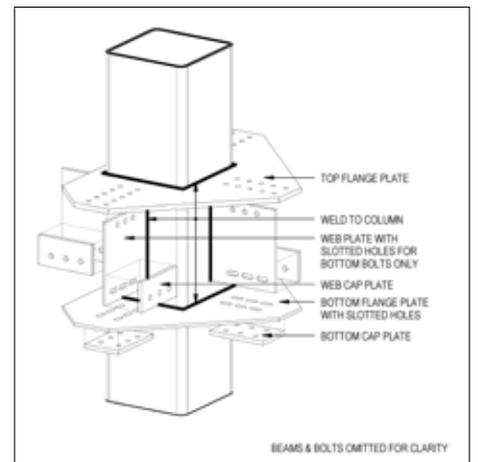
Building A (left) and Building B (wooden clad) are both Antony Gough projects. These renders provided by the architects Jasmx take their view from the Avon River.



On their other side, the buildings are readily accessible from the piazza.



This drawing shows how the column and the beams are connected by the hinge plate.



This drawing shows the complexity of the two-way sliding hinge connections.

criteria, we decided on a two-way structural steel moment frame as the best structural option. This low-damage solution incorporates asymmetric friction connections at the beam/column joints — i.e., in two directions, and friction connections at the column bases to prevent hinging in the beams and columns, which would have increased the risk of structural damage.

“The two-way moment frame spreads the seismic loads at ground level and allows the use of a shallow, reinforced concrete raft foundation.”

The two-way moment frame is a progression from the “Sliding Hinge Joint” first developed by Dr Charles Clifton at the University of Auckland. It was used by Aurecon in two Wellington projects — the Bellagio Apartments and the Te Puni Village at the University of Victoria.

However, the connection has only ever been used before in a one-way structural system. It allows for the structure to dissipate energy during a seismic event through sliding that takes place between the bottom beam flange and the bottom plate of the connection.

Holes in the bottom flange plate and the web plate are slotted to allow for the beam to rotate without causing damage to the structure. Following a large seismic event, the extent of structural repair will be limited to the replacement or re-tightening of the bolts in the connections.

“The unique aspect of the two-way sliding hinge joint is its use in a bi-directional system,” Ms Beetham says.

“Within the system, the beams and columns are protected using ‘capacity design’ principles. This means that the beams and columns are designed to remain completely elastic during a design level event and will remain undamaged.



A John Jones Steel 50-tonne truck crane is used to erect the columns.

Continued page 26

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From page 25

“This allowed Aurecon to use a grade of steel for the 600mm columns that had a lower ductility capacity than would be employed in a conventional seismic design.

“The columns were filled with concrete, presenting Aurecon with new design challenges — the first being the design of the beam-column joint under bi-directional loading and, second, the design of the steel collar plates to transfer loads to the concrete-filled columns. (Finite element analysis was ultimately employed to verify the design of the collar plate connection.)”

The Terrace Precinct development has several buildings with relatively small floor plates that require unobstructed retail frontage on all four sides.

The seismic resilience designed by Aurecon was overlaid into the architectural and operational brief, and the two-way sliding hinge joint moment frame as shown in what was dubbed Building B at the time of writing has provided a low damage resilient structure of which Antony Gough can be justifiably proud.

Challenge in the drawings detail

Fabricating and assembling the two-way sliding hinge joint moment frames did not daunt John Jones Steel.

“The main challenge was in the detailing of the drawings, putting the emphasis on the correct sequencing,” John Jones Steel general manager Dave Anderson says.

“After that, the quality of the welding was maintained by following high-level quality assurance procedures. The plate weight was another factor. Because this was the first time in the world that the two-way sliding hinge plate had been used, the engineers had taken a conservative approach, which was then peer-reviewed and approved by the University of Canterbury.

“Once the square hollow columns were installed on site, they were concrete-filled to provide stiffness and a bi-axial bending capacity under two-way seismic loading. The required column fire rating was achieved by applying intumescent paint, rather than reinforcing each column with steel inside the concrete.

“Beam penetrations done in the workshop make services installation easy, and ensure the follow on to the installation of the Comflor 80 steel flooring system is unimpeded.”

Arrow International Ltd project manager Jan Geesink says the construction work came together very quickly.

“Even though practically all of the seismic stress would go through the square columns, which made for heavy loading to take the shear, the erection work was straightforward and fast. We also avoided the heavy cost of deep concrete foundations by being able to use a shallow, reinforced concrete raft foundation.”

At ground level the floor to floor height is five metres, and four metres for the levels above. There will be access to dedicated terraces, or to open space in the courtyard and laneways.

Level one has terraces designed and orientated to receive sunlight and benefit from the views around. It will also have hospitality tenancies and house a cafe/bar. Level two contains a boutique office space.

This kind of development in the Christchurch CBD will draw people together in a true mixed use environment. As Mr Gough says, offices, hotels and retail outlets are prime movers, but at the top of his list he puts hospitality.

Continued page 27



Phase one of the roof installation.



The roof installation is completed.



The two-way hinged joints are left as blasted and not painted. Each joint requires clean steel surfaces in contact with the Bisalloy shim plates to deal with the friction forces during a seismic event. After bolt tightening and inspection, the joints are primed in readiness for the intumescent coating.



Inside the steel structure is the first time in the world that two-way sliding hinge joints have been used to mitigate earthquake consequences.

Assembling Two-Way Sliding Hinge Joints



At the base of the column, a cruciform is welded after bolt holes have been drilled on the beamline. Captive steel blocks are bolted with a high level of accuracy to keep the base square when it is torqued up. The bolts are covered by steel plates so that they are protected from the concrete that will be poured into the column once it has been erected on site.



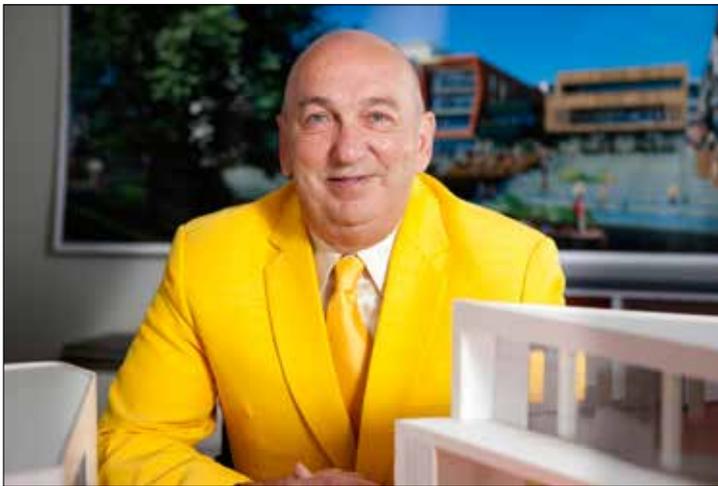
A base-plate is attached to the column with a full-strength butt weld. The base plate ring will rest over the pin on the bottom of the base assembly.



On a corner column, the round holes are on the top plates of the hinge joints; the holes on the bottom plates are slotted to allow for sliding. These are two-way plates. Collar plates range from 360 – 500kg each and have to be craned on and slid down the columns. The SHS columns are 600 x 600mm, graduated in thickness up the columns from 20mm, 16mm and 12mm.



Two base assemblies, the nearer showing the pin for the column base plate welded into a recess. The square holes align with the column bolts to allow two-way rocking. Each assembly weighs 550kg, plus the Bisalloy shims and coverplates.



Antony Gough, developer/owner Antony Gough with models of his buildings in the foreground, and a picture showing Building B in the background.

From page 26

"I don't see myself merely as a developer, but as an investor/developer," he says. "My tenants are my customers and, therefore, I listen to them to understand the important details and sizes of what they really want!"

"All my new buildings have windows on all four sides, and they are all bespoke! Rather than think first and only about the cost, with every one of my projects I get involved early with the people who design and build them. We are investing in a new CBD for Christchurch, one that will safely reflect and be enjoyed by the people who will use it."

• Pictures and drawings supplied by James Whetter of Jasmox, Tessa Beetham of Aurecon, Jan Geesink of Arrow International, Dave Anderson of John Jones Steel, and Lisa Williams, The Terrace.

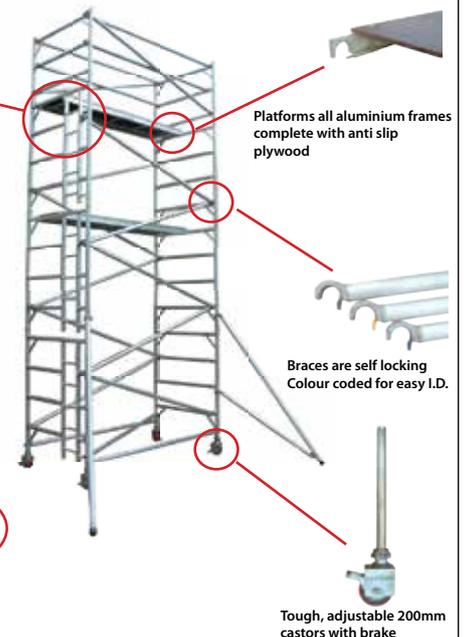
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'Building work' or 'building method'?

Timothy Bates of Auckland law firm Legal Vision cites a high profile case involving the Southland Indoor Leisure Centre to explain the difference between building work and building method.



The case of Southland Indoor Leisure Centre Charitable Trust v Invercargill City Council concerns the application of the long stop limitation prescribed by section 393(2) of the Building Act 2004, which provides a formidable defence to civil claims brought against parties involved in the construction industry more than 10 years after building work took place.

Facts

- In 1999, the Southland Indoor Leisure Centre Charitable Trust ("the Trust") was granted consents by the council to construct an indoor sports and leisure complex in Southland. The building consents contained structural plans from the consulting engineer.
- During construction it became apparent that several of the steel trusses which spanned the roof of the community courts section were visibly sagging.
- In November 1999, the Trust engaged Mr H (the second Third Party) and HCL (the first Third Party), to peer review the original design of the community court trusses to ensure that, following remedial work, the structure was

sound and within acceptable design standards.

- In December 1999, HCL (the first Third Party) provided a structural report which identified defects in the design of the trusses. The consulting engineer prepared a structural steel modification drawing which provided for modifications to be made to the community courts trusses.

- On January 4, 2000, HCL provided a producer statement — PS2 Design Review — which incorporated remedial detail in line with the modification work to the community courts trusses. It also included a letter which contained the proposed remedial detail.

- On January 14, 2000, the council issued a building consent for the modification work to be completed in accordance with the revised design prepared by the consulting engineer. A condition of the consent was that it incorporated the remedial detail prepared by HCL.

- The modification work was carried out in January 2000 in accordance with the revised design. A CCC was issued by the council on November 20, 2000, and on January 17, 2001, the consulting engineer provided a further producer statement.

- In April 2006, the council became aware of movement in the roofline where the trusses spanned over the community courts. As a result, on April 12, 2006, the Trust engaged Mr H and his firm HCL, to review the roof structure to ensure the building was safe in the event of snowfall on the roof. On June 9, HCL provided a report which confirmed the ability of the trusses over the community courts to withstand the loading changes of wind and snow.

- On September 18, 2010, the roof collapsed on the Indoor Leisure Centre following a heavy snowstorm. As a result of the loss suffered by the Trust, High Court proceedings were issued as against the council. The council denied liability and issued proceedings (albeit third party proceedings) as against Mr H and his firm HCL (the Third Parties).

The critical issue at stake in this hearing was whether the majority of the claims brought by the council as against the Third Parties were statute barred by operation of section 393(2) of the Building Act 2004.

The proceedings were in the form of

interlocutory proceedings, as to whether the majority of the claims could be struck out.

The council argued that the report provided by the Third Parties was supervisory, and provided recommendations and parameters on proposed remedial design. Thus, it argued the various claims brought were not civil proceedings "relating to building work".

The council also argued that before the court could rule that the structural review, the subsequent design review and the letter tendered by HCL fell within the definition of building work, the court would need to consider whether, in fact, this material constituted "building method" as defined in section 20 of the Act.

The council submitted that "building work" is not defined as including "building method", and sought to contrast the two statutory terms as being mutually exclusive.

However, the court (attracted to the Trust's argument that the material provided by the Third Parties was specific to a particular building rather than building methods in general) concluded that, in fact, the purpose of the involvement of the Third Parties as consulting engineers was to identify defects in the design of the community court trusses, and then provide design input into their modification or into the process by which they were to be constructed in order to meet the NZ Building Code.

It was on the basis of this design information that modifications were made to the community court trusses. This work was held to fall within the meaning of "building work", and the protection afforded by section 393(2) was deemed to be available to the Third Parties for the majority of the causes of action pleaded against them by the council. These claims were all struck out.

Section 393(2) continues to impose broad limitation protection to those carrying out construction-related work from civil claims brought after 10 years from the date of the building work.

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.

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Star quality

Architect Don Bunting wonders why the New Zealand construction industry lacks a positive public profile.

According to the media, today almost anyone can be a star. Appear in a daily soap opera; instant stardom. Read out the weather on television; definite star quality. Win a reality TV talent programme; a star is born.

This is not just a local phenomenon. In today's global village instant stardom is happening all over the world, from footballers to bit players in the latest TV soap.

To show how the media definition has degraded the original dictionary meaning, the Oxford Dictionary defines a star as: A famous or brilliant performer; the principal or most prominent performer in a play or film.

Our industry is definitely missing out on this new phenomenon and, at the same time, missing out on being seen in a more positive light. But if we are to aspire to stardom we also need to avoid loud, drunken public displays and learn to stick with only one life partner.

There is definitely a potential downside to public recognition of any kind. Social commentator Alain de Botton believes that the urge to be loved by strangers should be treated as a mental illness.

However, we are not talking about strangers here, but potential clients.

I once experienced the star phenomenon, while attending an overseas architects conference, where one of the speakers was described as "possibly the last of the real star-architects". Her name was Zaha Mohammad Hadid, of Iraqi-British nationality and a graduate of the American School of Architecture, Beirut.

Renowned for her distinctive, free-form approach to large public building projects, she swept on to the stage at the conference trailed by a gaggle of reporters and photographers.

I don't recall what her presentation was about, except it involved dramatic videos of her latest design opus. Style over substance? Perhaps, but also a realisation that we were not the audience. Her real audience was much larger and much more influential.

One critic described her approach to design as a fragmented geometry to evoke the chaos of modern life. Now I know where I went wrong.

Becoming a star in our industry is obviously

not easy. While not recommending that members of the design and construction industry aim for this modern form of stardom, we do lack a positive public profile — in fact we lack much of a profile at all.

We gain a modest and fleeting amount of public presence following the annual New Zealand Institute of Architects and Registered Master Builders awards, and the occasional mention in the print media and internet if something occurs of vicarious public interest, positive or negative.

On a scale of 1 to 10 in the public recognition stakes, the construction industry currently achieves about a 3.

Our industry publications are fine, but are too inward looking, addressing ourselves rather than the general public.

Alternately are worthy publications focused on technical issues. We have not learned how to talk to the public, except when heading into what might be termed interior design territory.

I spent 15 years writing for magazines. My first article was on toilets, which tells you I originally had a fairly broad brief from a sympathetic editor.

Farmer's wife in Otaki

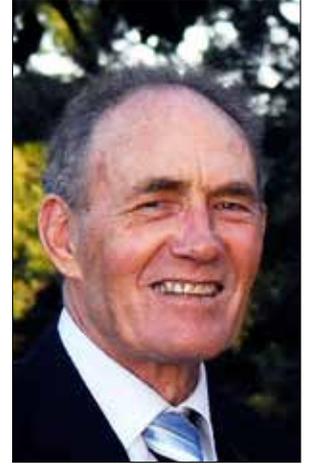
"Sympathetic editor" is usually a contradiction in terms, and I was soon firmly told that my audience was much more likely to be a farmer's wife in Otaki than a future architectural client.

We need to know what will lead to a positive response from decision makers and potential clients.

Consider our current television presence. It is represented either by a plethora of reality programmes with names like *House Rules* and *The Block*, or in the rather pretentious tones of *Grand Designs*.

The former focuses on having attractive participants racing each other towards a dramatic and messy end result. The latter revels in people trying to turn mad, overblown ideas into their dream home and end up spending months, even years, on the very edge of failure.

Grand Designs also introduces the really



annoying usage of verbs as nouns — in particular, phrases like "The build", "The spend" and "The reveal".

Now widespread, this twisting of the English language is not important in itself, as all living languages must change as society changes. However, what it does do is add an unfortunately pretentious tone to those using these phrases.

As an example of how to ruin a good idea, an excellent local television production on architects and architecture suffered under the guise of a most unfortunate title — *The Art of the Architect*. When I saw the listing in the TV guide I could sense our potential markets turning off before even viewing the programme.

Rather pompous

In this case, perception is reality, and this rather pompous title concealed a really good, down to earth look at architecturally-designed projects. A lost opportunity in my view.

The approach taken by Master Builders with their annual design awards, echoed by the current crop of TV ads by certain volume builders, is much better, with a focus on client satisfaction and building quality.

This offers the germ of an idea for a more effective approach to moving our industry at least a step closer to star status.

Our industry has many good, positive stories to tell and to sell, overcoming the continuing bad press around now middle-aged issues like leaky buildings.

What we first need to do is determine who our audience is and what they want to hear. I just wish it was that easy.

Tragic story can have a happy ending

Terry Sage of Trades Coaching New Zealand continues his Best Bros Builders Ltd cautionary tale of woe . . .

We left you last month at the end of the road for Best Bros Builders Ltd. Two mates, being forced to go separate ways, two families close to breaking point, a massive debt, homes on the line and bankruptcy looming.

It's a tragic story, but also a very common one. This sort of thing has been going on for decades and will continue to go on for many more decades — and the reason for that is that there are people involved.

We are a complicated bunch and, although there are a set of simple Business 101 rules to follow, when you add in pride, greed, jealousy, lack of knowledge and a whole raft of other human emotions you have to ask the question "is there really any hope of becoming successful business people?"

Well of course there is, and it's happening everywhere.

What could the Best Bros team have done differently? In an ideal world they should have read Business Set Up 101 and followed the list below:

1 Write a business plan.

2 Draw up cash flows and budgets.

3 Compile job descriptions and responsibility schedules for all team members.

4 Write a marketing strategy and budget.

5 Design a business model with systems and procedures.

6 Write a growth plan for one, five and 10 years.

7 Complete all the legal documentation before starting, which must include a shareholders agreement (even if it is a husband and wife team).



This is simply a business in a box, and should be done before you start your first quote. It will give you the best foundation for your company and, if done properly, will iron out most future issues.

In reality, many companies do complete some of, or the entire list above, but they do it during the life of the company. This is not a bad thing as long as it gets done. But in our "ideal" scenario it's best to do it at the beginning.

Now don't for one minute think that if you have all seven points in place you are guaranteed success and millions in the bank, because we come back to the human factor.

You have to work the list, and if you are not sure how to do that here's a novel idea — get some help. Forget your pride, get over your shyness and pick up the phone and call.

Some of the best business heads in the country surround themselves with people who know more than they do, and the bonus is that it makes them look good.

If you are up and running and don't have any, or some, of the points then don't stress — it's not too late to put them in place. If you are suffering some of the symptoms that the Best Bros Builders did, there is still hope.

Two simple but life changing pieces of advice I can offer are:

- Don't play the ostrich game — face up to the problems because they will not go away, and will probably only get worse, and
- Communication is the key to fixing and preventing. This might sound obvious but the single most common issue I come across is business partners not talking and harbouring discontent. This is the biggest killer of partnerships.

Could the Best Bros business have survived? The answer is possibly. This is, of course, dependent on many factors — one being future profitability to sustain debt reduction — but over and above that is attitude.

If you want it to happen it can, but you have to be ready for change, open dialogue and the introduction of some outside help.

That's too many words about the not so good side of business. Next time we'll chat about a success story.

If you want to discuss a problem you are facing, always remember you can give Trades Coaching New Zealand a call on 09 945 4880.

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Building Consents Information

For All Authorisations, June 2014

Dwellings	\$761,622,000
Domestic Outbuildings	\$10,584,000
Total Residential	\$772,205,000
Non-residential	\$490,195,000
Total All Buildings	\$1,262,400,000
Non-building Construction	\$28,015,000
Total Authorisations	\$1,290,415,000

Number of new dwellings consented

	Jun 2014	May 2014	Jun 2013		Jun 2014	May 2014	Jun 2013
Far North District	24	9	9	Horowhenua District	6	12	11
Whangarei District	19	23	24	Kapiti Coast District	27	15	7
Kaipara District	8	17	6	Porirua City	10	13	18
Rodney District	115	82	84	Upper Hutt City	10	29	27
North Shore City	128	74	36	Lower Hutt City	23	23	17
Waitakere City	45	60	185	Wellington City	34	29	18
Auckland City	131	220	84	Masteron District	4	9	5
Manukau City	82	90	57	Carterton District	7	2	6
Papakura District	25	55	30	South Wairarapa District	3	3	3
Franklin District	47	49	32	Tasman District	22	35	25
Thames-Coromandel District	21	20	12	Nelson City	10	30	16
Hauraki District	2	2	6	Marlborough District	13	20	10
Waikato District	26	28	22	Kaikoura District	2	5	2
Matamata-Piako District	5	14	9	Buller District	1	3	1
Hamilton City	79	44	53	Grey District	2	4	2
Waipa District	38	44	27	Westland District	2	4	5
Otorohanga District	2	2	0	Hurunui District	13	13	4
South Waikato District	3	3	1	Waimakariri District	79	85	79
Waitema District	0	0	1	Christchurch City	382	360	166
Taupo District	22	12	5	Selwyn District	104	100	92
Western Bay of Plenty District	29	20	27	Ashburton District	12	16	6
Tauranga City	67	95	55	Timaru District	25	18	13
Rotorua District	7	7	5	Mackenzie District	3	5	5
Whakatane District	5	10	11	Waimate District	2	2	1
Kawerau District	1	0	0	Chatham Islands Territory	0	0	0
Opotiki District	2	2	1	Waitaki District	10	7	4
Gisborne District	9	17	6	Central Otago District	15	23	7
Wairoa District	2	0	0	Queenstown-Lakes District	62	66	47
Hastings District	12	19	34	Dunedin City	29	45	26
Napier City	12	15	12	Clutha District	6	5	4
Central Hawke's Bay District	3	2	1	Southland District	5	10	7
New Plymouth District	21	38	22	Gore District	1	2	0
Stratford District	0	4	4	Invercargill City	13	7	15
South Taranaki District	4	1	4	Area Outside TA	0	0	0
Ruapehu District	0	0	0				
Wanganui District	4	8	4	Total	1950	2125	1539
Rangitikei District	0	1	0				
Manawatu District	7	9	6				
Palmerston North City	4	21	14				
Taranaki District	2	3	1				



Source: Statistics New Zealand

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

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BT online poll:

Recently we've been asking you the following in our online poll:

Do you think Government legislation giving building owners 20 years to strengthen earthquake-prone buildings to 34% of the new building standard is unreasonable?

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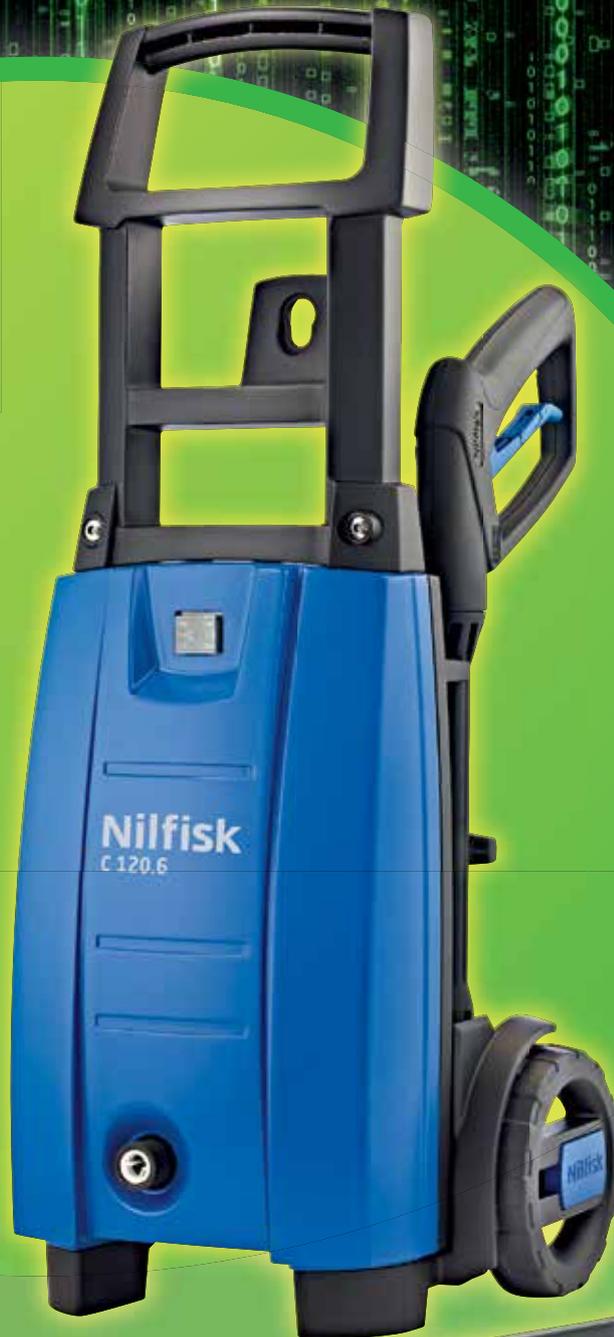
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