

BUILDINGTODAY

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION



VOLUME 25 NUMBER 3

APRIL 2015

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Meanwhile, Freeflow Pipes managing director Peter Barrett has some hard-hitting things to say about what is keeping the industry from being able to reduce housing costs in New Zealand.

Also of interest are the results of BRANZ's annual national new house owners satisfaction survey. See page 20 for those.

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Building excellent benefits for excellent builders

Best of luck to all HOY entrants

By RMBA president
John Macdonald

To all the builders who have entered the Registered Master Builders House of the Year competition, I wish you good luck.

The number of entries is up by 16% this year to 357 entries in total, so that is a great sign that there is still significant interest in the competition and that there are good levels of activity happening around New Zealand.

We have a few changes to the House of the Year programme this year. First, we've increased the value of the first four new home categories by \$50,000 to align with the increase in construction costs.

We are also making major changes to the regional magazines (previously called supplements).

They will all be managed and produced by one national supplier, and will be a much improved publication promoting all entrants in their region.

In addition to this, they will be supported by a new House of the Year web environment to achieve maximum promotional opportunities for entrants.

These magazines will be distributed by the most effective method available to reach our members' target audience, which I believe is a huge advantage when you are showcasing your work in your patch.

Also, as we are trying to achieve consistent coverage across the country, we will now have a regional magazine supporting all 11 of our House of the Year regions, which has not always been the case.

The other change is a pricing structure that is consistent throughout the country, and if you have multiple entries, a discount will apply. It is then down to you to capitalise on your success in the competition.

Just remember that your future clients will not be at the event on the night, so our aim is to give you the best possible opportunity to tell them about your work!

As the judging commences this month, I suggest you make sure you go back to your



entry, have a good hard look at it, and if you think something is not up to standard, then this is the time to fix it.

To have your work judged by experienced professionals in our field is priceless. You get constructive feedback from industry experts outside your immediate environment, as to where you can improve.

I have entered this competition for more than 10 years now, and I believe it has been a major factor in my company's success.

Engage your team in the process of judging and bring them along to the evening, and you will be surprised by the benefits you will get back from them. They will want to do better every year.

I have also found that the most successful entrants in the House of the Year competitions, in every category, are those building companies that truly work together as a team — including the architect, client, staff and subcontractors.

I hope to get to most House of the Year functions this year. I am really looking forward to meeting you all and sharing in celebrating your success!

• RMBA chief executive David Kelly's column will return in *Building Today* May.

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New Zealand's top carpentry apprentices called to compete

New Zealand carpentry apprentices are being urged to show off their skills and talent in the Registered Master Builders Carters 2015 Apprentice of the Year following a good increase in entries in 2014.

Entries for the competition are now open, with a share of more than \$100,000 in prizes up for grabs, as well as the coveted title of 2015 Apprentice of the Year.

Registered Master Builders chief executive David Kelly says the competition is an excellent opportunity to showcase the calibre of apprentices in the carpentry industry.

"Apprentice of the Year is a great opportunity for apprentices. Taking part and perhaps winning a place in the competition really does set them up for rewarding careers, and it is a great way for them to meet others in the industry," he says.

"With a record number of apprentices signing up to the Building and Construction Industry Training Organisation (BCITO) last year and an upswing of competition entries, we're anticipating higher numbers again and some strong contenders for the title of Apprentice of the Year."

2014 winner Tom Southen says taking part in Apprentice of the Year has helped him to plan out his future, and was a fantastic chance to meet other apprentices at a similar stage in their career along the way.

"Entering the competition gave me the opportunity to see how I ranked against my peers," he says.

"My advice to other apprentices starting off is to jump on every opportunity you're offered. The competition is a great opportunity to test yourself and learn about your ability to cope under pressure."

Principal sponsor Carters will be supporting the competition for the eleventh year running.

"The Apprentice of the Year competition is



Registered Master Builders 2014 Apprentice of the Year Tom Southen.

considered a key component of our investment in learning," Carters chief executive Mike Guy says. "Training and mentorship of new talent is fundamental to the future of the industry as a whole.

"While looking after new people entering the industry is a crucial element of our partnership to educate and train, we follow a lifecycle approach," Mr Guy says.

"This means that throughout their career, apprentices can look forward to a continuous engagement with learning, via our education programme, as a constant component of interacting with our company," he says.

"The competition is a fantastic opportunity to generate recognition which can set them up for the rest of their career. Getting your name out

there is invaluable for an apprentice starting out in the workforce."

Carpentry apprentices can enter the competition online at www.apprenticeoftheyear.co.nz, with entries closing on Thursday, June 11, 2015.

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

The Registered Master Builders 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).



Landmark new home for police and corrections services

In a New Zealand first, a police station and a new Corrections Remand Centre have found a home under one roof in the recently resurrected New Plymouth Police Station and Remand Centre.

The three-storey, eco-friendly building, located across the road from the New Plymouth courthouse, was originally meant to accommodate police on two floors, with extra space for future-proofing.

But when designs were being finalised, news came out that New Plymouth Prison, built in the 1870s, was expected to close.

The Joining Forces Programme, established in November 2011, was seeking ways that Police, Corrections and the Ministry of Justice (Courts) could work together more efficiently — and the new police station seemed like the perfect place to start.

The \$17 million project, built by Clelands Construction and designed by AECOM NZ Ltd, includes a two-level wing which accommodates Police's 12 single-bed cells, dog handling and search and rescue on the ground floor, with Corrections' 12 double-bunk bed remand centre on the next level above. Both services share a processing area.

Initial designs were revised to add an extra storey, and boost floor area to around 3000sq m — making room for Corrections' extra needs.

Clelands Construction project manager Bruce Earby says continuing with the build of the police station while waiting for the new designs and pricing to be approved for the remand centre was difficult.

"Ensuring precast panels, in particular, could be erected safely within the constraints of a tight building site proved quite challenging," Mr Earby says.

"Given that access for all the heavy steel secure joinery could only be provided by craning it in through an opening in the second level, we had to ensure all dimensions of the fully precast internal wall layout were within 2-5mm tolerances so these items could be installed as the build progressed."

The 21-month project was completed on time,



while ensuring uninterrupted police services in the region. Prior to the demolition of the old police station, Clelands fitted out temporary premises for the police to operate from.

The building — which won a Silver Award Commercial and Civic in last year's New Zealand Commercial Project Awards — has been designed and built for durability.

The structure is reinforced with concrete columns and beams with precast reinforced ribbed floors. Structural steelwork supports the roofing system, which is a fire-rated polyurethane sandwich panel.

State-of-the-art security is built in, while sustainable features include solar hot water, a water system that captures and re-uses rainwater, sensor lighting and intelligent heating ventilation and air-conditioning.

All windows are double-glazed, and the northern face, which is subject to solar gain, is shielded by an external louvre system.

"I think the way that the Clelands build team, architect, engineer and client gelled from the start meant that, even though there were challenges, we all had the confidence in each other to deliver great results," Mr Earby says.

"Feedback from the community and police staff has been very positive, and we enjoyed a fantastic project and build."



Fast Facts:

- **Project:** New Plymouth Police Station and Remand Centre
- **Project team:** Clelands Construction, AECOM NZ Ltd
- **Client:** New Zealand Police and Corrections Department NZ
- **Budget:** \$12 million for original rebuild, \$17 million total with Remand Centre
- **Built over 21 months** — from demolition to completion



A well-deserved win for Manawatu home

It was an exciting moment for Shane Walker of Fowler Homes (Manawatu) when his name was read out as the winner of the PlaceMakers New Homes \$250,000 - \$350,000 category at the Registered Master Builders 2014 House of the Year.

After entering seven homes over the past three years, Mr Walker thought it was "about time" he won a national award.

"My initial thought was 'finally!' when I won" he laughs.

"It could have been any builder that picked up the award. The thing about House of the Year is that there are very few points between the finalists. Everyone at the nationals was a winner in my opinion," he says.

Mr Walker says it was a good use of costs and a smart design that made this home stand out from the others in the category.

"It had polished concrete floors, polished concrete showers, and a polished concrete vanity top. It all looked fantastic," he says.

Mr Walker says the house was designed for just two people, but can expand to accommodate guests.

"There is a separate wing off the living area at the other end of the house, a further two bedrooms and another bathroom, which is great for family coming to stay," he says.

The judges thought the home was well-tailored to suit the owners' requirements.

"This is a home to sit back and enjoy for many years to come," they said.

"The builder has maintained a high standard throughout, with careful consideration given to the adjacent rural views and outdoor living spaces."

Winning the award generated great publicity for Fowler Homes (Manawatu), and Mr Walker says this was a tangible benefit of entering House of the Year.

"The award tells everybody that we're putting out the best product possible. It means that we're up there with the best.

"It's not always about the awards we have won — it's about the affordability and quality our clients deserve."

The Registered Master Builders House of the Year is made possible through the support of PlaceMakers, Master Build Services, James Hardie, GIB, Nulook, Future-Proof Building, Carters, ITM, Plumbing World, Resene, Westpac and Mitre 10.



Shane and Megan Walker of Fowler Homes (Manawatu) Ltd.

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Whangamata bach transformation an unexpected win

Luke Baxter of Beach House Builders was taken aback when his name was read out as the winner of the Master Build Services Renovation Award up to \$250,000 at the Registered Master Builders 2014 House of the Year.

He says they only entered House of the Year for the experience, never expecting to take out an award.

"It was a pretty unexpected win. I didn't even have a speech for it!" he laughs.

"We saw the competition online and it all looked pretty good. We thought we'd be lucky if we beat any of the other entries. Winning was a good feeling and a real surprise."

Mr Baxter says there were a range of challenges involved with the five-month renovation.

"There were a few unexpected issues with the renovation, so we had multiple amendments to the plan which added a bit of time and cost," he says.

"Keeping the home's original character played an important part in the renovation. We wanted to hold on to the traditional bach look and feel, so it was crucial not to modernise the exterior."

The judges were impressed by the renovation, saying Beach House Builders was a more than deserving winner of the category.

"As one of the original homes in Whangamata, the asbestos-clad, two-bedroom bach was stripped back to its bones on its journey to meet the dreams of the client," they said.

"Although the footprint of the existing home didn't increase, a modern holiday home was created, while still keeping the bach feel."

Mr Baxter says there were a range of benefits in taking part and succeeding in House of the Year.

"The competition was a fantastic way to generate a bit of publicity around what we do.



From left: Vicki Watt, Diana Blake, Barry Blake, Gordon Chesterman, Luke Baxter, Bronwyn Baxter, Greg Watt, Shane Brealey, Lee Muir, Dawson Muir and Cory Diamond.

Now we don't have to just tell people we do a good job — we have the proof behind us.

"You don't really know how you measure up against other builders until you're at the competition, and it's great to meet and network with others in the building industry."

Mr Baxter has been a proud member of Registered Master Builders since 2011.

"The main reason I joined was to have access to all their contract documents and guarantees. I tried doing it all myself originally,

but it just got too complicated," he says.

"I find that when I'm pricing a job against other builders, most of them are members of Master Builders. I feel that clients gain a sense of security knowing that we're part of an Association."

The Registered Master Builders House of the Year is made possible through the support of PlaceMakers, Master Build Services, James Hardie, GIB, Nulook, Future-Proof Building, Carters, ITM, Plumbing World, Resene, Westpac and Mitre 10.

Ground-breaking artesian heating and

A revolutionary artesian heating and cooling system at Christchurch International Airport — the first large-scale application of its kind — is to be rolled out in the airport's international terminal after its successful implementation in the domestic terminal.

Designed and implemented by engineering consultants Beca as part of the airport's \$237 million integrated terminal project, the innovation has been labelled a game-changer for the industry.

The system has recently received industry recognition, winning International Project of the Year at the 2015 CIBSE (Chartered Institution of Building Services Engineers) Building Performance Awards.

Beca technical director and Christchurch Building Services manager Justin Hill was in London to accept the award, and says Beca was proud to be involved in the project.

"It was an honour to accept the award on behalf of everyone involved. This project

epitomises excellent engineering in almost every aspect of the design and construction," he says.

Beca business director Keith Paterson says the model is already being applied in other large-scale commercial buildings throughout New Zealand, and he expects other countries will soon follow suit.

"It has changed the market. People worldwide are recognising this is the most energy-efficient system, and they are following our lead," Mr Paterson says.

"There are great benefits in terms of reducing pressure on recurrent costs, and moving forward I think it will be the system of choice for all temperate climate countries. If artesian water is not available, then sea, lake or canal water could be an alternative."

Originally installed in the airport's new domestic terminal, Beca has now also been commissioned to replicate the system in the international terminal. Design is currently

underway, and the team hopes to have it retrofitted by the end of the year.

The system uses artesian water that flows beneath Christchurch and the Canterbury plains. Easily accessible through wells, artesian water provides the system with a cost-effective, long-term heating and cooling solution and a sustainable energy source.

The benefits are vast. LPG, diesel and cooling tower requirements are eliminated, maintenance costs and structural loadings decrease, and the same energy is used for both cooling and heating, to make it around five times more efficient than standard systems.

For every kilowatt that is put in, on average around five, and as much as 12kW, of thermal energy can be provided to the building.

The end result is a revolutionary system which enables energy from artesian water to both heat and cool the building at any one time.



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cooling system on the rise

It also has the ability to recover and redistribute heat energy.

Various challenges had to be overcome before the project received the green light.

"We had to prove that the water was available and able to be used in this way before we could even gain resource consent," Mr Paterson says.

"Artesian water is also quite harsh on some materials. To avoid failures we used plastic pipes which had started to become more affordable.

"We were also developing a completely new system which is the first of its kind to feature this type of configuration. Therefore, the airport had to put a lot of trust in us but they were courageous enough to give the go ahead."

Cost-effectiveness, robustness, energy-efficiency and future flexibility were high on the priority list, Mr Paterson says.



Beca technical director Justin Hill (centre) holds the 2015 CIBSE International Project of the Year trophy. From left: Beca Group chief executive Greg Lowe, Christchurch Airport terminal facilities manager Mike Parker, Beca regional manager South Island Craig Price, Beca business director Keith Paterson, Christchurch Airport chief executive Malcolm Johns, and Beca senior mechanical building services engineer Graeme Wills.

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New Queenstown school fast-tracked

South Island construction company Amalgamated Builders Ltd (ABL) handed over the keys to Queenstown's new Shotover Primary School on time for the first day of term.

The company certainly wasn't messing around at the back of the class, completing stage one of the project on January 30, 2015 — just 37 weeks after work started.

ABL quantity surveyor for the project Karsten Pedersen says the team was "hugely proud" to be part of such an important development for the local Shotover Country development and wider school community.

"Our involvement with our close-knit local community only added to the importance of delivering on time," Mr Pedersen says.

"Many children of ABL staff or close family members and friends were planning to attend from day one so there was just a little bit of pressure there!"

Mr Pedersen says the school was an integral part of the new Shotover Country housing development, and provided a much-needed facility due to continued rapid population growth.

The ABL team and subcontractors had been working six days a week since June to ensure the school would open for the first day of term on February 9, 2015.

"Our team, including our subcontractors, have really put heart and soul into this project, and deserve special praise for their commitment and hard work," Mr Pedersen says.

The school was built by ABL on behalf of the Ministry of Education. Its design acknowledges the natural surroundings, and features modern learning environments with a number of multi-purpose spaces to allow for individual and collaborative teaching and learning.

The completed first stage includes the first learning block, catering for up to 180 pupils, the administration building and the playing field.

A hard court area containing two playing courts was handed over to the school recently, also on schedule.

A second, larger learning block, for a further 280 pupils, is on track for completion in July.

Eighty-eight foundation pupils began their studies at Shotover Primary, most in years One and Two.

"It was truly heartwarming for us to see these excited kids, parents and teachers walking into the school on the first day of term," Mr Pedersen says.



Queenstown's new Shotover Primary School.



Bright and colourful — inside the learning block.



On time for school — the Amalgamated Builders Ltd team, from left: Phill Wong, Martin Lawn, Rob Kerr, Hayden Youngman, Steve Phillips, Karsten Pedersen and Gabrielle Tabron.

"Our team and the subcontractors all really pulled together to make sure stage one was completed on time for the kids. It was fantastic

to see everyone working passionately together for a project with such importance to the community."

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June 11	Napier/Hastings	McLean Park, Rodney Green Centennial Centre
July 28	Wellington	Westpac Stadium
July 29	Palmerston North	Arena Manawatu
July 30	New Plymouth	TSB Stadium
August 18	Hamilton	Claudlands
August 19	Auckland South	Manurewa Leisure Centre
August 20	Auckland West	The Trusts Arena
November 16	Christchurch	Air Force Museum
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Students help with housing for the elderly



Juno Huang (left) and Wendy Zheng in front of a model of their homes for elderly people to be built in Opotiki.

Students from the School of Architecture and Planning at the University of Auckland are helping bridge the generation gap with their design for affordable, residential housing for the elderly.

Wendy Zheng and Juno Huang spent their evenings working together to produce a new model of pensioner accommodation for a small registered charitable trust in Opotiki. The undergraduate students were delighted when their plans were chosen from dozens of submissions to be built by the Trust.

Established in 1979, the Rangimarie Trust was set up with the aim to provide quality low-cost rental homes for elderly people on small fixed incomes in their local area.

The Trust currently owns a block of land with a dozen units which were financed by making and selling patchwork quilts, running market

stalls and raffles. It had recently purchased more land for development.

The Trustees approached senior lecturer Bill McKay from the University of Auckland for assistance with design ideas to help fulfil their specific needs. This included access ramps, solar heating, raised floors to prevent flooding, wider doors to accommodate wheelchair users, and a maximum budget of \$90,000 per unit.

Mr McKay sent the Trust's brief to his architecture students to see what they could create. Wendy and Juno's designs proved to be exactly what the Trust had been looking for.

The students came up with plans for a small cluster of houses, each with private living spaces, but an overall village feel, to accommodate single elderly people.

"It was gratifying to see young undergraduates

come up with such a good design. Apart from nailing the requirements of the brief they also produced a design sensitive to the church next door that will add to the townscape values of Opotiki by creating a nice little community precinct," Mr McKay says.

Wendy and Juno, who are both originally from China, were surprised and delighted that their designs will be built.

They are both third-year undergraduate architecture students who hope to go on and complete postgraduate studies with the aim of becoming registered architects someday. They are looking forward to visiting Opotiki to see the finished homes.

The Rangimarie Trust is now looking for funding — in the form of grants or low interest loans — to help achieve the next stage of the project.

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Expert earthquake commissioner recognised

An engineer who played a key role as a commissioner following the Canterbury earthquakes has been recognised as a Distinguished Fellow of the Institution of Professional Engineers New Zealand (IPENZ).

Professor Richard Fenwick was formally awarded the title at IPENZ's annual Fellows' and Achievers' Dinner held at The Museum of New Zealand Te Papa Tongarewa in Wellington.

Just 68 people have ever been recognised with such an honour in New Zealand.

The honour is made for the "eminent contribution" Mr Fenwick has made to the advancement of engineering knowledge and technological education.

This contribution spans 40 years as an educator and researcher, as a major contributor to the development of engineering standards and, more recently, as one of three Canterbury Earthquakes Royal Commissioners. In this role, Mr Fenwick acted as a principal concrete expert.

Along with his fellow commissioners, his work has earned the respect of the international earthquake engineering community.

In 2010, Mr Fenwick was made an Officer of the New Zealand Order of Merit for services to engineering.

He is a Life Member of the New Zealand Society for Earthquake Engineering and the Structural Engineering Society, and is an Honorary Member of the New Zealand Concrete Society.

"The Fellows' and Achievers' Dinner is a very special occasion for IPENZ as we honour and celebrate the outstanding individuals who have made a significant contribution to the advancement of the engineering profession," IPENZ chief executive Susan Freeman-Greene says.

"It is an opportunity to highlight the great work our engineers do and the positive benefits brought to New Zealand."



Richard Fenwick

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KEYNOTE SPEAKER **ian moore architects**

Ian Moore: My father was a builder in New Zealand so I grew up on building sites.....I never wanted to be anything other than an architect.....

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CHA calls for mind shift from government in housing debate

The group representing community housing providers says the government focus needs to shift from asset sales to investment in families and healthy communities.

Community Housing Aotearoa (CHA) director Scott Figenshow says the Salvation Army's announcement that it is no longer looking at purchasing state houses is no surprise.

"Many in the sector have been saying that the only way they can make the sums work is if they are transferred at close to nil value. This will provide equity to the sector from which it can leverage regeneration, and deliver better outcomes for tenants and families," Mr Figenshow says.

"Our members are very concerned about the families they work with, and are only interested if they can do a better job than Housing New Zealand.

"At the moment the sums simply don't stack up. Recently the Government confirmed \$1.2 billion of deferred maintenance on the state housing stock. Why would a provider want to purchase a liability?"

"There is enough information now for the Government to adjust its financial approach to one based on delivering good quality homes and strong, healthy communities," he says.

CHA's members have been saying for some time that they are interested in delivering improved outcomes for families and communities.

"What the sector sees is it growing from roughly 5000 homes to say 60,000 homes — and as a sector, it would be of equivalent size to Housing New Zealand. That would double the amount of social and affordable housing across New Zealand.

"The community housing sector would be delivering across the housing continuum — everything from emergency housing to secure tenure, affordable rental with wrap around services, and on to rent-to-buy and shared home ownership."

In order to achieve that, the Government needs to partner with the community housing sector, and that means investing in the sector.

"In Housing New Zealand's Statement of Intent,

it will pay \$112 million in income tax and \$108 million in dividend to the Crown in July. The Government says it's not about the money, so why can't that \$220 million be invested into growth of the community housing sector each year for the next 20 years?" he says.

"We need a partnership with government based on delivering better outcomes for families and communities. That is the dividend we should be measuring, not a financial dividend to the crown. We need certainty of a 10 to 20-year pipeline of resources — including for support services — that we can match in order for partnerships to work."

Mr Figenshow says Budget 2014 did not provide any funding to increase affordable or social housing supply. It introduced \$10 million for the year to start in July this year — \$10 million a year reduced from \$47 million a year.

He says what is required is a cross party agreement on housing, and a 20-year strategy to back it up.

"We need to see a community housing sector of equal size to Housing New Zealand — not a reshuffling of the current houses."

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BRANZ national survey provides insight for builders to improve customer satisfaction

The results from the fourth national new house owner's satisfaction survey contain some important messages for the residential building industry in New Zealand.

The annual survey, undertaken by BRANZ since 2011, measures how well new house owners rate their builder, based on the experience of having a home built in the past 12 months.

88% of respondents are satisfied with the overall quality of their new home. Those who had built previously are the most satisfied and scored their builder higher on all measures than those who had never built before.

Owners that chose a one-off design with major/total owner input were happiest with their builder.

BRANZ chief executive Chelydra Percy says the survey demonstrates that the industry is performing well in delivering a home new owners are happy with.

"But there is room for improvement, and BRANZ will continue working with industry to identify how to improve quality delivery," Ms Percy says.

Overall workloads in New Zealand (excluding Auckland and Christchurch) have increased by about 15%. A positive change in the results compared to last year is that defect call-back rates in Auckland have decreased, despite a 40% increase in industry workload.

However, the survey also highlights that satisfaction scores overall are trending downwards, partly due to increasing workloads, with average scores down about 3.5% from last year.

Christchurch demonstrates the lowest levels of satisfaction driven primarily by the rate of building and the ability of companies to secure quality tradespeople. The Canterbury region scored lowest across every measure compared to the rest of New Zealand.

Measures related to post-occupancy performance of builders were particularly poor. Christchurch represents 20% of housing construction underway in New Zealand, and workload pressures are clearly challenging the delivery of good building performance.

The survey signals that better follow-up by builders is needed for home owners after handover, and to improve communication over call-backs and repair of defects.

Registered Master Builders Association chief executive David Kelly says RMBA members work exceptionally hard with their clients to ensure they have strong communication and information on what to expect during the building process.

For large-scale builders, three top-performing builders significantly outperformed the average. Classic Builders demonstrated best results among large-scale builders across the 12 measures used to determine the overall satisfaction score. The firm was also the most likely to be recommended.

Jennian Homes and Generation Homes came close behind, with second and third-level ratings respectively.

With analysis by building company, group or franchise, the survey helps identify those businesses that are meeting or exceeding

client expectations. It covers 31 territorial authorities, from Invercargill to the Far North.

Funded by the Building Research Levy, the survey informs designers, builders and workers in the residential construction industry, as well as people planning to build a new home in New Zealand.

A copy of the survey can be found on the BRANZ web site at www.branz.co.nz.

BRANZ is about to begin work on a project that elaborates on the home owner results. The 2015/16 study will look into why new-build clients who have built previously are more satisfied than those who have never built before.

It will also study how builders can inform those who have not built before with key information to ensure better results.

Some key findings from the survey:

- ***A greater proportion of home owners are now calling back their builder after first occupancy to repair defects. This proportion increased significantly.***
- ***On average, smaller-scale builders achieved the best results and outperformed their large-scale counterparts.***

New home owners are happiest with:

- ***The overall quality of their new home.***
- ***The service provided by their builder during the buying process.***
- ***The standard finish of their home.***

New home owners are least happy with:

- ***The fixing of defects after first occupancy.***
- ***The level of communication from their builder.***
- ***The service provided by their builder after they moved in.***



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Repeat offender fined for illegal work in Auckland

An Auckland man has been convicted and fined \$1500 for carrying out drainlaying work without an authorisation for a second time.

Aaron L'Estrange Corbet carried out drainlaying work at a home in Glen Eden without authorisation. When the work was found to be defective by a certifying drainlayer who was engaged by the home owners to inspect the work, a complaint was lodged with the Board.

Plumbing, gasfitting and drainlaying are regulated industries in New Zealand, and it is illegal to do this work unless authorised by the Plumbers, Gasfitters and Drainlayers Board.

As with the previous prosecution, Mr L'Estrange Corbet carried out work on a foul water drainage system. He was not authorised in any way to do drainlaying at the time of the relevant work, and he has never been registered under the Plumbers, Gasfitters and Drainlayers Act as a drainlayer.

The Board advises all consumers to take every precaution when engaging with plumbing, gasfitting and drainlaying service providers,



The card all licensed plumbers, gasfitters and drainlayers must carry.

and recommends asking to see an authorisation card before any work commences. This way they can be assured the work is being done lawfully and by a competent tradesperson.

Board chief executive Max Pedersen says people should not risk their family's health and safety, or their insurance, by hiring unauthorised people.

"There are serious health and safety risks associated with drainlaying carried out by an

unauthorised person. Any defective work has the potential to cause disease and serious damage to the property," Mr Pedersen says.

If a home owner believes that work has been done by someone who is not authorised, or has concerns about the competency of tradespeople, they can make a complaint to the Board.

Mr L'Estrange Corbet was convicted and fined \$1500, and ordered to pay \$130 court costs and a \$113 solicitors fee.

In October last year Mr L'Estrange Corbet was convicted on two charges under the Plumbers, Gasfitters and Drainlayers Act. He was fined \$1500 for doing unauthorised drainlaying work, and fined \$2000 for claiming to be licensed or registered.

The Plumbers, Gasfitters and Drainlayers Board is the statutory body which regulates the plumbing, gasfitting and drainlaying trades to ensure those providing these services are competent and safe in order to protect the public and property.

Something to go with smoko

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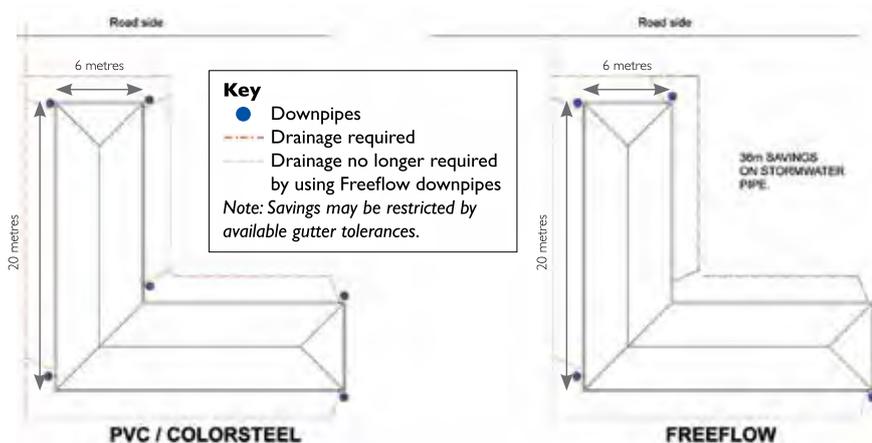
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Making sure high visibility safety garments meet the standard

Safety depends on being easily seen in any situation where people are working alongside moving vehicles and machinery, whether it be on a construction site, at a factory or in a warehouse.

High visibility clothing plays a vital role, but unless the clothing used is suitable for the conditions, the protection it provides may not be adequate.

The best way to ensure workers can be clearly seen is to check that all high visibility gear complies with safety standard AS/ NZS 4602.1:2011.

What is the standard?

AS/NZS 4602.1:2011 High visibility safety garments, Part 1: Garments for High Risk Applications sets out the requirements for selecting and using high visibility clothing to ensure visibility in high-risk work environments.

There are three different classes of high visibility garment, depending on whether they are intended for use during the day, at night, or both. The classes are:

- Day only (Class D): These garments, made from fluorescent or other high visibility materials, are designed for daytime use. They are intended only for use in workplaces where lighting levels are good, and no work is done outside of daylight hours.
- Day/Night (Class D/N): These garments combine fluorescent or other high-visibility background materials with strips of reflective tape, making them suitable for day and night use, or for work areas where there are low light levels. There are five different compliant reflective tape configurations.
- Night only (Class N): These garments are designed and only suitable for night use, with no background material specified. The reflective tape must meet certain measurements and configuration.

What are the key design requirements?

- The minimum area of unbroken fluorescent material on any high-visibility garment intended for day or day/night use must be not less than 0.2sq m on the front of the garment

and 0.2sq m on the back of the garment.

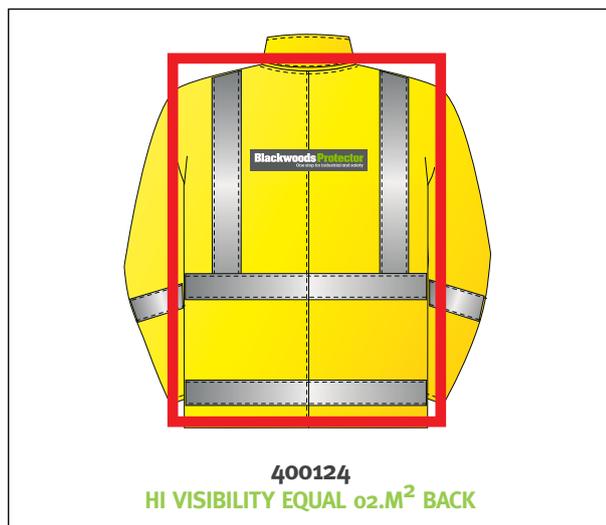
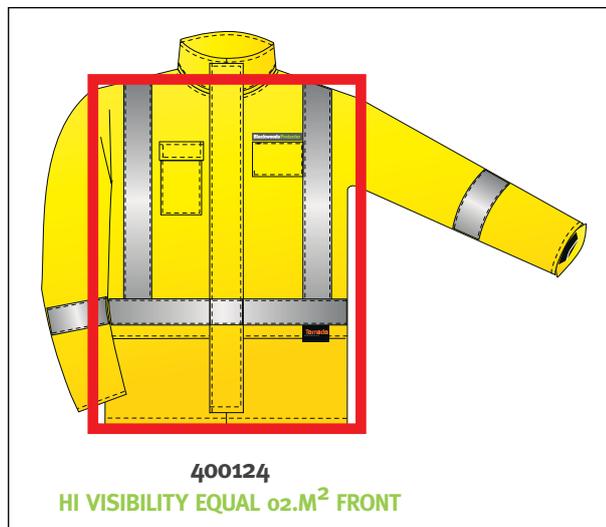
- The fluorescent colour is required to meet AS/NZS 1906.4:2010.
- The reflective tape is required to meet 50mm width measurement and one of five taping configurations.
- Smaller-sized garments may need to extend the area of fluorescent fabric onto the sleeves if there is not a large enough unbroken area on the body of the garment.
- Underarm venting is permitted, using a suitably coloured square of lightweight mesh no more than 10cm x 10cm.
- Clothing labels must have the standard correctly printed and clear garment care instructions.

instructions.

Where can company logos be applied?

A logo can be applied anywhere on the garment as long as the fluorescent area on the smallest-sized garment can still meet 0.2sq m on the front torso and 0.2sq m on the back torso. Logos cannot be embellished over any reflective tape.

- Anyone can request a copy from Standards New Zealand. Visit the web site at www.standards.co.nz. There is a charge of \$99 to download or \$110 for a printed copy.



February 2015



To: The Building Industry

Re: Trade mark awareness notice from New Zealand Steel – COLORSTEEL®

For over 30 years, New Zealand Steel has been known for its COLORSTEEL® pre-painted steel products used for roofing, cladding, rainwater products and fencing.

New Zealand Steel owns several trade marks for its COLORSTEEL® range, including some registered marks: COLORSTEEL®, THE ROOF OF NEW ZEALAND®, COLORSTEEL® ENDURA®, COLORSTEEL® MAXX®, COLORSTEEL® METALLIC®, COLORSTEEL® BOUNCE® and COLORSTEEL® CP ANTIBACTERIAL.

Not all pre-painted steel products are equivalent. The COLORSTEEL® brand is synonymous with high quality products¹ made in New Zealand and formulated for New Zealand conditions. Through ongoing innovation and research COLORSTEEL® products remain at the forefront of coated steel technology, utilising unique paint formulations that provide excellent colour performance to withstand New Zealand's extreme climate and harsh UV rays and excellent pencil hardness for a tough and scratch resistant finish.

Unfortunately, over the last 12 months, New Zealand Steel has received an increasing number of complaints from homeowners with defective roofs, made from imported pre-painted steel², who were of the understanding that they had been supplied with a genuine COLORSTEEL® branded product. Defects have included premature fading and a base metal thickness (BMT) below that required by the NZ Building Code Acceptable Solution E2/AS1.

New Zealand Steel is concerned that some suppliers of these pre-painted steel products may be inaccurately describing its products. In particular, a) there have been examples of confusion between a pre-painted roof and a genuine COLORSTEEL® roof, b) use of the term "COLORSTEEL®" to refer to pre-painted steel generally, and c) using words similar to COLORSTEEL® to imply that it is a COLORSTEEL® branded product.

It is vitally important to New Zealand Steel that its COLORSTEEL® trade mark is not infringed to protect and reinforce New Zealand Steel's position as a pre-eminent supplier of roofing products in New Zealand. Constant monitoring and vigilance by New Zealand Steel supports rollformers and roofers who supply and install genuine COLORSTEEL® products, and ensures homeowners and commercial project managers receive nothing less than the high quality COLORSTEEL® branded products they ordered.

New Zealand Steel takes the protection of its COLORSTEEL® trade mark seriously and issues 'Cease and Desist' letters to companies incorrectly associating their product to the COLORSTEEL® brand.

If roofing suppliers or specialists require clarification regarding the use of New Zealand Steel's trade marks or suspect that someone may be incorrectly using the COLORSTEEL® trade marks, please contact the COLORSTEEL® Marketing team on **09 375 8824** or email **info@colorsteel.co.nz**.

If it is not manufactured by New Zealand Steel then it's not a genuine COLORSTEEL® branded product:



¹ COLORSTEEL® products are manufactured under a third party accredited ISO9001 quality management system to ensure consistency and reliability. COLORSTEEL® products have undergone a four year exposure test on New Zealand and Australian extreme exposure sites for both (UV) colour performance and long term durability. COLORSTEEL® ENDURA® and COLORSTEEL® MAXX® products are manufactured to comply with the requirements of AS/NZS2728:2013.

² Testing by NZ Metal Roofing Manufacturers Inc showed after 2000 hours of UV exposure NZ made pre-painted steel showed no evidence of degradation compared with the imported product tested under the same conditions (Source: www.metalroofing.org.nz. Search "imported" under "Technical Articles").

Safety awards presented next month

Entries for the 2015 New Zealand Workplace Health and Safety Awards are now closed.

The awards acknowledge businesses, both large and small, and individuals who champion safety.

They give national recognition to good ideas, superior systems, great initiatives and hard-working people who have made a difference over the past 12 months.

The Awards will be presented at a Gala Dinner at the SkyCity Convention Centre, Auckland, on Wednesday, May 27, which is day one of the Safeguard National Health & Safety Conference.

Award categories are:

Category 1: Kensington Swan best initiative to address a safety risk.

Category 2: WorkSafe New Zealand best initiative to address a health risk.

Category 3: Vitae best initiative to improve employee wellness.

Category 4: NZ Safety best initiative to encourage engagement in health and safety.

Category 5: SICK best use of design/technology to eliminate or isolate a risk.

Category 6: Site Safe best health and safety initiative by a small business.

Category 7: Impac best significant health and safety initiative by a large organisation.

Category 8: ACC best leadership of an industry sector or region.

Category 9: NZISM health and safety practitioner of the year.

Category 10: edenfx most influential employee.

Category 11: Business Leaders Health and Safety Forum executive of the year.

The Countdown Lifetime Achievement Award will also be presented.

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Why is my business the size it is? And

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

Have you ever said to yourself:

- “I thought we were going to have a great year because I doubled my volume. But instead of doubling my profit, I just broke even at best!”
- “We’ve tried to do \$1 million turnover each year, but can never quite get there.”
- “I know I could grow my business if I just got out of the day-to-day stuff and spent more time selling.”
- “We consistently do \$2.5 million turnover but can’t ever seem to grow beyond that point.”



Mike Fox

All of the above are common catchcries from the majority of builders — particularly from Master Builder members who want to grow their businesses and who, for one reason or another, reach a certain size and stagnate at that level, unsure of how or whether they should progress.

So the question is, how do you break the shackles and push on with profitable and manageable growth?

First, there are some basics to understand:

- Maintaining steady growth in our industry is not possible. Growth nearly always happens in spurts, and it’s often an increase of work that causes a company to fail, through lack of resources and capital.
- Doubling sales volume at \$200,000 is much easier than doubling sales volume at \$2 million.
- Business growth is based on process, delegation and management skills, and less on technical and building skills.
- Companies need to go through evolutionary stages to grow.

There are typically five stages of small-to-medium business growth, and it’s worth understanding these and identifying the stage you’re at.

It’s also important to understand that the stage you are at is not set by turnover but, more importantly, by your number of employees and the management structure you operate within. The typical steps are:

the business — if you’re not there, you’re not earning.

Survival Stage — Bumbling Along

This is where the owner still does everything but is starting to develop systems and carrying out basic business disciplines such as cashflow projections — but there is still no strategic or longer-term planning.

Companies can be profitable but usually by accident, as there tends to be little defined or repeatable process.

Success Stage – Owner Rules Supreme

This is where you can make it or break it. There are two paths that can be taken — one planning for growth, the other disengaging and staying with the status quo. The success-disengaging path is where the company may have some functional front line managers but the owner still rules supreme.

There are basic financial, marketing and production systems in place. However, growth is seen as painful or frightening and,

Existence Stage — Hand to Mouth

The owner does everything, with the number one concern being cashflow and the ability to meet the bills each month. The business focus is based solidly on getting customers and delivery of product. There is little to no strategic planning, and the operation is one bad job from going out of business.

It’s likely the majority of small builders are in this category, and you are more or less wed to

It’s also important to understand that the stage you are at is not set by turnover but, more importantly, by your number of employees and the management structure you operate within.

how do I grow it for the right reasons?

accordingly, the company performance plateaus at a point the owner feels comfortably in control.

All this said, the business can continue in this phase for a long time and be relatively successful.

The success growth path, conversely, is where the owner sees growth as the focus and commits resources to achieve this. There is extensive planning and forecasting for growth, and management staff are employed with an eye to the future rather than to meet the immediate current position of the company.

Take Off Stage — Letting go of the reins

The company's growth is significant, with primary concerns being delegation, cashflow and planning to cope with the exponential growth. This is a pivotal point in the company's life, as the owner will be out of their comfort zone with many decisions having to be made by front line staff.

These decisions will, of course, never be quite the same as if the owner was making them.

However, this is a cost of growth and must be factored in. If the owner can't accept or get beyond this phase they may retreat back to their comfort zone and, consequently, stifle the growth of the operation.

These tend to be businesses that have some brand value and can be sold as going concerns, as they are not solely reliant on the individual who owns the company for its day-to-day operation.

It also allows the owner a degree of freedom to work on the business as opposed to being all consumed within it.

Maturity Stage — The Corporate Model

At this stage profit is based upon process and not necessarily identities or personalities. The business operation will be detailed and structured with a clear strategic plan and direction.

Management of the business will be by delegation with full accountability. Should the company not be successful in delegating, grow too fast or not be able to keep sufficient volumes up to support the infrastructure, then the possibility remains to revert to an earlier growth stage.

How to get started

So after reading this and identifying the stage your business is at, how do you grow your business so that it's not a lifestyle business or defacto employment position?

Analyse the growth that occurred at the beginning of your company's life and look at your company's results for the past five financial years to see if a pattern emerges.

You'll probably see that you reached a plateau at a certain size that will be reflected in the stages outlined above. If you wish to grow beyond this, then you need to heed the following:

- Be ready for the growth spurt as it will not be steady, but is often in uncomfortable steps.
- Growth is about good management skills mixed with technical ability, not the other way around. However, if growth is at the cost of quality or a

reduced build experience for your client, expect growth and profitability not to be sustainable.

- Without delegation there will be no growth.
- Without clear, repeatable and transferable process there will be no growth.
- Without a clear business plan for the medium-to-long term there will be little forward direction.

It's important to have an idea of where you'd like to be in five years, otherwise you don't know where you are heading. You can't drive the truck without a steering wheel and, certainly, you can't build a successful house without a plan — and it's exactly the same when building your business.

• This article is broadly based on a seminar titled *Understanding Your Business' Growth Plateaus and Beyond*, presented by Leslie C Shiner.

• **This article contains the author's opinion only, and is not necessarily the opinion of the Registered Master Builders Association, its chief executive or staff.**

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Building industry needs fresh thinking to reduce costs

By Hamilton-based Freeflow Pipes managing director Peter Barrett



Peter Barrett

Have you ever wondered why houses in this country are so much more expensive to build than houses overseas?

The Productivity Commission reported in 2012 that it costs 15% to 25% more to build a house in New Zealand than in Australia.

That finding is backed up by Rawlinson's guide to building costs, which showed the mid-range cost of an Auckland home that year was \$1650 per square metre compared with \$1175 in Melbourne.

A 2014 New Zealand Institute of Economic Research report found New Zealand was around 8% more expensive than Australia for a medium standard home.

Tony Sewell, chief executive of Ngai Tahu Property, the South Island's biggest property company, says the cost of building good quality, low-cost housing in California is about \$600 per square metre compared with about \$1500 in New Zealand.*

Houses are more expensive here because much of the New Zealand building industry uses old-fashioned, inefficient building practices, and is incentivised by building product suppliers to continue to use their products rather than switching to new, better alternatives.

Freeflow Pipes manufactures patented aluminium downpipes that are part of a wave of innovative products and building approaches that are helping to drive down the cost of new houses and commercial buildings.

Our company's pipes are only a small component of a building, but their superior flow rate means fewer downpipes are needed, resulting in big savings in drainage systems.

Using our downpipes can save about \$800 on a typical house — more on bigger buildings.

If you extend that smart thinking to every other facet of a house, you can achieve substantial savings and better quality buildings. But we need the building industry to be ready to embrace new ideas, new products and new building methods.

The New Zealand building industry needs to shake out old, entrenched sloppy practices and inducements that inflate the cost of new houses.

A number of building companies — including Golden Homes, Mike Greer Homes and Ryman

Healthcare — are changing the industry by introducing effective and efficient building practices to reduce costs while using only high quality building materials and fittings. But many other builders are lagging behind.

A number of factors need to be addressed to reduce the cost of housing and make it more affordable for ordinary Kiwis. These are:

- **Product specification:** When products are exactly specified on a house plan by an architect or architectural designer they can be made to order in the factory at a fraction of the cost of on-site construction or assembly.

- **Factory production:** Imagine how much cars would cost if they were all individually designed and hand-made. That's how cars used to be produced before Henry Ford introduced mass production and they were unaffordable for all but the very wealthy.

Similarly, factory production of pre-ordered house components reduces the cost of housing while improving the quality. Factory production does not mean houses cannot be personalised, just that detailed specifications are needed.

- **Standardisation:** As an example, Freeflow Pipes can supply 90% of market needs with just 10 different designs. Our production costs are significantly lower than if we had 20 product lines. The same principle applies to the makers of joinery or any other house fitting.

- **Precision building:** Sloppy "she'll be right" building practices must go before it will be possible to drive cost out of housing through pre-ordering and factory production for on-site assembly. Everything from the foundations to the framing must be spot-on.

For example, Golden Homes uses Zog steel framing to build homes to millimetre tolerances so joinery and fittings do not require expensive on-site adjustments.

- **Waste reduction:** Believe it or not, most of New Zealand's waste to landfill is not household or office waste, but building waste. Mike Greer Homes' clever design takes into account the standard building material dimensions, and with efficient factory production can significantly reduce waste which, in turn, slashes costs.

- **Large scale efficiency:** When Ryman Healthcare builds a 200 or 300-home retirement village it is a model of efficiency. Each stage of the building is meticulously planned and then built to a detailed schedule. It is no wonder Ryman Healthcare is such a successful and profitable business.

- **Incentives:** Big, well established building suppliers offer fishing trips and overseas holidays to incentivise builders to use their products. These cosy relationships work for the building supplier and builder, but are a huge barrier to the introduction of new products that can reduce costs — so house buyers end up paying more than they should.

The building industry needs to move much faster from being a "cottage industry" where houses are built piece-by-piece on-site, often with many variations along the way, to high-tech, low-waste, factory-style production that will not only be less costly but of a higher quality.

* www.listener.co.nz/current-affairs/money/why-its-more-expensive-to-build-in-nz-than-in-australia/

<http://qvgroup.qv.co.nz/construction-cost-information>

www.mbie.govt.nz/what-we-do/housing/residential-construction-sector-market-study/pdf-document-library/issues-paper-submissions/fletcher-building.pdf

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www.mbie.govt.nz/what-we-do/housing/residential-construction-sector-market-study
<http://www.prefabnz.com/>

Monier roof tiles deliver an earthquake-proof walling solution



Wellington Hospital chose Monier Nullarbor terracotta roof tiles for the redevelopment of its new building and the refurbishment of its existing building.

Monier Nullarbor was chosen not only for the standout performance of its system, but also because of its natural “earth” colour, which added warmth and texture to the streetscape.

The Wellington Hospital redevelopment was completed approximately five years ago, and during that time the region has been subjected to numerous earthquakes of varying intensity, including the 2013 quake which registered 5.4 on the Richter scale.

During this period, the Monier Terracotta roof tile system has proven to be a durable, functional and aesthetic addition to this impressive civic building.

“The brickwork of the old entrance and administration building was such a recognisable landmark, we wanted to retain its essence in the new construction. But we were obviously mindful of the impracticality of using conventional brickwork in an earthquake-prone region like Wellington,” CCM Architects’ John Rogers says.

The hospital’s redevelopment included the construction of a new 48,000sq m building, the refurbishment of more than 15,000sq m of existing space and extensive earthworks, including the demolition of the familiar Riddiford Street facade.

A range of alternate options were considered for this application, including prefabricated reinforced brick panels, engineered masonry wall systems and the Monier Nullarbor terracotta roof tile system.

Each option was subjected to an onsite trial, with massive 4x4 metre sample panels constructed in-situ and tested for structural stability and water penetration.

The Monier roof tile system outperformed even the highly regarded engineered option, and when considered as part of a complete cost benefit analysis, it also proved to be the most cost-effective solution.

Over 38,000 Nullarbor terracotta roof tiles were used in the construction, with each tile meticulously laid onto a timber matrix consisting of 75mm x 50mm battens mounted to a series of 150mm x 50mm vertical studs, and spaced at 400mm centres.

To ensure the system’s longevity, each tile was individually fixed at three points using 316 grade stainless steel screws and storm clips.

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BT's Back in Time

20 years ago:

- Auckland City Council was taking a tough line against builders and tradespeople whose work converged onto roads.

A new amendment to a council bylaw came into effect, providing the authority for the council to take action against anyone putting materials, machinery, jumbo bins or site huts on roads, footpaths or grass berms.

The bylaw protected public safety and council property against the detrimental impacts arising from some development sites. It prohibited damage to roads, tracking dirt onto roads, damaging services and knocking down street trees.

15 years ago:

- A Modern Apprenticeships scheme announced by the Government was a positive move to improve the country's skill base, but its success depended on employers genuinely having jobs for apprentices, according to the BCITO.

The scheme — encouraging 16-21 year olds into industry training — was to be run by Skill New Zealand, and include the appointment of Modern Apprenticeship co-ordinators to provide local support for employers and apprentices.

The Government was aiming to have 3000 apprenticeships in place by early 2002.

10 years ago:

- New Zealand could be saved hundreds of millions of dollars in resource and health costs with the release of the most recent version of the Building Act, according to Building Research (formerly BRANZ), the building industry's leading research and testing provider.

Building Research welcomed the new requirement that future building follows the principles of sustainable development, calling it a far-sighted inclusion.

Built environment manager Chris Kane said there was a bright future for countries that embraced the concept of sustainable development.

"It's not about tree hugging — far from it. It's about ensuring we extract maximum benefit from both our scarce and widely available resources.

"Improving resource usage of the existing housing stock of 1.2 million houses alone would save New Zealand householders about \$410 million annually," Mr Kane claimed.

5 years ago:

- A successful pilot scheme led to a nationwide roll out of an exciting initiative to improve how Housing New Zealand responds to the public, according to Acting Housing Minister Maurice Williamson.

The Housing New Zealand Options and Advice service was to be rolled out nationally over the next three months, starting in 18 Housing New Zealand neighbourhood units.

"The reality is that Housing New Zealand cannot house everyone who walks through its doors, but it can do more to help them," Mr Williamson said.

"Options and Advice is about being smart by joining people up with other government and non-government services or the private rental sector to provide them with a broader suite of options than just state housing."

BCITO's Build-Ability Challenge for schools kicks off in May

The BCITO's tagline and philosophy of "Building People" starts right at the beginning when future carpenters are still at secondary school.

The BCITO Build-Ability Challenge is a nationwide, school-based competition, open to secondary school-aged students.

It's aimed at pupils with skills in technology who may be interested in pursuing a career in the construction industry. It's also a strategy for the BCITO to further build relationships with schools, careers counsellors and technology teachers.

This year's challenge kicks off on May 4. Twenty-nine schools are lucky enough to have been successful in securing their place in the challenge.

Each school will have a team of up to five students, whose task is to work together to plan, design, cost and build a playhouse to defined specifications. The playhouses must have a distinctive theme and be safe and fit-for-purpose, as well as showcasing the construction skills of the team.

As the name suggests, Build-Ability aims to challenge students. Completing the challenge requires that teams excel in aptitude and attitude. Competitors will need to think creatively, work collaboratively and keep to timelines throughout the competition.

Documenting each team's progress online throughout the challenge is an initiative that was introduced in 2014's Build-Ability competition. Teams will be blogging each week at www.buildability.co.nz, from May to August, during the build phase of the competition.

The public will be able to visit this site and cast their votes on the finished playhouses to choose the winner of the "People's Choice" category.

Prizes up for grabs include \$1000 for the overall winners, a "classroom shout" for the People's Choice award, and a GoPro camera for the winners of the best video blog entry.

The BCITO reintroduced this competition last year, with just nine schools competing. It was so successful that it's been opened up this year to a larger group of competitors.

Each team will be mentored by teachers and supported by BCITO skills brokers. Build-Ability also provides students with a chance to be the heroes of their school campus and local community with a focus on giving back.

Creating projects to raise money for local community groups, students develop self-confidence, self-esteem and a sense of ambassadorship for their school.

Best of luck to all the schools competing in this year's challenge. If last year's competition is anything to go by, we look forward to seeing some amazingly creative and well-constructed playhouses.

It's going to be full on and, no doubt, a nationwide battle will ensue between the top technology students from the following schools:

Awatapu College
 Central Hawkes Bay College
 Dannevirke High School
 Feilding High School
 Forest View High School
 Howick College
 Hutt Valley High School
 Kaikorai Valley College
 Kamo High School
 Kerikeri High School
 Mana College
 Manurewa High School
 Middleton Grange School
 Opotiki College
 Otahuhu College

Queen Charlotte College
 Riccarton High School
 Rongotai College
 Rosehill College
 Rotorua Boys High School
 South Otago High School
 Takapuna Grammar School
 Tamatea High School
 Tararua College
 Thames High School
 Tuakau College
 Waiopahu College
 Waitara High School
 Waiuku College



Inspiration for 2015's BCITO Build-Ability Challenge.



My Secret to Training Legendary Apprentices...

As our industry grows, along with the demand for skilled trades, it's our job as employers to get the right people trained up and ready to make a difference.

Since starting my own business at age 30, I've been passionate about training. I wanted someone young and fresh to help me out; who would grow to become a valuable member of both my team and the construction industry. So I took on an apprentice through the BCITO.

Seven years and six apprentices later, I'm reaping the benefits.

Not only do I now have a team of guys with the skills that my business needs, but I've got some great mates to work with too.

Finding the right apprentice isn't easy, but once you've found someone you can get along well with, is eager to learn and not afraid of a bit of hard work, you're sorted.

It's then up to you to mentor that person until they've got the skills you both need.

At the beginning, it's all about investing your time, skills and energy. Being a good mentor means giving your apprentices a chance to excel and pushing them to be their best.

Seeing the potential isn't enough; you have to provide opportunities for your apprentice to reach that potential.

After a couple of years of training and hard work, they hit that magic moment and all of a sudden you've created a fully competent tradesperson.

Through training apprentices, I've had excellent opportunities to foster great talent. One of my first apprentices, Willie de Gruchy, went on to win the Auckland 2013 House of the Year. Bill Harkness (pictured), who's still working with me now, won the RMB Carters Apprentice of the Year title in 2013.

I'm so proud of what these guys have achieved, and it's so rewarding to know I have been a part of their career.

The bottom line is that there aren't any downsides to supporting your apprentices to be their best. When your apprentices succeed, so does your business. Who wouldn't want a top class tradesman to work alongside everyday?

For me, training apprentices just makes sense.

Ben Redmond
 Redmond Builders & Construction

BCITO building people If you reckon Ben knows what he's talking about and you want to get involved with training **CALL THE BCITO ON 0800 422 486.** We may even be able to help find you the right apprentice.

BIA escapes liability in weathertightness case

Timothy Bates, principal of Auckland law firm Legal Vision, examines a case where the Building Industry Authority was held to owe no privately enforceable duties to either building owners or territorial authorities.



In this recent case of *Body Corporate 346930 v Argon Construction Ltd & Auckland Council*, the High Court was asked to consider whether the Ministry of Business Innovation and Employment (MBIE) or its predecessor, the Building Industry Authority (BIA), owed a statutory duty/duty of care to the Body Corporate or to the council.

The property that was the subject matter of the proceedings was the Scholar Hotel and Apartments in Auckland. These had been constructed in 2003/2004 as a unit title development, and had developed weathertightness issues.

The Body Corporate and the individual owners of the apartments filed proceedings in the High Court as against the council and the builder, Argon Construction Ltd.

The council joined in a number of third parties, including the MBIE, as the statutory body that had assumed the liabilities of the BIA.

This decision addresses an application by the MBIE to strike out the claims brought against it

on the basis that none of the claims brought against it were reasonably arguable.

The claims brought by the council

The basis behind the claims by the council as against the BIA relate to Compass Building Certification Ltd. Compass was an independent certifier under the Building Act 1991, engaged to oversee and certify the various steps in the construction process.

Compass was approved to operate as an independent certifier by the BIA, which had the statutory responsibility of approving certifiers pursuant to section 53 of the Building Act 1991.

The Scholar Apartment owners (the owners) claim that Compass was negligent in certifying that the apartments complied with the building code. They also claim that Compass was not authorised to certify unit title developments such as the Scholar Apartments during the relevant period.

However, Compass no longer exists as an entity, and instead these claims have translated into claims as against the council. The claim against the council is that it ought to have refused the certificates issued by Compass as being outside of their authority and, had it done so, the developers would have been forced to find an alternative certifier or used the council itself.

This claim is vigorously denied by the council and is so defended. Nevertheless, the council (in an attempt to cover all bases) says if all its other defences fail, then it says fairness and justice require that the BIA ultimately bears any losses it suffers.

There were two general claims by the council as against the BIA. First, it claimed the BIA owed the council/the owners a common law duty/statutory duty to investigate queries as to the activities of Compass, and it breached this duty by failing to investigate Compass.

Second, it says the BIA owed the council/the owners a common law duty/statutory duty to regulate the activities of Compass, and it breached that duty where Compass acted outside of its authority.

Put another way, the BIA owed a duty to the council/the owners to notify them in a timely manner when Compass' scope of authority was

modified.

A further cause of action was to the effect that the BIA had made negligent misrepresentations that Compass was entitled to regulate building works such as the Scholar Apartments.

The High Court ruled (applying the principles set out in the Sacramento apartments case) that any alleged duty on the BIA to investigate Compass was so untenable it ought to be struck out.

In particular, the High Court was attracted by aspects of the Supreme Court's decision in the Grange case, where it observed that the BIA's role under the Building Act 1991 was tightly constrained, whereas the council was a much larger and better resourced organisation, and thus better able to protect itself from liability risks.

Similarly, the High Court ruled that a claim based upon a breach by the BIA of its duty to notify the council/the owners that Compass's authority had been modified was so untenable it ought to be struck out.

Logically, if it was established that the BIA was in breach of this duty, then that would also exculpate the council from any potential liability to the owners for not passing this information on to the relevant parties.

Finally, the court ruled that a claim in negligent misstatement was so untenable as against the BIA it also ought to be struck out.

In particular, the court ruled that neither the general statutory framework nor the specific statutory context supported the view that there was any assumption of responsibility by the BIA for the correctness of its interpretation as to Compass' scope of approval.

The council's recent attempt to again open up the possible liability of the BIA or its successor has failed comprehensively, and the Court of Appeal decision in Sacramento and the Supreme Court decision in the Grange remain good law.

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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A very bad idea

Architect Don Bunting considers some of the industry's errors of taste and judgement over the years.

Considering a few of the really bad ideas that happened in our industry, the use of lead in paints and plumbing pipes and using asbestos for insulation would probably head the list.

Not that we've learned our lesson, as many modern products, even lipsticks and cosmetics, still contain small amounts of lead.

Outside our industry, the phrase "mad as a hatter" was derived from the fact that mercury nitrate was used in the production of felt, and seriously affected the health of millinery workers.

I'm not sure if I should admit that my father was in the millinery trade, although I don't think he ever actually made a hat himself.

A top polluter

Arguably the title of the world's worst polluter goes to American mechanical engineer, chemist and inventor Thomas Midgley.

He was the main developer of tetraethyllead (TEC) as an additive in petrol and, later, for inventing chlorofluorocarbons (CFC) used as a refrigerant and as a propellant in spray can products.

The products were given suitably anodyne names like Ethyl and Freon to disguise their dubious chemical origins. Tellingly, Midgley suffered for some time from lead poisoning. But even this failed to raise concerns that perhaps his products might be dangerous to humans and the environment.

On a more superficial level, I would include both Musak and those dreadful vertical blinds — both products of the 1970s — on the top of my "unfortunate ideas" list.

A bit closer to home, and much more seriously, the advent of face-sealed claddings in the 1990s is still haunting industry members and home owners today.

However, it has been very good for whoever developed the enormous shrink-wrapped covers used to protect buildings during the recladding process.

A bit like the now wealthy scaffolding companies who give thanks every week to the new, more stringent Health and Safety guidelines. A case of good news out of a bad situation.

Carpet woes

Perhaps my most memorable experience of a really bad idea was when a client's property manager was sold a load of high-quality carpet at what was supposedly a very good price.

Unfortunately, the rolling, multi-coloured pattern made the staff literally seasick. The carpet was hastily replaced, and the remaining stock sold off cheaply to some unsuspecting purchaser.

And a case of an apparently bad idea finally coming good was the introduction of synthetic carpet tiles into New Zealand.

I suspect a lot of the initial bad press came from manufacturers of woven, wool carpet who saw this interloper from the US as bad news for the sale of their own products.

Over time, a combination of cost, convenience, some bad business decisions among woven carpet manufacturers and the ubiquitous chair castor, has led to the virtual demise of traditionally-laid wool carpet on rubber underlay.

The very bad idea

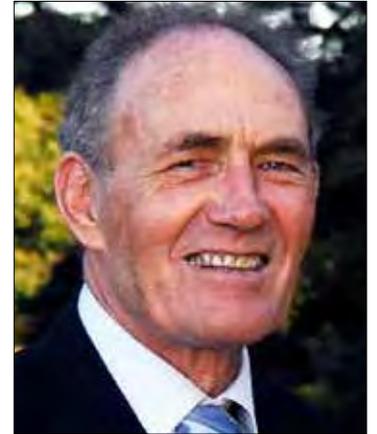
Possibly the worst thing that ever happened to the construction industry was a realisation by commercial organisations that they didn't want or need to be in the property business.

Banks, insurance companies and most commercial organisations needing commercial premises realised that leasing was preferable to ownership, as it offered flexibility and didn't tie up capital. And purpose-designed buildings did not hold their value to the same extent as multi-purpose structures.

I can recall asking one of my major company clients what standard they wanted me to aim for in the selection of materials and services for their new purpose-designed building. Their answer has stuck with me: "What's wrong with the best?"

I find it very hard to imagine a developer or investor giving the same response to their design-build team. And who can blame them, as the whole emphasis of our performance-based building code is on minimum requirements, with little consideration to long-term quality or long-term economic benefit to client, building user, or the environment.

As a recent industry commentator said: "The



industry sorely needs to be led by those who add value and not by those who just make it work."

The growing influence of government agencies involved in managing the construction industry is of similar concern, as they tend to display little interest in the broader social importance of the built environment.

Next time you experience a well-designed and constructed building or developed site area, ask yourself how much you enjoyed the positive physical and visual stimulus.

It's similar to the experience of driving a really well designed and built car, versus an off-the-shelf, adequate, but hardly exciting standard vehicle. Quality does create a positive response.

It's rubbish!

I have been receiving regular energy use reports from my energy supplier, headlined as the Good Energy Monitor (GEM). This so-called gem is nonsensical and provides no useful or usable data. For example it compares my apparently "great" energy performance to an "efficient similar home".

However, the company has no information on how well or badly insulated our home is, or even the number of people living there. It also overlooks the fact that more than half our energy, gas versus electricity, comes from another provider.

Among the less than useful advice the report offers is to reduce our hot water temperature to 65°, overlooking the fact that we have a continuous flow gas system, set at 55°.

No wonder most people are less than interested in taking advantage of real energy savings when the advice being given by providers is so poor.

France's Palais du Louvre

Dr Kerry Rodgers experiences an artful moment.

BT readers may have caught a travel ad on TV in the past. It includes a shot of a glass pyramid fronting a French Renaissance palace. That building in the back is today part of the Louvre, one of the world's great museums and art galleries.

Among its riches it houses Da Vinci's Mona Lisa, as well as many choice items looted by Napoleon during his years of conquest in Europe and Africa.

The Louvre started life as a 12th Century fortress. At the time it was the largest structure in Paris. Some authorities consider that it got its name from the French word for masterpiece: L'Œuvre.



The Louvre's Cour Napoleon with Pei's glass pyramid at night.

Image: Benh Lieu Song, Wikipedia Commons

It received regular makeovers from a succession of French rulers in the 13th and 14th Centuries, with Charles V converting it into his Paris residence in the late 14th Century.

In 1546 Francis I gave it a total renovation in French Renaissance style. Francis was the guy who used it to display some of his royal collection that now included the Mona Lisa.

In 1682 the Sun King, Louis XIV, bankrupted the country to build a new residence: Versailles. He moved his court there and agreed to the Louvre continuing to be used to display pieces from the royal collection.

It was Louis XVI that got the idea of the building becoming a permanent museum. Remodelling of the building was well underway in the latter part of the 18th Century, but far from completed, when *liberté, égalité et fraternité* trundled along the Parisian boulevards for an appointment with Madame Guillotine.

In 1791 the Assembly of the French Revolution affirmed the Louvre would continue to be used as a museum, "bringing together monuments of all the sciences and arts". To help get matters started, the royal collection was declared national property.

The new museum of the new Republic was opened on August 10, 1793, the first anniversary of the fall of the monarchy. The public got free access three days per week.

The collection of 537 paintings and 184 objets d'art consisted of the royal collection, supplemented by items confiscated from the nobility and the Church.

Then came the great looting. It started with minor squabbles between the Republic and its nervous European neighbours. As a result, France's revolutionary armies acquired a variety of artistic gems which they sent home.

The moment Napoleon took over as top dog, the pillaging of Europe's art collections became systematic. So great was the Corsican's haul, he constructed a new northern wing parallel to the Louvre's Grande Galérie to house his loot.

It included major works by Spanish, Austrian, Dutch and Italian artists. Naturally, a grateful museum renamed the building Musee Napoleon in 1803. Post-Waterloo, many of the former owners asked for the return of their plundered works. Some were handed over but many vanished into private French collections.

A change of heart — and government — in the 19th Century saw purchasing become the preferred way of adding to the museum's rapidly growing holdings. This was to continue regardless of the manifold changes in the political winds.

This period saw the wholesale purchase of a number of major private collections. Louis-Napoleon Bonaparte alone added 11,835 artworks, including paintings and Greek gold. One acquisition from this time was the Venus de Milo.



Cour Carree of the Louvre.

Image: King of Hearts, Wikimedia Commons

The museum survived the Franco-Prussian War and WWI, but WWII proved another story. With the outbreak of hostilities many works, including the Mona Lisa, were moved to Château de Chambord and Château de Valencay.

The building was more or less emptied and would remain so for the duration. Its contents were returned only after the liberation of France.

The Louvre achieved more or less its present form in 1874. Little changed over the next 90 years. It was only in 1983 that the French President, Francois Mitterrand, regarded it as a candidate for one of his Grands Projets.

For starters he relocated the Finance Ministry to allow the building to become a museum in its entirety for the first time.

He then demanded a complete revamp. The climax of his grand plan saw Architect Leoh Ming Pei commissioned to construct a glass pyramid over the new entrance in the main court: Cour Napoléon.

The pyramid and its underground lobby were inaugurated on October 15, 1988, and completed in 1989. A further phase of Mitterrand's grand plan saw the rise of La Pyramide Inversée (The Inverted Pyramid), completed in 1993.



Restoration splendour: The Grand Dining Room.

Image Zubro, Wikimedia Commons



Modern coil stairs grace Hall Napoleon.

Image: Goldmund100, Wikimedia Commons

Learning to say no

Terry Sage of Trades Coaching New Zealand says learning to say a small two-letter word can help save you a load of time — otherwise be very realistic with what you say yes to!

Did you survive the soap opera-style cliffhanger we left you with last month? Build you up to a level of pure excitement and hope, sitting there thinking the answers to all your problems were on the next line and, no, there was just a full stop?

Perhaps that's a little melodramatic — I live with two drama queens so please excuse me.

However, we experience cliffhangers in our businesses as well on a regular basis. Things such as deadlines not being met, materials not turning up, staff being late and the big one — payments ("cheque is in the post mate, honest").

So life's full of the ups and downs which all add to the issue we discussed last month — that of vanishing time.

If you set a plan and it gets disrupted by a cliffhanger moment then quite often the timing of the plan goes out the window, putting pressure on everything else around you.

So what's the answer to this ever-increasing phenomenon of disappearing time or, technically worded — "bugger, that day went fast".

Well, it's simple, and it only takes a two letter word — No. You may want to add a sorry after it, but saying no to stuff stops your day being over-full, and allows you time to get the remainder of the tasks finished.

Okay, how many of you have just thrown the mag down, followed by a word that could have been an adjective, noun or even a verb, and stated this geezer gets paid the big bucks for that sort of advice?

It's true, we earn the \$19.50 an hour for stating the obvious, but think about it. The only reason the time runs out is we try and do too much, so saying no to stuff will help.

All right, let's now look at the real picture — can we really say no to somebody in today's pressure-filled, want everything yesterday world we live in?

Your fear is if you say no then the client will go to somebody who will say yes and we will lose them. So we say "yeah, no problem", and then panic about it.

There is that very true statement — "under promise and over deliver". But the majority of business people do the opposite, and over promise and under deliver. This is rife in the trades sector.

How many times have you heard somebody say "he said he would be here at 3pm on Thursday, and it's now Monday and we have not heard a word". Or, "it was only supposed to take four weeks and we are now into the seventh week — and look, still no windows".

The power of over delivering is absolutely phenomenal when it comes to referrals. "He said he would be here at 3pm, turned up half an hour early and the gas was back on ready to start dinner — it was awesome."

The point is that saying no will help your time-strapped life — but it's hard to say the word and let people down, or watch a potential cheque walk out the door.

So say yes — but be realistic with it. "No worries, of course we can add an extra 68 square metres to your walk-in wardrobe Ms Bucket (pronounced Bouquet). But if we do that today your triple shower, two bath, two toilet suite will not be finished by five. Are you happy if we start it next Tuesday?" Then start it Monday, and old Bucket will love you forever.

There are some other tips for making the time go slower, so see you next month for part three. But in the meantime, practice the word no — perhaps not to her indoors though. And always remember the under-promise over-deliver theory — it really does work.



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Building Consents Information

For All Authorisations, February 2015

Dwellings	\$759,247,000
Domestic Outbuildings	\$9,981,000
Total Residential	\$769,228,000
Non-residential	\$469,407,000
Total All Buildings	\$1,238,635,000
Non-building Construction	\$35,234,000
Total Authorisations	\$1,273,869,000

Number of new dwellings consented

	Feb 2015	Jan 2015	Feb 2014		Feb 2015	Jan 2015	Feb 2014
Far North District	19	7	13	Horowhenua District	5	8	4
Whangarei District	32	22	37	Kapiti Coast District	8	10	12
Kaipara District	10	13	19	Porirua City	18	17	21
Rodney District	114	72	121	Upper Hutt City	6	3	12
North Shore City	61	48	77	Lower Hutt City	11	5	17
Waitakere City	62	86	66	Wellington City	48	76	44
Auckland City	149	159	63	Masteron District	4	2	2
Manukau City	58	68	69	Carterton District	2	2	3
Papakura District	44	32	46	South Wairarapa District	5	2	3
Franklin District	52	21	41	Tasman District	21	28	17
Thames-Coromandel District	15	7	16	Nelson City	15	6	21
Hauraki District	7	7	6	Marlborough District	16	14	10
Waikato District	17	21	35	Kaikoura District	5	3	2
Matamata-Piako District	7	3	8	Buller District	2	4	2
Hamilton City	83	98	50	Grey District	2	4	4
Waipa District	40	19	39	Westland District	5	5	4
Otorohanga District	2	0	6	Hurunui District	9	3	6
South Waikato District	0	4	2	Waimakariri District	55	41	72
Waikato District	2	0	0	Christchurch City	333	300	301
Taupo District	9	17	8	Selwyn District	81	72	127
Western Bay of Plenty District	20	40	33	Ashburton District	16	28	6
Tauranga City	72	93	75	Timaru District	8	15	11
Rotorua District	6	2	5	Mackenzie District	6	3	4
Whakatane District	4	3	2	Waimate District	2	2	1
Kawerau District	0	0	0	Chatham Islands Territory	0	1	0
Opotiki District	0	1	1	Waikati District	4	7	11
Gisborne District	6	5	4	Central Otago District	9	9	10
Wairoa District	1	0	1	Queenstown-Lakes District	40	51	40
Hastings District	21	9	13	Dunedin City	18	23	26
Napier City	8	5	10	Clutha District	4	1	4
Central Hawke's Bay District	5	2	5	Southland District	7	11	5
New Plymouth District	22	46	43	Gore District	2	0	6
Stratford District	1	0	0	Invercargill City	5	7	3
South Taranaki District	2	4	3	Area Outside TA	0	0	0
Ruapehu District	3	0	1				
Wanganui District	2	9	7				
Rangitikei District	2	1	4				
Manawatu District	7	5	19				
Palmerston North City	21	11	9				
Taranaki District	0	0	0				

• 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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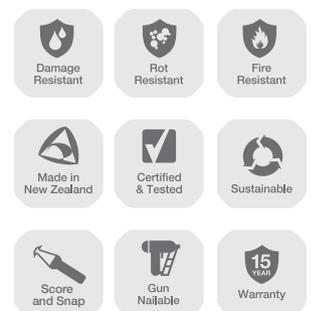
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