

# BUILDING TODAY



THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION

VOLUME 25 NUMBER 10  
NOVEMBER 2015

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**INSIDE:**  
**HOUSE OF THE**  
**YEAR 2015:**  
**CATEGORY**  
**WINNERS,**  
**IMAGES AND**  
**COMMENT**

ALSO INSIDE:

BCITO CHIEF RETIRES > THE BLAME GAME > INVESTING IN CONNECTIVITY

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**FROM THE EDITOR**

It's awards season again, and inside this issue you'll find full coverage of the RMB 2015 House of the Year, along with a profile on RMB Carters 2015 Apprentice of the Year Shaun Campbell.

As usual, we have some hard-hitting opinion pieces, including one from Matrix Homes' Sean Murrie who bemoans the multitude of red tape strangling affordable housing in this country. Hmmm, sounds familiar.

Also, *Building Today* has rolled out its new-look web site which we're sure will give you plenty to mull over. Go to page 7 for more details, or head straight to our site at [www.buildingtoday.co.nz](http://www.buildingtoday.co.nz).

We hope you enjoy your read, whether it be hard copy or digital!

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# Congrats to AOY and HOY winners

## Chief's Chat

By CEO David Kelly

The final of the 2015 Apprentice of the Year was held at The Cloud in Auckland on October 9 and once again showcased the emerging talent in the industry.

The judges said this year's competition came down to the practical section where one or two mistakes made the difference in who came out the eventual winner.

Congratulations go to this year's winner, Shaun Campbell, from the Upper South Island Region.

The Apprentice of the Year is unique among our awards in the way it involves the community through the donation to charitable groups of the play castles built by the finalists as their final practical test.

Many of the charities came down to support "their" finalist on the day as they assembled the castle, and chanted and encouraged them over several hours.

It certainly grabbed media attention, as did the involvement of ex-All Black Chris Jack as an AOY Ambassador.

The apprentice finalists were all hosted as guests at the final of the House of the Year held on November 14.

Once again, the quality of entrants was superb and the RMBA was thrilled to see an increase in entry numbers for 2015.

This year we refreshed the regional magazines and web sites, and with more than 300,000 page views since the regionals started in July, it demonstrates that the House of the Year is an important part of the decision-making process when New Zealanders are looking to build.

One of the most important components of a successful competition is our dedicated team of judges. It is no easy task and, in some cases, can come down to the narrowest of margins.

They are a passionate group of professionals, and we are very fortunate that they choose to give back to the industry through the House of the Year.



We also wouldn't have a competition if the home owners of these fantastic properties were not prepared to be involved.

In most cases they do so as a sign of support for their builder, to see them get the recognition they deserve. Their willingness to allow us into their homes is greatly appreciated.

Congratulations go to all category winners, and the Supreme Award winners.

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## Top apprentice follows in his father's footsteps

Shaun Campbell, of Inhaus Developments, was thrilled when his name was read out as the Registered Master Builders Carters 2015 Apprentice of the Year.

Shaun says it was his parents who encouraged him to enter the competition, and he has not looked back.

"The old man, who is also my employer, does a lot with Registered Master Builders, and always takes part in House of the Year. I thought that entering Apprentice of the Year would be a good way to play my part and prove myself in the industry."

The 20-year-old from Nelson said the competition was challenging but rewarding.

"I was pretty shy through the regional judging, but by the time we got underway at the national competition I felt a lot more confident," he says.

"The practical challenge at the national competition was pretty full on — a lot was going through my head, and I was the youngest one there which made me nervous. It was a great feeling once I was finished!"

The Apprentice of the Year judges said Shaun's



Shaun Campbell on stage after being named the Registered Master Builders Carters 2015 Apprentice of the Year.

passion for building really set him apart from the rest of the contestants.

"We were impressed by Shaun's ability to convert his passion into quality work, and deliver in a commercial time frame. He is a strong all-rounder who scored excellent marks across all stages of the competition," they said.

"His work in the practical challenge was of particular note, scoring very highly across all aspects."

While Shaun entered Apprentice of the Year to make his mark in the industry, he is also playing a role in the Registered Master Builders 2015 House of the Year competition where Inhaus Developments was a Gold Reserve finalist.

"I took a leading role in building a great little bach in Little Kaiteriteri. While Russell oversaw the project, it was up to me and my apprentice to execute the build," he says.

Shaun is looking forward to one day taking over his father's company, ensuring they continue to deliver builds of a high quality.

"We have a lot of pride in our work, and love turning out really top quality homes. Our clients become good friends and that makes it really enjoyable — I want to keep it that way."

Apprentices, employers and young people aspiring to be a part of the construction industry are encouraged to join the Facebook page at

[www.facebook.com/apprenticeoftheyear](http://www.facebook.com/apprenticeoftheyear), or follow us on Twitter: @AOY\_NZ.

For more information, visit



The 10 national Registered Master Builders Carters 2015 Apprentice of the Year finalists put their skills to the test in a demanding practical challenge where they were tasked with building a children's playhouse, to be gifted to a local charity. Shaun's playhouse won the judges over, and will be donated to Head2Head.



Shaun took a leading role in building a bach in Little Kaiteriteri which was a Gold Reserve finalist in this year's Registered Master Builders 2015 House of the Year competition.

[www.apprenticeoftheyear.co.nz](http://www.apprenticeoftheyear.co.nz).

Owned by the Registered Master Builders Association, the Apprentice of the Year Competition is made possible thanks to principal sponsor Carters, the Building and Construction Industry Training Organisation (BCITO), and supporting sponsors the Ministry of Business, Innovation and Employment (MBIE), and APL through its Altherm, First and Vantage brands.

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## Avantidrome — a long ride to putting NZ on the map

It's one of Cambridge's most well-known attractions, transforming the town from a historic tourist spot to New Zealand's "official home of cycling".

So it's hard to believe that the Avantidrome National Cycling Centre of Excellence, the state-of-the-art indoor cycling track and racing facility that services cyclists ranging from world-class athlete to novice, almost didn't make it to the Waikato.

The mammoth structure, which spans 77 metres across and 120 metres in length, came with a long list of challenges to fit. But the team — made up of Livingstone Building NZ Ltd, CBM Architects NZ Ltd, LHT Design Ltd and Jewkes Boyd Cost Management — overcame the challenging bid process, funding and timing issues to get the track safely into the region.

The team was required to design and build a structure to house the track with minimal information and limited details from track designers who were unwilling to release their intellectual property.

At the same time, the team was attempting to design the building to minimal cost and get approval from the Government.

Livingstone Building project director Mike Livingstone says the project team collaborated extensively to ensure "everyone was on the same page".

"Building and designing a building that wasn't a true oval with more than 6000 reference points, with accuracy, was incredibly challenging. Accuracy was imperative — we strived for that each day because the track was coming from Germany and we had no room for error," Mr Livingstone says.

"We would be sending surveying reports back and we couldn't afford to have any mistakes or they would have skipped New Zealand and gone somewhere else."

The team scheduled weekly project meetings, which included subcontractors and contractors who were not yet working on-site.

A thorough understanding of each stage was a necessity as there was no flexibility in the time line. The approach paid dividends, as the project was completed ahead of time and under budget.



The end result, which took out the Industrial category award and Special Award in this year's Commercial Project Awards, is an impressive testament to the team behind it.

Judges praised the project team's commitment to finishing on time and budget, as well as the

Avantidrome's unique design that, despite its large and complex needs, was not "just another large and obtrusive structure".

The fully enclosed 250m wooden indoor cycling track is surrounded by 1500 permanent seats, expandable to fit 4000 during major events. The design allows for unimpeded views within the main arena, while the wood used for the track — Siberian Spruce — is specially chosen for its close grain which means it won't splinter.

The building also offers conference rooms, a high performance gymnasium with its own doctors and physiotherapists, a gym, Waikato University's Sports Science laboratory, a cafe, shop and bike storage area. A cycle skills



playground is situated outside.

Mr Livingstone describes the Avantidrome as "one of the company's most memorable and proudest achievements".

"The Avantidrome showcases what a small country and community can achieve through dedication and drive. Everyone had the same motivation and just wanted to get this amazing facility into the region.

"It shows our ability to compete internationally with its world class facilities that have helped put New Zealand on the map for cycling and high performance sport. It's been a stand out project, and one we're very proud to have been a part of."

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# NEW ZEALAND'S SUPREME HOMES

A new home in Mt Maunganui and a renovation in Auckland have been recognised as New Zealand's top homes, winning Supreme Awards at the 25th Registered Master Builders 2015 House of the Year Awards.

A new home in Mt Maunganui and a renovation in Auckland have been recognised as New Zealand's top homes, winning Supreme Awards at the 25th Registered Master Builders 2015 House of the Year Awards.

Along with the Supreme Awards, the Lifestyle Awards, Craftsmanship Award and category winners were announced at a gala dinner attended by over 550 guests from the building and construction industry held at the Langham Hotel in Auckland on Saturday 14 November.

Mt Maunganui firm Shaw Builders won the coveted title of Registered Master Builders 2015 House of the Year with their striking beachside mansion, along with the sought-after Craftsmanship Award and the Westpac New Home over \$2 million category. The company have a track-record in the national competition, having won awards for the last seven years.

Glover Homes were awarded the Supreme Award for the Registered Master Builders 2015 Renovation of the Year, with their major renovation of a home in Albany. The builder also received the SafetyMate Renovation Award over \$500,000.

## House of the Year

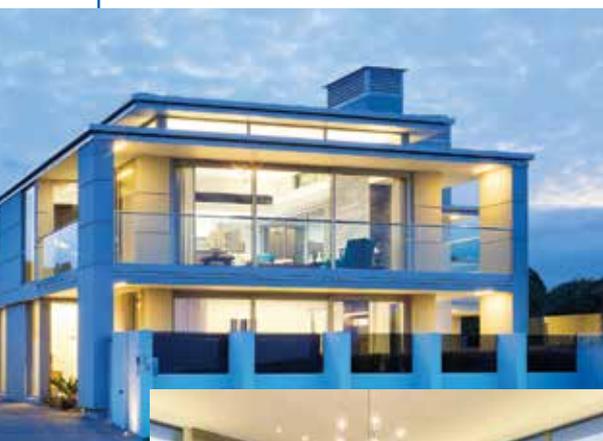
The competition judges said that Shaw Builders' Supreme winning House of the Year is a well-designed home that exudes luxury with views and sun, polished Turkish stone tiling and superb negative detailing throughout.

"The well-designed upper-level outdoor area can be closed off from the prevailing winds with strategically-hidden sliding doors and a remote-controlled louvered roof. The luxurious ambience upstairs is complemented by a stunning, large gas fireplace," said the judges.

Another standout feature is the ensuite with its polished marble tiling offset against dark-stained cabinetry enriching the light-filled space.

"This large, elegant home is well-balanced with a superb palette of materials, and has been designed and built for comfortable living. A beautifully crafted home that meets the needs of its owners. Shaw Builders must congratulate themselves on achieving this fantastic result."

## SUPREME AWARD FOR THE REGISTERED MASTER BUILDERS 2015 HOUSE OF THE YEAR



## Shaw Builders Limited

FOR A HOME IN MT MAUNGANUI, BAY OF PLENTY

### JUDGES CITATION

With views and sun you are immediately taken with the high cedar entrance door that opens onto polished Turkish stone tiling.

The upper level outdoor area can be closed off from the prevailing winds and weather with strategically hidden sliding louver doors along with a remote controlled louvered roof. The large gas fire provides further luxury and ambience to this outdoor space.

The ensuite exudes luxury with polished marble tiling offset against dark-stained cabinetry enriching the light-filled space. Served by instant gas hot water and spaces sufficient to allow for wheelchair access if ever required.

This large home, that imbibes elegance with its well-balanced but restrained palette of materials, has been designed and built for comfortable living. A beautifully crafted response to the needs of the client and Shaw Builders must congratulate themselves on achieving this fantastic result.

# ANNOUNCED

REGISTERED MASTER BUILDERS

# HOUSE OF THE YEAR

## Renovation of the Year

The National judges said Glover Homes' Supreme Renovation of the Year was a major renovation, verging on a complete new build that wouldn't have come together without the team of designers and fantastic owners.

"Encompassing five bedrooms, five bathrooms and two living areas this is a home designed to fit the clients' needs. A new kitchen and butler's pantry was installed in the heart of the large open-plan dining room.

"Extensive decking completed the renovation, some of which is covered by louver roofing panels and fitted out with an outdoor sound system and heaters. This entertainment area flows out to the swimming pool.

"What has resulted is an exceptional build by a quality builder, in Albany."

Registered Master Builders Chief Executive David Kelly said the number of top-quality homes entered in the competition this year has been fantastic, reflecting the high standards maintained by its members in the Association.

"Congratulations to all of this year's national award winners, and in particular our Supreme Award recipients – Shaw Builders and Glover Homes. The projects are truly outstanding and encapsulate the quality and high level of craft we value as Master Builders."

"We are incredibly proud to recognise and celebrate our members' hard work and achievements in the building and construction industry – and House of the Year is a fantastic way to do this. It's great to see the leaders in the industry taking pride in what they do, and striving for excellence in their field."

All Supreme, Lifestyle and Category winners were selected from 100 Gold Reserve National Finalists, which were all involved in the 11 regional competitions held throughout New Zealand during July and August.

The Awards are made possible through the support of PlaceMakers, Master Build Services, James Hardie, GIB, Nulook, SafetyMate, Carters, ITM, Plumbing World, Resene, Westpac and Mitre 10.

For more information about the competition, visit [www.houseoftheyear.co.nz](http://www.houseoftheyear.co.nz).

## SUPREME AWARD FOR THE REGISTERED MASTER BUILDERS 2015 RENOVATION OF THE YEAR

### Glover Homes Limited

FOR A HOME IN ALBANY, AUCKLAND

#### JUDGES CITATION

A major renovation, bordering on a completely new build, this project wouldn't have come together without the designers and fantastic owners.

Encompassing five bedrooms, five bathrooms and two living areas, all interior and exterior claddings were removed. A new kitchen and butler's pantry was installed as a centre piece of the spacious open plan family dining room.

Completing this amazing transformation is extensive decking, some of which is covered with louver roofing panels. The deck is complete with outdoor sound system and heaters, and flows out to the swimming pool area.

All this adds up to an exceptional build by a quality builder.



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## CRAFTSMANSHIP AWARD



### Shaw Builders Limited

FOR A HOME IN MT MAUNGANUI, BAY OF PLENTY

#### JUDGES CITATION

The build of this home is of the highest standard throughout and is equal to none.

The house features polished Turkish stone tiling, and superb but subtle negative detailing throughout. Concealed LED lighting up the stairs and around the home enhances and highlights various aspects. This is a beautiful response to the needs of the clients and is an outstanding example of the builders craft.

Congratulations Shaw Builders.

## MASTER BUILD SERVICES RENOVATION AWARD UP TO \$250,000



### Mossman Construction Limited

FOR A HOME IN PALMERSTON NORTH, MANAWATU

#### JUDGES CITATION

This English style country home was in need of both rejuvenation and change.

A new roof and supporting structure was built to provide a new grand entrance. Dark, box like rooms were removed and the home now features a new sense of space, light and functionality.

The adjacent outdoor area has been enhanced to provide luxury indoor/outdoor living all year round with the total renovation transforming the home.

Mossman Construction is a more than deserving winner of this category.





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## MITRE 10 RENOVATION AWARD \$250,000 – \$500,000

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### Alteration Specialists Manawatu Limited

FOR A HOME IN PALMERSTON NORTH, MANAWATU

#### JUDGES CITATION

This house has been transformed from an inconspicuous 1930's bungalow to a paradise for the owners who love entertaining and outdoor living.

The original galley kitchen has been transformed into a spacious kitchen with a central island bench making the space truly the heart of the home.

The living areas have been expanded, not just by the addition of an expansive open plan family room adjoining the kitchen, but also by adding a large outside living area that is fully covered leading to the new swimming pool.

A poolside lounging area with landscaped gardens makes for a style of outdoor living area that is unbeatable.

A fantastic transformation.

## SAFETYMATE RENOVATION AWARD OVER \$500,000

SAFETYMATE 

### Glover Homes Limited

FOR A HOME IN ALBANY, AUCKLAND

#### JUDGES CITATION

This large property with extensive decking underwent a complete makeover, transforming it into a new modern home, sensitively crafted in response to the needs of the clients.

This is an outstanding renovation that has transformed the humble New Zealand farmhouse into a beautifully crafted, elegant country estate.

The transformation begins at the front foyer with the high ceilings creating a dramatic effect and allowing light to flood down through strategically located skylights. The clever interplay of space and light within this home generates the atmosphere for a relaxed lifestyle.

Well done Glover Homes.



## ITM NEW HOME UP TO \$300,000



### Pepper Construction Limited

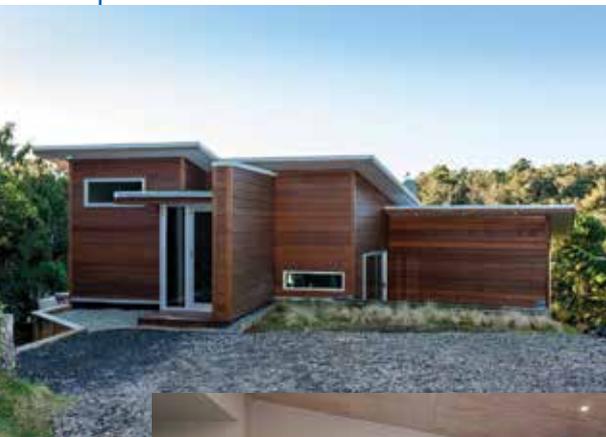
FOR A HOME IN NEW PLYMOUTH, TARANAKI

#### JUDGES CITATION

To meet the client brief of minimising the effect on the surroundings this home provides ultimate independence. The home is completely self sufficient, and with the use of natural materials to match its natural setting, fits perfectly into its environment.

Built as a weekend retreat, it features a polished concrete floor which acts as a heat sink, PVC solar panels, a woodfire and gas bottles. The two outdoor areas make this home the ultimate getaway.

Pepper Construction have achieved an excellent result for a client on a very tight budget – well done.



## PLACEMAKERS NEW HOME \$300,000 – \$400,000



### Todd Starkey Builders Limited

FOR A HOME IN RANGIORA, CANTERBURY

#### JUDGES CITATION

This timelessly designed and spacious home is well positioned to capture all day sun and appreciate the semi rural outlook.

The 'Riverstone' stonework on the exterior ties in with the nearby Ashley River surroundings. The high ceilings create a spacious feel from the entrance foyer and throughout.

A double sided gas fireplace separates the living/dining and lounge areas. Operated by a smart phone and ducted to extra rooms for added heating makes this a home designed and built for comfortable living.



## PLACEMAKERS NEW HOME \$400,000 - \$500,000



### Euro Construction Limited

FOR A HOME IN HAMILTON, WAIKATO

#### JUDGES CITATION

The architect and builders worked to City Heritage requirements, ensuring a build that was sympathetic to the surrounding dwellings while also encompassing a modern practical home.

A critical requirement for the clients was the 18 degree scillion ceiling which has been lined to suit the era of the house.

The front porch detail and window sills throughout were created to mimic the classic 1930's style. The bathrooms and recessed patio doors were built to be wheelchair friendly.

This home is a credit to both the homeowner, architect and the builder, it fits perfectly into its historic neighbourhood and has been beautifully crafted by Euro Construction.



## JAMES HARDIE NEW HOME \$500,000 - \$650,000



### Arnott & Arnott Builders

FOR A HOME IN FOXTON, MANAWATU

#### JUDGES CITATION

In a stunning location, with a fabulous rural aspect and outlook, this home will suit any lifestyle. The spaces within the home are flexible and can be adapted to suit the needs of those living in it with plenty of room for extended family.

Utilising passive design, careful consideration has been given to the electrical equipment in this home. The energy consumed by lighting is less than one fifth that of a similar sized conventionally lit house.

As well as passive design principles, the mechanical ventilation through a heat exchanger, storm water collection and economical septic tank system makes this home not only sustainable but also very functional.

The builder should be congratulated.



The logo for PlaceMakers, featuring the brand name in a white sans-serif font with a blue and red underline, set against a dark blue background with a yellow arrow pointing right.

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## LIFESTYLE AWARDS



### RESENE SUSTAINABLE HOME AWARD

#### Hybrid Homes

FOR A HOME IN ATAWHAI, NELSON



#### JUDGES CITATION

What makes this home truly special is its superior sustainable and efficient features that have pushed the boundaries. A builders own home and the culmination of many years work in the area of sustainable design, this build challenged the limitations of a very tight budget.

It has the ultimate package - the home produces power, collects water, recycles grey water and uses sustainable materials throughout.

It's unique to Hybrid Homes thermally broken building system further enhances the passive solar design to allow for comfort all year around.

Energy and water efficient appliances, lighting, and bathroom ware all add to the minimal use of the resources. A true credit to Hybrid Homes – well done.



### HEART OF THE HOME KITCHEN AWARD

#### Sugrue Construction Limited

FOR A HOME IN MERIVALE, CHRISTCHURCH

#### JUDGES CITATION

The kitchen has been designed as an integral part of this home. A comprehensive selection of modern appliances and fixtures along with the large butler's pantry and adjacent large glass fronted wine cellar make this a functional kitchen. Beautifully finished in dark stained American Oak the space exudes elegance.

This contemporary kitchen containing a well-balanced but restrained palette of materials is designed and built for the ultimate in entertaining.



### PLUMBING WORLD BATHROOM EXCELLENCE AWARD

plumbingworld

#### Ainsworth & Collinson Limited

FOR A HOME IN HAVELOCK NORTH, HAWKE'S BAY

#### JUDGES CITATION

This bathroom is the focal point of the Master Bedroom suite. Modern and contemporary design incorporates In-slab hydronic heating in the polished concrete floor. Polished concrete vanity tops and solid and veneered Tasmanian Oak joinery unit is set on the backdrop of Macrocarpa boards.

The rear walls of the bathing area and the adjacent toilet space includes polished precast concrete and pebble floors. Floor to ceiling glass sliding doors not only provide marvellous views down the valley but give direct access to the spa and lap pool, setting the scene for a very relaxed bathing experience.



### OUTDOOR LIVING AWARD

#### Faulkner Construction Limited

FOR A HOME IN CLEVEDON, AUCKLAND

#### JUDGES CITATION

What more could you want in an outdoor living space, a 12m swimming pool, spa pool, pool pavilion, and tennis court, all built into the stunning back drop of the Clevedon Scenic Reserve.

The space was designed around the existing house where gabion walls were employed as a landscaping element to define the new pavilion.

The pavilion opens up into an amazing indoor or outdoor living space, allowing for the ever changing weather.

A truly magic area for rest and recreation.

**NULOOK NEW HOME**  
**\$650,000 - \$1 MILLION**



## Dunlop Builders Limited

FOR A HOME IN WANAKA, OTAGO

### JUDGES CITATION

Situated close to Wanaka Lake, this Cedar clad home boasts an American white oak stairwell and flooring throughout. The upper floor living area opens out onto a covered timber deck overlooking the lake.

Cleverly designed to provide separate living and sleeping areas on both of the two levels, this home meets the clients brief perfectly.

The heating is a diesel boiler system controlled remotely and monitored via an iPad. Extensive timber joinery throughout allows for plenty of storage and the use of hidden LED lighting looks amazing at night and dusk.

A simply beautiful home built by a master craftsman and his team.



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## CARTERS NEW HOME \$1 MILLION - \$2 MILLION



### Metzger Builders Limited (MBL)

FOR A HOME IN CLEARWATER, CHRISTCHURCH

#### JUDGES CITATION

This Queenstown inspired home sits on an elevated platform on the edge of Clearwater Golf resort.

The striking exterior is a combination of bagged schist, plaster, steel and cedar. The high pitched roof with large overhangs formed from copper capped cedar structures and glass gables provide a feeling of openness and height.

Lighting is used to highlight the dark stained American Oak joinery that contrasts with the Western Red Cedar ensuring the house radiates warmth, colour and texture.

Vaulted cedar ceilings, a wood burner and a stunning double stainless exposed flue is featured alongside state of the art kitchen with connecting outdoor living options. The expansive views over the golf course and the adjacent lake, completes the home. A fine example of the builders pride and passion.

## WESTPAC NEW HOME OVER \$2 MILLION



### Shaw Builders Limited

FOR A HOME IN MT MAUNGANUI, BAY OF PLENTY

#### JUDGES CITATION

This large home is built on a very tight section with difficult access from the main road.

The property features three bedrooms, two offices and a family room complete with kitchenette, a lift and the triple garage on the lower level which all have direct access to the swimming pool.

The upper level has the master bedroom suite, a media room, living and dining areas, kitchen and scullery. All upper rooms lead out through huge glass sliding doors onto the outdoor entertaining area, perfect for enjoying a summer BBQ or dip in the pool.

A fresh and contemporary home with airiness and lightness echoing the pavilion style of living.



## BUILDER'S OWN HOME AWARD



### Metzger Builders Limited (MBL)

FOR A HOME IN CLEARWATER, CHRISTCHURCH

#### JUDGES CITATION

This home sits comfortably on a raised platform flowing out to the swimming pool, spa and gym, and overlooking a private pristine stream.

The home features a clever interplay of space and light from the entry foyer to the living areas and bedrooms. Three bathrooms serve all the bedrooms separately including an ensuite where the bath fills from the ceiling at a push of a button.

The hallway boasts a large wine cupboard lined in cedar and grey glass behind frameless glass pivot doors.

The entire home has been automated for simple control and flexibility and a lack of clutter of controls provides a streamlined appearance. Cantilevered granite stairs lead to the media room complete with fireplace, and magical outdoor living space.

This property certainly has a personality of its own and is a credit to the builder.

## GIB SHOW HOME AWARD



### Gudsell Designer Homes Limited

FOR A HOME IN MATAMATA, WAIKATO

#### JUDGES CITATION

This stunning home features raking ceilings and walls lined in tongue and groove timber and a Eurotray roll cap roof covering its gable forms. The property includes a stunning oak and stainless kitchen and scullery that opens up onto the dining/living area and two adjoining covered decks on each side.

The home also boasts a range of sustainable and eco friendly features which along with a superb finish represents the best that is available in a show home.

A fantastic show home and a credit to Gudsell Designer Homes.



# Long-term BCITO chief executive announces retirement

BCITO Board chairman Kevin Sceats has announced that chief executive Ruma Karaitiana has decided to retire within the next 12 months.

Mr Karaitiana has been the BCITO's chief executive since January 2006 when the then Board was fortunate to appoint a talented and experienced chief executive who had a background in education and construction.

He is a current member of the executive committee of the Industry Training Federation,

and former long-serving deputy chairman. He is also a former director of ACC, and a current board member of the Workbase Trust and the Central Energy Trust, as well as chairman of Education Services Ltd.

"I am grateful to have spent over nine years with this great organisation, and deeply honoured to have had the opportunity to lead it," Mr Karaitiana says.

"I am very proud of what my colleagues at the BCITO have accomplished together during a

time of successes and challenges.

"I believe that 2016 is the right time for me to retire for a number of reasons. First, the BCITO has performed exceptionally over the past couple of years, exceeding our's and our stakeholders' expectations. As a result, the organisation is operationally very sound and positioned for continued success.

"Second, the Board and I, along with the BCITO senior leadership team, have laid out a vision for the organisation that will guide the BCITO for many years to come. This gives me great confidence in the BCITO's future ability to serve the construction industry.

"There is never a perfect time for this type of transition, but I do feel now is the right time. We have embarked on a ground-breaking new strategy to take the BCITO to the forefront of digital engagement.

"Along with our highly competent senior leadership team, we need a chief executive who can move the BCITO forward in a new direction with a long-term vision."

The BCITO Board of Directors has appointed a special committee to direct the process of recruiting a new chief executive. This committee is chaired by Mr Sceats, and includes Audit & Risk committee chairman Mike King, along with Board member Rob Gaimster.

The special committee is working with a leading executive recruiting firm, and will consider external and internal candidates. In the interim, Mr Karaitiana will provide continued services to help ensure a smooth transition.

"The Board cannot find the words to express its thanks for the enormous contribution Ruma has made towards the achievements of the BCITO, and his contribution to learning and development across the construction industry during his term," Mr Sceats says.

"The Board is firmly committed to further enhancing the services and support the BCITO provides to its stakeholders and the wider construction industry.

"We are now focused on selecting a new chief executive to work with our Board and senior leadership team to chart the BCITO's future success."



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# Waiheke Movers: Small business moving with the times

Joanne Paul couldn't believe her luck when she heard a furniture-moving business on Waiheke Island was on the block.

"I had been wanting to set up a moving business on the island, and although I knew it was a long shot, asked the owners of Waiheke Movers if it was for sale. In fact, they were due to put an ad in the local paper in two days," Ms Paul says.

She knew that Waiheke Movers would be a great fit for her existing company, 1081 Labour Hire and Cleaners. She seized the opportunity, made an offer and ended up pipping four hopeful buyers at the post, she says.

Her predictions were right. She bought the business in May last year and today, with support from the ANZ, Waiheke Movers is flourishing.

"We often end up providing freight services to customers we move to the island, as well as labour hire and cleaning work," she says.

Waiheke Movers' fleet has grown from one truck to two transit vans and three trucks. She has also added a daily freight service to and from Auckland.

Ms Paul attributes her growth to never saying no to any job, employing good staff, and cutting down on admin costs with tools such as ANZ FastPay.

"I was able to draw on the existing labour pool from 1081 Labour Hire and Cleaners, so accepted every job that came along. I have been able to do two jobs a day when the demand is there."



Joanna Paul and her Waiheke Movers team.

Before buying Waiheke Movers, a client had told her about ANZ's mobile payment app ANZ FastPay, which would let her receive EFTPOS and credit card payments for her business through her smartphone.

"I bought the business on a Friday and the following Monday walked in to the ANZ to sign up — because they had FastPay."

Moving can be a stressful time in people's lives, and customers are pleased when they find out that they can pay quickly and easily rather than having to faff with invoices, online transfers, cheques or cash, Ms Paul says.

"It hardly takes any time at all. Just like paying by EFTPOS at the supermarket, but better," she says. "And I punch in the customer's email address so they receive a receipt."

Having ANZ FastPay shows customers that even though Waiheke Movers is a small business, it is professional and up with the play in terms of technology to make the moving process as simple as possible, she says.

What's more, from a business perspective, ANZ FastPay has advantages, such as not having to chase invoices, she says.

As a resident of Waiheke Island for 26 years, Joanne knows a lot of people. She has used existing relationships to stabilise the business, and developed new relationships with local retail outlets to grow.

Still, like any fledgling business, it hasn't been without its challenges.

"I learnt the hard way that I must always take a security deposit."

On the flipside, she gets to meet lovely people who are happy about starting a new chapter in their lives, she says.

Her medium-term goal is to grow the business, and adopt an owner-operator model. "It would give me a great sense of achievement if I was instrumental in helping our great guys into a business of their own.

"As a Maori woman, providing young people with opportunities to grow, and look after their families is part of my culture.

"There are three types of people in this world — people who make things happen, people who watch what happens and people who wonder what happens. I encourage all of our team to make things happen, for themselves and their families first."

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## Labour on right track with procurement policy, steel industry says

Steel Construction New Zealand, the representative body for the country's structural steel industry, has welcomed the Labour Party's recent government procurement policy, but says the key to its success will be in ensuring public sector agencies apply the policy when tendering contracts.

Steel Construction New Zealand manager Alistair Fussell says Labour is on the right track.

"The structural steel industry will support any policy that benefits our industry and the economy as a whole, especially if it helps improve productivity and competitiveness, and creates more skilled jobs," Mr Fussell says.

"We're looking forward to seeing more detail, but it certainly seems Labour is adding more substance to the current framework, and that's a very positive move."

Mr Fussell says the existing procurement framework, particularly the five Principles of

Government Procurement, are not producing the desired outcomes.

"For example, the fourth Principle regarding balanced decision making is supposed to ensure agencies seek the best value for money over the lifetime of the goods or services, and make balanced decisions by considering the social, environmental and economic effects of the deal.

"But there's been no guidance given to government agencies on exactly what the Principle means and how it should be applied.

### Local industry disadvantaged

"The inevitable outcome is that local industry is disadvantaged because many government agencies remain solely focused on achieving the lowest upfront cost — which usually favours overseas suppliers.

"So we'd encourage Labour to factor the provision of clear guidance in to their policy."

Mr Fussell notes Labour's plan to bring subcontractors into the framework by reversing Rule 22 in the Government Rules of Sourcing was good for the wider construction industry.

"Rule 22 currently exempts subcontractors from the Rules, but this makes absolutely no sense because 80% to 90% of the work done in the industry is, in fact, performed by subcontractors."

Steel Construction New Zealand also welcomes Labour's inclusion of a transparent reporting framework to hold public sector agencies to account for their procurement decisions.

Mr Fussell says while he's clearly looking to boost opportunities for the local structural steel industry, he remains mindful of New Zealand's international trade obligations.

But he says other governments, such as Canada, are taking a more progressive approach to procurement.

"We understand the Canadian Government — also a Trans-Pacific Partnership Agreement signatory — is seeking to include provisions in its procurement policy which reward sustainable practice and provide opportunities for Canada's first nation peoples. That's the direction New Zealand should be heading in."

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# Australasian insulation firm to build new plant in Melbourne

**K**ingspan Insulation, Australia's leading manufacturer of rigid board insulation for the building sector, has announced that it will invest more than \$30 million in the construction of a new plant in Somerton, Victoria.

The plant, due for completion in the final quarter of 2016, will create 50 new jobs in Melbourne's northern region, and will have the capacity to service demand for high performance insulation in Australia, New Zealand and South-east Asia.

Managing director Scott Gibson says the new plant demonstrates Kingspan's confidence in the Australasian market for locally produced, technologically advanced thermal insulation products.

"We take great pride in this project, which will be a shining example of how high-quality

Australian manufacturing processes can be globally competitive," Mr Gibson says.

"Local manufacturing ensures faster and more responsive materials handling, swifter deliveries to clients, and uncompromising quality control at every stage of production. Naturally, we are also thrilled to be able to provide local employment opportunities."

### Advanced manufacturing technology

The new plant will produce rigid Kooltherm phenolic board insulation, featuring Kingspan's own advanced Kooltherm manufacturing technology.

Kooltherm is Australia's leading rigid board insulation brand, and is used in a huge array of residential, commercial and industrial buildings as an alternative to conventional bulk

fibre insulation products, and temperature-sensitive polystyrene insulation boards.

Renowned architect Tone Wheeler has been engaged, along with local firm Watson Young Architects and Corplex Builders, to deliver the Somerton facility, which will showcase 5 Star Green Star efficiencies, including high-performance insulation throughout, energy-saving smart lighting, and an 800 kW solar renewable energy system.

Kingspan has a global target of net zero emissions for all its manufacturing facilities by 2020, and the new Somerton plant will contribute directly to this goal.

The Federal Government, in partnership with the Government of Victoria, has contributed \$3 million to the project as part of the "Melbourne's North Innovation and Investment Fund" (MNIIF).



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## ttics so far

Matrix Homes, the Trentham-based company building quality affordable homes in the old General Motors factory, claims red tape and a lack of co-operation between local and central government is contributing to the CURRENT housing crisis.

Matrix Homes managing director Sean Murrie says the real reasons for the housing crisis are insufficient land zoned for housing, and council caution in the wake of the leaky building debacle.

“Companies like ours have proven it’s possible to build quality homes in New Zealand at a much lower price than has traditionally been the case,” Mr Murrie says.

“However, despite the Government’s recent endeavours, council procedures and paperwork add time and expense that prevents families moving into homes.”

Mr Murrie says although the Government has tried to address the problem by freeing up Crown-owned land for housing, changing the Resource Management Act to make resource consents easier to obtain, creating Special Housing Areas (SHA) and introducing MultiProof Consents for standardised building designs that are intended to be built several times, the problem remains.

“Even if the land is a designated SHA, councils can still refuse building consents if they think the area’s infrastructure (water, sewerage and roads) might become overloaded and the council is reluctant to invest in such infrastructure.

“Other problems include councils each having different rules in terms of the amount of outdoor area required, the percentage of the section you can build on, different requirements for off-street parking and so on.”

According to Mr Murrie, a major obstacle is the legacy of the leaky homes debacle.

“Councils understandably want to avoid further liability claims for leaky or structurally unsound houses and, while developers are legally bound to fix defects that occur within 10 years, they regularly collapse their companies upon completion of the project, leaving the council the ‘last man standing’.”

He says the solution to this problem is to require builders and developers to take out insurance covering the structural integrity of the houses they build. Matrix Homes offers buyers a 10-year warranty which covers any structural problem that may arise. Compulsory insurance for developers would also focus the industry on quality and limit council’s exposure.

“All the obstacles we’ve encountered over the past year could be overcome if councils and the Government worked together to get more land zoned for housing and applied a common sense approach to protect the property owner.

“While SHAs are a real advance, councils currently have to carry the resulting infrastructure costs alone. Central Government needs to help councils fund this additional infrastructure and, in return, councils and Government develop a regulatory approach that is consistent across the country.”

Matrix Homes says that if we are serious about addressing the housing crisis, a joint approach between the industry, the Government and territorial local authorities is required.

“We’ve shown that we can build a high-quality, three-bedroom home right here in New Zealand for as little as \$120,000. The only thing that’s slowing that process down is the current administrative and regulatory environment.”



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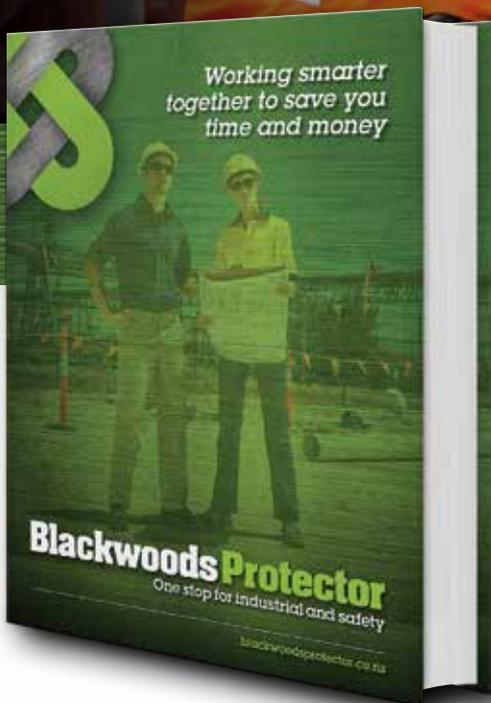
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# Minister: Too many Loopy Rules!

By Minister of Local Government Paula Bennett

One of the best things about my job is getting around the country, talking to New Zealanders from all walks of life and hearing about what's important to their communities.

Across the board, from Fairlie to Franklin, the message I hear is quite clear. There are too many frustrating rules and regulations being applied inconsistently.

They are holding people back from doing simple things like DIY around their home, right through to the serious where people are ignoring important health and safety rules and grappling with the compliance costs of expanding their businesses.

We set up the Rules Reduction Taskforce to hear directly from New Zealanders about their experiences dealing with local and central government. Fifty meetings were held across the country and close to 2000 submissions were received.

I recently received the report from the Taskforce and now I'm leading the work across Government to deliver results.

We heard that there are some out of date rules which the Government is in the process of working through updating or abolishing — such as the requirement that hair salons have to be registered every year but tattoo parlours don't. Those are easy to fix.

It's also clear there are a lot of myths about things people think they can't do, like not being allowed to stand on a three-step ladder or lolly scrambles being banned by the Government.

These simply aren't true, but they're persistent. We're busting these myths so people are free to focus on what really matters. You can see examples online at [www.rulesreduction.govt.nz](http://www.rulesreduction.govt.nz).

A lot of it often comes down to well-meaning government or council staff who aren't given clear enough guidance about how to apply a rule locally, or don't realise that there might be leeway for them to use common sense.

Fixing this requires a real culture change within the public service. We're working to create more of a focus on customer service, so that those making the rules and those applying them are constantly thinking about how this affects the end-user.

Change won't happen overnight, but the status quo absolutely isn't good enough, so I can assure you that change will happen.

Unsurprisingly, most of the issues people submitted about came from dealing with the Resource Management Act. Reforming the RMA remains one of our top priorities, and I'm confident you'll hear more about this soon.

Just because the Rules Reduction Taskforce isn't out there meeting with members of the public anymore doesn't mean we don't want to keep hearing your feedback.

If you come up against some loopy rule, or some overzealous government or council worker is getting in your way, send the details to [rulesreduction@dia.govt.nz](mailto:rulesreduction@dia.govt.nz), or email me at [p.bennett@ministers.govt.nz](mailto:p.bennett@ministers.govt.nz).

Government and councils shouldn't be here to make your life difficult. We want this to be a country where people can get on with the job and make a home or business they're proud of.

I'm doing my bit to help, and I look forward to updating you on our progress soon.



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# Investing in connectivity

Masterspec chief executive Rolf Huber reviews the importance of connectivity in the construction industry

Poor or incomplete documentation is a real issue for the construction industry. Over the past few years, designers, builders, quantity surveyors and building control authorities have lamented the difficulty when in receipt of poor or incomplete building documentation.

Whether the documents are too big, incomplete or just plain vague, a lack of clarity brings with it the risk of a mismatch between specifications and the drawings.

Resolution of this issue rests with the continued elevation of the standard of information systems and enhanced methods of delivering this information to users, such as designers, builders, product manufacturers and BCAs.

## Addressing the issue

Construction Information Limited (CIL) also known as Masterspec, owned by members of the construction industry (New Zealand Institute of Architects, and the Registered Master Builders Association) has addressed this matter head on with its development of NextGen2.

RMBA chief executive David Kelly believes this revolutionary tool is just what the industry needs.

"Accurate and co-ordinated documentation is critical for the construction industry. Masterspec is addressing this need and has come up with a number of innovative solutions, including NextGen2 and MasterKey. The output will benefit not just the designers, but builders, BCAs and many other stakeholders," Mr Kelly says.

In developing NextGen2, CIL took the opportunity not only to facilitate the refinement of building documentation, but also to dramatically improve the efficiency of the whole process.

Central to the challenge was the fact that each building project demands specific documentation. This includes drawings, detailed specifications and related information on how the design complies with the New Zealand Building Code.

Moreover, any solution must be responsive to

ongoing changes to building legislation and building practice.

## Next generation software

Two years in the making, CIL's NextGen2 was launched in 2014, for creating building specifications accessible to all via the use of an Internet browser.

Masterspec chief executive Rolf Huber explains that this new innovation is a complete change to how designers prepare their project specifications.

"Integrated into a design practice, NextGen2 provides a constantly maintained specification base, which specifiers can access through an intuitive interface. This is further partnered with intelligence and guidance to rapidly create a dependable and fully customised project specification," Mr Huber says.

Projects will also benefit from the related MasterKey software. MasterKey integrates with leading information modelling software such as Revit and ArchiCAD, allowing connectivity of specifications and drawings.

This means designers can be certain that both specifications and drawings are co-ordinated. This saves time and provides peace of mind that all the details are correct.

Designer Michael Vaisigano expresses it well when he says, "NextGen2 is the best thing ever invented. Using this tool is a time saving of 110%."

Universal Homes compliance manager Trish Merryweather is particularly delighted with NextGen2. "Previously, a full specification took about half-a-day to create. However, with Masterspec NextGen2 we have that down to around an hour-and-a half. That's a huge saving for us."

Ms Merryweather explains that even though it was only released last year, "I feel like I've been using NextGen2 for years. It makes life so much easier, especially the cloning feature for the volume of specifications that we do here at Universal Homes."

Another benefit is the confidence Trish has when using the application. "I never get a query on my specifications from the council, and probably one of the reasons for this is that

the specifications are nice and tidy and easy to navigate around."

## Key features

The key features of NextGen2 and MasterKey are:

- **Q & A System:** NextGen2 allows users to step through a series of questions to generate a building specification. Later modifications are easily accommodated, and all relevant New Zealand Standards and Building Codes are identified and referenced.
- **Product Database:** NextGen2 incorporates the miproducts.co.nz database, allowing access to full information regarding products used in the specification. This information can be attached to the final document, providing end users with complete clarity as they carry out their work.
- **Document Management:** As specifications are being created, NextGen2 allows contributions from other stakeholders, such as engineers. The system invites users to identify areas within the specification that are complete and those still requiring work.
- **Risk Management:** When creating a building specification, compliance with building codes, New Zealand Standards and industry codes of practice is critical. NextGen2 makes this easy by helping to ensure that everything is up to date.
- **MasterKey:** Ensures connectivity between specifications and drawings, reducing the potential for clashes.

NextGen2 is fully supported, with a team of specification experts ensuring that users can have full confidence in the information at all times. There's something reassuring in knowing that the project information is up to date.

A cloud-based specification platform is the must-have intelligent tool for creating swift, accurate and co-ordinated building project documentation.

Within the construction industry, connectivity is the key, ensuring clarity of communication between all information sources and industry players. As the industry moves towards a BIM-based future, increasing connectivity is essential.

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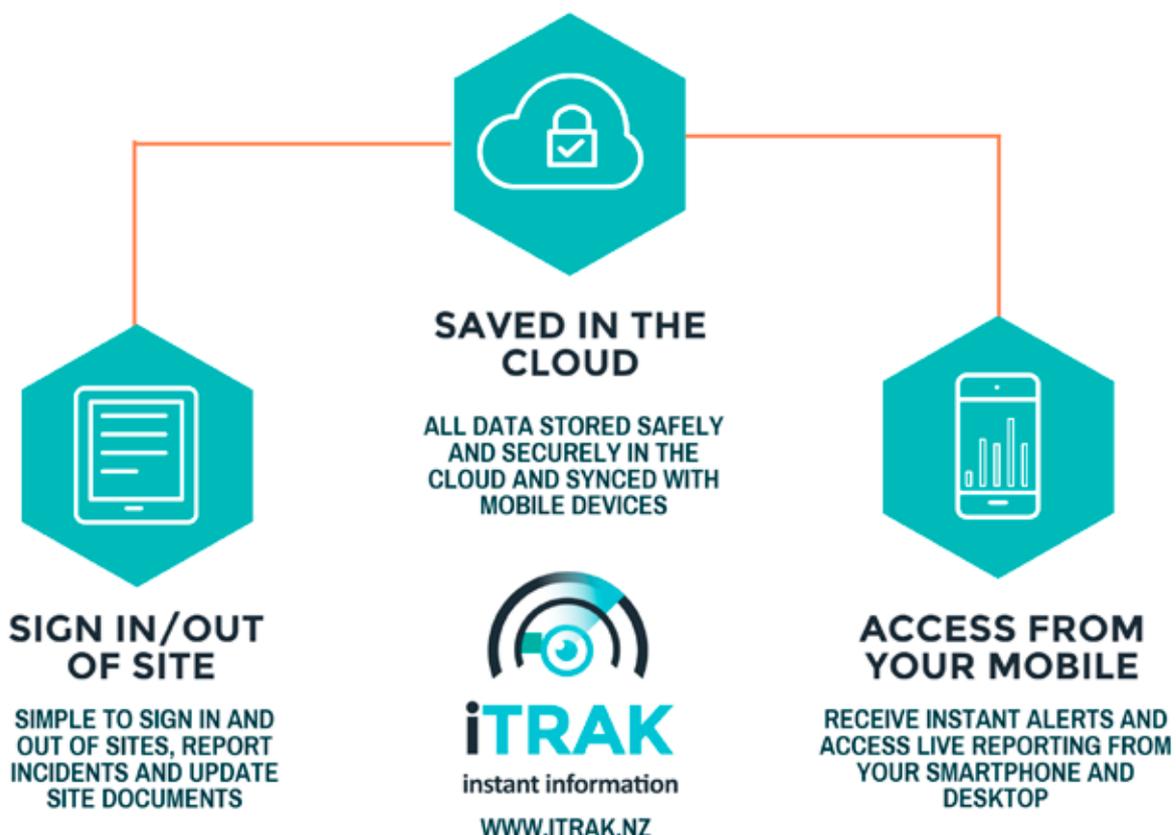
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FUTURE-PROOF BUILDING

## New cloud-based tool helps builders keep up to date

A Wanaka start-up company has created an online tool to help builders keep on the right side of new Building Act requirements.

BuildInsite, a unique platform for builders, and designed with their clients in mind, is new cloud-based software created by Wanaka-based Insiteful.

It is an information portal that enables builders to store essential project information, and provides a complete digital record of the building project to their client.

The Building Amendment Act 2013 introduced new consumer protection measures that require building contractors to disclose certain information before the start of a project and present an "Owner's Manual" to their clients on completion of the project.

Required information includes a prescribed checklist, information about the building contractor and contact person, written contracts, a 12-month defects repair period, guarantees and warranties offered, maintenance requirements and insurances accessible to their clients.

If builders don't comply, they face fines ranging from \$500 to \$20,000.

Insiteful managing director and BuildInsite creator Lauren McKay says the project handover tool allows builders to easily meet the project completion requirements and, ultimately, creates a personalised Owner's Manual once the job is done.

The mandatory disclosure form builders must provide to their clients is simplified through BuildInsite, allowing contractors to set up a template for each job for free.

"The idea behind the law change is to help consumers understand the building process. But builders have viewed it as a bit of a headache, as they have to deal with much more paperwork," Ms McKay says.

"BuildInsite allows them to tick all the boxes with one easy system, access up-to-date warranty information and all the necessary information for each disclosure — and the project is stored in the cloud."

BuildInsite also enables builders to customise their project information by including company logos and other branding.

"This helps builders with their marketing, as emails to clients, additional disclosure information and Owner's Manuals are automatically created in line with company branding and nicely presented with building project photos," Ms McKay says.

BuildInsite, which has an introductory offer of \$49 per project (the disclosure tool is free), is connected to another Insiteful online tool, HomeOversite, which was launched in April this year.

When the builder sends an Owner's Manual to the client, a free HomeOversite is automatically created and pre-populated.

HomeOversite allows home owners to keep track of anything to do with their home and any other properties.



*Insiteful managing director Lauren McKay.*

*Photo: Camilla Rutherford*

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305 stainless steel, #2 square drive

## Trades Coaching: Adding value to building businesses

*Building Today* focuses on a business that coaches other businesses — Trades Coaching New Zealand, and its director, and *Building Today* columnist, Terry Sage. Read how Terry has helped bring success to Registered Master Builder Darrell Trigg of Whangarei and, opposite, how a change of career could be a life changer for construction industry personnel looking for a fresh challenge . . .

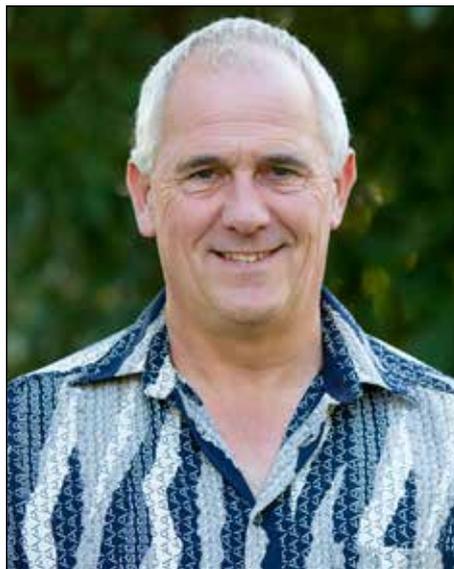
Trades Coaching New Zealand has been featured in *Building Today* for around three and a half years now — it was June 2012 that the first Trades Coaching article made the headlines.

So what's changed for Terry Sage in that time?

"Hard to answer that from all aspects, but as far as we know from the readers we have had contact with, huge amounts have changed," Terry says.

"We get regular contact from trades companies asking questions, which we encourage and value, simply because it means we are being read. Call it an ego thing, but it means we are making a difference to readers.

"We have signed up clients through the subject of our many articles, which means



Trades Coaching New Zealand director Terry Sage.

we are hitting the right topics and they are ringing true with many of them.

"We have also fielded many inquiries regarding becoming a Trades Coach, which is great because the help needed is nationwide and, currently, we are not.

"So lots has happened and lots has changed. That's not just my ego running away with itself though. Hear it from Darrell Trigg below, a well known face within the Registered Master Builders Association."

Darrell has been a past president of the Auckland RMBA and also a director of the national body.

On top of that he has been a client of Trades Coaching New Zealand for more than seven years, and he points out just a few areas in which he feels the coaching process has added value to his construction business.

## Trigg: Coaching process is a dynamic process

"We have been using Terry as our business coach for seven years now," Darrell Trigg says.

"We chose the coaching process because for me it is a dynamic process that changes to whatever is topical for you in your business at a particular point in time.

"Be it cashflow, growth, marketing, managing subbies or whatever is important to your business at that point in time.

"The visits involve both myself and my wife Marlene who are the directors of the business.

"I find that having someone who looks at your issues from the outside in brings a refreshing view to the table, and we have certainly had some great ideas that we have put to good use in our business.

"Our business has gone through a few changes over time, but there have been two deliberate change/growth strategies we have implemented over the past few years — one of which the coaching process has recently helped immensely to plan and execute.

"I cannot speak highly enough of getting a business coach to help you out, mainly because the visits are about your business and what's happening in it now, and how to deal with it.

"It fits around our timetable, and there's no classrooms involved!"



Registered Master Builder Darrell Trigg of Whangarei — cannot speak highly enough of getting a business coach to help you out.

# Spence on why he became a Trades Coach

Terry says his next line here should be, “so what are you waiting for — call today for your free business analysis session.” But it’s not.

“Now if you are about to buy a tall chair and a short rope then yes, call and do it now. Like, right now please, as the holidays are coming and I want us both to enjoy them,” he says.

“The reason I said it’s not is because the clients are many and varied, and for that we will be forever grateful — we being both the bank manager and the boss indoors. But the dilemma we are facing is having enough coaches to cover that client demand.

“Let me take a minute here to introduce the latest addition to the coaching family, Aaron Spence, who has come on board and will be covering Northland and the Far North. Below is why.

“I have worked for several companies and also owned two of my own. It was time for a change but I was not sure I could learn a completely new career from scratch again,” Mr Spence says.

“Becoming a Business Coach is a new career and was one that I had to learn, but most of the skill set is from my experience as a business owner.

“Having been through the good and the bad myself, I know exactly what my clients need. My biggest regret was not getting a coach myself when I was working 65 hours a week. I have to say although this is a new step for me it’s been easy, and so far the job satisfaction is huge.”

Terry says for him it’s not all about what has happened over the past four years, but more about what can happen in the next four.

“The construction industry is buoyant and strong. Yes, it has its issues, always has and always will — if it didn’t what would Mike Fox write about in *Building Today* every month?

“In the main though, it is moving ahead, companies are growing, new ones are being formed weekly and the number of liquidations are, thankfully, decreasing,” Terry says.

“However, we are still seeing the same problems from the slow times to the good times — and some of those problems are even more pronounced when the workload is high.

“Listen to Darrell — using a coach can help not only for the bad stuff but for the growth stuff also.

“Sitting here writing this, saying ‘Trades Coaching New Zealand can help you’, is one thing and, of course, it’s true, but helping people across the nation is a stretch to even us.

“So here’s a challenge to you. Who or what is a “you”? A ‘you’ is somebody who is:

- Associated with the construction industry,
- Has owned a company of your own,
- Needs a change in career life,
- Has building and business knowledge,
- Wants to give back to an industry that has given you so much,
- Wants footwear that does not have steel-capped toes,
- Can’t deal with any more red tape,
- Wants to work four days a week,
- Has good communication skills,
- Is happy to meet and help lots of great people,
- Wants a new career with massive job satisfaction, and
- Is happy with a six-figure income.

“Now don’t stress if you are missing one or even two of the above, or are that in love with steel-capped footwear — you may still qualify as a ‘you’.

“The challenge is take a moment, look at what you have, what you have done and what lies ahead if you carry on. Could a change of career be in the air?” he asks.

For many of us change is scary, especially when it comes to careers and livelihoods, but Terry says not to let that put you off exploring the possibilities.

“All that is being asked is to think about it, and if there is even the slightest glimmer, call 09 945 4880 for a chat. If we can start a Trades Coaching New Zealand coach in an area that is currently not covered the introductory offer is a never-to-be-repeated opportunity.”



## Become a fully-trained Business Coach

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

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

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**Trades Coaching  
New Zealand**  
THE BUSINESS SIDE OF CONSTRUCTION

# BCITO launches Strategic Workforce Development Framework

The BCITO's Strategic Workforce Development Framework (SWDF) was officially launched by Minister for Building and Housing Dr Nick Smith at the BCITO Skills Summit held in Wellington in October.

In attendance at the summit were more than 100 BCITO National Advisory Group members, Board members and other key stakeholders from associated federations, associations and government bodies.

The SWDF has been developed to help construction industry businesses and employers manage the development of their workforce so industry is aware of, and can be better prepared, to meet predicted skills shortages.

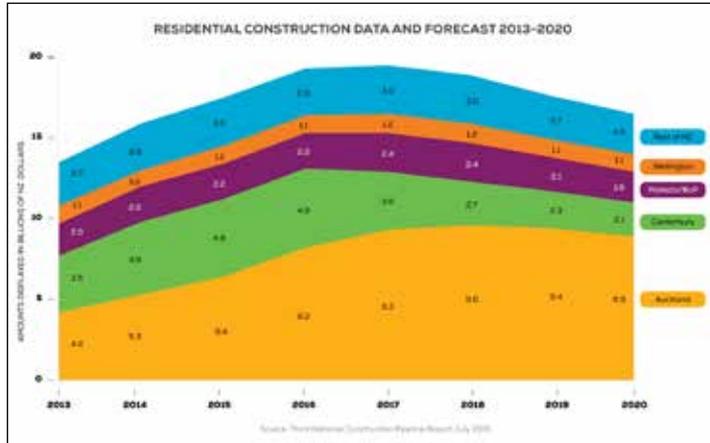
Industry participants need to address the factors that each employer can most influence and realistically change.

The SWDF also sets out what the BCITO's strategic goals are in relation to developing the professional workforce needed for the future.

It identifies four priorities for action that can be used to help participants plan and strategically manage the development of their construction workforce.

These priorities are:

- Build an accurate picture of the current skills and capabilities of each industry sector's workforce,
- Identify future requirements for each workforce and the outcomes they wish to achieve,
- Develop strategies to address any gaps between the workforce and desired outcomes, and
- Consider and understand the overall impact



of business strategies on workforce development.

### Construction activity

National demand for new houses in 2017 is forecast to be 28,000. The current workforce capability is building 15,000 homes.

In 2014 there were 155,200 people employed in the construction industry sectors covered by the BCITO. By 2019 this is forecast to climb on average by almost 5% per year to 197,300.

### The construction industry workforce

- The average age of people in the construction industry is 42, which is increasing much faster than the rest of the population.
- Increasing cultural diversity in New Zealand means strategic employers cast a wide net in respect to recruitment.
- Just under 3% of the BCITO's active apprentices are women.
- A project-driven "hire-and-fire" business cycle causes some skilled workers to leave the industry permanently.
- 40% of workers in the industry do not attain a

post-secondary qualification of any kind.

### Key take-outs

- Growth is set to continue but negative pressures in some regions exist.
- Government will use policy settings to free up market conditions and stimulate some activity.
- Capability and capacity of the current workforce will struggle to meet future demand.
- Growing demand in Auckland may require increasing numbers of

the workforce to move from locations throughout New Zealand.

- Consideration of sustainability, as a workforce development driver, will deepen.
- The industry's skilled workforce is ageing quickly and exiting the industry.
- The industry is recruiting from a shrinking pool of people.
- Greater workforce diversity is required to meet labour requirements.
- The current rate of industry training does not match demand.
- Skills demand will continue to develop.
- Industry training needs to align with workforce development.
- Industry needs to actively work to attract people into the industry and to keep them for a longer period of time, and ensure people understand that construction offers a career, not just a job.

To read the BCITO's SWDF visit [www.bcito.org.nz/news-and-publications/strategy-documents](http://www.bcito.org.nz/news-and-publications/strategy-documents).

This initial document is just the first step in an ongoing process to help skill-proof the industry. In the next phase in the first half of 2016, the BCITO will engage with a sector-specific plan for particular trades.

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# BT's Back in Time

## 20 years ago:

- New Zealand construction firms were likely to turn their backs on training if the Building and Construction Industry Training Organisation (BCITO) passed on 100% levy increases enforced by the Government.

The BCITO said the change to the funding formula for training apprentices would bring far greater costs for employers who were almost certain to opt out of training commitments.

The change in the system of funding received from the Education Training and Support Agency for administering training would have left the BCITO with a \$1.7 million deficit in the next calendar year.

## 15 years ago:

- Builders and plumbers were among the top 10 most trusted professions in New Zealand, according to a *Reader's Digest* survey of the country's most trusted professions and products.

Plumbers ranked eighth and builders ninth from a list of 23 professions and institutions, placing both above the church which came in at number 12.

Not too surprisingly, politicians were a resounding last on the list, while making up the bottom five were car salesmen, marketers, psychologists and . . . journalists!

## 10 years ago:

- A report on Grade 500E Steel Reinforcement released by the Department of Building and Housing raised concerns about the quality of imported steel, recommending that the construction industry undertake education programmes to ensure it is used correctly.

The DBH report came in response to concerns raised by the University of Auckland and other industry members about the performance of Grade 500E reinforcing steel.

Independent testing by SGS New Zealand Ltd showed almost all 500E samples met AS/NZS 4671 standards.

However, the failure of some imported samples in some tests related to low yield stress, low uniform elongation and incorrect bar markings and configurations.

## 5 years ago:

- Building and Construction Minister Maurice Williamson opened New Zealand's first Simple House in Otara, Auckland.

The Simple House was a government initiative managed by the Department of Building and Housing, aimed at making a new house an attainable goal for first home buyers without sacrificing quality or architectural merit.

The Otara Simple House had three bedrooms, a large open-plan dining, kitchen and lounge area, bathroom and study.

A key feature was an external courtyard sheltered on two sides, providing a quiet and safe area for the family and where children could play.

The house was designed by Stephen Smith of S3 Architects in Auckland. Mr Smith was the supreme winner of the Starter Home Design Competition run by the DBH.

Other architects were also devising Simple House designs in Wairarapa and Canterbury.

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This product is an innovative intertenancy solution for separating walls between attached dwellings.

The system is essentially a twin wall system, which incorporates fire-resistant Shaftliner plasterboard panels within the wall cavity. Partiwall was developed to suit the normal pattern of construction and follow-up trades.

Key features are:

- Cost effective and fast to construct.
- No wet trades are required.
- Modular construction of Shaftliner fire barrier permits easy installation at framing stage — no additional trades are required.
- Permits easy inclusion of service penetrations, such as switches, power

points, light fittings and pipes within the intertenancy partition.

- Internal wall linings are installed at the plastering stage as per the normal construction sequence.

### Sheetrock® Brand 10mm Ceiling and Wall Plasterboard

This product is USG Boral's newest engineered lightweight alternative to regular 10mm plasterboard. Sheetrock has a high strength-to-weight composite design.

Key features are:

- 15% lighter than USG Boral standard plasterboard.
- Easier to install and handle.
- Superior on sag resistance.
- Ceiling span centres up to 600mm equals more flexibility for installing fixtures and reduced installation cost, with fewer battens and clips compared to conventional 10mm ceiling boards.
- Easier to score and snap.



- Composed of a gypsum core encased in 100% recycled paper on front and back side.
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0800 278 276, or email [sales@intex.co.nz](mailto:sales@intex.co.nz).



## What do you do when the talking has stopped?

You know how this goes! The customer is always right and the customer's house is the only house you have ever built — therefore every move must be closely supervised by the customer.

No matter how many variations the customer wants, no matter how many higher than "pc sum allowance" fixtures need to be sourced, you, the builder, or other contractors, are left carrying the can, especially when the customer disputes or refuses to pay the bill.

Recent changes to the Construction Contract Act and the Building Act are aimed at simplifying and clarifying the roles and responsibilities of builders, contractors and customers involved in construction projects.

The changes are also aimed at reducing the

potential for conflict and the cost of that conflict for the builder, other contractors and the owner. But do they?

Despite these changes, everyday issues faced by builders, other contractors and owners are complicated and difficult. However, many of these can be resolved quickly and practically.

FairWay's building and construction dispute resolution services provide an early resolution service to resolve problems before either party needs to file claims in court.

FairWay has a team of highly skilled dispute resolution professionals around New Zealand who can assist builders, plumbers, roofers, other contractors and customers having those difficult conversations which are so important to avoid issues turning into major disputes.

The service is flexible and responsive, and might involve something as simple as a facilitated discussion over a cup of coffee through to a formal mediation or adjudication.

FairWay is also an authorised nominating authority under the Construction Contracts Act, and has a dedicated team available to discuss options and to assist you. They ensure strict adherence to time frames and quality measures.

FairWay's focus is on finding practical solutions that allow all parties to move forward and achieve their objectives.

If you have a construction dispute, FairWay has a dispute resolution process for you. They are a simple free phone call away on 0800 77 44 02.

# Telehandlers a versatile alternative

A growing awareness of Telehandler versatility is seeing construction professionals turn to using Telehandlers instead of cranes because of their versatility, manoeuvrability and economic advantages.

APS Equipment imports used telehandlers for sale, hire and lease, and has a range of machines available with different specifications and capabilities.

APS originally imported machines targeting the agricultural sector but soon discovered a growing demand from the construction sector, and has increased its range to match that demand.

A Telehandler is like a large all-terrain forklift or loader, but has a telescopic boom and three types of steering — front wheel steer, all wheel steer or sideways steer (crab steer) which provides extra manoeuvrability.

By using different attachments, a telehandler has the ability to load and lift site equipment, unload pallets from trucks, lift beams into place and move materials such as dirt, bark or sand.

APS Equipment has machines with lifting heights ranging from 8 metres to 17 metres, with lifting capacities from 3000kg to 6000kg, and can supply a variety of attachments.

The versatility of Telehandlers, the ability of one machine to do many jobs on site, unlimited hours when hired, and reduced labour costs give Telehandlers a distinct economic advantage over traditional crane hire.

The machines can be operated on site by anyone who holds a current forklift licence (F endorsement on their licence). However, APS Equipment recommends operators undergo thorough training on the machine before use.

APS Equipment provides a range of options for



construction companies, and the machines can be hired short term for a specific project, or leased or purchased for ongoing use.

The full range of Telehandlers and their specifications can be viewed at [www.apsequipment.co.nz](http://www.apsequipment.co.nz).

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# Leaky buildings — vendor/council/contractor found liable

Timothy Bates, principal of Auckland law firm Legal Vision, looks at a recent decision involving an Auckland home that suffered leaky building issues a second time, after having been purportedly repaired.

## Facts in the case of *Weaver v HML Nominees Limited and Others*

The house was originally built as a family home for Ms Moore in 1997. In 2004, Ms Moore discovered that the house was leaky. She arranged for extensive remedial work to be undertaken. Significant recladding work was completed, and the chosen repair works involved attaching Niwala stone slips to the exterior cladding.

A final Code Compliance Certificate was issued by the council for the work on October 16, 2006. However, in early 2007, some of the stone slips delaminated and fell off the house.

Further remedial works were then undertaken to the areas that had delaminated. Shortly thereafter, HML Nominees Ltd placed the house on the market. It was purchased by the plaintiffs in June 2007, and settled in September 2007.

In 2009, further stone slips started falling from the house. It was not in dispute within the proceedings that, in order to remedy the defects discovered in 2009, a full reclad was required of the stone cladding.

The reclad was undertaken in 2012. The plaintiffs sought \$181,831.07 in the High Court, which represented the costs of repairing the stone cladding plus additional remedial works.

## Summary of defects

The court held that the stone wall cladding in the house suffered from the following defects:

- The substitution of Miracryl for Flexi-Seal because Miracryl was an inferior product
- Incorrect mixing of the Miracryl membrane
- Failure to follow the Flexi-Seal system
- The use of the spot adhesion method of affixing the stone slips to the Eterpan
- The use of Flex-Seal general purpose adhesive rather than high performance adhesive



- The incorrect mixing of the adhesive
- The failure to install control joints, grouting and ventilation/weep holes between the stone slips.

In respect of the other defects the court ruled:

- The chimney flashing had been reused rather than replaced in the 2005/2006 remedial work, compromising the weathertightness of the chimney and allowing water ingress.
- A zinc/aluminium flu vent was installed through the new copper roof during the 2005/2006 remedial works in breach of the Building Code. Corrosion was occurring.

A claim in contract was brought against the vendor for breach of the standard warranties as to building works completed. It was ruled by the High Court that the substitution of the Miracryl for the Flex-Seal system meant the consent warranty contained in the sale and purchase agreement was breached.

A claim was also brought as against the vendor for pre-contractual representations. It was accepted by the court that the vendor, through the agent, had represented that the vendor "had completed the remedial works to the highest standards, and the house was better than new".

The court ruled that the vendor knew of the 2007 issues at the time the representation was made making it untrue, but this representation had not induced the plaintiffs to purchase the house.

In particular, the court found that it was the LIM and the CCC that the plaintiffs had relied upon in terms of the quality of the remedial works.

It was alleged that Ms Moore was behind the decision to substitute the Miracryl for the Flex-Seal system.

The court ruled on the evidence it could not hold that Ms Moore was behind this change, especially since she was unaware of the substitution until well after the building of the

stone cladding was complete. This claim failed.

The council was found liable for a negligent inspection and a negligent issue of the Code Compliance Certificate in its inspection of the stone cladding. The council was also found liable for not identifying the chimney flu and flashing defects.

## Other findings:

- The council's third party claim as against Stonescapes succeeded as the court concluded it was liable for its defective workmanship in the application of the adhesive, and its failure to install the necessary control joints, grouting and ventilation/weep holes between the stone slips.

- The vendor's claim against Flexco in negligence failed also. The thrust of the claim made against them was that in 2007 when the vendor became aware of issues with the stone cladding it had met with Flexco on site. It alleged that the advice provided by Flexco at that time was negligent.

However, the court, in the first instance, ruled no duty of care was owed by Flexco to the vendor, and even if it could be established that there was a duty, there simply was nothing more it could have done to alert Ms Moore to the fact that there were serious systemic problems with the stone cladding work.

- The vendor's cross claim as against the council failed also. The court ruled that the council's negligent acts (negligent inspections culminating in the issue of the Code Compliance Certificate) did not cause the loss suffered by the vendor pursuant to the consent warranty.

As at the time of the sale contract being entered into by the vendor, it was well aware that there were potentially serious problems with the stone cladding. It took a calculated risk in providing vendor warranties.

- Judgment was entered in the sum of \$98,525.20 for the repairs caused by the defects, and general damages were awarded in the sum of \$20,000, \$10,000 to be met by the vendor and council alike.

The council was entitled (if possible) to recover 60% of the liability apportioned against it from Stonescapes for the defective stone cladding work.

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



Legal Vision specialises in providing legal advice to the Building Industry

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 Unit 63, 210-218, Victoria Street West | Central Auckland 1010

# The blame game

Architect Don Bunting looks back at what were better times for our industry, and examines some of the possible causes for change.

Accepting that memory places rose coloured spectacles on the truth, our industry is in a worse state now than in the mid-20th Century.

Following successive downturns in the 1970s and 1980s, we were no sooner hit by a new performance-based Building Code in 1991 than the leaky building saga made enemies of us all.

Most designers, builders, product manufacturers and local authorities were seen as, at best, incompetent and, at worst, negligent.

A recent article by a building contractor talked about construction having once been a more co-operative, less aggressive and regimented industry. He also mentioned what he saw as today's risk-averse, highly regulated environment with on-site consent enforcement officers looking for something to catch you out on.

The much maligned joint and several liability approach to determining who pays was seen as another factor in everyone now looking first at covering themselves.

We all have our views on whether he is right and our own opinion on what can be done to improve what is a less efficient, less collaborative and less effective construction industry.

When I decided on architecture as a career, the building industry then offered the potential for modest artistic and financial success. I would be hard put to say the same today.

Technology may have made this a more exciting industry, but the risk of failure has increased, while the likelihood of significant financial or aesthetic success has faded.

This applies whether you design, build or manage.

## One way ahead

A key factor in returning to a more collaborative design and construction process is centralising the approvals processes.

The current approach of a performance-based building code and a series of "means of compliance" documents and guides, administered by more than 60 largely independent Building Consent Authorities (BCAs), does not work.

Individual BCAs lack any incentive to

collaborate or reign in the current exorbitant time/cost of the building consent approval process.

Add what is a strongly risk-averse approach, with larger BCAs still feeling bruised by recent liability costs being held against them, and you inevitably have a slow and expensive approvals process.

## Design decline

My architectural and engineering practice carried out more than 750 projects, from large to very small, over 25 years to the mid-1990s.

With few exceptions, all were carried out as full service commissions (design, documentation, contract administration) with direct client connection and an invited tender approach to construction contracts.

Yes, the industry has moved on and times and technology have changed. Nevertheless, what we achieved worked. What is occurring today does not work. Go figure.

Anecdotally many designers — architects, architectural designers or engineers — are now heading into middle age having never administered a construction contract. Many designers have never even been on a building site in an official capacity.

There is still a lot of great design work being done, and some designers have retained a degree of influence; but not enough.

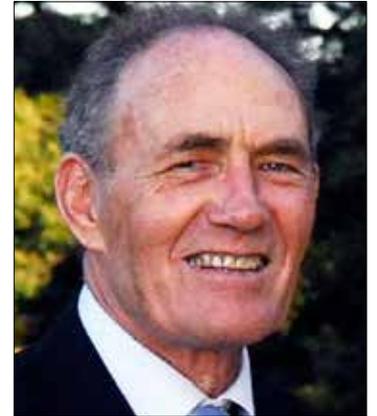
In Australia, all major construction sites still display a billboard listing the consultants and sub-trades involved. Most construction sites in New Zealand list only the contractor's or developer's name.

Architects, in particular, have lost most and, in some cases, all, of their status as leaders of the design and construction team. Is this a good or a bad thing? That's a moot point, but I do know that our industry is worse off today than it was 30 or more years ago.

## The construction process

Rather than commenting specifically on the current state of the broader construction scene, I will use a simple upgrading project as an example of what might be going wrong.

My street contains just six houses on one side of the road, so undergrounding the power and



telephone lines should not have been too difficult.

At the time of writing, 12 weeks have passed since work commenced. The project is still underway, and footpaths remain in an unfinished and patched state. The standard of finish is on the wrong side of appalling.

It was clear there was no overall project management and no works programme. Work was carried out on a piecemeal basis, with access holes being dug up and refilled three times. Workers were often frustrated by finding cars parked in work areas because no one had put out signage.

On contacting Auckland Council, I found they took no responsibility for the work, either directly or via their Auckland Transport offshoot.

The fragmentation of our infrastructure companies, with supply, distribution and services all now in separate organisations, only added to the management problem.

I don't offer this one example as a metaphor for our construction industry. However, it does show that a lack of management and a lack of collaboration among those involved can turn a relatively simple infrastructure repair project into an expensive and time-consuming tangle.

Picture this same approach on a major building project and you can see why our industry might be in trouble.

Looking around Auckland I see relatively straightforward construction projects taking an inordinate amount of time to complete. I see house alteration projects taking more than two years, creating havoc and inconvenience for neighbours and significant cost increases for the poor owners. I see quite modest commercial projects nowhere near complete 18 months after commencement.

Project management? You can't be serious.

## Plan to avoid festive heartache

Terry Sage of Trades Coaching New Zealand says all it takes is a little planning to overcome the traditional festive cashflow problems.

There have been many occasions over the years where I have found myself high and dry and standing alone when it comes to campaigning and demonstrating a cause.

As sad as that may sound, I am only a product of the 1960s and not one of the historical beings. So when it comes to radical campaigns I guess mine's a wee bit on the small side, but if I win it's guaranteed to change the world.

So what's my fearsome, world-changing, one-man, campaign? "Kick Christmas into December".

Who's with me? Who hates Christmas trees on sale in September? Or Christmas decorations in shop windows before fireworks have been lit?

You can buy a Halloween costume or a sexy Santa as they hang on the same rack in the big red shed. Come on, every month has a reason or a holiday attached — who gave Christmas the go ahead to take over 33% of the year?

Then comes January — phew, peace and quiet at last, let's enjoy the holiday. Oh no, not a chance. We still get Christmas thrown at us —

"sign up now for next year's Christmas hamper, only \$23.99 a month". Really! Come on just let me enjoy my well-earned break.

Everyone in the construction fraternity now thinks Ebenezer Scrooge has been reincarnated in the shape of a half decent business coach from Tutukaka.

Happily, that is not the case — both the Scrooge bit and the half decent. I love Christmas and look forward to it for 10½ months of the year, but only let my enthusiasm out in public on December the 1st.

Will my campaign change the world? Sadly, I don't hold out much hope. The money makers of the world, the corporate giants and those million shop owners that rely on Christmas to survive the rest of the year may, collectively, have slightly more clout than me.

It's all very well waxing lyrical and getting high and mighty about a great cause — and a cause that I will fight for until they ban Christmas or it becomes a 365-day holiday.

But reality says that as a business owner we do have to start thinking about the Christmas period as early as October, sometimes even earlier if you have products and materials that have a long lead-in time.

If you don't plan then you may well find yourself with no staff, as they all want time off, no cash as all the staff want theirs, no materials, no work to come back to after the holidays and, possibly, a very grumpy family when you have to work right through to meet some deadlines. The list can be endless, and all because of not enough forward thinking.

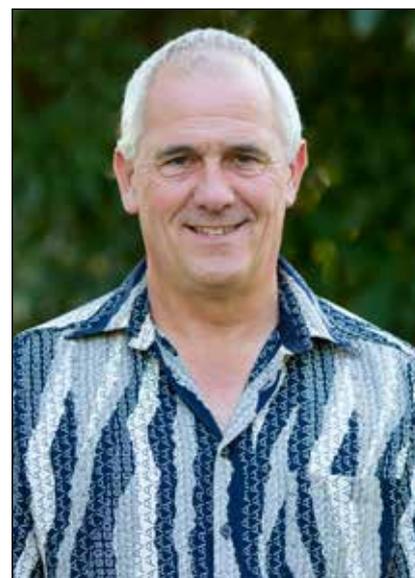
The biggest complaint I get from business owners is cashflow before, during and especially afterwards when it comes to the holiday season.

Before, because they are paying out for materials or stock to see them through and paying overtime to get jobs finished. During, because they pay out so much holiday leave and they need money themselves. And after, because there's no income when there is no work, plus there might not be much work to come back to and then the 20th of the month bills are due.

That's an awful lot to have to deal with all in the space of six to eight weeks. It can take up to four months for some businesses to recover to a positive cash flow after a slow holiday period.

It's not all doom and gloom though. Really, all it takes is a little forward planning. Use September, October and November to plan, and then start enjoying December for what it should be — a time of joy and happiness, and Christmas shopping on Christmas Eve.

I will see you in the queues on December 24th — not because that's the only time you have left to shop but because you want to.



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# Building Consents Information

For All Authorisations, September 2015

Dwellings	\$893,273
Domestic Outbuildings	\$17,553,000
<b>Total Residential</b>	<b>\$910,826,000</b>
Non-residential	\$618,566,000
<b>Total All Buildings</b>	<b>\$1,529,392,000</b>
Non-building Construction	\$35,892,000
<b>Total Authorisations</b>	<b>\$1,565,284,000</b>

## Number of new dwellings consented

	Sep 2015	Aug 2015	Sep 2014		Sep 2015	Aug 2015	Sep 2014
Far North District	29	19	12	Horowhenua District	16	20	9
Whangarei District	45	50	19	Kapiti Coast District	14	12	36
Kaipara District	20	18	14	Porirua City	12	38	26
Rodney District	86	54	57	Upper Hutt City	7	5	8
North Shore/Albany Wards	199	237	122	Lower Hutt City	61	17	30
Waitakere Ward	39	43	30	Wellington City	24	64	81
Auckland Wards	93	171	118	Masteron District	4	6	5
Manukau/Howick Wards	88	116	71	Carterton District	3	4	5
Manurewa-Papakura Ward	91	48	102	South Wairarapa District	1	2	2
Franklin Ward	47	72	37	Tasman District	24	40	22
Thames-Coromandel District	24	11	14	Nelson City	19	23	35
Hauraki District	9	4	7	Marlborough District	19	27	20
Waikato District	63	49	47	Kaikoura District	3	4	4
Matamata-Piako District	10	9	8	Buller District	0	4	1
Hamilton City	124	88	48	Grey District	3	1	1
Waipa District	47	47	27	Westland District	1	5	3
Otorohanga District	2	2	1	Hurunui District	8	4	15
South Waikato District	8	3	0	Waimakariri District	42	43	56
Waitomo District	0	0	0	Christchurch City	308	406	361
Taupo District	33	20	9	Selwyn District	119	92	93
Western Bay of Plenty District	39	22	21	Ashburton District	17	21	9
Tauranga City	125	109	86	Timaru District	22	18	30
Rotorua District	15	4	3	Mackenzie District	5	6	5
Whakatane District	7	5	6	Waimate District	1	1	6
Kawerau District	0	0	0	Chatham Islands Territory	0	1	0
Opotiki District	2	2	0	Waikati District	6	5	9
Gisborne District	8	6	3	Central Otago District	16	14	20
Wairoa District	1	0	0	Queenstown-Lakes District	65	62	58
Hastings District	15	12	15	Dunedin City	25	21	31
Napier City	14	11	13	Clutha District	3	3	5
Central Hawke's Bay District	2	0	2	Southland District	8	3	8
New Plymouth District	14	23	32	Gore District	2	21	0
Stratford District	0	3	2	Invercargill City	31	9	19
South Taranaki District	2	2	5	Area Outside TA	0	0	0
Ruapehu District	3	1	2				
Wanganui District	3	3	7	<b>Total</b>	<b>2242</b>	<b>2291</b>	<b>1985</b>
Rangitikei District	0	1	4				
Manawatu District	7	15	12				
Palmerston North City	11	8	14				
Taranaki District	2	1	1				

- 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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