

# BUILDING TODAY



THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION

VOLUME 26 NUMBER 2

MARCH 2016

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## INSIDE:

HAMILTON EAST'S  
INLAND PORT AND  
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**FROM THE EDITOR**

This month we profile a Registered Master Builders 2015 House of the Year winner — Pepper Construction from New Plymouth — and the house the company built on the slopes of Mount Egmont.

The project stands out due to the serious lack of site access, which meant the house had to be built completely without access to basic services.

It's a great story — just one example of a Registered Master Builder's innovative and adaptable skills set to get the job done.

Another intriguing read is the proposed inland port and logistics zone to be developed in Hamilton East, and connected to the new Waikato Expressway. We'll watch development of this one with interest.

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**PUBLISHER:** Taurean Publications Ltd  
PO Box 35343, Browns Bay, Auckland 0753

**EDITOR:** Andrew Darlington 09 478 4888 021 90 11 56  
andrew@buildingtoday.co.nz

**ADVERTISING MANAGER:** John Helsdon 021 164 2960  
john@buildingtoday.co.nz

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# Dispelling the myths of advocacy

## Chief's Chat

By CEO David Kelly

It's hard to believe it is autumn already and Easter is nearly upon us. I hope your plans for Easter are much more advanced than mine!

Many of you will be aware (particularly those of you who read their profiles in *Building Today* last month) that I have recently welcomed to the team new business services and membership head Brian Rosenberg, and policy and advocacy manager Matthew Aileone (despite their allegiances to the Blues and Crusaders!).

I believe their addition to the senior leadership team is a step change in how we deliver value to our members and how we promote their interests with the Government.

I would like to focus on advocacy. This means different things to different people, and something that is often misunderstood. But to me it's an important part of leadership —

indeed, it is one of the RMBA's key strategic pillars.

In simple terms, it is about being the voice for builders and the sector, and ensuring our views are well presented.

An important part of advocacy is developing key relationships with strategic partners and engaging with the Government. It is important to dedicate real energy and effort to advocacy to ensure that RMBA members' interests are put forward.

To ensure advocacy is credible, a big part of the policy and advocacy role is engaging with our members to ensure that when we do engage with Government it is based on their views.



After all, our members have a wealth of knowledge and experience, and can really play a role in shaping reforms that affect the construction sector.

You can expect to hear much more from Mr Aileone in the form of updates on regulatory changes that the RMBA is engaging in, but he is also interested in your views.

He is only an email away (matthew.aileone@masterbuilder.org.nz) if you do want to contact him directly about government policy, or rules that are affecting your day-to-day business.

In the meantime, we are looking at how we can fully utilise the expertise we have in our residential and commercial working groups. We are also looking at how we can use *Offsite* better to post updates, and also to invite views from members.

One final note — many of you will be aware of what's been happening regarding Stonewood Homes. I appreciate this is not an ideal situation for all those involved, particularly the home owners. But I wanted to assure you that we have planned for this rainy day.

I have made it clear that the RMBA's priority is to ensure that homes are built, and we stand by ready to honour the Master Build Guarantees that are in place.

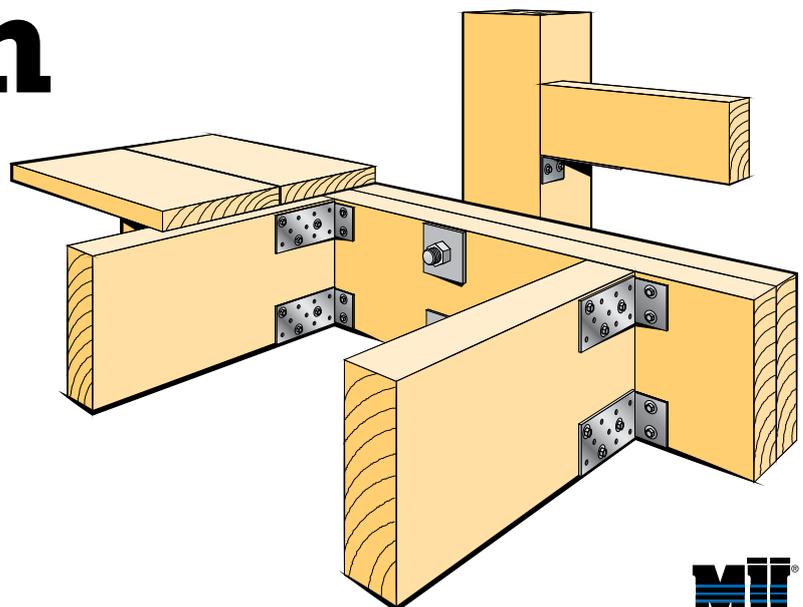
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## Seamless renovation wins national award

Justin Green of Alteration Specialists says he was over the moon when he found out his house in Palmerston North was awarded the title of national winner in the Mitre 10 Renovation Award \$250,000 - \$500,000 category at the Registered Master Builders 2015 House of the Year competition.

Mr Green says he was extremely proud to win the category, which featured four other exceptional national finalists.

"We were very confident with the job we had produced heading into the finals, but we certainly weren't expecting the win, so when our name was read out we were ecstatic," he says.

Mr Green attributed the success of the renovation to the faultless integration of the fine detail of the existing house into the new extension — the end result was completely seamless.

"The extent we went to in order to retain the home's character was a big part of the renovation, every detail was replicated. There was no stone left unturned," he says.

Mr Green explained one of the biggest challenges was the hidden complexities of the renovation.

"There was a fair amount of steel portal work involved, which had very little tolerances and was probably the hardest part of the renovation."

Judges were impressed with the transformation of the kitchen, dining and outdoor living areas.

"This house has been transformed from an inconspicuous 1930s 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.

"A pool-side lounging area with landscaped gardens makes for a style of outdoor living area that is unbeatable."

Mr Green says winning the award has added real value to their company's reputation.

"It definitely proves that you are a quality builder. There is no better way to be assessed on your work than to have a judge walk around and critique your work," he says.

"Registered Masters Builders is the most recognised and trusted building organisation in New Zealand, hands down. House of the Year is definitely the biggest competition in our industry, and it's a great way to showcase your ability."

Although Alteration Specialists will not be entering the 2016 House of the Year awards, they are hopeful for an entry in the 2017 competition.

The Awards are made possible through the support of PlaceMakers, Master Build Services, GIB, Nulook, Future-Proof Building, Carters, Plumbing World, Resene, and Bunnings.



Kyla and Justin Green at the Registered Master Builders 2015 National House of the Year Awards.



This Palmerston North home was the national winner in the Mitre 10 Renovation Award \$250,000 - \$500,000 category at the Registered Master Builders 2015 House of the Year competition.

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# Award-winning house build takes place without access to basic services



*This home was the national winner in the ITM New Home up to \$300,000 category at the Registered Master Builders 2015 House of the Year competition.*

Pepper Construction's Andrew Pepper was elated to find his New Plymouth entry had received the title of national winner in the ITM New Home up to \$300,000 category at the Registered Master Builders 2015 House of the Year competition.

Mr Pepper said he knew it was a good build and was ecstatic with the result.

"It's obviously great recognition and to be a national winner is a career highlight," he says.

Mr Pepper says the home definitely had the "X-Factor", containing sustainable features that made it unique.

"It had a polished concrete floor, great use of space including a loft area above the bathroom, and different outdoor areas to complement the dwelling at different times of the day," he says.

The competition judges were impressed with the excellent use of sustainability features in this build.

"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," they said.

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

Mr Pepper explains one of the biggest challenges was the location of the build, in the foothills of Mount Egmont National Park.

"A key challenge was the lack of site access. The foothills also have a very high rainfall which was difficult.

"The house had to be built completely without access to services, and there was no onsite water until it was built.

"So we created our own access, built the house off a generator, and created a temporary water supply. That's how we do things in Taranaki — we adapt."

Mr Pepper said winning the award has trebled



*Andrew Pepper at the Registered Master Builders 2015 National House of the Year Awards.*

his workload.

"It has brought an incredible amount of recognition. Our enquiry rate has increased substantially — it's manic! Additionally, staff morale has been fantastic," he says.

"I would recommend House of the Year to any Master Builder — whether you win an award or not. I've learned a lot from the event."

Mr Pepper is a third-generation Registered Master Builder, and credits the organisation for the camaraderie and ease of sharing knowledge and experiences with his peers.

Although Pepper Construction will not be entering the 2016 House of the Year awards, they are looking at possible entries for the 2017 competition.

These annual awards are made possible through the support of PlaceMakers, Master Build Services, GIB, Nulook, Future-Proof Building, Carters, Plumbing World, Resene, and Bunnings.



# Restoration success as retirement village scores gold

A basic need for remedial work soon turned into a fully-fledged redevelopment to weatherproof 84 apartments in a fully functioning retirement village in Mount Maunganui.

The Ocean Shores Retirement Village redevelopment, a gold Restoration Category award winner at last year's Commercial Project Awards, originally started as a repair of existing buildings because of moisture ingress.

But after discovering extensive damage, the project team found it was necessary to demolish much of the building facade and reconstruct the uniquely shaped building from the remaining concrete shell.

The project team — Stanley Construction, MOTM Architects and engineers Dunning Thornton — took on the challenging task of redeveloping a fully operational retirement village.

"We were really proud of the results," Stanley Construction managing director Kevin Stanley says.

"We had great site safe audit outcomes, and the cohesion of the wider team we had

throughout the project really allowed us to pull this all off."

Mr Stanley says the expansion of the project from its initial concept took many by surprise and, according to standard construction programmes, it was estimated that the work would take two years to complete — a period that was unacceptable, given residents would have to move out of their homes during the construction period.

To cut down the completion time while ensuring minimal disturbances and maintaining building and safety standards, the team was under immense pressure to come up with a fast-tracked solution.

Using clever methodology and unique new

systems, including the "Dolly Mechanism" where wall panels were constructed off site using 250 individually-designed prefabricated wall panels to speed up the construction, the time period was cut in half.

Further, the team's practices saw them placed as a finalist in the Site Safe 2013 Health and Safety Awards.

"To cut the completion time down to 11 months was truly a great accomplishment," Mr Stanley says.

"The overall feedback has been fantastic — we've been praised by the client, and the village was thrilled with the project team and the outcome. A very rewarding project and one to remember."



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## Apprentice of the Year — an insider view

The Registered Master Builders Carters 2016 Apprentice of the Year competition is soon to commence, with entries opening in April.

Regional judge and national practical co-ordinator Dave Mudge offers an insider view on what judges will be looking for.

Last year, more than 145 apprentices competed for the coveted title of Apprentice of the Year.

The nationally-renowned title stands the apprentice and their employer in good stead with their peers, as well as gaining significant recognition in the public eye.

The competition opens many doors for entrants, and is a great way to kick off their career in the industry.

Registered Master Builder Dave Mudge from Mudge Builders Ltd in Wellington has been involved in the annual competition for at least

10 years, and has judged at a regional and national level.

The judging panel also consists of representatives from Carters and BCITO, all of whom are expert leaders in the building industry. But what exactly do they look for in a winning apprentice?

"We're looking for an apprentice that is an all-rounder. They need practical skills, academic skills and people skills," Mr Mudge says.

"Everyone has good and bad points, but we are looking for an apprentice that has an overall understanding of the industry they're in."

Mr Mudge says the initial submission stage is a crucial part of the competition, as it provides the judges with their first impression, allowing them to build up a picture in their mind of the apprentice.

"I always, always read the submission before I interview the apprentice. You get a lot from what the apprentice puts down on paper, you get a feel for who they are," he says.

Following the submission, the judges go on to interview the apprentices. Mr Mudge explains that there's an array of questions, from practical and product knowledge, to questions about the building code and Acts.

"The interview is usually about 45 minutes, and for most apprentices it's a pretty nerve-racking stage!

"But we want to stress it is not that bad. We are not trying to trip them up, we just want to get to know them and their work a little better.

"There are two crucial things the apprentice should remember in the interview — to relax, and be honest. If you don't know the answer, say you don't know.

You're being interviewed by industry experts — we will know if you're fudging it!"

After the interview, the apprentices are put through a site inspection. Mr Mudge says this stage is for judges to confirm what they heard at the interview.

"We've had a couple of apprentices trip themselves up — where they've said one thing in the interview and it's completely different on the site. This comes back to my honesty point — just don't fudge it.

"All I'd say to an apprentice in the lead-up to the site visit is that it's their site, not ours. I don't come on to a site until I'm invited. This gives the apprentice a chance to do their health and safety induction, and introduce us."

Mr Mudge says entering the competition is invaluable, and he encourages all apprentices to give it a go.

"For me as an employer, if I read on their CV that an apprentice was an entrant in the Apprentice of the Year competition, they would have a real advantage on the others. The competition is a massive bonus to put on your CV, and speaks leaps and bounds of the apprentice."

Mr Mudge wishes all contestants the best of luck this year, and looks forward to seeing the talent for 2016.

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 [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 sponsor the Ministry of Business, Innovation and Employment (MBIE).



Dave Mudge at the National Apprentice of the Year practical briefing in Auckland.

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# Resource consents decision paves way for pivotal Ruakura development

Hamilton East import-export hub will be bigger than Auckland CBD



*An artist's impression of the Ruakura inland port and logistics zone.*

Tainui Group Holdings (TGH), the intergenerational investor for Waikato-Tainui, has welcomed a decision by Hamilton City Council to approve three key resource consents for the planned Ruakura logistics and lifestyle hub in Hamilton East.

TGH chief executive Chris Joblin says the decision paves the way to start developing the first 13.5 hectare stage of the inland port and surrounding 34.5 hectare logistics zone within the next 12 months.

"We have always approached Ruakura as part of a bigger picture — a new development larger than the Auckland CBD bringing fresh life and jobs to east Hamilton, and as a key hub in the upper North Island freight system," Mr Joblin says.

"A number of years spent in master planning and talking to customers and the community have helped us future-proof Ruakura with the best connections, such as a dedicated interchange with the new Waikato Expressway."

TGH has already received a number of expressions of interest about hubbing through Ruakura from leading players in the import, export and logistics sector, although it is yet to commence formal marketing.

"The consistent message from importers and exporters is that they want the freedom to choose between ports and shipping lines, and not necessarily be tied into Auckland or Tauranga," Mr Joblin says.

"This port neutrality is a key part of the Ruakura offer as we configure the rail and road connections north and east," he says.

"The efficient hubbing of freight will get thousands of trucks off the roads each year and make better use of the Government's investment in rail. As Ruakura comes on line over the next five years we see it playing a key role in tackling the congestion in the central, upper North Island, and helping all three cities be more productive."

In the second quarter of this year TGH will call for expressions of interest from port operators

to manage the secure gate-in, gate-out inland port, which will eventually be capable of handling up to 1 million 20ft equivalent (TEU) containers per year.

The inland port and logistics zone will anchor the entire 480 hectare site, which also features the equivalent of more than 52 rugby fields of green and open space, a light commercial knowledge zone and residential housing.

Waikato Chamber of Commerce chief executive William Durning says the Ruakura development will turbo-charge the contribution of the wider Waikato region to the New Zealand economy.

"The Waikato region has a number of strong sectors poised to deliver more economic activity and jobs over the next 30 years.

"As a cornerstone development, Ruakura will help unleash this. Ruakura stands to benefit not just our towns, city and our region, but also the overall New Zealand Inc. story for decades to come," Mr Durning says.

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# Bunnings to expand New Zealand outlets

Bunnings is looking at opening at least two new stores in Grey Lynn and Hamilton

Australian-based home improvement chain Bunnings expects to open more than 30 new stores in Australia and New Zealand over the next two financial years — but how many of them will be in New Zealand is unclear.

The Wesfarmers-owned chain has released its interim results, showing group revenue grew 11% in the six months to December 31 to A\$5.5 billion (NZ\$5.9b).

Store on store sales grew 7.9% across the two countries.

Bunnings New Zealand marketing manager Valerie Staley says the New Zealand figures were not split out until the full year results, but the chain was tracking along well.

She says the chain was looking at opening at least two new stores next year in Grey Lynn and south Hamilton.

It was also opening a new store in Petone, after



Easter, and the Naenae store would become a trade centre as a result. Its Taupo store would also be relocated.

“We’re always looking, we’re always in the market, and when the right sites come up, we

look further,” she says.

Bunnings’ entire network in New Zealand and Australia includes 240 warehouses, 67 smaller stores and 32 trade centres.

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## Fletcher and Nalco unveil aluminium joint venture

Fletcher Building Ltd has reached an agreement to create a 50-50 joint venture between its Fletcher Aluminium windows and doors business and Nalco Ltd.

Nalco managing director Ron Holden will become managing director of the new entity.

Fletcher Building chief executive Mark Adamson said it was proposed that the Fletcher Building manufacturing site in Auckland would close in the 18 months following formation of the joint venture.

He said Fletcher Building would fund its share of the capital expenditure to expand Nalco’s Hamilton manufacturing facility. The new entity will have two key manufacturing sites — an extrusion and powdercoating facility in Hamilton and a powdercoating facility in Christchurch.

In its first full year of operation the new entity is expected to have sales of \$190 million.

The joint venture is expected to be formed by June.



Ron Holden

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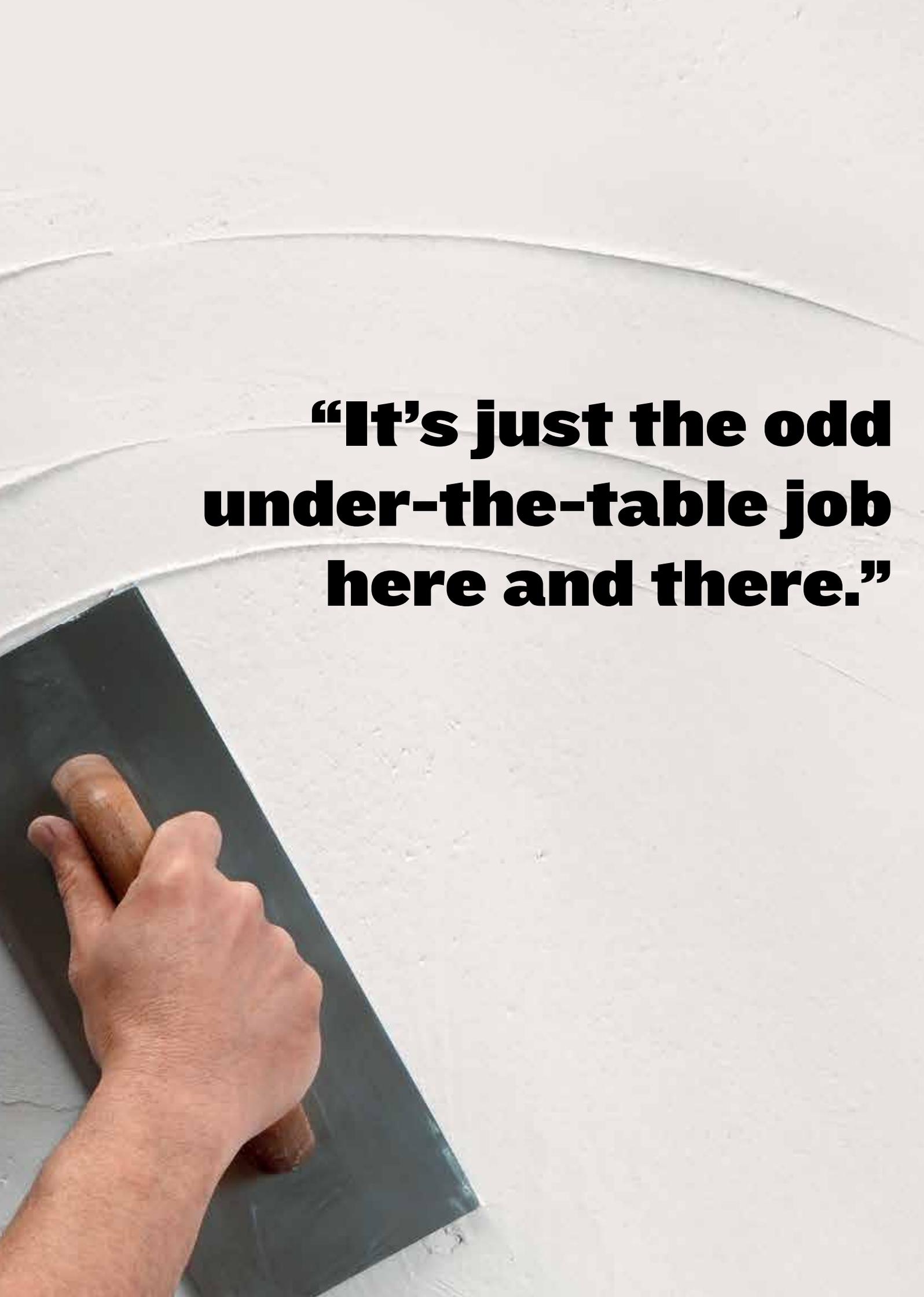
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**“It’s just the odd  
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# Green Building Councils commit to green area twice

'Building sector an essential part of the solution'

More than 1.25 billion square metres of buildings — almost double the size of Singapore — will be registered, renovated or certified as green building space over the next five years, under ambitious commitments made by Green Building Councils at COP21 in Paris recently.

Green Building Councils from around the world, including Mauritius, India and the United States, unveiled national commitments to transform the sustainability of their buildings to reduce greenhouse gas emissions and ensure that the construction industry plays its part in limiting global warming to 2°.

## Green building a cost-effective solution

Buildings currently account for around one third of global emissions. But green building is one of the most cost-effective solutions to climate change, which generates significant environmental, economic and societal benefits.

The commitments were made at Buildings Day — the official COP21 meeting led by Ségolène Royal, the French Minister of Ecology and former presidential candidate — and include:

- 25 Green Building Councils committing to register, renovate or certify more than 1.25 billion square metres of green building space and train more than 127,000 qualified green

building professionals by 2020.

- All 74 national Green Building Councils supporting the high level commitment from the World Green Building Council (the global network of which they are members) to achieve Net Zero carbon new building and energy efficient refurbishment of existing building stock by 2050.

- 3 Green Building Councils (Canada, Australia and South Africa) committing to introducing Net Zero certification for buildings.
- More than 125 corporate members of Green Building Councils making bold commitments, including the French product manufacturing giant Saint-Gobain, Australian developer Lendlease and Swedish construction firm Skanska.

## Turning point in history

A new alliance of 18 countries and more than 60 organisations, known as the Global Alliance

for Buildings and Construction (which includes WorldGBC, its 74 Green Building Councils and their 27,000 member companies) was also launched, and publicly committed to help countries meet their Intended Nationally

Determined Contributions (INDCs) through green building.

World Green Building Council chief executive Terri Wills says the commitments made mark a turning point in history.

"Politicians and business leaders now jointly recognise that the way we build can lead to economic growth and

prosperity without risking life on the planet, and that the private sector is a driving force in achieving this goal.

"While the building sector is a major contributor to climate change, it is an essential part of the solution — and one that brings immediate benefits to economy and society," Ms Wills says.

"Committing to an area of green buildings twice the size of Singapore over the next five years is just the start. In 10 to 15 years' time this action will catalyse a green building revolution which will see sustainable buildings become the norm."



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# the size of Singapore

“Green Building Councils, their private sector members and government partners have committed to transform the global buildings industry to not only help us reach a 2° world tomorrow, but enable us to realise the direct benefits from a new way of building — today.

## Just the start

“Committing to an area of green buildings twice the size of Singapore over the next five years is just the start. In 10 to 15 years’ time this action will catalyse a green building revolution which will see sustainable buildings become the norm.”

In India, the world’s third largest emitter of emissions and a country seen as critical to securing a strong global climate deal, the Green Building Council has committed to facilitate over 900 million sq m of registered green building footprint through voluntary industry-led initiatives, as well as supporting the Indian Government to meet its INDC through green building policies.

Green Building Councils in Australia, Canada and South Africa have also committed to introduce Net Zero certification for buildings. Net Zero buildings are those which have no net annual carbon emissions, achieved through a combination of energy efficiency and on-site renewable energy generation.

## Ambitious certification targets

This move is significant because setting ambitious certification targets can help transform the market towards achieving these goals, and is critical in highlighting building assets that are at a reduced risk of exposure to climate change.

French product manufacturer Saint-Gobain, a member of the World Green Building Council’s Corporate Advisory Board, has committed to reduce energy consumption by 15% by 2025, and to reduce greenhouse gas emissions from its (tertiary) buildings by 75% by 2040.

Lendlease, also on the WorldGBC’s Corporate Advisory Board, has committed to developing to the highest two certifications in the regions they operate in, and deliver two major global community-scale developments that are net positive by 2020.

All Green Building Council and corporate member commitments are available on the web site of WorldGBC’s COP21 campaign Better Build Green.

## Key statistics/messages:

*To play its part in limiting global warming to 2°, the construction sector must reduce emissions by 84 gigatonnes by 2050 — the equivalent of not building 22,000 coal powered plants. The WorldGBC has committed to achieving this goal by enabling a market transformation.*

*This large-scale reduction of emissions is possible, but it will take transformative action and collaboration.*

*By 2018, green building in the United States will account for more than 3.3 million jobs, more than one third of the entire United States construction sector.*

*Green Building can improve people’s health, well-being and productivity. For example, improved indoor air quality can lead to productivity improvements of up to 11%.*



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# Helping heritage stand strong — level correction

With building demolition a common sight in Christchurch over the past few years, it's refreshing to see one being given the chance to stand strong for years to come, particularly so when the building is a 130-year-old, Category One Heritage New Zealand listing.

Suffering significant damage from the region's 2010/2011 earthquakes, the old Bank of New Zealand building in the Canterbury township of Kaiapoi underwent the first stage of its restoration, with level correction successfully completed by Mainmark Ground Engineering.

Kaiapoi was hit hard by the earthquakes, with thousands of buildings and homes severely damaged, and many consequently demolished.

The old bank building was one of the few remaining local heritage buildings still standing. Purpose-built for the BNZ in 1883, the building is a well-known local landmark, perched on the corner of the town's main street.

The building's owner, Kaiapoi businessman John Shivas, was among many who were keen to completely restore the old bank. He worked closely with the supportive local council, driving the project to ensure it went ahead.

Grants totalling \$238,000, received from the Canterbury Earthquake Heritage Building Fund and Heritage New Zealand's national incentive fund, helped make the work possible.

Before internal and external work could begin, the iconic building had to be re-levelled. Already with obvious damage, there was significant concern the structure would suffer further damage during level correction. Keeping that to an absolute minimum was key to ensuring repairation costs could stay within reach.

The 250 tonne building had subsided across the entire footprint, towards the north-east corner by more than 200mm. Throughout the project, Mainmark ensured the entire structure was uniformly and continually supported, and then raised back to level, without any new stresses being introduced, or effecting the structural integrity of the building.

Industry specialists Mainmark use non-invasive ground engineering techniques that have little, if any, negative impact on a structure and the land around it.

The JOG method, a computer-controlled grout injection system which injects specialised cement grout at pre-determined locations, was selected as the best solution to this challenge.



*The old Bank of New Zealand building in Kaiapoi undergoes the first stage of its restoration, with level correction successfully completed by Mainmark Ground Engineering.*

Linked to a Central Control Computer, JOG "androids" are positioned at multiple injection locations beneath the building to control the sequence of injection and quantity of material delivered, ensuring the lift achieved is gentle and uniform.

Mainmark has corrected hundreds of buildings in Christchurch and thousands around the world. Notably, the JOG method was used to re-level the Christchurch Art Gallery, though on a much larger scale for the four-storey, 30,000 tonne building.

Mainmark general manager Russell Deller says JOG is effective on any size building.

"It's had great success since it was created in Japan more than 20 years ago. We've used it on residential and non-residential buildings with excellent results."

Mainmark project supervisor Victor Chirilas says the method has been likened to keyhole surgery — "injection holes are very small, no larger than 40mm in diameter". This meant there was minimal impact to the historic floors, so they did not need to be removed and risk further damage.

"The first stage of the injection was to ensure the building was evenly supported, and to create an improved base to lift from. Once this was achieved we could begin raising the building," Mr Chirilas says.

The depth and location of the injection process is dependant on existing ground conditions — voids are filled and any weak ground is strengthened by the process.

"With the bank, grout was injected at various levels across the entire footprint of the foundation system, effecting a treatment zone to two metres or more beneath it."

The JOG method is sensitive to a structure and any damage it has received. Lift is millimetre by millimetre at multiple locations across the footprint of the building simultaneously, effectively floating the building up. There is a high degree of control at all times, with constant monitoring allowing for adjustments, as required.

The building's construction, current condition and the degree of lift required were all considerations in the design of the injection array. One hundred 40mm diameter injectors were installed beneath the perimeter and internal foundations of the building, including the existing bank safe. Lifting was gentle, uniform and gradual, protecting the fragile nature of the building.

Continuous surveying, internally and externally, was delivered via the fully automated Trimble monitoring system and manual assessment. Dumpy levels and Zip levels were used in tandem with the Trimble system.

# success in Canterbury



*The high degree of monitoring was a key contributor in achieving such an accurate and precise outcome.*

The wireless OTA-connected system provided accurate reading of the external part of the building to Mainmark's onsite computer, at 15-minute intervals. The high degree of monitoring was a key contributor in achieving such an accurate and precise outcome.

Remediation and re-leveling was entirely successful, delivering a sound base for the building's footings and restoring the building back to level. The non-invasive method applied ensured no further significant damage or consequent costs, allowing the restoration of the project to continue as planned.

From start to finish, including site preparation and clearing of rubbish and overgrown vegetation, the project duration was 35 days.

Many Kaiapoi residents turned out to watch the process, though with such a gentle and gradual lift, Mr Chirilas says "it was a little bit like watching paint dry".

Now the building is back to level and sitting on firm ground, locals can enjoy watching the restoration of their historic landmark unfold.



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# Company's trademark product — often copied but never bettered

Shisham pioneered the Square Push Pull Props — call them tilt panel braces, props, push pulls, whatever you like.

Since 1977, more than 80,000 Shisham Push Pull Props have proven themselves in the field. During that time, panels and loads have grown as architects and builders continued to push the frontiers in tilt slab construction.

The company has improved the design, expanded the range, and adapted its approach to meet every challenge faced.

Reassuringly, many things have stayed the same, simply because they were right in the first place, and they're still right today.

Things such as the company's trademark reinforced 16mm steel foot are often copied, but never bettered.

And they are still square instead of round because, kilo for kilo, square is safer than

round.

How does the company know this? Shisham has the only purpose-built prop testing rig capable of testing units up to 16 metres in length unto destruction.

The square-shaped prop can be much smaller, lighter and easier to use than a round-shaped one. They're also more stable and stackable, which makes transportation between sites easier.

### Individually certified props

Each prop is individually certified, and the versatility and strength of these props are proving popular in the New Zealand construction industry.

Total Site Supplies is the only supplier of Shisham props in New Zealand, and they stock



parts and accessories from shims to panel sealants.

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Each prop is individually certified



Multiple height adjustment options



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The design is square instead of round, because kilo for kilo, square is safer than round. They're also better for handling and stackable.

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# Olds: Unfair to compare current external plaster facade systems with outdated building systems of 10 years ago

By Rockcote & Resene Construction Systems general manager Mike Olds

**B**old, world-first innovations, and thorough testing with mandatory technical assistance to each project nationally sets Rockcote & Resene Construction Systems apart from the rest.

I confidently recommend plaster as an effective medium for protecting future projects — and I have science, technical support, processes and qualified tradespeople on my side to ensure plaster as an exterior solution exceeds all expectations.

First things first — the construction sector weaknesses discovered in the late 1990s and 2000s tarnished plaster products like no other.

They changed the face of the construction sector forever, with sweeping changes to the building code and responsibilities held by individuals in how they applied products and skills to a project.

Second — it's unfair to all concerned that the external plaster facade systems and external facades and cladding of 2015 are still compared with the outdated building systems and general construction practices of 10 years ago.

When it's written, much is stated that plaster is the cause of construction sector issues when, in fact, plaster, to a very large degree, was the "visual" result and not necessarily the cause.

In turn, the obvious first port of call was the plasterer rather than the cause, which could have been many and varied — such as poorly installed deck membranes, roofing, detailing, incorrect ground levels — the list goes on.

This drove the perception through to today, which is why I write this to clarify some of the misconceptions in the market, and to provide some clarity and surety going forward.

Since approximately 2003 and, officially in 2005, the requirements for compliance with the New Zealand Building Code - E2 (external moisture) changed.

With this we saw the introduction of a verification method for external claddings/facades — E2/VM1 (external moisture/verification method).

Most, if not all suppliers and manufacturers of external claddings/facades, including

weatherboard, plaster facade and fibre cement sheet products, have undertaken this testing. It demonstrates the performance of walls with multiple connections such as windows, doors, balustrades and movement joints.

Residential external facade VM1 testing is thorough, and completed in a specialist weathertightness chamber at BRANZ.

One of the tests even involves drilling holes through the finished cladding during the wet testing stage to ensure that not one drop of moisture crosses through the cavity to the structure.

This type of testing with introduced or simulated failure provides confidence that if, during the construction process, something moves, or is introduced post construction, that there is robustness designed within the system that will not impact on the structure or integrity of the building.

These days, many facade products, and certainly all Rockcote & Resene Construction Systems' cavity-based facades, are tested to prove compliance with the performance requirements of the New Zealand Building Code.

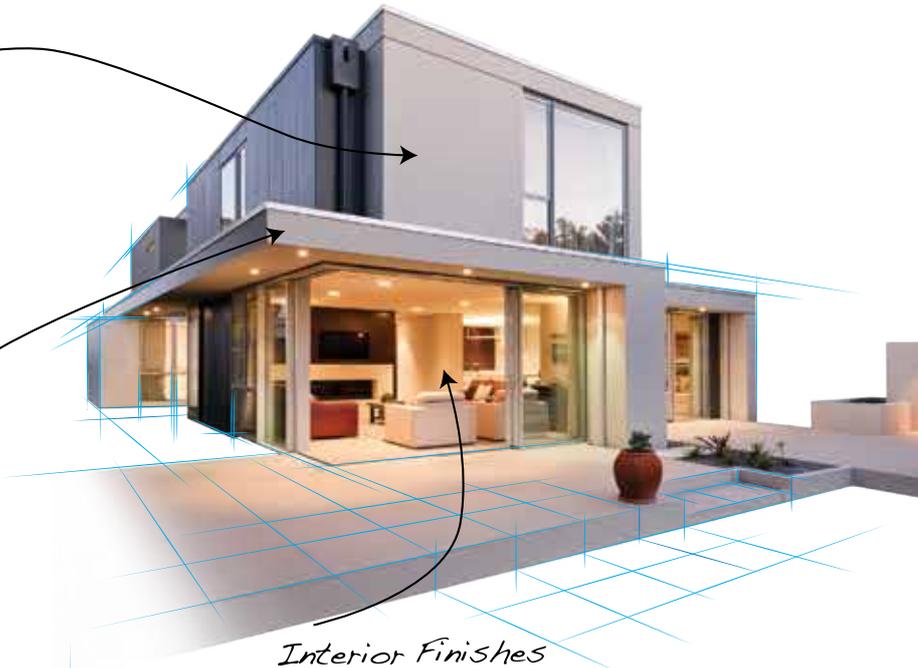
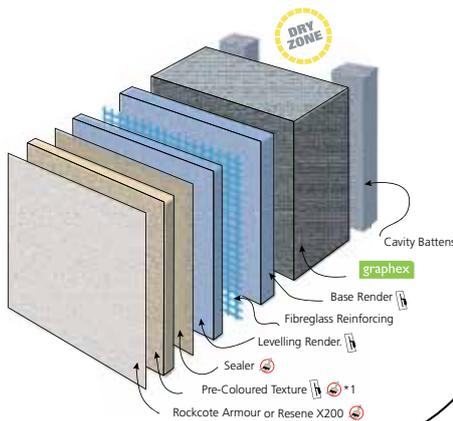
Weathertight Homes Resolution Service active claims		
Council area where the building consent was issued	Number of properties with open claims as at 31/12/2015	Number of open claims as at 31/12/2015
<b>Auckland</b>		
Auckland City Council	2539	346
Franklin District Council	7	7
Manukau City Council	67	27
North Shore City Council	289	78
Papakura District Council	3	3
Rodney District Council	30	22
Waitakere City Council	244	72
<b>Total for Auckland</b>	<b>3179</b>	<b>555</b>
Buller District Council	1	1
Central Hawkes Bay District Council	1	1
Christchurch City Council	91	67
Far North District Council	3	3
Gisborne District Council	25	3
Hamilton City Council	17	8
Hauraki District Council	1	1
Horowhenua District Council	1	1
Hurunui District Council	2	2
Hutt City Council	6	6
Kapiti Coast District Council	10	7
Kawarau District Council	1	1
Manawatu District Council	2	2
Marlborough District Council	3	3
Matamata-Piako District Council	2	2
Napier City Council	1	1
Nelson City Council	4	4
New Plymouth District Council	4	4
Opotiki District Council	1	1
Palmerston North City Council	2	2
Porirua City Council	9	9
Queenstown-Lakes District Council	131	11
Rotorua District Council	4	4
Selwyn District Council	2	2
Taranaki District Council	1	1
Tasman District Council	6	6
Taupo District Council	1	1
Tauranga City Council	229	33
Thames-Coromandel District Council	13	9
Timaru District Council	1	1
Upper Hutt City Council	3	3
Waikato District Council	3	3
Waimakariri District Council	1	1
Wanganui District Council	1	1
Wellington City Council	229	66
Western Bay of Plenty District Council	9	9
Whakatane District Council	3	3
Whangarei District Council	9	9
<b>TOTAL</b>	<b>4082</b>	<b>847</b>

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Milano polished lime based finishes from Italy. This range provides a premium high polish finish for feature walls.

ROCKCOTE Marrakesh is a fine grained lime plaster that can be used for both interior and exterior including areas of high humidity such as bathrooms and wet areas.

Marrakesh creates a seamless surface where the smooth curve of one element flows into another evoking a sense of ease and continuity not seen with standard finishes.

Marrakesh can also be finished to a traditional flat lime plaster or for a contemporary look or can be used to achieve a traditional glass face marble plaster coloured to achieve a range of natural colours and attractive patina effects.

All products and systems are warranted and installed by the network of Resene Construction Systems registered LBP plastering professionals to strict specifications providing surety of performance to your project.

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# BCITO helping businesses succeed

## 2016 Employment Development Grants available to employers

The BCITO supports employers to provide training and employment in the construction industry in many different ways.

If you're currently training a BCITO apprentice, you're eligible to apply for a grant so that the BCITO can assist you to upskill yourself or another senior member of your team, and help your business be successful in the long term.

The BCITO has 15 Employer Development Grants worth up to a maximum of \$3000 each (excl GST) available for employers in 2016. Applications are now open.

Applications can be made at any time, but once the 15 grants have been allocated there are no more available until 2017.

### What are BCITO Employer Development Grants?

The BCITO wishes to give employers in the construction industry access to study programmes which will help them to develop and grow their business.

As such, funding in the form of grants is now being offered to employers of current BCITO trainees.

The BCITO believes this support will help employers to run successful long-term businesses, better placing them to provide ongoing investment in training and employment within New Zealand's building industry.

### How many grants are available?

Fifteen grants are available nationwide in 2016. Individual employers or employing companies can only be awarded one grant each per calendar year.



### How much are the grants worth?

Each grant covers the cost of a course or seminar chosen by the employer, up to a maximum of \$3000, excluding GST.

### Who is eligible to apply?

Any employer of a current BCITO trainee may apply. This also includes supervisors and managers of an employing company.

Employers must have a current apprentice at the time of application and at the time the grant is claimed.

### What can the grants be used for?

Employers can select any training or development assistance which best suits their personal or business development needs.

Some examples include:

- BCITO courses such as Site Supervisor or Diploma in Construction Management

- Consultation with a business advisor
- Short courses or seminars on small business management, estimating or contract management
- Higher level business-related qualifications.

### When should applications be made?

Applications can be made at any time. However, once 15 grants have been awarded in a calendar year further applicants will need to reapply the following year.

You can check the number of grants still available at any time before applying by calling 0800 4 BCITO or visiting [www.bcito.org.nz](http://www.bcito.org.nz).

### How do employers apply for a BCITO Employer Development Grant?

To apply, visit [www.bcito.org.nz/employers-industry/employer-development-grants](http://www.bcito.org.nz/employers-industry/employer-development-grants) to download and complete the application form.

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# BT's Back in Time

## 20 years ago:

- The Privy Council found in favour of an Invercargill home owner in a landmark case testing New Zealand's building liability laws.

The case sought to absolve local authorities throughout the country of liability to home owners for faulty workmanship, and to abolish a reasonable discoverability clause that was in force in New Zealand.

The Privy Council upheld the New Zealand Court of Appeal's decision on both counts, finding in favour of the home owner.

The case related to building defects in a house built in 1972. The Invercargill City Council inspected the foundation excavations, but within two years of completion the house walls started to crack and doors jammed because of faulty foundations.

The owner eventually sued the council for damages in 1989 as the builder had gone out of business. The High Court ruled the building inspector had been negligent in failing to ensure the foundations went into solid ground, and the council was found 100% liable for the claimed repair costs of \$64,250.

## 15 years ago:

- Innovative building industry "Training in a box" was helping trainees qualify as builders more quickly at a lower cost.

Devised by the Building and Construction Industry Training Organisation (BCITO), trainees received, literally, a large box containing all the resource material required for a minimum of 71 New Zealand Qualifications Authority units of the builder's National Certificate in Carpentry.

BCITO (Northern) spokesman Jim Johnstone said employers thought it was great because they didn't have to lose apprentices off the work site to attend block courses, and trainees liked it because they could go at their own speed, and relate theory to what they were actually doing on the job.

## 10 years ago:

- The Department of Labour launched one of its largest concentrated compliance campaigns, aimed at the Auckland construction sector.

The campaign saw 14 of the department's Health and Safety inspectors converge on Auckland, visiting 160 construction sites to lift the level of health and safety legislation compliance.

Department chief health and safety advisor Mike Cosman said many new migrant employers and contractors in Auckland were unsure of their health and safety obligations, and many workers were likely to be unclear of their statutory entitlements.

## 5 years ago:

- The location and scale of potential faults under the Canterbury Plains needed to be understood before Christchurch poured billions of dollars into rebuilding, according to University of Canterbury geologist Mark Quigley.

Both the September 2010 and February 2011 earthquakes occurred on fault lines that did not exist on GNS Science's database.

"We've been struck by two faults we didn't know about," Dr Quigley said. "So here's the question: Is there a fault that's really short but capable of a magnitude four earthquake in the immediate Christchurch area?"

"And we need this data before we even talk about rebuilding."

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BUILDING EXCELLENCE

# Carrying out building work without a building consent — Tan v Auckland Council

Timothy Bates, principal of Auckland law firm Legal Vision, reveals the perils of carrying out building work without a building permit.



I wish to review the recent decision of *Tan v Auckland Council*. Mr Tan, the appellant, had been charged by the Auckland Council with one charge of carrying out building work without a building consent, contrary to section 40 of the Building Act 2004. By way of background, section 40 states:

Section 40 Buildings not to be constructed, altered, demolished, or removed without consent

(1) A person must not carry out any building work except in accordance with a building consent.

Breach of this provision comes with a maximum fine of \$200,000.

## Facts

Mr Tan was employed by Alpha Laboratories (NZ) Ltd to manage the expansion of a block of units in East Tamaki for use in a food processing business. On July 7, 2014, an officer from the Auckland Council building compliance team visited the property and observed that substantial building works had been completed. However, the council had not received any application for building consent in respect of these works.

Mr Tan did not do any of the building work. His work was limited to instructing and supervising the actual builders. He admitted that he knew the building works completed required a consent. However, he instructed the building

works to advance, so as to avoid delay.

He was prosecuted pursuant to section 40 of the Act for carrying out building works without a consent, and was found by the District Court to be in breach of this section.

## What is the meaning of the words “carry out”?

The central issue on appeal was the meaning of “carry out”, which is an undefined term in the Building Act 2004. In the District Court, it was held that the words must be interpreted to include any person who is engaged in building work and development at a level or in a role that provides a meaningful contribution to making the building work happen.

This means that a building supervisor would clearly be one who was carrying out the work.

Through counsel, Mr Tan argued for a much narrower interpretation of the words “carry out” such that they did not include the concept of supervision. In support of this narrow interpretation a series of arguments was presented by his counsel.

Fairness is irrelevant to the interpretation of a statute — the focus must be on clear words.

The court held that the ordinary meaning of the words was broad enough to encompass the concept of supervision, and such an interpretation was also more consistent with the purpose behind the Act, which was to strengthen the regulation of building.

Wider Interpretation is inconsistent with other provisions of the Building Act 2004.

Mr Tan argued that a wider interpretation of these words would render section 386 of the Act redundant.

Section 386 was a deeming provision that specifically imposes liability upon a principal where representatives, agents and contractors carry out the actual works.

He also argued that the definition of “building work” did not include supervisory work and, thus, this showed that building work is the

doing of physical work itself and not anything broader.

Furthermore, he argued the Licensed Building Practitioner regime imposed liability in a supervisory capacity. The lack of express reference to supervision suggested that Parliament intended to exclude supervision from the scope of section 40.

The High Court disagreed with this argument and, instead, concluded that the wider interpretation of these words to include supervision was consistent with these specific provisions found elsewhere within the Act.

The High Court also found that the wider meaning had support in the legislative history of this section and the subsequent amendments of the Building Act 2004.

Finally, it was held that a wider interpretation of the words “carry out” in preference to the narrow meaning argued for by Mr Tan avoided absurdity and injustice.

At paragraph 68 Justice Brewer stated:

“It would indeed be nonsensical and ‘savagely unfair’ on those ‘wielding the hammers and shovels’ to expose them, and not those who supervise or instruct them, to prosecution.”

It follows that his Honour reached the conclusion that the term “carry out any building work” in section 40 was not limited to the physical carrying out of the building work, but includes the supervision or instruction of those who physically carry out the building work.

The Appeal was dismissed. The District Court decision remains in place, although a fine is yet to be issued.

This decision shows the perils of carrying out building work without a building consent.

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



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# A concrete result

Architect Don Bunting tracks the key role played by concrete in our industry.

The word concrete comes from the Latin word “concretus” (meaning compact or condensed), from “con-” (together) and “crescere” (to grow).

German archaeologist Heinrich Schliemann found concrete floors, made of lime and pebbles, in the royal palace of Tiryns, Greece, which dates roughly to 1400-1200 BC. And lime mortars were used in Greece, Crete and Cyprus as early as 800 BC.

## The Roman advance

The Romans used concrete extensively from the period 300 BC to 476 AD. Roman concrete was made from quicklime, pozzolana and an aggregate of pumice. This allowed revolutionary new designs with greater structural complexity and dimension than was possible with brick or stone. While just as strong in compression as modern concrete, the absence of reinforcement meant its tensile strength was far lower.

Roman concrete depended on the strength of the concrete bonding to resist tension. The dome of the Pantheon in Rome (126 AD) is an example of how sophisticated the Romans’ use of concrete was.

Modern structural concrete differs from Roman concrete in two important details. First, the mix is fluid and homogeneous, allowing it to be poured into forms rather than requiring hand-layering concurrently with the placement of aggregate which, in Roman practice, often consisted of stone rubble.

Second, integral reinforcing steel gives modern concrete assemblies much greater strength in tension.

## Key dates

Key dates in the development of modern cement and concrete were:

- 1824: The invention of Portland cement in England (named because of its similarity in appearance to the Portland stone found nearby)
- 1836: The first strength testing of concrete in Germany, and
- 1913: The first redimix concrete plant set up in Baltimore, Maryland.

Redimix concrete was introduced to the New Zealand market some 75 years ago with the

setting up of the first plant in Wellington.

The recent case in Auckland of under strength concrete being delivered to 70 building sites shows how vigilant we need to be to ensure that all products, including concrete, meet expected standards of quality and strength.

## Building bylaws

The first set of national model building by-laws was published in 1935, following the Napier earthquake.

On February 3, 1931, the Hawkes Bay region was subject to the worst earthquake in New Zealand’s history. The quake measured 7.9 on the Richter scale. The death toll was 256, with fire spreading throughout Napier and Hastings, and major Napier buildings and landmarks completely destroyed.

Areas of coastline were dislodged, and the landscape changed forever. The current Napier airport was once at the bottom of the harbour.

Standards New Zealand was established, to ensure future events did not result in the same loss of life. The first earthquake standard, NZSS 95 was developed in 1935.

There are now more than 650 building-related standards. Many provide guidance for designers and builders on how to comply with the Building Code, benefiting the industry and all New Zealand communities.

## A modern material

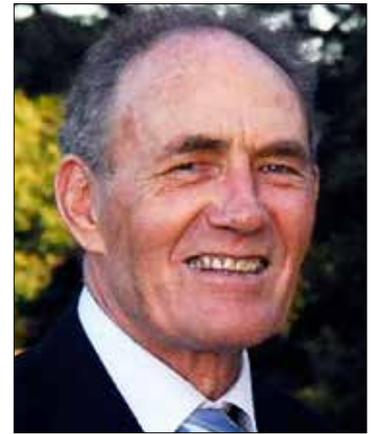
My earliest experience of concrete as a core building material was in England in the late 1960s, where precast concrete was increasingly and once tragically employed, on new council tower blocks.

The tragedy occurred at the Ronan Point Block in East London, when a gas appliance exploded in the corner of a multi-storey block constructed of precast concrete panels.

The panels literally relied on gravity to hold them in place. “House of cards” best describes what occurred after the explosion.

The tragedy led to a serious loss of confidence in tower block living and, particularly, the use of precast concrete construction.

My own parallel experience was working for a company using what was known as “no-fines” concrete. The no-fines mix was poured into



forms within reinforced concrete frames and then plastered inside and out.

The concrete mix, quite sophisticated for its time, was deliberately low in fine aggregate, creating a wall panel that was low in weight and high in insulation quality.

In recent years we have seen a return, in a different way, to the so-called brutalism period of the 1960s, using exposed concrete as structure and final decoration.

The term brutalism does not come from “brutal”, but from the French “beton brut”, or “raw concrete”. The term was invented by French/Swiss architect Le Corbusier, who was best known for designing the Punjab capital city of Chandigarh in northern India.

There, the availability of very cheap labour, coupled with the need for a material requiring little or no maintenance, led to the use of concrete for structure and finish.

The use of concrete as a structural and cladding material continues to develop, assisted by increasing levels of innovation applied to its make-up and form. Today, very thin precast wall panels, many with an insitu finish, are seen on virtually every major building site.

The combination of speed and convenience of off-site manufacture and instant enclosure is revolutionising medium-scale construction.

In the future we are likely to see such innovations as self-healing concrete which reacts to the ingress of moisture, and self-cleaning mixes which reduce surface pollution. The Auckland Sky Tower is an example of a specially designed, very dense concrete mix that still looks as clean as the day it was poured.

The use of polished concrete floor finishes, often with coloured tints applied to the mix, has added a robust and an environmentally-friendly approach to domestic construction.

Environmentally friendly? No need for floor coverings with high and often chemical-based manufacturing processes, plus the use of the concrete slab as a heat sink, absorbing the sun’s heat during the day, thus reducing evening heating costs.

# Theft in the workplace

Terry Sage of Trades Coaching New Zealand says theft in the workplace is not such an isolated problem as most might think.

**"B**eware the Ides of March". Some dude in a white sheet said this once, quite a few hundred years ago on his way to the Forum. Apparently.

I bring this up simply because the email I just read said, "I need your March content as the mag is being edited now", and I couldn't think of any other way to start this article.

However, a client of mine recently — yes it was still February, but let's just go with some artistic licence here — fell into the saying, boots and all.

I called in to see him as per our usual schedule, and before the normal greetings were exchanged — "where's my cup of tea and don't forget the sugar this time" — I was whisked out of the office, down the road and into a cafe which, luckily, had an abundance of sugar.

The reason for this hasty exit and rendezvous into a secretive location was the need to talk about an employee, the one he shares an office with, and who happened to watch this whole evacuation process.

The issue was an unexplained loss of a substantial amount of cash. To cut to the chase, somewhere between \$20,000 and \$50,000 over two

to five years in small weekly amounts.

Why was there such an unknown gap between the 20 and 50, and the two to five? Because there were not the systems in place to substantiate the actual losses.

To clarify the story a bit, this is a very new client of only two months (which could be why he hasn't sorted the sugar issue out yet), and the reason I am there is he had suspicions there was a problem.

When delving into the business it was glaringly obvious that the systems that were 30 odd years old in some cases, and the new accounting package, just weren't set up to track money in a fool-proof way — not that many are completely fool-proof, but you should be able to get close.

So we proved there was an issue, we let the staff know we were looking for an issue and, all of a sudden, we had a confessor. Sickening to know it was happening, great the fact we stopped it, and now we are working on the systems and processes for it not to happen again, we hope.

So is theft in the workplace an isolated problem? I would love to say absolutely. That I hardly ever see this with my clients.

Unfortunately, I'd be telling fibs as it is a very popular pasttime — maybe not to the extent outlined above, but anything taken is theft.

In most cases it is not cash, as the majority of employees do not have access to the safe. Stock and assets come in a close second place, but the number one form of theft within the workplace that costs the employers of our nation millions is the theft of time.

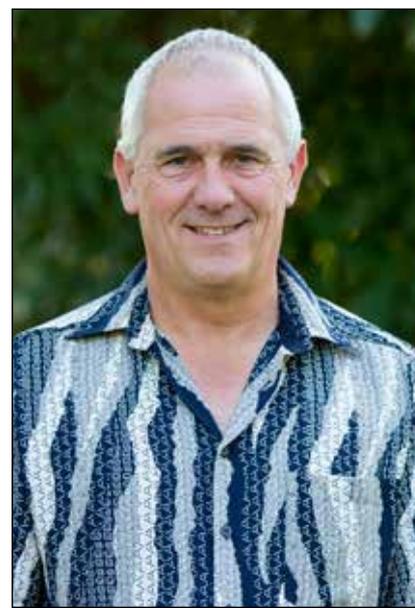
Coming in late, going home early, long tea breaks, and sleeping on the job — the list and sneakiness of employees is endless.

This descriptive narrative is not written to fix all the problems, but more to bring to mind that the problems occur. And don't even turn the page before you have finished reading, thinking "nah we're sweet bro, all the gang are like family".

Statistics show family members are the worst culprits. I have stories to fill a dozen mags on unsuspecting rip-off merchants.

There is a saying I have lived by for years within business — "Trust everybody, just don't trust the devil inside them". And when money is involved the wee devil grows three horns.

It's not only the workers to watch out for, because I have had some awkward moments between shareholders too. On a final final note, there are also thousands of awesome employees out there, so let's hope you don't become the unlucky employer.



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# Building Consents Information

For All Authorisations, January 2016

Dwellings	\$745,696,000
Domestic Outbuildings	\$10,554,000
<b>Total Residential</b>	<b>\$756,250,000</b>
Non-residential	\$310,003,000
<b>Total All Buildings</b>	<b>\$1,066,253,000</b>
Non-building Construction	\$16,698,000
<b>Total Authorisations</b>	<b>\$1,082,952,000</b>

## Number of new dwellings consented

	Jan 2016	Dec 2015	Jan 2015		Jan 2016	Dec 2015	Jan 2015
Far North District	14	19	7	Horowhenua District	16	16	8
Whangarei District	44	41	22	Kapiti Coast District	6	17	10
Kaipara District	12	19	13	Porirua City	11	16	17
Rodney District	60	103	39	Upper Hutt City	9	5	3
North Shore/Albany Wards	136	299	113	Lower Hutt City	6	17	5
Waitakere Ward	46	31	35	Wellington City	58	41	76
Auckland Wards	148	350	176	Masterton District	4	3	2
Manukau/Howick Wards	53	72	53	Carterton District	1	2	2
Manurewa-Papakura Ward	37	55	44	South Wairarapa District	1	5	2
Franklin Ward	26	37	22	Tasman District	29	27	28
Thames-Coromandel District	17	16	7	Nelson City	18	10	6
Hauraki District	4	142	8	Marlborough District	8	12	14
Waikato District	78	64	20	Kaikoura District	0	1	3
Matamata-Piako District	15	16	3	Buller District	1	1	4
Hamilton City	102	142	102	Grey District	1	3	4
Waipa District	25	50	19	Westland District	2	4	5
Otorohanga District	0	4	0	Hurunui District	4	6	3
South Waikato District	4	4	4	Waimakariri District	37	44	41
Waitomo District	0	3	0	Christchurch City	153	358	300
Taupo District	15	26	17	Selwyn District	64	108	72
Western Bay of Plenty District	32	39	31	Ashburton District	14	13	28
Tauranga City	145	123	102	Timaru District	11	20	15
Rotorua District	8	4	2	Mackenzie District	3	8	3
Whakatane District	8	8	3	Waimate District	2	5	2
Kawerau District	0	0	0	Chatham Islands Territory	0	0	1
Opotiki District	2	2	1	Waitaki District	13	5	7
Gisborne District	4	1	5	Central Otago District	12	17	9
Wairoa District	1	0	0	Queenstown-Lakes District	65	62	51
Hastings District	24	20	9	Dunedin City	12	37	23
Napier City	11	9	5	Clutha District	1	2	1
Central Hawke's Bay District	4	4	2	Southland District	4	4	11
New Plymouth District	19	26	46	Gore District	0	2	0
Stratford District	1	0	0	Invercargill City	5	11	7
South Taranaki District	2	8	4	Area Outside TA	0	0	0
Ruapehu District	2	3	0				
Wanganui District	4	6	9	<b>Total</b>	<b>1695</b>	<b>2538</b>	<b>1703</b>
Rangitikei District	0	3	1				
Manawatu District	7	11	5				
Palmerston North City	12	23	11				
Taranaki District	2	5	0				

• Based on 2006 census areas  
 • Each dwelling unit in a housing project is counted separately  
 • Figures in these tables may differ from published statistics  
 Source: Statistics New Zealand

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