

BUILDINGTODAY

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION



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MAY 2016

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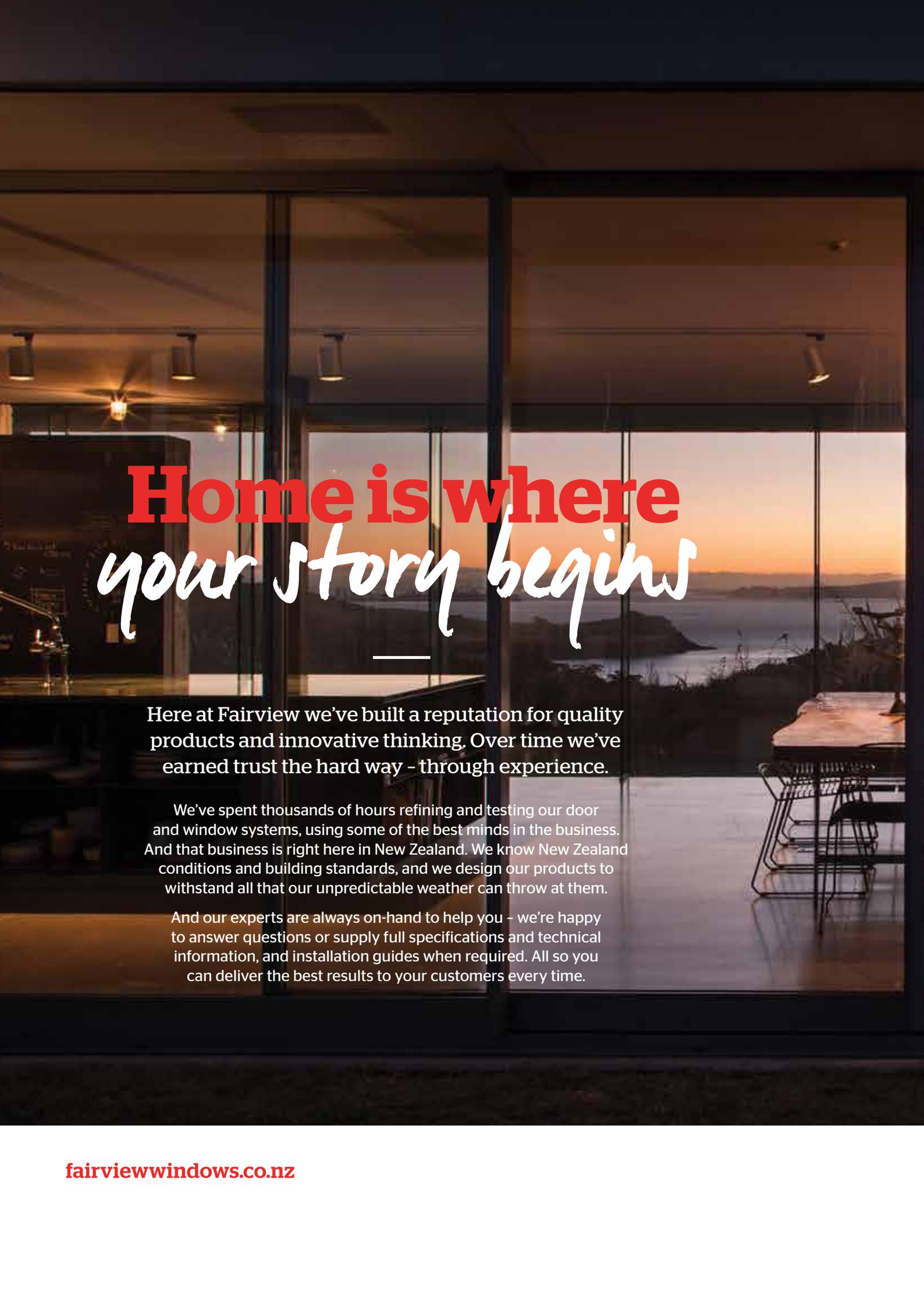
NZCPA WINNERS REVEALED

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PLUS RESULTS, PICTURES
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THE NZ COMMERCIAL
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NEW PAN-INDUSTRY FORUM PLANNED > INJURY STATS GROSSLY EXAGGERATED



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FROM THE EDITOR

The various groups in the New Zealand construction industry are not very good at working together, resulting in major problems when it comes to dealing with industry issues.

RMBA chief executive David Kelly says this has been the case for some time. So the RMBA is doing something about it — they'll be hosting "Constructive", an all-of-industry forum in Christchurch in September.

It'll be all about how the industry can collaborate and innovate for better performance. And not before time. Go to page 6 — or www.constructive.org.nz — to find out more.

Also in this issue you'll find all the results and comment from this year's prestigious NZ Commercial Project Awards, featuring, I'm sure you'll agree, some outstanding entries.

Andrew Darlington — Editor

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New construction forum — a first for New Zealand

Chief's Chat
By CEO David Kelly



One of the issues that has been obvious for some time now is that the construction industry is not often good at working together to find solutions to the major issues we are facing.

We have a tendency to work in our own part of the industry, rather than seeing whether we can work with others. By that I mean the contractors, engineers, architects and so on, don't come together to work on solutions.

For that reason the Board of Registered Master Builders has decided to do something to address this by doing something different.

In September, Registered Master Builders will be hosting an industry-first for New Zealand — an all-of-industry forum where we are looking to bring together representatives from across the construction sector.

Although it is an initiative by Registered Master Builders, we have received strong interest and support from others, in particular the New Zealand Institute of Architects, the Institute of Professional Engineers NZ, the Association of Consulting Engineers NZ, the NZ Property Institute, BRANZ and the Earthquake Commission. We have also been talking to the Ministry of Business Innovation and Enterprise about how they might like to be involved.

The NZ Construction Industry Forum — "Constructive" — will be themed around how the industry can collaborate and innovate for better performance.

In particular, what have we learned from the Canterbury earthquakes and the Global Financial Crisis, and how have businesses changed the way they operate as a result?

But more important, what are businesses in the construction sector thinking about now to ensure their success in the future?

Constructive will be held in Christchurch from September 21-23. Christchurch is an obvious choice given how it has coped with the post-quakes recovery, but it is also about the whole of New Zealand.

It is about residential and commercial construction, as the entire sector faces common challenges, such as how to attract and retain quality staff, and how to manage through both growth and contraction phases.

This is an exciting new opportunity, and we invite participation from all those in the construction industry who are looking towards the future.

For more information and to register, go to www.constructive.org.nz.

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Search begins for NZ's top builds

Judges have started their journey up and down the country seeking New Zealand's finest homes in this year's Registered Master Builders 2016 House of the Year competition.

More than 330 homes will be assessed as the judges travel around New Zealand before regional event winners are announced in July and August. The team of industry experts is tasked with finding the best builds in the country, ranging from new homes and show homes to renovations and builder's own homes.

Registered Master Builders Association chief executive David Kelly says the number of top quality entries each year reflects the high standards maintained by Registered Master Builders members.

"House of the Year is a fantastic opportunity to celebrate the talented, passionate and skilful builders in our industry. We're proud to be

running a competition that gives them the recognition they deserve," he says.

"The competition is a valuable way to enhance the reputation of New Zealand's construction industry, whilst driving excellence amongst our Registered Master Builders."

The construction industry in New Zealand is experiencing growth, particularly in Auckland and Canterbury. This is also reflected in the number of entries from these regions, which continue to grow year on year.

Mr Kelly looks forward to seeing another wide range of entries this year, and expects an increase in sustainable homes across the competition.

"There has been a real growth in sustainable builds in New Zealand, which is great to see. With more people being aware of environmental factors, we are building

healthier homes across New Zealand," he says.

Mr Kelly adds that the Registered Master Builders Association is extremely proud of its annual competition, which is now in its 26th year.

"House of the Year has proven to be a brilliant way to encourage and celebrate those who work in the construction industry. It's rewarding to be part of an event that showcases the high standard and quality of building in New Zealand."

Judging concludes in June, before the first regional event in Manawatu/Wanganui/East Coast on July 8.

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

For more information about the competition go to www.houseoftheyear.co.nz.

2016 House of the Year Regional Event details:

Region	Date	Venue
Auckland/Northland	Saturday 6 August	Motat Aviation Museum, Auckland
Waikato	Friday 22 July	Claudelands Events Centre, Hamilton
Bay of Plenty	Friday 5 August	ASB Stadium, Tauranga
Manawatu/Wanganui/ East Coast	Friday 8 July	Silks Lounge, Palmerston North Racecourse
Taranaki	Friday 5 August	Devon Hotel, New Plymouth
Wellington/Wairarapa	Friday 5 August	Te Papa Museum, Wellington
Marlborough/Nelson/ West Coast	Saturday 23 July	Rutherford Hotel, Nelson
Mid & South Canterbury	Friday 15 July	Ashburton Hotel
Southern Canterbury	Saturday 9 July Friday 29 July	Dunedin Town Hall Wigram Airforce Museum, Christchurch

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New build in historic neighbourhood wins award

James Rodriguez of Euro Construction was absolutely thrilled when he found out his Hamilton home was named the national winner in the PlaceMakers New Home \$400,000 - \$500,000 category, along with winning a Gold Award and the Craftsmanship Award at the Registered Master Builders 2015 House of the Year competition.

Mr Rodriguez says winning the award has been the pinnacle of his career in the construction industry.

"A lot of blood, sweat and tears went into this build so it was a really great achievement. Winning the award reflects not just the hard work in this build, but all the different builds you do," he says.

Mr Rodriguez explains that the key challenge of the build was to ensure the planning and design met City Heritage requirements.

"We wanted to build a bungalow that was in keeping with the style and character of the street. The site was located in the heritage villa precinct of Hamilton East so it was a pretty special location."

National judges were impressed with the perfect fit of the build into the historic neighbourhood.

"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," they said.

"A critical requirement for the clients was the 18° 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 1930s style. The bathrooms and recessed patio doors were built to be wheelchair-friendly."

The Hamilton home also won a Supreme Award in the Waikato Registered Master Builders 2015 House of the Year.

Regional judges called Euro Construction's winning build a treasure, with excellent workmanship inside and out.

"It was cleverly designed and built with care



Euro Construction Ltd won the Supreme Award and Waikato Registered Master Builders 2015 House of the Year with this Hamilton East home. The entry then went on to win the PlaceMakers New Home \$400,000 - \$500,000 category and a Craftsmanship Award at the national Registered Master Builders 2015 House of the Year competition.

and precision, reflecting the period charm of its neighbours."

Mr Rodriguez believes winning the awards has enhanced Euro Construction's profile, and cements a legacy.

"Winning the award has given us a lot of drive to do the best we can on every build, maintaining those high standards," he says.

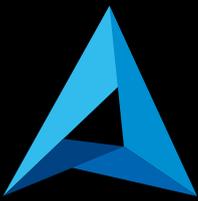
Mr Rodriguez praises the Registered Master Builders Association for its great communication and willingness to help its members.

Although Euro Construction will not be entering the 2016 House of the Year, they are looking forward to the 2017 competition where they are looking to enter another home.

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



James Rodriguez of Euro Construction, with wife Vicki, at the Registered Master Builders 2015 House of The Year.



THIS YEAR'S WINNERS

Registered Master Builders Supreme Award for the 2016 New Zealand Commercial Project
University of Auckland Faculty of Engineering Research Building 906 – Scarbro Construction

Special Project Award

Aoraki Development Business and Tourism in Timaru – Harding Construction

Child Cancer Foundation in Christchurch – Fletcher Construction

Value Awards

Commercial Project Under \$2 million Award:
The Esplanade in Dunedin – W Hamilton Building Limited

Commercial Project \$2 million – \$5 million Award: Christ's College Hare Memorial Library Restoration in Christchurch – Naylor Love Construction

Allied Concrete Commercial Project \$5 million – \$15 million Award: Devonport Library in Auckland – Naylor Love Construction

Commercial Project Over \$15 million Award: University of Auckland Faculty of Engineering Research Building 906 – Scarbro Construction

National Category Winners

Retail Project Award: Ebbett Audi Volkswagen in Hamilton – Livingstone Building NZ Limited and Chow:Hill Joint Venture

PlaceMakers Tourism and Leisure Project Award: Aro Ha Wellness Retreat in Glenorchy – Triple Star Management Limited

Industrial Project Award: Mainfreight Christchurch – Dominion Constructors and Leighs Construction Joint Venture

James Hardie Commercial and Civic Project Award: Devonport Library in Auckland – Naylor Love Construction

NALCO Health Project Award: Kathleen Kilgour Centre Radiotherapy Unit in Tauranga – Fletcher Construction

Winstone Wallboards Residential Project Award: Marshall Court Redevelopment in Wellington – Maycroft Construction Limited

Heritage/Restoration Project Award: Christ's College Hare Memorial Library Restoration in Christchurch – Naylor Love Construction

Education Project Award: University of Auckland Faculty of Engineering Research Building 906 – Scarbro Construction

Gold Award Winners

Aglionby House in Lower Hutt, Wellington – Armstrong Downes Commercial

Air New Zealand Lounge in Mangere, Auckland – Hawkins Construction

Aro Ha Wellness Retreat in Glenorchy – Triple Star Management Limited

BATS Theatre in Wellington – PCB New Zealand Limited

Bledisloe Lane in Auckland – Fletcher Construction

Child Cancer Foundation in Christchurch – Fletcher Construction

Christ's College Hare Memorial Library Restoration in Christchurch – Naylor Love Construction

Christ's College Miles Warren Building (West Wing) in Christchurch – Naylor Love Construction

Chrysalis Early Learning Centre in Auckland – Keola

Devonport Library in Auckland – Naylor Love Construction

EA Networks Leisure Centre in Ashburton – Naylor Love Construction

Ebbett Audi Volkswagen in Hamilton – Livingstone Building NZ Limited and Chow:Hill Joint Venture

Eye Institute in Auckland – Watts & Hughes Construction Limited

Kathleen Kilgour Centre Radiotherapy Unit in Tauranga – Fletcher Construction

Knox Church in Christchurch – Higgs Construction

Les Mills Gym – Lambton Quay Fitout in Wellington – Freear Philip Limited

Les Mills Newmarket in Auckland – Hawkins Construction

NorthWest Shopping Centre in Auckland – The Buchan Group

Public Trust in Wellington – McKee Fehl Constructors Limited

The Esplanade in Dunedin – W Hamilton Building Limited

The Laboratory in Lincoln – AP Design Limited

University of Auckland Faculty of Engineering Research Building 906 – Scarbro Construction

Whangarei PaknSave – Fletcher Construction

Silver Award Winners

144 Kilmore Street in Christchurch – The Buchan Group

200 Victoria Street West in Auckland – Dominion Constructors

819 Colombo Street in Christchurch – The Buchan Group

Archibalds Showroom in Christchurch – Hanham & Philp Contractors Limited

Botany Town Centre 2012 – 2014 in Auckland – Naylor Love Construction

Central Park Building One in Ellerslie, Auckland – Macrennie Commercial Construction Limited

Christchurch Memorial RSA – Fletcher Construction

Gillies Hospital in Auckland – Fletcher Construction

Hellmann Worldwide Logistics in Auckland – Macrennie Commercial Construction Limited

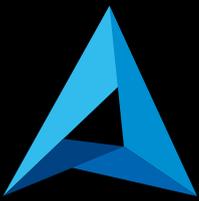
Homestead Farm (2010) in Alford Forest, Canterbury – Rural Building Solutions

Mainfreight Christchurch – Dominion Constructors and Leighs Construction Joint Venture

Mainfreight Hamilton – Dominion Constructors

Marshall Court Redevelopment in Wellington – Maycroft Construction Limited

Oxford Town Hall in Canterbury – CYB Construction



NEW ZEALAND COMMERCIAL PROJECT AWARDS 2016

Queenstown Airport International Terminal Extension 2015 – Cook Brothers Construction and RCP Joint Venture

Ravensdown New Office in Christchurch – Naylor Love Construction

Redcliff's New World Supermarket in Christchurch – Fletcher Construction

Riddiford Medical Specialists in Newtown, Wellington – Freear Philip Limited

Ruataniwha Kaiapoi Civic Centre in Kaiapoi – Hawkins Construction South Island Limited

St Margaret's College Gymnasium and Chapel in Christchurch – Hanham & Philp Contractors Limited

The Hub, Hornby in Christchurch – Leighs Construction

Three35 in Christchurch – Armitage Williams Construction

Vert Apartments in Auckland – Macrennie Commercial Construction Limited

Waipu Celtic Barn in Northland – Trigg Construction Limited

Westfleet Seafoods Factory in Greymouth – CYB Construction

Zeal Hamilton – bbc architects limited

Bronze Award Winners

138 Victoria Street in Christchurch – Naylor Love Construction

307 Durham Street in Christchurch – Whyte Construction Limited

323 Great South Road in Auckland – Fletcher Construction

Aoraki Development Business and Tourism in Timaru – Harding Construction

Auckland Airport Shopping Centre Re-life – The Buchan Group

Endeavour School in Hamilton – Foster Construction Limited

Farro, Epsom in Auckland – RCG

Kidd's Cakes & Bakery in Christchurch – Canform Structures Limited

Oxford Fresh Choice New Supermarket in Canterbury – CYB Construction

Seismic Strengthening and Refurbishment of Shamrock House in Wellington – Keyway Construction

University of Canterbury Matariki (Registry) Building – Hawkins Construction South Island Limited

Platinum Award Winner

Leighs Construction:

2010 Tourism and Leisure Project Award Winner – Les Mills City Gym, Christchurch

2013 Retail Project Award Winner – Kaiapoi New World

2014 NALCO Health Project Award and Allied Concrete \$5 – \$15 million Value Award Winner – CDHB Christchurch Hospital Parkside Wards & Acute Medical Assessment Unit

2015 NALCO Health Project Award Winner – Christchurch Eye Surgery

2015 PlaceMakers Tourism & Leisure Project Award Winner – Botanic Gardens Visitor Centre, Christchurch



SPECIAL PROJECT AWARD

Project: Aoraki Development Business and Tourism, Timaru

Entrant: Harding Construction

Project partner: Aoraki Development Business and Tourism (Architect/Designer)

Judges' comments:

Our award winner is a relative newcomer in the local commercial construction market, showing that when a plan comes together every one benefits; in this case when a local organisation needed a fit-out but had very little capital to undertake it with. The organisation's vision was supported by a local contractor willing to undertake these works at minimal cost. Subcontractors were brought on board in the same spirit, and with the passion and generosity of all involved this project was achieved.



SPECIAL PROJECT AWARD

Project: Child Cancer Foundation, Christchurch

Owner: Child Cancer Foundation

Entrant: Fletcher Construction (Construction Company)

Project partner: Sheppard & Rout Architects (Architect/Designer)

Judges' comments:

A team of consultants, contractors, subcontractors and suppliers came together to provide the Child Cancer Foundation, whose previous premises were affected during the Christchurch earthquakes, with a new freehold, purpose-built family/office facility. All parties donated time, materials and goodwill to provide a fit-for-purpose complex that enables Child Cancer to support and provide guidance to families going through one of the most challenging periods of their lives. This is the result that can be achieved through a dedicated, generous, focused and collaborative project team.



NEW ZEALAND COMMERCIAL PROJECT AWARDS 2016

SUPREME AWARD WINNER

A DECEPTIVELY SIMPLE BUILDING

With a host of state-of-the-art features and innovative construction solutions, this is a project that deservedly achieves the highest recognition of these Awards.



REGISTERED MASTER BUILDERS SUPREME AWARD FOR THE 2016 NEW ZEALAND COMMERCIAL PROJECT, EDUCATION PROJECT AWARD AND COMMERCIAL PROJECT OVER \$15 MILLION VALUE AWARD

Project: University of Auckland Faculty of Engineering Research Building 906

Owner: University of Auckland

Entrant: Scarbro Construction (Construction Company)

Project partners: Jasmx (Architect/Designer), RCP (Engineer)

Judges' comments:

This deceptively simple building houses a Test Hall, together with labs and research/office spaces, and is located on what was previously an industrial site.

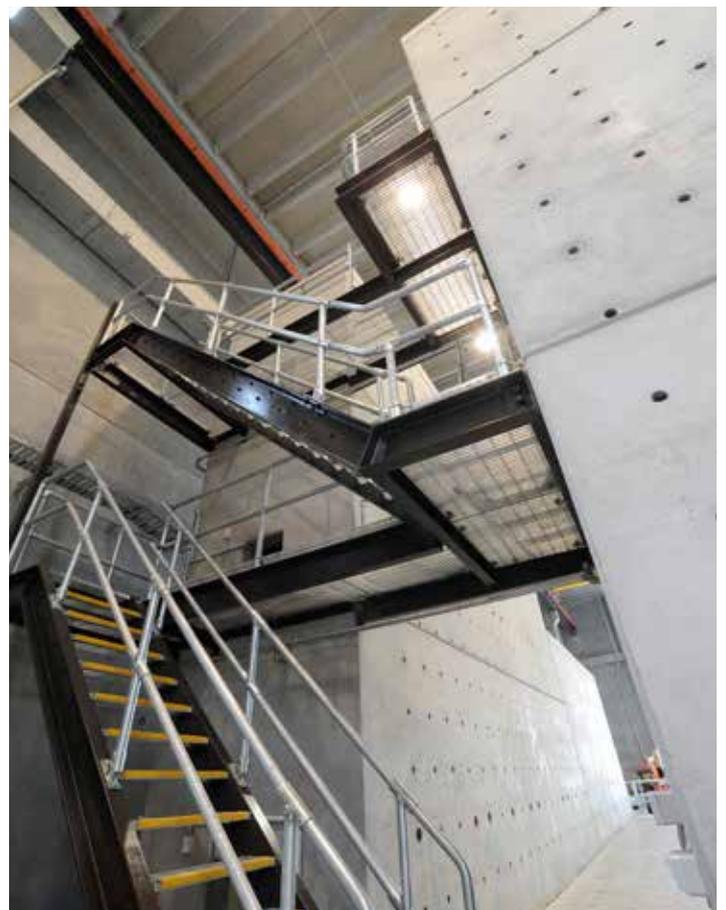
Boasting what is currently one of the largest seismic testing capabilities in Australasia, the Test Hall is designed to inform the New Zealand building industry, as well as selected research projects throughout the world.

The Hall itself is an exemplar in concrete construction – both pre-cast and insitu – with massive wall and floor components constructed to exacting dimensional tolerances.

The office component of the building is also well put together, with state-of-the-art features including solar chimneys for natural ventilation.

Several innovative construction solutions were the product of a close and positive relationship within the whole client/builder/consultant team.

The University of Auckland Faculty of Engineering Research Building 906 has many features, and deservedly achieves the highest recognition of these awards.



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NEW ZEALAND COMMERCIAL PROJECT AWARDS 2016

CATEGORY WINNERS

RETAIL PROJECT AWARD

Project: Ebbett Audi Volkswagen, Hamilton
Owner: Tolian Properties
Entrant: Livingstone Building NZ (Construction Company/ Quantity Surveyor) and Chow:Hill (Architect/Designer) Joint Venture

Judges' comments:

These new facilities, comprising of independent showrooms for both Audi and VW, workshop spaces and a public café, have exceeded the clients' expectations both in design, functionality and build quality. Innovations include the use of LED lighting throughout and the recycling of waste oil to provide power to the boilers that heat all spaces, including the workshop floors. This building on a prominent corner site is modern, distinctive and very attractive, and sets a new benchmark for redevelopment in this area.



PLACEMAKERS TOURISM AND LEISURE PROJECT AWARD

Project: Aro Ha Wellness Retreat, Glenorchy
Entrant: Triple Star Management (Construction Company)
Project partner: Tennent & Brown Architects (Architect/Designer)

Judges' comments:

Set in the most breathtaking scenery, on a site near the head of Lake Wakatipu is an audacious mix of luxury spa, ascetic retreat and self-sustaining community. This unique vision was pursued with a near-fanatical rigour from the beginning of the design process through to completion of construction. Despite the need to provide buildings, roading and all the other infrastructure necessary to supply water, generate electricity, grow food and dispose of waste, this project seems to barely touch the land.



INDUSTRIAL PROJECT AWARD

Project: Mainfreight Christchurch
Owner: Mainfreight Limited
Entrant: Dominion Constructors and Leighs Construction (Construction Companies) Joint Venture
Project partners: BSW Architects (Architect/Designer), ECS Electrical Consulting Services (Electrical Engineer), Powell Fenwick Consultants (Fire Engineer), Pacific Consultants (Mechanical Engineer), Dean Murray & Partners (Quantity Surveyor), MSC Consulting Group (Structural Engineer)

Judges' comments:

The expansion and redevelopment of this site post-earthquake reflects Mainfreight's commitment to design for environmental sustainability – including rainwater harvesting for toilets, truck and building washdowns and garden irrigation, LED lighting and roof lights for natural lighting. The contractors have delivered a quality project for their client.



JAMES HARDIE COMMERCIAL AND CIVIC PROJECT, COMMERCIAL PROJECT \$5 - \$15 MILLION VALUE AWARD

Project: Devonport Library, Auckland
Owner: Auckland Council
Entrant: Naylor Love Construction (Construction Company)
Project partner: Athfield Architects (Architect/Designer)

Judges' comments:

You may not even notice Devonport's new Library if you drove down the main street, heading towards the ferry. But that is part of its success, for although it is a substantial building, it sits quietly amongst the trees, a peaceful haven. If you look closely, however, you will see a beautifully crafted building — a credit to the entire team that brought it to completion.



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NEW ZEALAND COMMERCIAL PROJECT AWARDS 2016

CATEGORY WINNERS

WINSTONE WALLBOARDS RESIDENTIAL PROJECT

Project: Marshall Court Redevelopment, Wellington
Owner: Wellington City Council
Entrant: Maycroft Construction (Construction Company)
Project partner: Designgroup Stapleton Elliott (Architect/Designer)

Judges' comments:

The project consists of 27 one-bedroom apartments in a four-storey block designed for superannuitants. They provide a safe, high quality, modern living environment with access to outdoor living facilities for all residents, including communal gardens. This is an excellent project built to high standards with durable materials, and will set the benchmark for future similar housing needs. Residents spoken to on the day the judges visited were very high in their praise of their new homes.



NALCO HEALTH PROJECT AWARD

Project: Kathleen Kilgour Centre Radiotherapy Unit, Tauranga
Owner: Kathleen Kilgour Centre LP
Entrant: Fletcher Construction (Construction Company)
Project partners: Wingate & Farquhar (Architect/Designer), The Building Intelligence Group (Project Manager), Rider Levett Bucknall (Quantity Surveyor)

Judges' comments:

Breaking the mould of traditional Health Board buildings, this unique public-private partnership is one of a few such facilities, recognised internationally as being a leading edge complex. Such buildings require a client with vision, passion and drive, a consultant team that pushes the boundaries of design and interior ambiance, and a construction team prepared to tackle things not achieved before. This is a unique, health-focused facility, which the total team can feel justly proud of.



HERITAGE/RESTORATION PROJECT AWARD AND COMMERCIAL PROJECT \$2 - \$5 MILLION VALUE AWARD

Project: Christ's College Hare Memorial Library Restoration, Christchurch
Owner: Christ's College
Entrant: Naylor Love Construction (Construction Company)
Project partner: Wilkie + Bruce Architects (Architect/Designer)

Judges' comments:

Restoring this Victorian Gothic-style building was no easy task. It was painstakingly deconstructed, with several components numbered and stored off-site while structural work and services were added. Overwhelmingly, this project demonstrates an appreciation of the building's place in history; and a commitment to faithful restoration. Craftmanship and technical expertise have been seamlessly applied to the interior and exterior of this small but treasured building.



COMMERCIAL PROJECT UNDER \$2 MILLION VALUE AWARD

Project: The Esplanade, Dunedin
Owner: Greer-Rust Trust
Entrant: W Hamilton Building (Construction Company)
Project partners: Cheshire Architects (Architect/Designer), Flanders Marlow (Quantity Surveyor)

Judges' comments:

Prominently located overlooking St Clair beach, the Esplanade has long been one of Dunedin's iconic destinations. Continuing a tradition of hospitality, this restaurant and bar transformation brings new life to the Hydro building. Significant structural upgrading was required to strengthen and repair the building; and the team had to react to a constant "journey of discovery" during demolition work. This superb finished product reflects the unique and special blend of inputs contributed by landlord, tenant, consultants and builder.

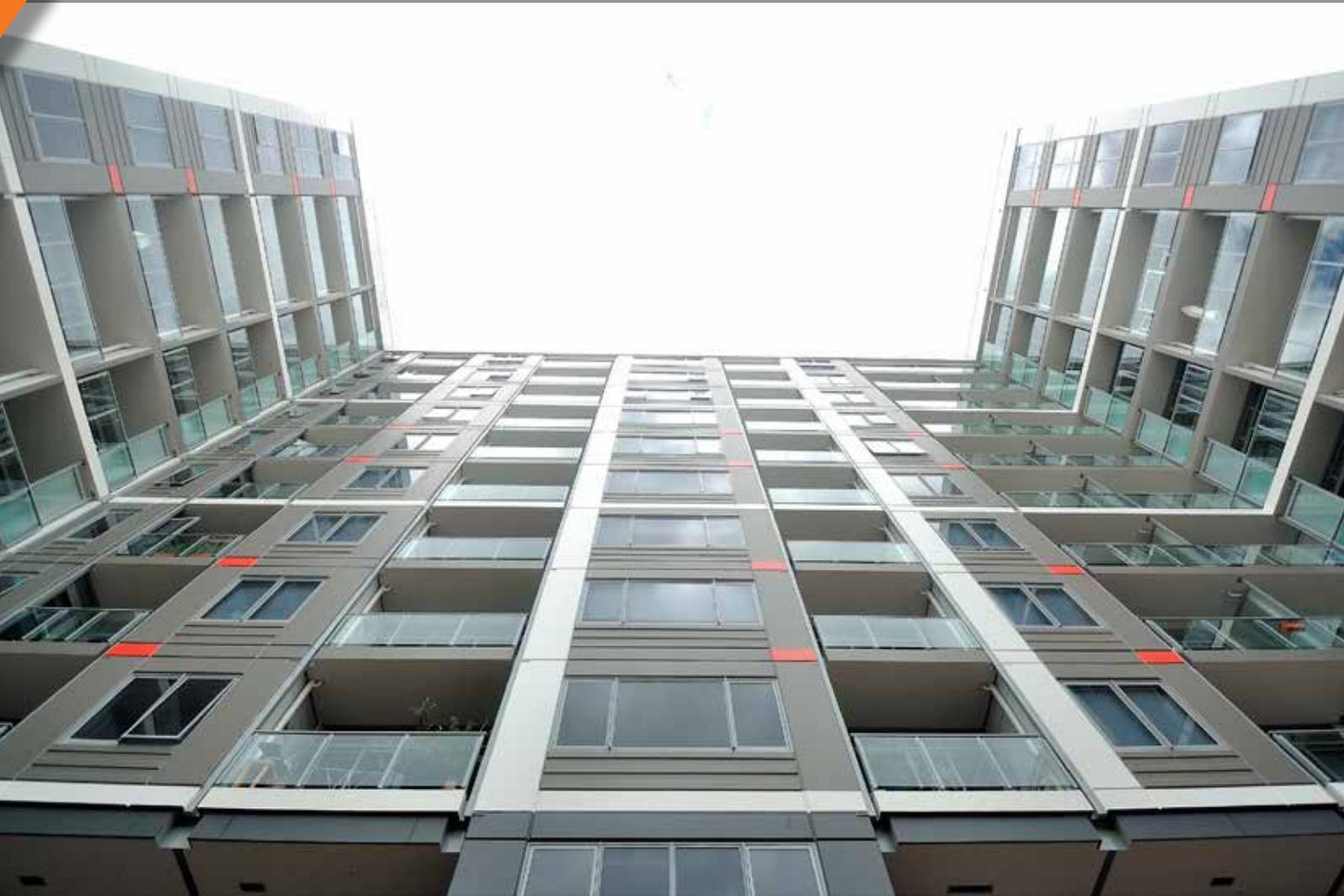


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A boost of confidence for award winner



Troy Matheson (left) with his employer Ben Redmond of Redmond Builders, at the 2015 Hawkes Bay East Coast Apprentice of the Year.

Troy Matheson of Redmond Builders was overjoyed when he was awarded first place at the Hawkes Bay East Coast Registered Master Builders 2015 Apprentice of the Year competition.

The 23-year-old from Napier says his confidence has grown significantly since winning the award.

"Winning the regional Apprentice of the Year has been an incredibly rewarding experience. It has been a great way to establish my reputation within the construction industry and has encouraged me to continually strive for the best," he says.

Troy explains that while the competition was challenging at times, he valued the moments in which he could show off his talent and passion for the craft.

"The sit-down interview with the three judges definitely pushed me out of my comfort zone. I had a few practice runs with various people to help me prepare for it," he says.

"I was really proud to show the judges the detail and skill I had demonstrated in the house build. It's really valuable to have your work evaluated by the best in the industry and it's a great feeling when they applaud it!"

Troy credits Redmond Builders for providing unwavering support throughout the Apprentice of the Year competition and his apprenticeship.

"My employers contributed immensely to my success at Apprentice of the Year. My boss dedicates a lot of time and effort into training and mentoring apprentices. I work with a great group of people, including two previous

winners of the competition which has been incredibly helpful," he says.

Troy encourages any budding apprentices to enter the competition as it is a great way to grow your confidence in the trade and make your mark in the construction industry.

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

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

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NZICC — flexible, adaptable and innovative

The construction of New Zealand's International Convention Centre (NZICC) is progressing well following the turning of the first sod by New Zealand Prime Minister John Key recently, with doors opening in mid-2019.

The \$471 million centre will be a global hub of innovation and knowledge exchange, boasting large flexible functional spaces for a wide range of events, including intimate meeting spaces on all levels, a convention capacity for 3150, and the capacity to cater for one-off events for up to 4000 people.

Construction is well under way, with all but two of the 16 buildings on site having been demolished already.

Presenting at the Worldwide Exhibition for Incentive Travel, Meetings and Events Expo (IMEX) in Frankfurt recently, NZICC general manager Simon Jamieson said the Centre is using not only revolutionary new smart technology, but the brightest and best minds New Zealand has to offer.

"New Zealanders have a reputation for being

innovative and forward-thinking people. We boast a great visitor experience with world-class restaurants, award-winning hotels, excellent entertainment and a unique, beautiful city and country," Mr Jamieson says.

"One of the NZICC's points of difference is the collaborative way in which it has been designed by some of the Southern Hemisphere's best architects, along with event industry experts, delivering a unique and

integrated centre.

"A unique aspect of the NZICC journey so far, which we're very proud of, is our partnerships with several local New Zealand companies who are demonstrating innovative, fresh ways of looking at things," Mr Jamieson says.

Through his presentation at IMEX, Mr Jamieson took media through a special interactive experience of the Centre, all developed and designed by Kiwi company Buildmedia.

NZICC QUICK FACTS:

- 32,000 sq m gross floor area
- Five times larger than the current largest convention facilities in New Zealand
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- 24 meeting rooms
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identity

- 1327 car parks
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- 38-month build time
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Canterbury rebuild hitting its stride

Canterbury buildnz designx show a must attend for 2016

An estimated \$100m is to be spent every week for the next three to four years as the Christchurch rebuild approaches 50% completion in 2016, according to Canterbury Employers Chamber of Commerce chief executive Peter Townsend.

The reconstruction of commercial property has yet to begin in earnest, many of the anchor projects in the CBD remain uncertain, and many insurance claims have yet to be settled.

The Reserve Bank of New Zealand currently estimates the total construction cost of the rebuild to be about \$40 billion, comprised of slightly more than \$16 billion each for

residential and commercial construction, and around \$7 billion for infrastructure.

These drivers are helping make Canterbury buildnz designx (CBD), the region's largest industry trade show, a must attend for 2016.

"We're excited to be returning to Christchurch this August after a very successful launch event in 2014," XPO Exhibitions events and sales director Tony Waite says.

"In less than three months' time more than 2500 professionals — mainly builders, designers, architects, planners and specifiers — will descend on Horncastle Arena,

Christchurch, to attend the show, and research the latest product and services needed to complete the job in Canterbury.

"With more than 85 national and international exhibiting companies already confirmed, three full days of CPD and LPB-accredited seminars, keynote speakers, special features, visitor prizes (including the chance to win a brand new Ford valued at \$63,000+ORC) and exclusive VIP networking events, CBD 2016 is guaranteed to inform, educate and excite all those who visit."

Canterbury buildnz designx is helping inspire vibrant design and build concepts across residential and commercial construction.

The previous show included an inspiring talk from a true disruptor and innovator in the architectural community, Nat Cheshire.

"Visitors from around the South Island lauded Nat's talk as truly life changing for them, and we're working on a fantastic line-up again this year," Mr Waite says.

And it's not just all about education, with the latest technology and innovative products being showcased.

Companies such as Christchurch-based Tradeworx, experts in software and systems for the construction industry, will be showcasing the power of real time project information via robust cloud-based business information and management solutions.

Another example will feature on the WOCA Denmark stand where visitors will find its recently released Diamond Oil. Environmentally, WOCA Diamond Oil ticks all the boxes for interior use, be it on floors, joinery, ceilings and wall linings.

A strong theme of Connecting Construction and Design Communities will be showcased through live product demonstrations, special features and a very full schedule of free industry-led seminars.

The programme will cover a variety of topics from industry leaders, influencers and keynote speakers, many of which will provide valuable CPD and LBP points for advancing professional skills and development.

CBD 2016 runs from August 4-6. Free registration is open for industry professionals wishing to attend. Simply visit www.canterburybuildnz.co.nz.

To see a full list of CBD 2016 exhibitors, visit www.canterburybuildnz.co.nz/visitor-information/exhibitors.



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Healthy Homes Bill win for Kiwis, NZIBS says

About leader Andrew Little's Healthy Homes Guarantee Bill is a "big win for Kiwis", according to the New Zealand Institute of Building Surveyors (NZIBS).

The Bill, which had its first reading in Parliament recently, aims to set minimum standards for insulation, heating and ventilation in rental properties throughout the country.

NZIBS executive member, and a Registered Building Surveyor with more than 10 years' New Zealand construction sector experience, Nick Gaites, says healthy homes should be available for all Kiwis.

"An adequate combination of heating, ventilation and insulation is important for a warm, dry and healthy indoor environment,"

he says.

"This Bill goes some way to providing that for residential tenants, and is an improvement of current Government policy, with the inclusion of heating and ventilation to the existing insulation requirements."

The NZIBS would like to see a provision for movement towards achieving a "comprehensive minimum standard for rental housing", as recommended by Ministry of Building, Innovation and Employment over time, Mr Gaites says.

"But this Bill, if passed, will be a big win for Kiwis living in cold, damp and unhealthy rental accommodation.

"Legislation such as this will likely stimulate

growth in the construction industry, providing additional jobs in companies who provide heating, insulation and ventilation services."

Although the Bill could have negative impacts such as increased construction costs, Mr Gaites says benefits to the housing stock and renters far outweigh those.

"The downside of this is possible price inflation in an already hot construction market, due to the lack of a skilled workforce to carry out the work, and a stretched supply chain due to the current building boom.

"Some landlords will no doubt complain about the additional costs imposed upon them, but the benefits to the New Zealand housing stock and renting population are great," Mr Gaites says.

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Review shows claims grossly exaggerated

Ian Harrison, principal of Tailrisk Economics, a Wellington economics consultancy, says a review of the claims made by Worksafe NZ/ACC about New Zealand's workplace deaths and serious accidents in a series of television advertisements shows that they were grossly exaggerated. He clarifies his stance . . .

It was stated that last year, 23,000 New Zealanders were killed or seriously injured in workplaces, but official data sources suggest that the number was about 450.

It is not clear where the 23,000 figure came from, but one possibility is that they are ACC claims numbers, where more than a week is taken off work

The great bulk of these claims do not relate to serious injuries as defined for official monitoring purposes.

The latest data shows that 12,000 relate to soft tissue injuries, and 5000 claims were made by white-collar workers.

It is misleading to use this data in a context where it is suggested that more than 20,000 workers did not come home because they had been killed or seriously injured.

There is also no credible evidence that New Zealand's death and serious injury rate is twice that of Australia's, as is claimed in the advertisements.

Advertisements should not contain claims that are misleading or deceptive, so a complaint has been made to the Advertising Complaints Authority

The report is available at www.tailrisk.co.nz.

• Tailrisk Economics is a Wellington economics consultancy. It specialises in the economics of low probability, high impact events, including financial crises and natural disasters.

Principal Ian Harrison (BCA Hons VUW, Master of Public Policy SAIS Johns Hopkins), has worked with the Reserve Bank of New Zealand, the World Bank, the International Monetary Fund and the Bank for International Settlements.

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In 1973, with little more than their combined initials, and a shared passion — TJM was founded and the rest is history. They were pioneers, and TJM became the first company in Australia to manufacture quality 4WD equipment.

Designed, tested and built in Australia, the company has been in the vehicle protection business for 43 years.

What sets the TJM range apart? The company's revolutionary new mounting system provides the ultimate in crash compliance. Each bar features full metal construction, and is stylishly formed and finished for ultimate durability.

The flush-mounted lighting, plug-and-play wiring and distinctive 63mm big-tube design are all trademarks of the quality expected. The clever design also means that fitting

accessories such as a winch, recovery points and driving lights are quick and easy.

TJM employs independent testing authorities to conduct extensive virtual software-based, static pendulum and dynamic on-car crash impact tests on airbag-compatible products to confirm that their systems are safe, effective and airbag-compatible.

Along with a large range of front bar options the good news is that TJMs have a range of rear bars that provide maximum protection without compromising a vehicle's good looks.

The RB6 rear bar is manufactured from 50-63mm steel tube, is chassis-mounted for strength, and designed to provide the vehicle's rear panels with solid protection.

These bars also feature a checker plate step to access the rear tray, and include a Class 4 tow bar and TJM recovery jack points for those sticky situations.

TJM bars are available from all Fully Equipped outlets in New Zealand, along with a full range of complementary vehicle accessories.

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The company has spent thousands of hours researching, developing and testing its window and door systems, using some of the best minds in the business — one that is based in New Zealand, with most systems still being designed and developed at its Auckland-based facility.

Fairview knows New Zealand conditions and building standards, and designs all its products to withstand just about anything this country's unpredictable weather can throw at them.

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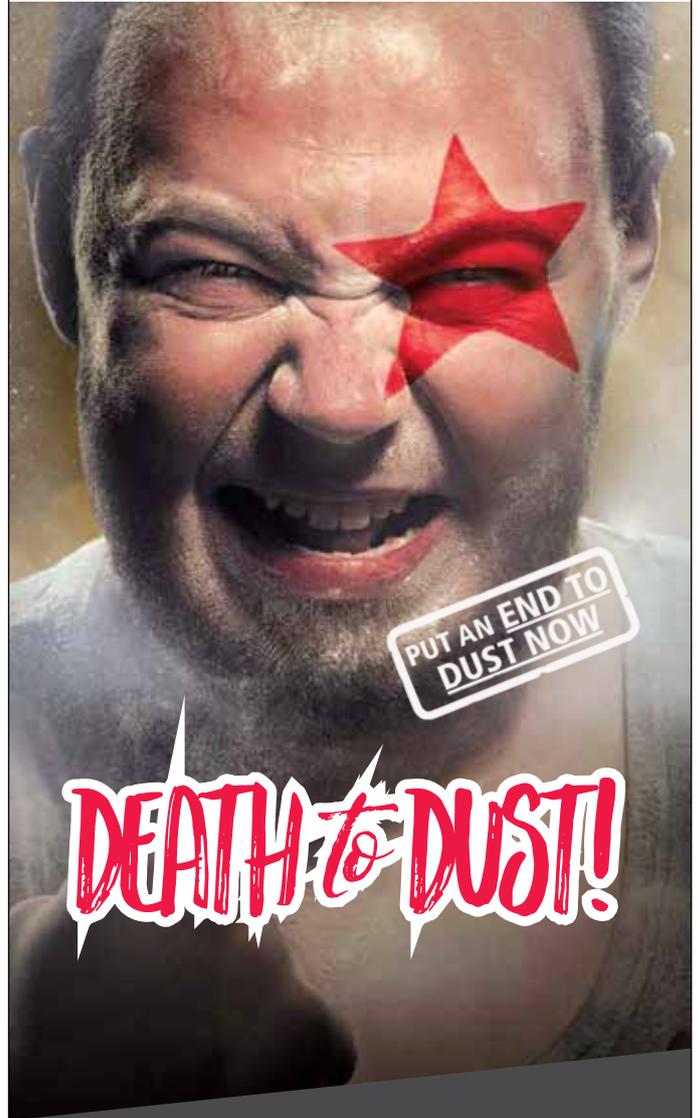


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Add to that the time involved, disruption, consequential losses, holds on payments, and damage to reputation.

Conslab is one of New Zealand's leading concrete flooring contractors, undertaking everything from discussing options with developers, design, constructing and maintaining floors, right through to polishing or applying epoxy coatings.

The company sees a large range of specifications and tenders, and a considerable number of contractors exposed to serious risk.

There is risk of failure from designs and specifications through to the methodology and interaction between the floor and racking, and forklift specifications for floor coverings.

Interestingly, flatness specifications are often overlooked. Conslab sees specifications from around the world, and it pays to understand what they mean and the methodology required to achieve them.

Issues can also result from restraints by engineers tying floors to walls, poor joint layouts, incompatible strength-to-water cement ratios, and calls for no pumping.

During winter there are subgrades that are still wet and don't meet design strength specifications. The remedial process is time consuming and costly, often resulting in a complete redesign of the floor.

Ultimately, the quality of the floor is dictated by the tradesmen on the tools and the care they take.

Specifications don't equal quality. They just provide a measure of success or failure. For businesses, the floor is often a critical part of their operations, and good advice is key.



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BT's Back in Time

20 years ago:

- The New Zealand construction industry was close to peaking, and growth in building activity was forecast to fall sharply unless large new projects were initiated, according to property and construction consultants Rider Hunt.

The company said building consents for 1995 indicated that building activity appeared to be close to a peak, and that the forecast downturn would vary from region to region.

The report said large projects such as the Sky City Casino in Auckland, with a construction value of \$250 million, plus \$60 million for the Sky Tower, had had a big influence on consent figures.

15 years ago:

- Hawkins Construction was awarded a \$20 million contract for the Auckland International Airport extension.

Hawkins had been involved in the growth of the airport since 1988. This included the \$180 million Jean Batten International Terminal expansion completed in December 1997, and the expansion of the group check-in area and an extension to the outbound baggage area.

The latest extension involved three components: the expansion of the arrivals area, departure area and the retail sites inside the terminal.

The project was due to be completed by November 2001 in time for the Christmas influx of inward and outgoing passengers

10 years ago:

- Minister for Building Issues Clayton Cosgrove opened the RMBF conference in Queenstown by announcing that the Government had officially approved the introduction of a licensing regime for building practitioners.

In what he called perhaps the most profound changes to New Zealand's construction industry in its entire history, Mr Cosgrove elaborated on the programme ahead, which was to be fully in place by 2011, with voluntary uptake beginning in 2007.

He anticipated that 28,000 builders, designers and tradespeople would seek licences.

"It is time to remove the cowboys from the construction industry," Mr Cosgrove said. "Licensing will set benchmark standards of competence, and give the public renewed confidence in the many professional builders who are out there. This is something your industry has needed, wanted and, in fact, demanded," Mr Cosgrove told the conference.

5 years ago:

- Metals New Zealand, a new pan-industry body representing New Zealand's diverse metals industry, was launched at the annual Metals Industry Conference held in Wellington.

Inaugural Metals New Zealand chairman Noel Davies said the industry had been a significant contributor to the economy since its beginnings in the 1860s, but that it now needed to work together more effectively in the face of economic headwinds and stiff competition, particularly from imported products.

"As an industry we've had a long and proud history contributing to the building of New Zealand and our economy. We now employ over 26,000 people in a diverse range of companies, and last year exported \$2.3 billion worth of product, or 5.5% of the country's total exports," Mr Davies said.

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Real life of tradies on display

In a bid to raise awareness of the growing labour shortfall in the construction industry and to highlight career opportunities on offer to career seekers and their influencers, BCITO staged its largest-ever recruitment promotion in March and April.

The campaign included the build of “Not Your Average Shed” — a transportable, high-end entertainment pod/sleepout.

This was built onsite in Sylvia Park in Auckland, New Zealand’s largest shopping centre. A team of eight skilled apprentices across several trades which the BCITO covers, spent three weeks on the project.

Their skills, camaraderie, fun times, hard times, eureka! moments and challenges they faced were all broadcast online at BCITO.TV, and shared across all available social media channels.

As well as being the practical part of the campaign, Not Your Average Shed itself was built with a purpose in mind. One lucky bidder bought the unique structure for \$29,100 which was then donated to Habitat for Humanity Auckland.

New Zealand is facing a major housing crisis, Habitat for Humanity Auckland executive director Conrad LaPointe says.

“We believe everybody deserves a decent and affordable place to live. It’s excellent that the BCITO has focused clearly on the needs of the industry. We won’t be able to tackle the issue of affordability that many families are facing until we properly resource the industry to meet demand,” Mr LaPointe says.

“A vital part of the solution needs to be around training, to ensure we have more skilled builders in the industry. We also need the industry to be innovative and creative, to find new ways to build cost-efficient and healthy homes which will last. The Not Your Average Shed build was a fantastic project.”

BCITO marketing and communications manager Andrew Robertson says the BCITO wanted to take a real, weighty building project, add apprentices and stir so that throughout the campaign content just happened, same as it does on every building site across the country, every day.

“We couldn’t make this stuff up. This is a project that hasn’t been done before and it’s been an amazing way to connect with our audience,” Mr Robertson says.

The project not only highlighted what it’s like to be on a building site all day, but also showcased some of the innovation going on in



The completed “Not Your Average Shed” — a transportable, high-end entertainment pod/sleepout.

the industry around product and methods of construction.

There was no better way to show the public what it’s like on the job than to put a live build being constructed by actual apprentices right smack-down in front of them, and say “check out the action — look, see, hear all about it, ask questions, get involved.”

And for Habitat for Humanity, the donation of \$29,100 has assisted their cause immensely.

Media coverage was strong throughout the campaign — online, in print, on screen and on radio.

In the coming few months the BCITO will be able to measure how much impact this campaign has had on the 186,000 millennials in New Zealand who are actively seeking out their future career options, not to mention the 400,000 or so people of influence in their lives.

For Adoptacar, the successful bidder — 18 sq m of well-built pure escape, or a trendy new office for the car yard — you’ve scored a bargain!



Top row, from left: Harmony Court (Leck Electrical), Anna Clearwater (Crestways Construction) and Carla Tonga. Bottom row, from left: Dean Tonkin (Licensed Renovations), Cody Webby, (Licensed Renovations) and Logan Manahi (Hull’s Decorating Ltd).

Unintended consequences

Architect Don Bunting notes that in the construction industry we don't always get what we aim for.

The so-called "law of unintended consequences" is attributed to 17th Century English philosopher John Locke who, interestingly, was commenting at the time on the unintended results of interest rate regulations.

It seems that nothing really changes, with the Reserve Bank continuing to attempt the impossible — controlling inflation and house prices by manipulating the bank rate.

The law of unintended consequences states that actions can lead to outcomes not foreseen or intended. These might be either an unexpected benefit or an unexpected drawback.

Alternately, it can produce a perverse result: the opposite to what was intended, or the problem ending up worse than it was before.

In the 1970s the British government encouraged home owners to build conservatories on to their homes, to provide insulation and warmth to the rest of the home.

However, people enjoyed using them as extra living rooms, but then found they needed to add heating and cooling to make them liveable year round. The result was a significant increase rather than a reduction in energy use.

Unintended consequences can be caused by ignorance (for example, poorly defining the problem), errors in analysis, or a short-term interest overriding any long-term gain.

It can also result from what is called a self-defeating prophecy — essentially, seeking a solution to a non-existent problem. Sound familiar?

Acting it out

The government, in introducing a performance-based Building Act and Building Code in 1991 (and it should be remembered that this was a world-first) never intended that levels of quality and efficiency in the construction industry would drop as a result.

However, they did make three key mistakes:

- They decided that the new Building Code would be implemented and controlled by 68 individual local authorities,
- Then they decided to produce a range of deemed-to-comply documents (acceptable solutions and verification methods).

- Finally, they overlooked the fact that the construction industry was no longer led by the design professions.

The first decision resulted in not just a lack of consistency, but it spread the available intellectual ability of council officers too thin.

A single central building control authority, staffed with the best qualified inspectors, all operating on the same basis, would have overcome both these deficiencies.

The second error was providing a range of cookbook building solutions which individual local authorities latched on to as the only way to comply, rather than offering bottom-line solutions for the less qualified.

The third mistake — overlooking the fact that the key decision-makers post-1990 were developers, not designers — saw a significant lowering of construction quality.

Developers, particularly in the earlier days (pre-2000) believed that the most economic (i.e. cheapest) solution was best for them and best for the industry.

Not true, but understandable if your sole responsibility is to make the largest possible lawful profit.

Was the leaky building crisis the unintended consequence of introducing a performance-based building code? Perhaps not, but the cause of the crisis emanated from a lowering rather than a raising of construction standards.

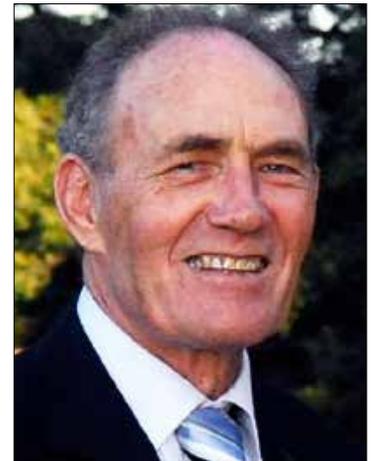
To those who still believe that the 1993 decision to allow untreated framing timber was the cause of ongoing weathertightness issues, I can only say check your science.

Timber in 1990 was treated with water-soluble boron salts against borer, not against mould growth and rot.

Nevertheless, allowing untreated framing timber without first modifying how we built exterior timber-framed walls was a bad decision, because our knowledge of how timber-framed houses dealt with water ingress was woefully inadequate.

The very first serious tests of how a house's exterior walls dealt with water ingress was carried out by a government work group as late as 2002.

This was followed by more serious long-term testing by BRANZ. Before then, we had only the



broadest idea of what happened when water got behind the exterior weather skin.

Amalgamate or die?

The formation of the Auckland Council was intended to ensure that the country's economic engine was given a chance of producing a dynamic, expanding city that could stand alongside the best city centres in the developed world.

The opportunity to plan a single city with sufficient critical mass — 1.5 million people and growing — was seen as a win-win situation for Auckland and for the whole country.

For population centres further south, I say remain small and efficient. Having a presidential-style mayor attempting to manage and negotiate with a bunch of disparate, single-issue councillors and a number of council-owned but independent COOs (council-owned organisations) is a mess.

And the Unitary Plan? If ever there was a contradiction in terms this is it. No plan and a complete lack of unity. The consequences seem much more likely to be of the unintended variety, rather than providing for a vibrant, liveable city.

I pity anyone taking on the Auckland mayoralty later this year. Social commentator Alain de Botton has a cautionary lesson for those seeking fame and recognition. He said: The urge to be loved by strangers should be treated as a mental illness.

A fishy tale

Perhaps the best example of unintended consequences was the attempt back in the 1970s to farm wild salmon by relying on the supposed fact that salmon always return to the place they were spawned.

It was to be known as "ocean ranching". Unfortunately, no one told the young salmon who, when released, took off to the open sea never to return.

The CCA 2002 — Payment Schedules need to indicate how the scheduled amount was arrived at

Timothy Bates, principal of Auckland law firm Legal Vision, reviews a 2016 Construction Contracts Act (CCA) decision of Manchester Industrial Holdings Ltd v Hazelton & Bussell Construction Ltd.



This claim ended up in the High Court as a result of judicial review proceedings issued by Manchester Industrial Holdings Ltd alleging errors of law had been made by the adjudicator.

Facts

Manchester entered into an oral contract to complete earthquake strengthening/renovation work at a block of flats located in Eva Street, Central Wellington.

Bussell was to carry out this work on a "charge up" basis, with invoices presented on a monthly basis. Bussell carried out the physical works between late 2012 and early 2013.

\$103,000 was paid by Manchester to Bussell for the works before payment issues arose.

Issues were raised with the contents of the invoices, yet these questions were not resolved. On April 1, 2013, Bussell issued an invoice seeking \$27,499.05. On April 6, 2013, Manchester terminated the building contract and engaged a new builder.

On April 13, 2013, Bussell issued another invoice seeking payment of \$16,942.64. The very next day on April 14, 2013, Manchester sent an email disputing its obligation to make payment. The email set out the following:

- The work had been defective.
- It asked for particulars of charges.
- It asked for details of work which was allocated to charges.

No timely response was received. However, some 15 months later on July 31, 2014, Bussell

issued a payment claim seeking the sum of \$40,648.15 plus GST.

On August 1, 2014, Manchester sent an email disputing the payment claim, and set out the following:

- The payment claim was not accepted.
- The payment claim was disputed as previously outlined.
- The matters raised in previous years' correspondence had not been addressed.
- The payment schedule was zero.
- It had a clearly documented repair schedule of sub-standard work completed by Bussell.
- It thought this matter had settled.

At adjudication it was held that whilst Bussell had presented a valid payment claim, the email response by Manchester did not amount to a payment schedule so as to relieve it of the statutory obligation under the CCA to pay the amount claimed.

The High Court held in the first instance that the payment claim was a valid payment claim pursuant to section 20 of the CCA. The payment claim, together with its annexures, had adequately described the project and fully outlined the various construction work that the charges related to.

The court was not willing to add an additional layer of detail to be required within a payment claim, as this would have gone beyond what was prescribed by section 20.

However, the court found that the Manchester email of August 1, 2014 was not sufficient to constitute a payment schedule.

The court concluded that the email did not contain sufficient details as to the reasons for Manchester's refusal to pay the amount set out

in the payment claim. It was absent of any calculations to show how any alleged counterclaims reduced the payment claim to a nil balance owing.

Further, the High Court found that in some instances a payment schedule can be considered to comprise more than one document. However, in this instance the April 14, 2013 email was not sufficiently referenced in the subsequent August 1, 2014 email to be considered part of the later email.

The court further found though that had it felt compelled to consider both email

communications as comprising a payment schedule, sufficient details as to how Manchester arrived at its nil amount were still not provided.

The adjudicator's decision was ultimately upheld. Manchester was required to make payment of the full amount of the adjudicator's determination, together with costs.

This decision shows how important it is both within payment claims and payment schedules alike, to provide proper calculations as to how

The court concluded that the email did not contain sufficient details as to the reasons for Manchester's refusal to pay the amount set out in the payment claim. It was absent of any calculations to show how any alleged counterclaims reduced the payment claim to a nil balance owing.

figures are arrived at, so as to satisfy the requirements of the CCA.

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.

• **Columnist Terry Sage returns next month.**

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Legal Vision specialises in providing legal advice to the Building Industry

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Building Consents Information

For All Authorisations, March 2016

Dwellings	\$1,004,173,000
Domestic Outbuildings	\$16,684,000
Total Residential	\$1,020,857,000
Non-residential	\$459,777,000
Total All Buildings	\$1,480,634,000
Non-building Construction	\$24,341,000
Total Authorisations	\$1,504,975,000

Number of new dwellings consented

	Mar 2016	Feb 2016	Mar 2015		Mar 2016	Feb 2016	Mar 2015
Far North District	27	14	18	Horowhenua District	9	9	4
Whangarei District	52	44	36	Kapiti Coast District	18	12	9
Kaipara District	15	22	14	Porirua City	23	25	13
Rodney District	100	80	76	Upper Hutt City	8	9	25
North Shore/Albany Wards	253	201	223	Lower Hutt City	15	12	99
Waitakere Ward	51	44	42	Wellington City	32	39	40
Auckland Wards	102	236	183	Masteron District	1	10	3
Manukau/Howick Wards	97	102	108	Carterton District	5	3	6
Manurewa-Papakura Ward	93	67	82	South Wairarapa District	5	3	9
Franklin Ward	92	57	42	Tasman District	24	42	29
Thames-Coromandel District	25	21	25	Nelson City	14	13	15
Hauraki District	12	8	7	Marlborough District	20	14	15
Waikato District	73	82	45	Kaikoura District	3	1	4
Matamata-Piako District	20	15	12	Buller District	3	3	1
Hamilton City	78	91	64	Grey District	5	3	7
Waipa District	45	31	37	Westland District	1	2	4
Otorohanga District	2	1	3	Hurunui District	3	7	15
South Waikato District	3	3	3	Waimakariri District	60	73	69
Waitomo District	0	0	7	Christchurch City	311	264	341
Taupo District	17	20	15	Selwyn District	107	125	112
Western Bay of Plenty District	49	41	26	Ashburton District	14	31	17
Tauranga City	110	141	90	Timaru District	12	12	20
Rotorua District	14	8	9	Mackenzie District	5	6	4
Whakatane District	7	5	9	Waimate District	1	3	6
Kawerau District	0	0	0	Chatham Islands Territory	0	0	0
Opotiki District	2	5	1	Waitaki District	8	11	8
Gisborne District	10	5	4	Central Otago District	30	19	6
Wairoa District	0	0	1	Queenstown-Lakes District	59	90	46
Hastings District	20	18	19	Dunedin City	33	50	30
Napier City	18	11	7	Clutha District	0	5	4
Central Hawke's Bay District	0	1	7	Southland District	4	3	7
New Plymouth District	33	47	23	Gore District	2	0	1
Stratford District	1	4	4	Invercargill City	11	9	18
South Taranaki District	4	4	3	Area Outside TA	0	0	0
Ruapehu District	2	1	1				
Wanganui District	4	7	5	Total	2315	2379	2271
Rangitikei District	3	2	2				
Manawatu District	12	14	11				
Palmerston North City	19	16	19				
Taranaki District	4	0	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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