

# BUILDING TODAY

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION



VOLUME 26 NUMBER 6

JULY 2016

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



## INSIDE: 52-STOREY RESIDENTIAL TOWER GETS RESOURCE CONSENT

WOMEN IN  
CONSTRUCTION

MATERIALS IMPORTERS  
NEED TO CARRY  
OUT DUE DILIGENCE

ALSO INSIDE:

HEALTH AND SAFETY > TIMBER > FIRMS TO SURVIVE RETENTIONS REGIME CHANGES?

# WE'RE TEAMING UP WITH **BREMICK**

We're excited to announce a new partnership with Bremick Fasteners. With superior corrosion protection and drilling performance, we know you'll be just as excited as we are.

**Partnering with Bremick means you'll get:**

- A broader range with exciting new products
- Extended decking and roofing screw options
- Colour-coded packaging – so it's easier to find what you're looking for
- Leading innovations with B8 corrosion resistant technology
- Bremick's quality promise

Bremick will replace Manufacturing Suppliers Ltd Fortress brand (a div of Steel & Tube). And from September you'll be able to purchase their great range of fasteners at your local PlaceMakers store. We can't wait!



**A revolution  
in corrosion  
protection  
and drilling  
performance**

Corrosion Protection, Double the corrosion PROTECTION of conventional Class 4, Suitable for Very Severe corrosive environments (ISO9223 Category 5). Drill Drive Performance 8% FASTER than conventional Class 4.

**BREMICK™**

**TOGETHER, WE'RE BUILDING NEW ZEALAND**

**PlaceMakers®**

# BUILDINGTODAY

JULY 2016

VOLUME 26 NUMBER 6

## 4-8 RMBA NEWS

Forecasts indicate huge work levels for next few years; Award-winning health and wellness education facility located amongst stunning scenery

## 10-22 INDUSTRY NEWS

New 52-storey residential tower to redefine Auckland skyline; Women in construction; Material importers need to do their due diligence

## 22-27 HEALTH AND SAFETY

First-ever HASANZ conference; The H&S at Work Act — from the ground up; Big H&S changes for fleet operators; Alcohol and drugs in the workplace

## 28-30 TIMBER

New technology and innovative uses; Northland pine grows stronger; Timber Design Awards entries open soon

## 31 BCITO NEWS

Chief executive Warwick Quinn says current apprenticeship issues need to be tackled collectively

## 32-33 PROFILE

Precast NZ building a legacy; Industry Guide — Handling, Transportation and Erection of Precast Concrete

## 34, 36-38 INDUSTRY OPINION/COLUMNISTS

Sound transmission review could have costly impact; Firms may not survive retentions regime changes; Faulty Towers; Business Coaching satisfaction

### FROM THE EDITOR

Construction continues apace in Auckland, with news of a couple of major commercial projects that will keep the crane companies busy over the next few years

We also take a look at women in construction, and the growing numbers getting involved in the hands-on, day-to-day work in the industry.

There's also a warning for builders — and especially materials importers — to do their due diligence on building materials after a number of recent concerns, including reports that 500 tonnes of steel imported from China had been found to be too weak to be used for their original purpose.

We've also sourced some handy feature information on Health and Safety, and Timber.

**Andrew Darlington** — Editor

**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

*BUILDING TODAY* is the official magazine of the Registered Master Builders' Association of New Zealand. Advertising statements and editorial opinions expressed in *Building Today* do not necessarily reflect the views of RMBA members, its executive or committees; or of the chief executive and staff unless expressly stated. Further, the RMBA and members are not liable for any statements made in *Building Today* unless otherwise stated. The editor reserves the right to edit, amend or reject copy where necessary. The publisher does not assume any responsibility or liability for any loss or damage which may result from any inaccuracy or omission in this publication, or from the use of the information contained herein. No warranties, express or implied, are made with respect to any of the material contained herein.

1-year subscription: \$57.50  
ISSN 1171-0225 (Print)

ISSN 1171-1264 (Online)

## Forecasts indicate huge work levels for next few years

### Chief's Chat By CEO David Kelly



Following several difficult years in the construction industry, the level of building in many parts of the country has lifted in residential and commercial construction.

Not surprisingly, in some areas that has resulted in a shortage of experienced skilled staff. That is nothing new for people who have been in the industry for a while.

Recent public comments by the Prime Minister and Minister for Building and Housing Nick Smith have referred to the unprecedented level of construction work — in the residential and commercial sectors — that New Zealand will be seeing over the next few years.

They have also referred to the significant number of jobs being created.

Forecasts indicate that the amount of work will continue to grow and remain at record high levels for the next few years.

#### Information useful for forward planning

That information will be useful for residential and commercial builders in order to plan for the next few years — but it also raises the question again about where we attract and retain the people with the skills the industry needs.

The good news is that the forecasts for the next few years should provide confidence for people thinking about a career in the construction industry, and also for business owners thinking about expanding their business and taking on more staff.

However, the challenge is that the gap between what we currently have and what we will need is going to be significant.

When we add to the equation the number of people who leave the industry for various reasons, including retirement, that challenge could be huge.

And it cuts across all parts of the industry, from design to construction, to supply, to supporting businesses.

This is probably the biggest issue we will face over the next few years. It will involve a mixture of responses, including attracting and training new workers, retaining existing staff, targeting skilled migrants and new ways of working.

It also raises the question about whether we are training people with the right skills, given the increased fragmentation of residential construction.

While it is a big challenge, it is also a great opportunity for the industry to work with government on the solutions.

I expect this will be one of the hot topics that will be discussed at the *Constructive* industry forum in Christchurch on September 22.

Dux  
**securaGold™**  
SOLID SIMPLE SECURE



- Over 90 products available
- 4 pipe sizes available
- The only full PB-1 system with solid DR Brass fittings
- Three pipe colours available – grey, green, lilac
- Multiple pipe lengths available including 25M Lay Straight coils

Visit [www.dux.co.nz](http://www.dux.co.nz) for flow rate and pressure loss calculators



**plumbingworld**  
— your team in black —

**Branches Nationwide.** Freephone 0800 800 686  
[plumbingworld.co.nz](http://plumbingworld.co.nz)

Kieran Read, Plumbing World Brand Ambassador



# HELP SHAPE THE FUTURE OF THE CONSTRUCTION INDUSTRY

NZ CONSTRUCTION INDUSTRY FORUM

CHRISTCHURCH // 21-23 SEPT 2016

[WWW.CONSTRUCTIVE.ORG.NZ](http://WWW.CONSTRUCTIVE.ORG.NZ)



## CONSTRUCTIVE

NZ CONSTRUCTION INDUSTRY FORUM 2016

LED BY:



SPONSORED BY:



**BUNNINGS  
TRADE**

**CARTERS**  
YourBuildingPartner

SUPPORTED BY: NEW ZEALAND INSTITUTE OF ARCHITECTS | ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND | BRANZ  
INSTITUTION OF PROFESSIONAL ENGINEERS NEW ZEALAND | EARTHQUAKE COMMISSION | PROPERTY COUNCIL NEW ZEALAND

## A beautiful home built by a master craftsman and his team

**B**ryce Dunlop of Dunlop Builders was ecstatic when he found out his Wanaka home was named the national winner in the Nulook New Home \$650,000 - \$1 million category at the Registered Master Builders 2015 House of the Year competition.

Mr Dunlop says the company was humbled by the win, acknowledging the high calibre of houses they were competing against.

"This was our second year at the national competition so we understood the high standard and quality of the builds. To come out on top was fantastic and quite surreal," he says.

Mr Dunlop explains that the feel of the home gave it a unique quality.

"Our clients wanted to feel like they were on holiday while living at this home, and it definitely feels like that. The view of Lake Wanaka gives the home a wonderful warm feeling. It's not something visual, it's a feeling," he says.

Mr Dunlop says while the build had many challenges, the amount of timber work involved was particularly notable.

"The timber work on this build was all exposed — the joinery, the flooring and the cladding.



*This Wanaka home was named the national winner in the Nulook New Home \$650,000 - \$1 million category at the Registered Master Builders 2015 House of the Year competition.*

We put in a lot of effort to ensure that our carpentry skills were at the highest level because what you see is what you get," he says.

Judges were impressed with the features and craftsmanship of the home.

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

"Cleverly designed to provide separate living and sleeping areas on both of the two levels, this home meets the client's brief perfectly," they said.

"The heating is a diesel boiler

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

"It is a simply beautiful home built by a master craftsman and his team."

Mr Dunlop says winning the award has enhanced the company's recognition.

"Winning the award shows that we are on top of our game, and it sets a high standard for us to aspire to. When you win a national award, it's a big achievement for everyone involved," he says.

Mr Dunlop praises the Registered Master Builders Association for the support they provide to their members, and credits the annual House of the Year competition for allowing businesses to grow and succeed in the industry.

Dunlop Builders is hoping for repeat success this year, with another home entered in the 2016 House of the Year.

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.



*Nalco managing director Ron Holden with Bryce and Donnelle Dunlop at the 2015 House of the Year.*

Owned by



National sponsors



# A magic area for rest and recreation

Ross Faulkner of Faulkner Construction was related when he found out his Clevedon home was named the national winner of the Outdoor Living Award at the Registered Master Builders 2015 House of the Year competition.

The home also won a Gold Award at the Auckland Registered Master Builders 2015 House of the Year competition for the SafetyMate Renovation Award over \$500,000.

Mr Faulkner says they were quite surprised by the win as they missed out on winning the Award at the Auckland Registered Master Builders House of the Year.

"It was definitely a wonderful experience winning the Outdoor Living Award. This was our first national award so it's definitely the pinnacle of our career," he says.

Mr Faulkner explains that the extensive features of the area contributed to its win.

"The space has everything you could want in an outdoor area — it's an incredible piece of architecture," he says.

Mr Faulkner says the creation of the tennis court was a key challenge of the build.

"We had to remove a huge amount of soil to build in the tennis court. It was a major logistical exercise getting the trucks in and out due to the property's limited access," he says.

Judges were impressed with the extensive features and functionality of the area.

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

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

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

"This is a truly magic area for rest and recreation," the judges said.

Mr Faulkner says winning the award has been a great stepping stone to carry their business



*This Clevedon home was named the national winner of the Outdoor Living Award at the Registered Master Builders 2015 House of the Year competition. The home also won a Gold Award at the Auckland Registered Master Builders 2015 House of the Year competition for the SafetyMate Renovation Award over \$500,000.*

into the future.

"It has certainly raised our profile in the industry, and it will open up a lot of doors to similar projects which is fantastic," he says.

Mr Faulkner praises the Registered Master Builders Association for their credibility in the industry, and their support in helping builders become businessmen.

Although Faulkner Construction has not entered the 2016 House of the Year, they are looking to enter three builds in next year's 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 Trade.



*Anne and Ross Faulkner at the 2015 House of the Year.*



# Wellness retreat wins top tourism and leisure award

A health and wellness education facility located near the head of Lake Wakatipu brings together modern design with environmentally-sustainable practices, without sacrificing on comfort.

Set in breathtaking scenery on an 8.4 hectare site, Aro Ha Wellness Retreat is a mix of luxury spa, retreat and a self-sustaining community.

Modern design integrates sophisticated, environmentally-sustainable practices that minimise energy use, while a complex internal infrastructure allows the facility to run off the main grid.

The Tourism and Leisure category and a Gold Award winner at this year's New Zealand Commercial Project Awards, judges described the project team's "unique vision" that was pursued with a "near-fanatical rigour" from design through to construction and completion.

"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," the judging panel said.

Neutral wood, glass and stone allow the building to seamlessly blend into the landscape — an important feature of the complex designed by award-winning Wellington architects Tennent and Brown and executed by Triple Star Management Ltd.

Architect Hugh Tennent describes the vision as "special" — a place for well-being and rebalancing life, through connecting with oneself with yoga, meditation, exercise and nutrition, in an extraordinary environment.

"We also wanted a high degree of sustainability and self-sufficiency with permaculture, on-site power generation, passive solar and a super insulated thermal envelope. This very complete holistic vision is unique on this scale in New Zealand," Mr Tennant says.

The site sits on a sub-alpine terrace with expansive views of Lake Wakatipu, and is built using the premise of passive haus and permaculture design, mixed with modern technology.

So while organic crops sourced from the gardens are stored in cellars, refrigerated by



ambient earth temperatures, the site boasts the first renewable distributed heating system in New Zealand, where sun and water are converted into energy.

Triple Star Management's Peter Campbell says the team can take lessons forward from their experiences working on Aro Ha.

"You need a good collaborative team and culture," he says.

"We ensured all contributors were fully informed and totally aware of what we were trying to achieve. This approach is a big part of

the project's success.

"We learnt that to build a super-insulated air-tight building meant that you effectively construct the building twice which, although time consuming and labour intensive, results in a building that is warm and efficient to maintain."

The team is "stoked" about receiving the award. "It's recognition to a team who all contributed to create this special place and implement the creative design. As a small company, this helps us to strive to continue to better ourselves within the industry."

## Competition builds as apprentices are put to the test

Entries for the Registered Master Builders Carters 2016 Apprentice of the Year have now closed, with 163 apprentices from around New Zealand set to compete for the sought-after title and share of more than \$100,000 worth of prizes.

Entries are particularly strong this year, with numbers up 13% from 2015. Registered Master Builders chief executive David Kelly is thrilled with the high number of entries this year, and says it reflects the high level of construction activity happening around the country.

"It's brilliant to see so many apprentices step up to the challenge. These future Master Builders are our next industry leaders, and this competition is all about nurturing talent to ensure a better built New Zealand," he says.

"The competition provides them with the chance to prove themselves alongside their peers and the construction industry. We look forward to seeing the talent and passion amongst this year's entrants, and wish them all the best as regional judging commences."

BCITO chief executive Warwick Quinn says the organisation is proud to support an event that helps to promote the value of an apprenticeship in New Zealand.

"New Zealand's construction industry is facing a significant shortage of apprentices right now. Apprentice of the Year is a fantastic opportunity to showcase the best of the industry and show other young people what a career in the trades has to offer," he says.

"Apprentice of the Year is a great way for apprentices to make their mark in the construction industry. Taking part in the competition demonstrates that the apprentices are striving to be the best they can be. We are excited to see the high calibre of apprentices that put their skills to the test once again this year."

Regional judging commenced in June, and is made up of three stages, including the initial entry submission, an interview with the judging panel, and an onsite visit where contestants will discuss their project.

The winning apprentice from each region will receive \$2000 to spend at Carters, a place at an



The 2015 Apprentice of the Year placegetters, from left: Third placed Bryce Pemberton, the 2015 Apprentice of the Year Shaun Campbell, and second placed Matt Booth.

Outward Bound course, and a range of products and tools.

The regional winners will then go on to compete at the Apprentice of the Year national competition in Auckland in November. They will be vying for the national title of Registered Master Builders Carters 2016 Apprentice of the Year.

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). For more information visit [www.apprenticeoftheyear.co.nz](http://www.apprenticeoftheyear.co.nz).

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.

### RMB Carters 2016 Apprentice of the Year regional event dates:

**Hawke's Bay/East Coast: Napier, Friday, August 19**

**Southern: Queenstown, Friday, August 19**

**Central South Island: Christchurch, Thursday August 25**

**Northern: Auckland, Friday, August 26**

**Central North Island: Wanganui, Friday, August 26**

**Auckland: Auckland, Monday, August 29**

**Bay of Plenty: Tauranga, Friday, September 2**

**Wellington/Wairarapa: Wellington, Friday, September 2**

**Waikato: Hamilton, Friday, September 9**

**Upper South Island: Blenheim, Friday, September 9**

OWNED BY



PRINCIPAL SPONSOR



EVENT PARTNER



SPONSOR



SPONSOR



# New 52-storey residential tower to redefine Auckland skyline

## Resource consent granted for premium residential tower

Leading New Zealand architecture firm, Peddle Thorp, has released details of a 52-storey residential, high-rise building on Customs Street East in downtown Auckland, to be built within the next three to four years.

The development incorporates two smaller buildings currently on the site — including an 11-storey office block on the corner of Fort Street, which will be redeveloped to integrate into the new tower. The heritage building's facade on Gore Street will remain unchanged and be integrated into the new development.

Peddle Thorp director Bradley Luke says the developer wants to redefine the potential of apartment living in Auckland, and Peddle Thorp was briefed to design a high quality, timeless complex.

"The development has a human scale and warmth. We designed each apartment so they are liveable, high quality and maximise outdoor space.

"The apartments with open-level balconies, stepped terraces and green walls are some of the most distinctive in the market. The translucency of these areas will also help to animate the facade at the wider city scale.

"This complex will be some of the best real estate in Auckland City. Every apartment in the development is north-facing, and most have unencumbered views out to the Waitemata Harbour," Mr Luke says.

The main tower will house 221 apartments, including 11 floors of penthouse apartments, as well as a mix of three bedroom, two bedroom, one bedroom and studios.

The base of the tower will have four floors of retail and restaurants, and the smaller tower has been redesigned to house a new hotel.



The mega brace of the building is clearly visible, and wraps around the west and east facade and over the distinctive bi-planar roof form.

"It was important to us that we designed a complex for all Aucklanders to enjoy, and focused on creating pedestrian links through the building, as well as integrating it into the surrounding heritage buildings and other amenities," Mr Luke says.

This development is one of Peddle Thorp's many projects working with offshore clients, suppliers and construction partners.

When built, the tower will be the tallest residential tower in Auckland City, and one of a handful of towers with more than 50 storeys

Peddle Thorp has a long history of high-quality

builds in Auckland City. The firm is responsible for the Lumley Building, Vero Centre, Stamford Residence, SAP building, the Westpac and Ernst & Young on Takutai Square in Britomart, and the redevelopment of the Auckland Museum.

### **Development information:**

**Site size: 2729sq m**

**Height of tower: 187m**

**Breakdown of Apartments:**

**Penthouses: 15, across 11 floors**

**Three bedroom: 56**

**Two/three bedroom plus study duplexes: 10**

**One bedroom, plus study: 60**

**Studio: 80**

**INTAKS™**  
Hangs Tough



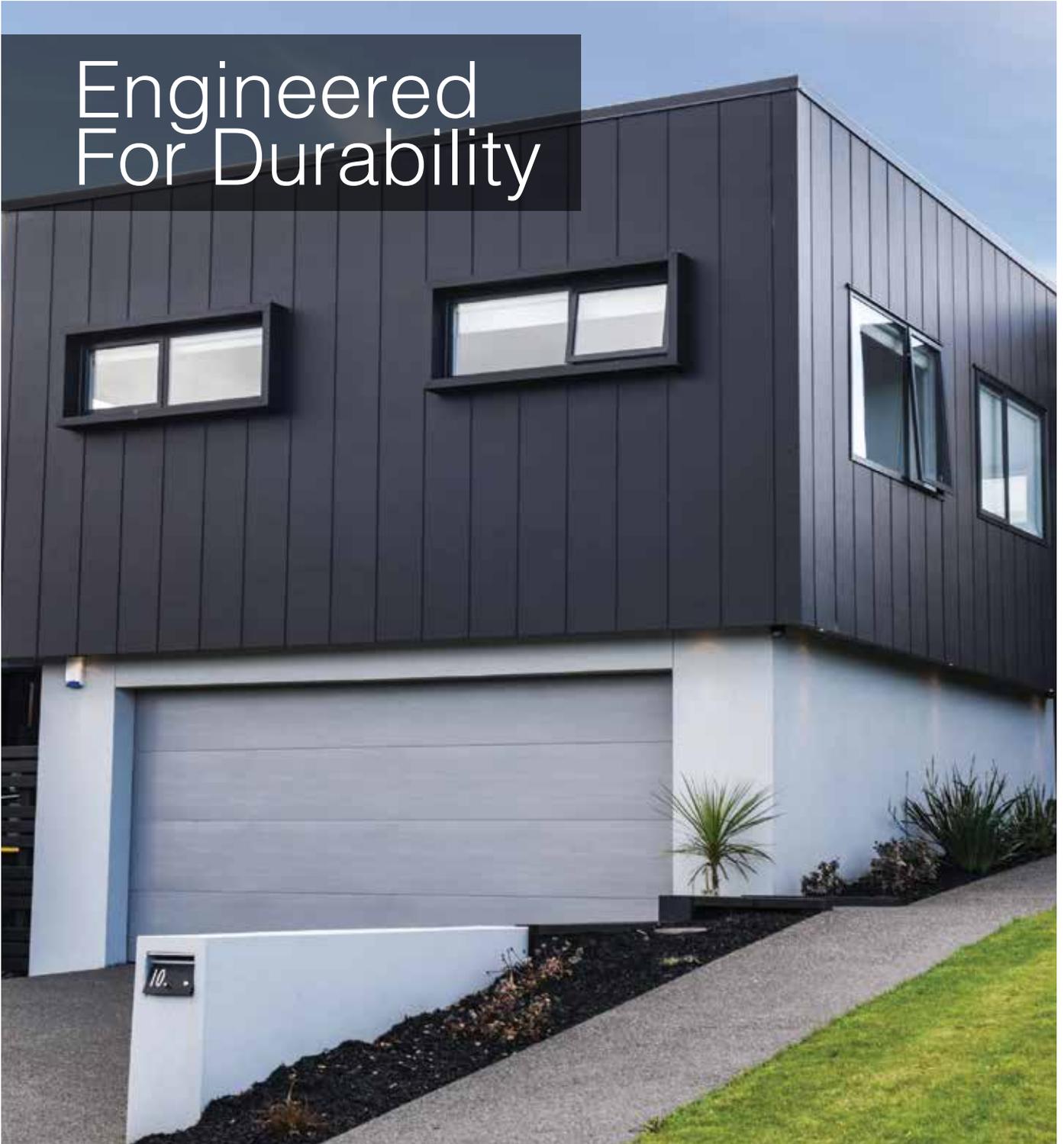
**THE FUTURE OF ACCESS SYSTEMS**

**How can our scaffolding  
improve your cash flow?**

**Talk to us.**

> 07 577 6469 > INFO@INTAKS.CO.NZ > WWW.INTAKS.CO.NZ

## Engineered For Durability



Stria Cladding is the efficient way to build a strong, distinctive look for your client. The large format boards have interlocking edges allowing for fast and easy installation on site. When installed vertically on a James Hardie cavity batten, the boards can be gun nailed for quick installation. Contact us today to find out more about how Stria Cladding can help you save time while creating a durable, unique home.

## Women targeted to ease skill shortage in infrastructure industry

New Zealand's infrastructure industry is short of skilled staff, and women are being targeted to fill the jobs.

Women around the country recently donned hi-vis jackets to try their hand at jobs in the electricity supply, telecommunications, civil infrastructure and water industries, in a bid to attract more women into the workforce.

The annual Girls with Hi-Vis initiative sees staff inviting sisters, daughters, friends, cousins and wives to work for a day for a hands-on experience.

Helmut Modlik, chief executive of Connexis, the industry training organisation for the infrastructure industry, says the industry has a shortage of skilled workers, and women are a relatively untapped workforce.



"Traditionally, men are employed in these roles, but women are just as suited for the jobs, and also offer a different skill base, which introduces an added dimension to the workforce.

"Another key industry objective is to build a stronger network of women in the infrastructure industry which, in turn, nurtures inclusion, success and sustainability through mentoring and support. Girls with Hi-Vis month is one way of achieving this," he says.

The highlight of Girls with Hi-Vis month is a Celebration of Women in Infrastructure lunch in Wellington on July 21. A selection of women who try out the industry for a day during Girls with Hi-Vis month will be invited to the event.

Industry partners are Vision Stream, Auckland; Contact Energy, Clyde; and Mainpower, Rangiora.

## How are women changing New Zealand's construction industry?

With New Zealand's current building boom, it makes sense to encourage more women to join the construction industry.

The number of women in the construction industry has doubled to 17% over the past 15 years and is continuing to grow, with women now making up 12% of trades apprentices.

The second annual Hays National Association of Women in Construction (NAWIC) Excellence Awards will be held on September 14 at Mac's Function Centre in Wellington.

The awards celebrate the achievements of women in construction, as well as honouring those organisations which are redressing the

industry's gender imbalance.

The awards have six categories which cover a wide range of roles across the industry. They are:

- The Helen Tippet Award, celebrating achievement in advancing the interests of women in the construction industry.
- Tradeswoman of the Year, celebrating the contribution tradeswomen are making to the industry.
- Professional Woman of the Year, focusing on women who have managed a construction project or those who operate their own business in the industry.

- Outstanding Achievement in Design, celebrating the design aspect of a construction project in engineering, architecture or urban/landscape design.
- Excellence in Construction Administration, honouring the contribution of women in administration, sales/marketing or operational roles within the industry.
- Student/Apprentice Excellence Award, which is open to all women engaged in construction-related study or apprenticeships.

Visit the NAWIC web site for nomination/entry forms and further information at [www.nawic.org.nz](http://www.nawic.org.nz).

### NEW VALENCIA SINGLE DRAWER VANITIES



The new Valencia single drawer vanity provides ample storage, with a clean, classically modern look.

Available in two sizes: 900mm and 750mm (wall hung only) with partitions and generous drawer depth for storing tall bathroom products upright.

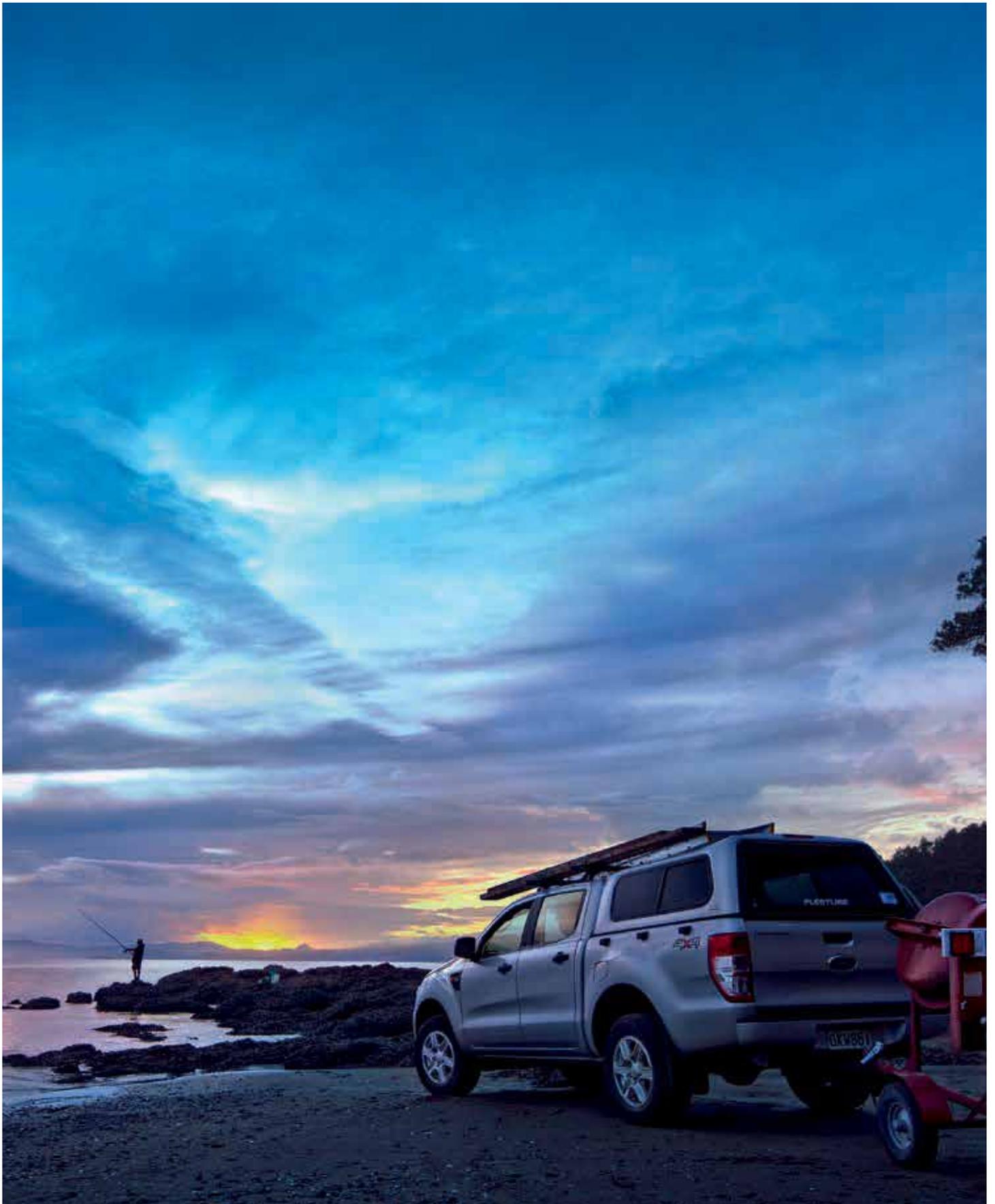
All feature Durastone top with integrated basin and overflow, pre-drilled for a single mixer.

Available from July 2016 in classic white and timber look salty elm and scorched oak finishes.



Trusted in New Zealand Since 1982





**Peace of mind long after you've left the site.**

We put all our time, energy and care into delivering reliable products, systems, services and support that help your jobs run smoothly. So you can move on with confidence.

**TRIED. TRUSTED. TRUE.**



# Important to check materials documentation

By MBIE manager, determinations and assurance, John Gardiner

A number of recent concerns about building products highlights the importance of checking evidence supplied with products used in building work, as well as the need to take greater care around product substitution.

The Ministry of Business Innovation and Employment (MBIE) now has a dedicated email address for product complaints at [products@mbie.govt.nz](mailto:products@mbie.govt.nz) so we can gather hard facts and act where we need to — so please let us know if you come across any building products that aren't fit for the job.

While our role is to check on Building Code compliance issues — it's up to the Commerce Commission to look at false or unsubstantiated claims or misleading advertising — we can pass on any concerns you might have in that area to the commission or act jointly where appropriate.

So far this year, we've issued advisories on the safety and suitability of some external claddings, and supported the Commerce Commission's investigation into steel reinforcing mesh.

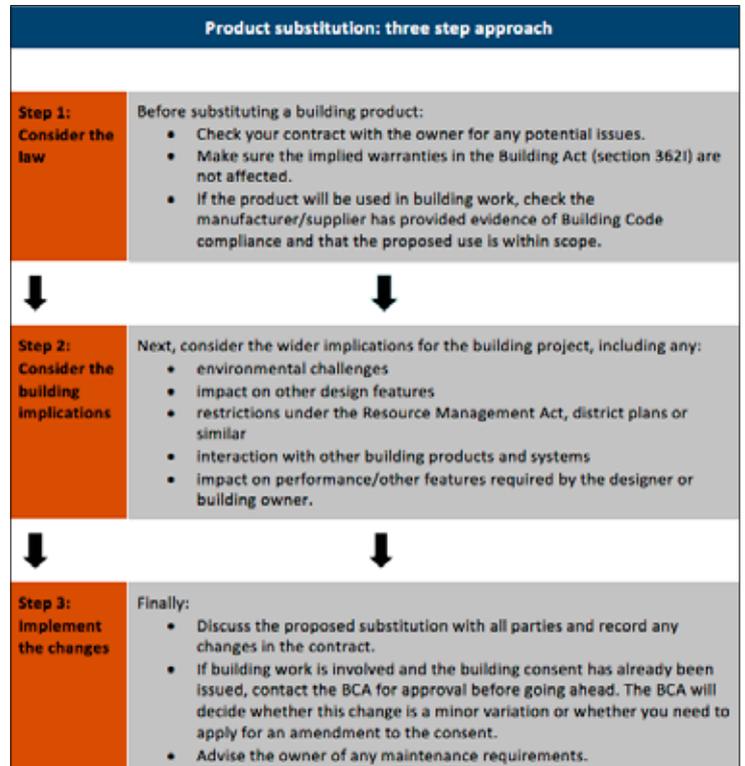
There are some ongoing investigations, and we have now proposed a ban on retrofitting residential buildings with foil insulation following various safety concerns (go to [www.building.govt.nz](http://www.building.govt.nz) and search "news and updates" for the latest details).

The MBIE also has a major building product assurance campaign underway which should mean you start to see better product information.

In particular, we're encouraging manufacturers and suppliers to create more Product Technical Statements (PTs) to summarise code compliance and other critical details.

PTs can be useful for you as they should provide clear links to construction, installation and maintenance details so you don't have to go hunting for this. They can also help you compare different product features.

If you are carrying out residential building work, PTs can also help you meet your Building Act obligations to provide product



maintenance and warranty details to the home owner.

As part of our product assurance campaign, we're also urging people to take greater care with product substitution — that is, using building products that differ from those specified in a building consent.

If substitution is not handled properly, the products may have no evidence of compliance with the relevant Building Code requirements, can invalidate various contract conditions and the implied warranties in the Building Act, and can lead to work that the building consent authority can't sign off for a code compliance certificate.

The MBIE's three-step approach to product substitution is shown in the graphic above. A quick guide to product substitution, along with other information on building product assurance and PTs, can be found at [www.building.govt.nz/product-assurance](http://www.building.govt.nz/product-assurance), or call 0800 242 243, or email [info@mbie.govt.nz](mailto:info@mbie.govt.nz).

## IANZ: Construction material importers need to do their due diligence

The latest case of poor quality steel shows why importers and construction companies need to do due diligence on their products, according to International Accreditation New Zealand (IANZ).

IANZ is New Zealand's national authority for the accreditation of laboratories, inspection bodies and radiology practices.

It accredits inspection bodies for engineering safety, food safety, and fire protection activities, as well as Building Consent Authority accreditation.

IANZ chief executive Dr Llew Richards says if

you are spending hundreds of thousands of dollars on imported steel, it's a good idea to do some due diligence to make sure the test certificates actually mean something, rather than assuming everything is perfectly okay.

He says for a nominal fee of \$199, IANZ offers a service whereby it can use its network of accreditation bodies around the world to check that test reports from the originating countries have actually been done by an accredited laboratory.

Dr Richards' comments come after reports in the media that 500 tonnes of steel from China

have been found to be too weak to be used for their original purpose. The test certificates that accompanied the steel turned out to be wrong.

"We have seen a range of recent cases where test certificates have been faked, and some instances of good products being sent for testing but then poorer quality products delivered by the manufacturer.

"That's why it's important to do your due diligence, and IANZ can certainly help New Zealand businesses with that," Dr Richards says.

# WE'LL GET YOU SORTED



PRODUCT OF THE  
**MONTH**

TRADE SAVING \$184.91

now **\$249**

GST excl  
\$236.35 GST incl

## AL-KO

### *Petrol Water Pump*

1.6hp 4 stroke air cooled OHV engine.  
Ceramic and carbon seals.  
14,000 litre/hr flow rate.  
Includes 4m suction hose & fittings.  
2 year warranty. German engineered.  
269383 5

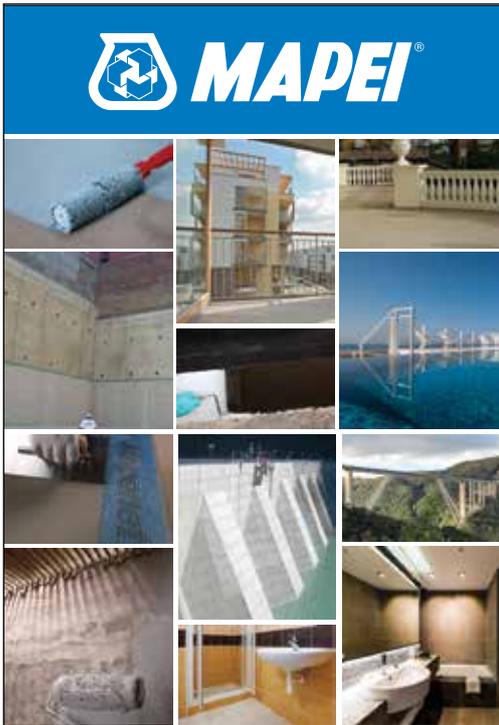


[mitre10.co.nz/trade](http://mitre10.co.nz/trade)

Trade saving is off normal retail price excluding GST and is valid from Friday 1st - Sunday 31st July 2016 from participating stores. Opening to trade account holders only Promotion: JUL597

**MITRE 10**

**MITRE 10  
MEGA**



MAPEI offers a complete range of specific products and reliable systems for protecting from water **underground structures, dams, viaducts, terraces, balconies, swimming pools, bathrooms, etc.**

**Waterproofing Products**



We are helping to build large and small dreams



# Mainmark wins International Project of the Year Award

Mainmark has won the International Project of the Year Award at the 2016 Ground Engineering Awards for its Christchurch Art Gallery project.

The project saw Mainmark re-support and re-level the 33,000 tonne gallery in just 52 days, rectifying foundation damage caused by the 2010 and 2011 Christchurch earthquakes.



The judging panel commended Mainmark, saying "the winner in this category clearly demonstrated the stakeholder involvement and support of other team members on the outcome of the project.

"They showed strong and innovative combination of technologies which delivered a great result for the client."

Mainmark chief operations officer Tim Pope says the company was extremely proud to receive the prestigious award, especially among such a high calibre of finalists.

"The re-leveling of the Christchurch Art Gallery was a landmark project for Mainmark and the industry, setting a new benchmark in earthquake remediation for large scale buildings.

"The International Project of the Year award is testament to the expertise and commitment of the Mainmark team, who worked tirelessly to deliver a truly innovative solution with tight project management."

The Christchurch Art Gallery was resurrected using Jet Grouting and JOG Computer-Controlled Grouting to re-support and re-level the 6500sq m foundations, without requiring excavation or the occupants or exhibits to vacate.

The International Project of the Year Award recognises projects that have delivered geotechnical innovation that stands out on the international stage for credentials in sustainability, health and safety, and value engineering.

Judges consider client satisfaction, innovation, value for money, performance against prediction, the quality of design and construction, safety, and application of quality management.

## Turning good builders into GREAT business people

If you are looking for an opportunity to get off the tools and build a profitable, professional renovation business then contact us today. We provide you with the skills, business systems, branding and marketing to take your business to the next level.

For more information on how to become a Smith & Sons franchise owner, contact us on 0800 764 846

www.smithandsons.co.nz



# NEW ZEALAND'S FASTEST WAY TO INSTALL WINDOWS.



smartfit®  
WINDOW TECHNOLOGY

## Get the job done easier and faster with Smartfit®

Smartfit® is a ready-to-fit window or door that arrives with built-in head flashings, jamb flashings, cavity closers, end dams and sill support bars. Which means it can be taken off the truck and fitted immediately. There is no need for expanding foams, silicones or PEF rods. Just place the window or door in the opening and screw it into position through an outer fixing fin. To find out more, visit [smartfitwindows.co.nz](http://smartfitwindows.co.nz) or call 0800 031 031.

Made exclusively by:



THIS IS OUR HOME

# EDL FASTENERS NEW ZEALAND

## FOUNDATION

Black Polythane

Bar Chairs

Damp Course Drymate

## FRAMING

Screwbolts

Wedge Anchor

H Packers

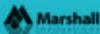
Gun Nails & Nails



Galv & Stainless Steel



## WRAPS & TAPES



Builders Trade Sill Tape

Building Wrap

Tools from **Makita**

## INSITE DETAILS

Bugle Batten Screw T17

Cement Board Screw

Drywall Screw

Surefix Self-Drilling

Wing Tek

Nylon/Plastic Wall Plugs

## Anchors

Grabber Sub Floor T17

Hinges

## ROOFING

Type 17 HWF Timbergrip™

DualGrip™

Steelgrip™

Profile Washers

Rivets

Holderbat

Masterflash

## DECKING

Coach Screw

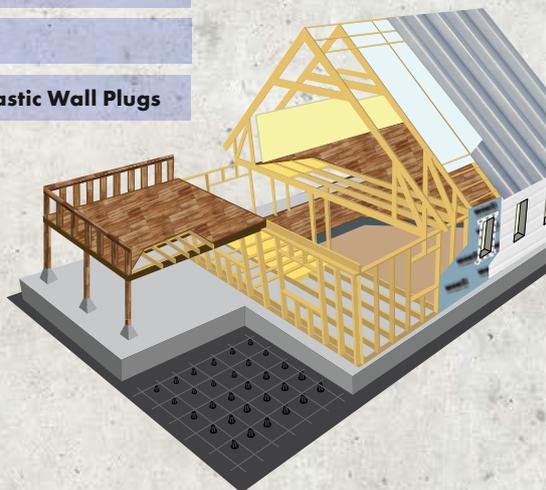
Cup Head Bold & Nut

Hex Bolts & Hex Set Screws

Arrow Decking Screw™

## SILICONE & ADHESIVES

## SAFETY PRODUCTS



FROM THE FOUNDATIONS TO THE ROOF,  
EDL IS WITH YOU ALL THE WAY

www.edlfast.co.nz | 0800 EDL BUILD

## Hawkins and China Construction JV signs up for Park Hyatt Auckland



An artist's impression of the Park Hyatt Auckland in Wynyard Quarter, Auckland, due for completion late in 2018.

Hawkins Group and China Construction will be working in a joint venture to deliver Park Hyatt Auckland in Wynyard Quarter, following a contract signing with Fu Wah International Group recently.

The seven-storey hotel has a total floor area of 29,000sq m, 195 rooms, food and beverage outlets, event spaces, a spa, and a fitness centre that includes a 25 metre pool.

Work on the new hotel — to be located on the former Team New Zealand site — is due to commence this month, with completion scheduled for late 2018.

"Hawkins' experience and understanding of the Auckland waterfront environment, including the challenging ground and climate conditions, will help to successfully guide this project," Fu Wah New Zealand general manager Richard Aitken says.

"Together with China Construction, they have the resources, experience and skills to deliver an outstanding outcome for Auckland."

Hawkins is well acquainted with Wynyard Quarter, having built the ANZ Viaduct Events Centre. It is also currently working on the ASB Theatre, streetscaping throughout the Quarter, and the Precinct Properties project in Madden Street.

China Construction is one of the world's biggest construction businesses, with an annual construction turnover of around \$US100 billion. It ranks 37 in the current Fortune Global 500.

The company has a wealth of experience from building landmark projects, including similar luxury hotels around the world.

Auckland Council organisation Panuku Development Auckland is tasked with the regeneration of 18 hectares of Auckland Council-owned land in Wynyard Quarter, including the hotel site.

"The Park Hyatt Auckland is destined to be a landmark building for the area," chief executive John Dalzell says.

"This appointment by Fu Wah International Group is a testament to the quality of work Hawkins has delivered on a number of Wynyard Quarter projects to date."

The project will involve meticulous traffic and noise management, advanced Building Information Modelling and input from Auckland-based Bossley Architects, Singapore-based AR+D Studio, and interior designers Conran + Partners.

# INDALEX<sup>®</sup>

# LADDERS

[WWW.INDALEX.CO.NZ](http://WWW.INDALEX.CO.NZ)

DOMESTIC SERIES  
100KG RATED

TRADE SERIES  
120KG - 150KG RATED

COMMERCIAL SERIES  
150KG - 180KG



**ALUMINIUM**

**FIBREGLASS**

Available at  
**BUNNINGS**  
warehouse

[bunnings.co.nz](http://bunnings.co.nz)



The BCITO's 2015 Big Construction Tour visits a multi-million dollar build in Hamilton.

## BCITO's Big Construction Tour hits the road

The Big Construction Tour is back, and this year it's bigger than ever. Early this month more than 1000 hand-picked students hit New Zealand roads and spent the day visiting construction-related workplaces with the Building and Construction Industry Training Organisation's (BCITO's) Big Construction Tour.

Now in its second year, the nationwide tour, which introduces students to the ever-increasing opportunities available in the construction industry, has grown substantially.

Individual tours will be held in more than 14 New Zealand cities and towns, allowing students from 127 schools to visit worksites and premises, showcasing some of the country's biggest construction sites and highlighting why a career in construction is a fantastic path.

The Tour is a key part of the BCITO's strategy to support the Government's goal of meeting the growing demand for apprentices, which was highlighted in the 2016 Budget, BCITO chief executive Warwick Quinn says.

"Our country needs more young people to learn the skills and attributes that are in such high demand.

"School leavers who decide they want to start an apprenticeship can be confident they won't struggle to get work, there are so many great opportunities," he says.

"We want to offer students a real experience of the construction industry, and encourage them to consider the wide range of opportunities a career in the trades could offer them."

Individual tours will be taking place in Auckland, Hamilton, Cambridge, Tauranga, Rotorua, Gisborne, Hastings, New Plymouth, Palmerston North, Wellington, Nelson, Christchurch, Dunedin and Invercargill.

The Tour will take students through a number of key sites in their respective locations to showcase the innovation taking place in the construction industry, and introduce them to some of the 15 trades the BCITO offers, Mr Quinn says.

"They will be able to hear what a 'day in the life' of a tradie is like first-hand from apprentices working on site. It will also provide an opportunity for students to connect with industry leaders who may be their future employers."



ALEXANDRA  
PARK

# Christmas at the Races 2016

Enquire. Book  
Party sorted!

Sort the staff Christmas party now,  
so you can relax later!

## ALEXANDRA PARK RACE DATES

NOVEMBER 11TH, 18TH & 25TH  
DECEMBER 2ND, 9TH 16TH & 22ND

09 631 1165 | dining@alexandrapark.co.nz

Is your next job going to pass pre line?



Join the growing number of builders  
successfully using HIANDRI bottom plate packers



Insist your Frame Manufacturer  
fits HIANDRI for you

[www.hiandri.com](http://www.hiandri.com)



## Award-winning expo set to deliver again in Canterbury

Perfectly timed to take advantage of the ongoing investment in the Canterbury rebuild is the return of the recently crowned "Best New Trade Show in Australasia" award-winning expo buildnz designex Canterbury.

The show, which has firmly established itself as the South Island's largest biennial trade show for builders, designers, architects, specifiers and developers, is on from August 4 to 6 at Horncastle Arena, Christchurch.

More than 120 exhibitors are already confirmed, filling the Arena with the latest product innovations and industry solutions.

In amongst a busy three days of seminars is this year's keynote speaker — world-renowned architect and Urban Futures Professor Mark Burry.

Born in Christchurch, Professor Burry is an Australia and New Zealand-registered architect, and is currently the Professor in Urban Futures of the Melbourne School of Design at the University of Melbourne, Australia.

He is also senior architect and researcher at



*buildnz designex keynote speaker professor Mark Burry.*

the La Sagrada Familia in Barcelona, Spain.

His research spans across architecture and design with an emphasis on architecture and technology, including historical and cultural implications, as well as broader aspects of design beyond architecture, especially around

the future urban condition.

His session will be a must attend as he shares and relates that knowledge to urban design and the Canterbury rebuild.

Limited spaces will be available for Professor Burry's seminar, with those wanting to attend encouraged to register early at [www.canterburybuildnz.co.nz](http://www.canterburybuildnz.co.nz).

Horncastle Arena will be packed with exhibitors showcasing the very latest product innovations and technologies, three days of industry-led seminars, and major visitor prizes and offers from event partners Warehouse Stationery and Ford — including the chance to win a new vehicle for your business.

Buildnz designex Canterbury 2016 is guaranteed to inform, educate and inspire all those who visit.

With support from leading industry organisations including Registered Master Builders, BRANZ, Worksafe, CMS, CBANZ, ADNZ, Lifemark and the MBIE, buildnz designex Canterbury looks certain to be the industry's expo of the year.

# Here's a top deck solution

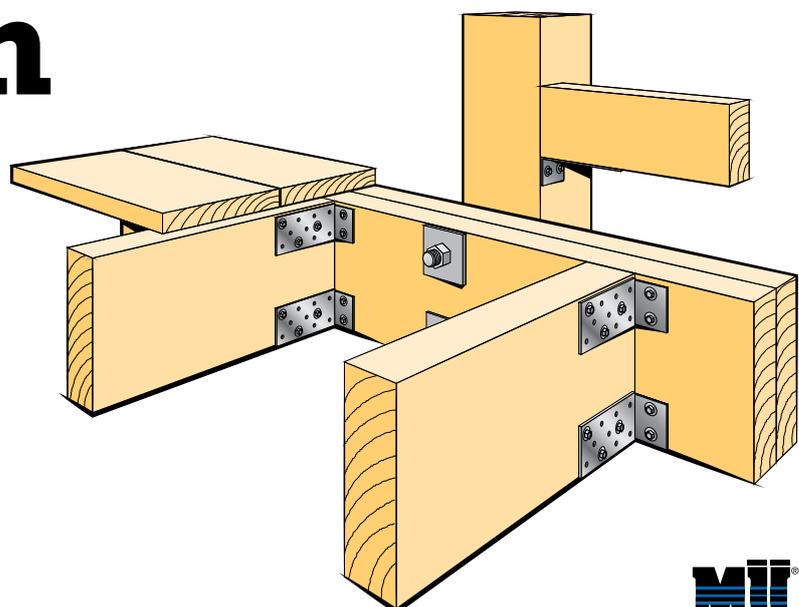
## Deck Joist Fixing

### ALTERNATIVE SOLUTION TO CLAUSE 7.4.1.3 NZS 3604:2011

Provides the required fixing between the deck joist and boundary joist to suit a cantilever baluster system

Trade Pack of 50 stainless steel cleats and 250 corresponding screws

**LUMBERLOK®**



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

**MiTek®**



buildnz | designex

# CANTERBURY

New Zealand's leading build and design trade event

Connecting Construction and Design Communities.

Awarded by Events & Exhibitions Association Australasia

EEAA 2014  
Excellence Awards Winners

Best New Show in Australasia  
Best Overall Show in New Zealand  
Finalist in the Best Trade Show Under 10,000m

4-6 Aug 2016

Horncastle Arena, Christchurch

- Discover the latest products and leading edge innovations
- Exclusive VIP Networking events
- Industry lead CPD & LBP seminars
- 115+ leading local suppliers and global brands
- Chance to win great prizes

Register to Attend for Free

using promo code: BUILDTODAY

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



Join Professor Mark Burry

Keynote speaker to feature at buildnz | designex

Don't miss out, reserve your seat now

[www.canterburybuildnz.co.nz/keynote](http://www.canterburybuildnz.co.nz/keynote)



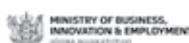
Go Further  
REGISTER AND ATTEND CANTERBURY BUILDNZ | DESIGNEX, FOR YOUR CHANCE  
TO WIN A FORD UP TO THE VALUE OF  
**\$63,000 +ORC**

\*Visit website for T&C's

Organised By  
**XPO**  
EXHIBITIONS  
Showcase. Educate. Sell.

Sponsored by

Supported By



# First-ever HASANZ conference of timely importance

The Health and Safety Association of New Zealand (HASANZ) is holding its first conference from September 7-9 at Te Papa in Wellington.

The conference will be of great value for everyone with a direct interest in workplace health and safety, including business owners and safety managers in the construction industry.

The conference is well timed — six months after the arrival of the Health and Safety at Work Act — so there has never been a more important time to keep up to date with the latest health and safety developments.

“We want everyone to leave the conference with a new awareness that the approach to health and safety in New Zealand is now different,” HASANZ chair Craig Smith says.

## Programme deliberately provocative

“Attendees will be better informed and more confident about working in this new regime,” he says.

The programme is deliberately provocative, inspiring people to see health and safety in a new light.

Keynote speakers include:

- Dr Vincent Covello: Founder and director of the Centre for Risk Communication in New York City, a world authority on risk and change management communication.
- Professor Drew Dawson: Director of the Appleton Institute in Adelaide, and an international expert on managing workplace fatigue, will cover defining the line between personal and employer responsibilities.
- Peter Biggs: Assignment Group chief executive and one of Australasia’s leading marketing practitioners, will talk about “buying the why” as the key to transforming health and safety practice in the workplace.
- Gordon MacDonald: WorkSafe New Zealand chief executive looks at the journey from compliance to organisational culture change where “doing it right” is second nature.
- Rebecca Macfie: Award-winning Listener journalist and the author of the definitive book on the Pike River tragedy, highlights how Pike is best viewed not as an extraordinary failure, but an ordinary one that all businesses can

learn from.

- David Tregoweth: Melbourne Water general manager health and safety, will challenge workplace health and safety advisors to be more business savvy, and focus on the commercial value of health and safety to businesses, not just regulatory compliance.

## High quality presentations

In addition, attendees will have the opportunity to participate in master classes with Dr Covello and Professor Dawson, and choose from more than 25 other high quality presentations inspiring new professionals, new practices and new possibilities.

There will also be an open session on worker engagement and participation facilitated by Business Leaders’ Health and Safety Forum executive director Francois Barton.

A Business Leaders panel will discuss what

company executives really want from their health and safety advisors — hear from Z Energy general manager health, safety, security and environment Julian Hughes (facilitator), Holcim NZ country manager Glenda Harvey, Business Leaders’ Health & Safety Forum chair and professional director George Adams, and Chep chief executive Mike O’Brien.

A conference highlight will be a Parliamentary reception hosted by the Minister for Workplace Relations and Safety, the Hon Michael Woodhouse, in the Beehive Banquet Hall.

It will be a great event to take away new ideas and practical knowledge, and to build your professional networks.

See the full programme and register at the HASANZ Conference 2016 web site at [www.hasanz.org.nz/page/conference](http://www.hasanz.org.nz/page/conference).

# 2016 Site Safe Construction H&S Awards entries now open

Businesses have the opportunity to be recognised for their efforts in health and safety.

The Site Safe Construction Health and Safety Awards acknowledge people and companies who demonstrate excellence in health and safety leadership and innovation.

Site Safe chief executive Alison Molloy says the health and safety awards give businesses who are taking the lead in health and safety national recognition for their hard work.

“These awards share innovation, great ideas and leaders of New Zealand construction. Recognising business, whether they are big or small, helps the industry lift the standard of health and safety, and allows all to spread the message — ‘Proud to be safe’.”

Categories are:

- Safety Innovation Award — small to medium business (small to medium organisations up to 50 employees).
- Safety Innovation Award — large business

(large organisations over 50 employees).

- Safety Leadership Award (small, medium or large business).
- Safety Contribution Award (individual or small team).

The awards will be presented at Site Safe’s Evening of Celebration at Alexandra Park in Auckland in November.

## Student graduation

The evening also celebrates the graduation of students who have completed the Site Safe Certificate in Construction Site Safety.

The awards are free for businesses to enter, and applications can be made via Site Safe’s web site at [www.sitesafe.org.nz/awards](http://www.sitesafe.org.nz/awards).

Winners receive a trophy, certificate, a \$1000 gift from the sponsor, and will feature in the Site Safe magazine and other publications.

Applications are open now until September 1, 2016.

# The H&S at Work Act — from the ground up

The new Health and Safety at Work Act came into force in April. WorkSafe New Zealand's Marcus Nalter explains how it applies to a typical residential building site.

Just about the first job on any new building site is to put up a safety fence, do the foundation work and lay the slab. You've got to get that right before anything else can go up.

Once the slab is ready it can get pretty hectic on site — with any number of tradies from any number of companies on site at any one time.

From the outside, and to an untrained eye, it can look chaotic. But it needs to be organised chaos. All the various parts need to work together to pull the project together.

It's the same with health and safety. You need strong foundations and everyone needs to work together.

Take that typical new house build. There are lots of players involved — the client, maybe an architect, a lead contractor and all the subbies.

Under the new Health and Safety at Work Act they all have a role to play in keeping not only their own workers safe on site but others as well.

It's called "overlapping duties" but, in practice, what it means is the person or business that is best placed to manage a risk that affects more than just their own workers has primary responsibility to do so — but everyone has to play their part.

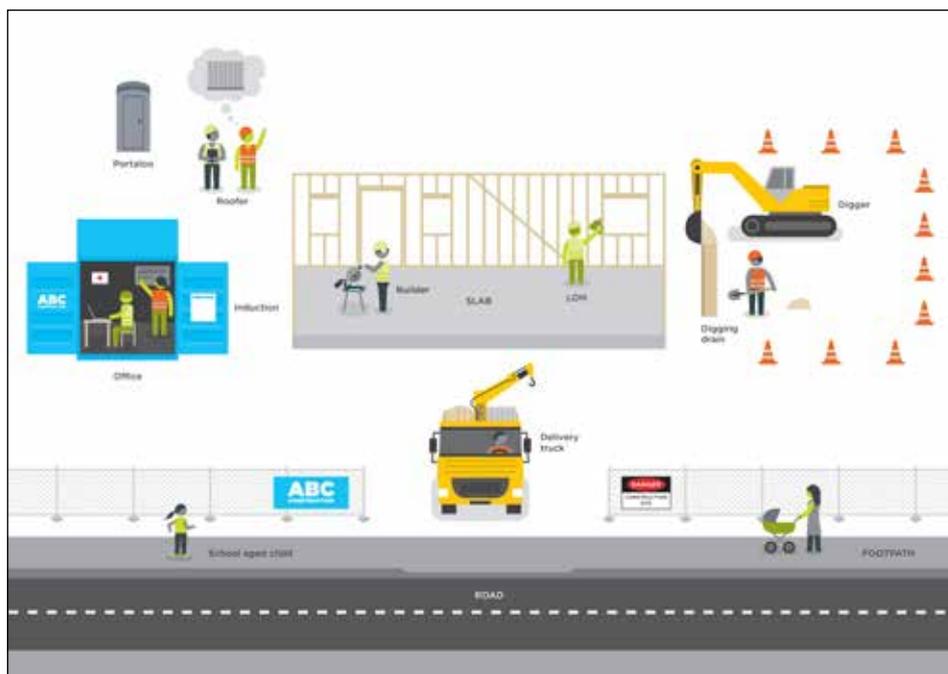
So, on our house build the company that's contracted to dig the drains has a duty to ensure the excavator is operated safely — with proper measures in place to keep workers on foot away from the digger and the like.

But if the lead builder (let's call them ABC Construction) has workers in the area they, too, have a duty to ensure their people are kept safe.

So there needs to be discussion and agreement between ABC and the drainlayer about how the risks associated with the digger are being managed.

The law is designed to encourage co-operation on site. For example, all workers will need access to first aid gear. ABC Construction is going to be there for the duration of the project, so it's likely they will provide first aid facilities.

The tiler that's working on the bathroom for a couple of days needs to ensure they have access to first aid as well. But they don't necessarily have to bring their own — they could do that by confirming they can use ABC's gear if needed.



*Construction sites can be hectic — more than one business can have health and safety duties. Communication is vital.*

Whenever a new subbie turns up there should be an induction process which includes discussion about current site hazards, as well as any new hazards they might introduce.

In fact, health and safety should be a feature of the tender process for work, and there should be an exchange of any relevant information before subbies even arrive on site.

Many building sites already start the day with a tailgate or toolbox talk. Having open lines of communication between workers, supervisors and managers has always been a good idea.

The new law specifically encourages that sort of approach by introducing a duty to engage with workers that applies to all workplaces.

It doesn't set down in stone what form that engagement should take, but a quick daily chat about safety and hazards on site each day is a good place to start.

After all, not only are workers the ones most at risk if something goes wrong on site, they are also the ones doing the job day in, day out. They are well placed to identify risks and help find solutions.

There are some new worker engagement rules for larger workplaces (with 20 or more

workers) and those in high-risk industries, such as construction.

For those businesses, they are required to hold an election for a Health and Safety Representative (HSR) if requested by a worker. And they must formally consider forming a Health and Safety Committee (HSC) if an HSR or five workers request one.

You can read more about the role of HSRs and HSCs on the WorkSafe web site.

Health and safety doesn't have to be difficult and doesn't have to mean a lot of paperwork. The basics of good risk management haven't changed just because the law has.

It starts with identifying risks, talking about them with anyone on site that might be affected, and finding appropriate ways to manage them.

Of course, not all risks can be eliminated — risk is part of life and will always be part of construction work.

The key is doing what is "reasonably practicable" to control and minimise risks. So identify on-site risks, the likelihood of an incident and the consequences of them. Your

# Big H&S changes for fleet operators

The construction industry is vehicle intensive, whether it's a sole trader's van or New Zealand's largest nationwide fleets.

The construction industry is mobility dependant — you can't do your job without vans, utes and trucks on the road.

Like most sectors, fleet operations and driver safety are often under-estimated or completely overlooked with regard to health and safety.

Fleet accident management has always been a specialised subset within general fleet management, but that's no longer the case — there is now a significant crossover into health and safety.

Company vehicles are clearly a "place of work" and driving is obviously a "hazard", so employers are now having to assess the risk based on their environment and vehicle-use profile.

There are more than 4.7 million registered vehicles on New Zealand roads, roughly equal to our tiny population of humans.

New Zealand roads aren't world class and, unfortunately, this may contribute to our high vehicle accident rate. Last year there were more than 200,000 injury-related vehicle crashes and almost 300 fatalities.

Given that 70% of new vehicles are bought by businesses, this makes driving the most dangerous work activity — fleet operators have a lot to worry about.

Managing director of New Zealand's largest independent accident management provider, Crash Management's Karen Knight, says unfortunately, many SMEs running 10 or 20 vehicles do not even consider themselves a fleet operator.

"This is a fallacy and, regrettably, it means that these companies may have no driver support services in place when breakdowns or accidents occur," Ms Knight says.

"The business owner's default position that 'the driver can call me' or 'the police will come' is no longer acceptable. Robust 24/7 resources are now required in order to support driver injury accidents and other emergencies."

Ms Knight said her company serves some of New Zealand's largest fleet operators and hundreds of SMEs, so those clients now have all the driver support resources, protocols, and incident reporting required.

However, this is not always the case in the wider market, particularly in the SME sector. She says there is no excuse for the lack of



awareness and uptake, as formal accident management and other cost-effective driver support services are readily available in the market.

Ms Knight says there are also a range of preventative measures available from Crash Management's business partners, including fleet fit-for-purpose analysis, preventative maintenance software and phone apps, GPS and telematics, and automated driver licence checks and controls.

Crash Management is also able to provide template documentation to its clients, and work with them to tailor a service solution and procedures to suit any requirements.

Set up and implementation is usually provided free of charge, including Use of Vehicle Policy, driver injury rescue and repatriation plans, general service procedures and reporting, and driver packs for all vehicles.

Health and safety consultants agree that small and large organisations are lagging in regard to

driver safety.

It was also noted that SME owner/managers, in particular, are non-specialists in this area, potentially under-resourced and time-poor, and should welcome pragmatic cost-effective solutions.

Safety managers also agree that businesses often completely under-estimate or even overlook the fact that fleets must comply with the intent of health and safety legislation to take all practical steps to protect drivers and provide the resources to support them.

This will be particularly critical in injury accidents or other emergencies.

The potential penalties for non-compliance are severe. Large and small business fleet operators can protect themselves from this risk very cheaply — all for as little as a few dollars a month.

For more information visit <http://crashmanagement.nz/corporate-government-fleets>.

# Focus on alcohol and other drugs in Christchurch's construction industry

A recent study has shown that 18% of construction workers indicate there are people working hungover or stoned "from time to time or a lot" on site.

WorkSafe New Zealand has been focusing on the issue, and hosted an event on Managing Alcohol and Other Drugs (AOD) in Christchurch last month.

Around 250 people from the industry, including employers and workers, attended the trade breakfast to hear more about how they can manage the effects of AOD on sites across the Canterbury rebuild.

"We know this is a significant issue for many in the construction sector," WorkSafe project manager Donna Burt says.

"The impacts of alcohol and drugs in the workplace have significant consequences, including fatalities, serious injuries, impaired productivity, higher turnover, absenteeism

and reputation risk," Ms Burt says.

In April the Canterbury Rebuild Safety Charter produced a fact sheet on how to manage AOD in the workplace for small-to-medium construction organisations in Canterbury.

"The latest event followed on from the fact sheet. Industry leaders talked through the steps companies can take to put an AOD policy in place.

"Detailed information on pre-employment and random testing, and why this is an issue in the construction industry, was also discussed," Ms Burt says.

"It provided a great opportunity to learn more about some simple steps companies can put in place to support the prevention of harm in the workplace, with a focus on education, training and, where it's needed, rehabilitation," she says.

## The H&S at Work Act — from the ground up

From page 25

control measures should reflect the seriousness of the risk.

Some risks are obvious. That new house is going to need a roof, and that means working at height. We all know a fall can cause death or a life-changing injury.

The new law requires you to manage the risks of working at height (just as the 1992 law did). Exactly how you do that — be it the use of scaffolding, edge protection, nets, harnesses or soft landing systems — is not prescribed by the law, and will depend on the nature of the work and the risk. But the requirement to manage that risk is crystal clear.

Good health and safety on site should be a core part of your business and any project. It's not something you do once and file away on a shelf — make sure it is part of your daily routine.

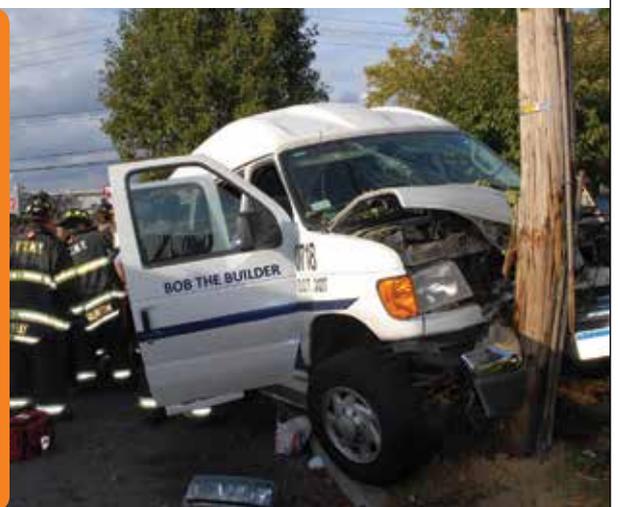
To find out more about the Health and Safety at Work Act, visit [www.business.govt.nz/worksafe/hswa](http://www.business.govt.nz/worksafe/hswa).

## Your business relies on transport

You can't do your job without your cars, vans, and trucks on the road - an accident will wreck your schedule, waste your time and affect your income!

For just a few dollars a month Crash Management will save you time, money and inconvenience:

- H&S compliant fleet accident management programmes
- 24/7 nationwide response
- Road-side emergency assistance including salvage co-ordination
- Tailored driver rescue and repatriation plans, instant injury reporting
- Co-ordination of all accident logistics, assessing and repairs
- Free late-model replacement cars and vans
- Full repair management to manufacturers' specifications to ensure vehicles remain fit-for-purpose
- Detailed incident related data collation, reporting and analysis
- Real-time communications to stakeholders
- Web-based application for client log-in access to all records, images, documentation and reports
- Serving Government, corporate and SME clients since 2004
- Suitable for fleets of 5 - 5000
- Winners of the Insurance Industry Award for Innovation 2009
- Independent, NZ owned and operated



Call 0800 2CRASH

[www.crashmanagement.co.nz/clients/sme-fleets](http://www.crashmanagement.co.nz/clients/sme-fleets)

# Timber: New technology and innovative uses

Timber and wood products used in buildings come in all shapes and sizes, with those products often divided into structural and non-structural categories.

Non-structural often comprises things such as:

**External:**

- Weatherboards,
- Cladding panels, and
- Decking.

**Internal:**

- Decorative lining products of a variety of timber species.

While these products are thought of as conventional, there are some innovative products now on the market, including curved 215mm timber weatherboards manufactured by Woodform.

Several producers have developed and obtained New Zealand Building Code (NZBC) approval for conventional weatherboard systems which have improved detailing and fixing systems.

As well, weatherboards have now been approved for use under the NZBC which have been heat treated, rather than the more common treatment processes involving infusion of anti-decay chemicals.

For products used internally, there have been developments in the "reaction to fire" area where changes to the Fire Clause of the NZBC had restricted the use of clear coated timber products in public spaces.

By allowing the European Single Burning item test to be used to assign materials groups under the Code, a range of clear coatings with materials group ratings of up to 1S have been made available on the New Zealand market and at an apparently reasonable cost.



Curved 215mm timber weatherboards manufactured by Woodform.

Photo courtesy Woodform

Structural products comprise the largest use of wood in buildings. Structural products range from smaller dimension sawn timber, through LVL and I beams, to glue laminated timber and cross laminated timber.

Sawn sizes of structural timber are being increasingly used in complex truss layouts, where the advanced engineering software, the increased reliability of graded structural timber and the ability to place Laminated Veneer Lumber (LVL) components in particularly highly loaded areas has extended the options available to building designers.

Overseas, applied research into fire-resistant systems has allowed the use of "light" timber framing systems to be extended to six-storey buildings. Work is progressing on this front in Australia and New Zealand.

Above the light timber frame systems come the heavy engineered wood components such as LVL and glue laminated timber (glulam).

Separately or together, these materials are extending timber construction into areas where it has not competed before.

Glulam comprises layers of sawn timber (usually) face bonded into beams of larger sizes than can be obtained by other methods.

The utility of glulam, LVL and Cross Laminated Timber (CLT) has been extended by the large investments made in CNC machinery which will saw, rout, bore and groove the timber products into components ready to be lifted, placed and fixed on site.

For example, details of one of the machines used by Timberlab Solutions Ltd show that it enables the processing of Glulam, LVL, CLT and solid timber elements up to 30m long, 4m wide and 600mm deep.

The speed and accuracy of this manufacturing process significantly decreases construction time and the time required on site for heavy lifting machinery.

All of this makes the production of extremely complex structures significantly more cost effective.

LVL is a mature engineered wood product, and engineers and architects are now learning how to best use its high structural and aesthetic properties.

LVL can be manufactured to required strength, stiffness, shear, bearing and connector properties, so for particular jobs LVL components can be manufactured to perform the job at optimum cost and use of resource.



Sawn sizes of structural timber are being increasingly used in complex truss layouts.

Photo courtesy Pryda



*The speed and accuracy of the manufacturing process of Glulam, LVL and CLT significantly decreases construction time and makes the production of extremely complex structures significantly more cost effective.*

Photos courtesy Timberlab Solutions

The very high strength-to-weight ratio means loads are lower and, therefore, other structures such as foundations and connections can be smaller.

LVL is made in New Zealand by Nelson Pine, Carter Holt Harvey and Juken New Zealand.

CLT is the latest addition to the engineered wood construction armoury. While it has been used in Europe for some time, a New Zealand factory, Nelson-based X-lam, is now producing cross laminated timber panels, and has developed design and construction methodologies for local conditions.

The structural properties of CLT mean that the whole design envelope for wood structures has changed and, worldwide, larger and taller structures are being planned and built.

For example, a nine-storey CLT apartment building has been built in Melbourne Docklands.

A 300-bed backpackers building in Christchurch is under construction comprising CLT floors, walls and ceiling structure — approximately 5500sq m of CLT in total.

The building was modelled in 3D on CAD/CAM software, and all panels were CNC-cut to millimetre precision which allowed for a rapid



*LVL is a mature engineered wood product, and engineers and architects are now learning how to best use its high structural and aesthetic properties.*

Photo courtesy Nelson Pine

build programme.

All these technologies can come together in ExPan timber buildings which were researched and developed at the University of Canterbury School of Engineering.

ExPan uses engineered wood beams which have steel tendons running along them, locking

them to engineered wood columns.

The result is buildings which will move predictably in an earthquake but sustain no permanent damage.

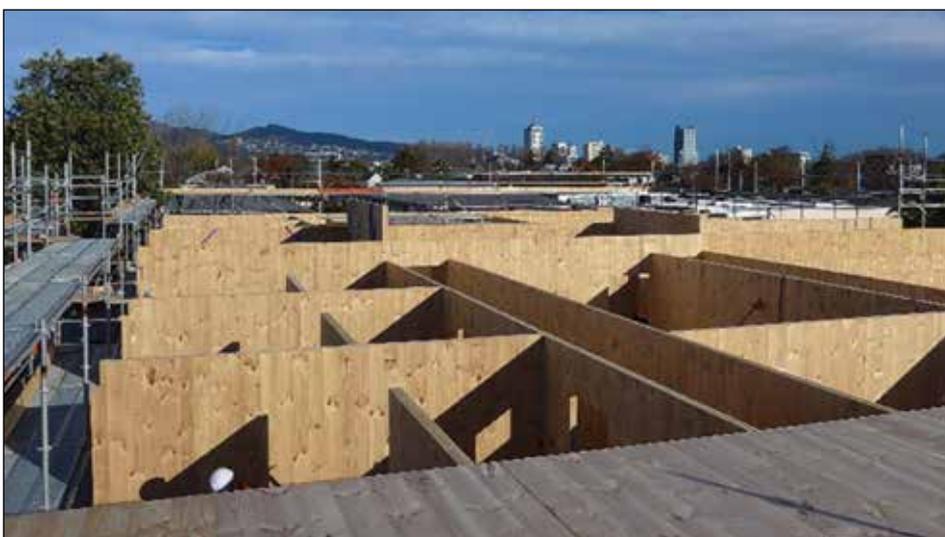
An example is the Kaikoura District Council building. This post and beam gravity structure is made of Nelson Pine LVL, while the walls, or the lateral structure, are CLT and LVL. They are post-tensioned to create “rocking shear walls”.

This is the first time in the world a CLT and LVL combination has been used to make shear walls which are 70% CLT and 30% LVL.

The LVL is significantly stronger and was added to areas where there was maximum strain to provide added strength — in each end of the walls and within the core of the walls where the largest post-tensioning strain is.

A Potius stressed skin panel flooring system, fabricated using LVL, is used. The floor acts as a diaphragm between the shear walls and, unlike most commercial buildings, there is no concrete in the flooring systems.

Potius roofing panels made from a similar system — pre-insulated with polyurethane spray foam — and the internal finish, which provides the ceiling lining, is a pre-primed MDF surface.



*A 300-bed backpackers building in Christchurch is under construction comprising CLT floors, walls and ceiling structure — approximately 5500sq m of CLT in total.*

Photos courtesy X-lam Ltd

# Northland pine grows stronger

By Northpine  
director  
Bruce Larsen

Since the Christchurch earthquakes, many Kiwi home owners and builders have become more focused on ensuring that all houses built from timber products have been tested, audited and passed as compliant with design standards.

But many people, including those in the timber industry itself, fail to realise that modern technology allows testing for each structural member and ensuring it is "fit for purpose".

A study conducted by the Forest Research Institute in 1991 demonstrated, in essence, that the further north in New Zealand the timber comes from, the denser and stronger it is (see map and graph at right).

A further study by the FRI in 1997 then showed conclusively that visual grading — ie, using New Zealand grading rules No 1 Framing — gave different performance characteristics depending on which region the timber came from.

The results showed that out of the six regions tested, only two met the actual requirements that the visual grading was designed to achieve, one of these being Northland.

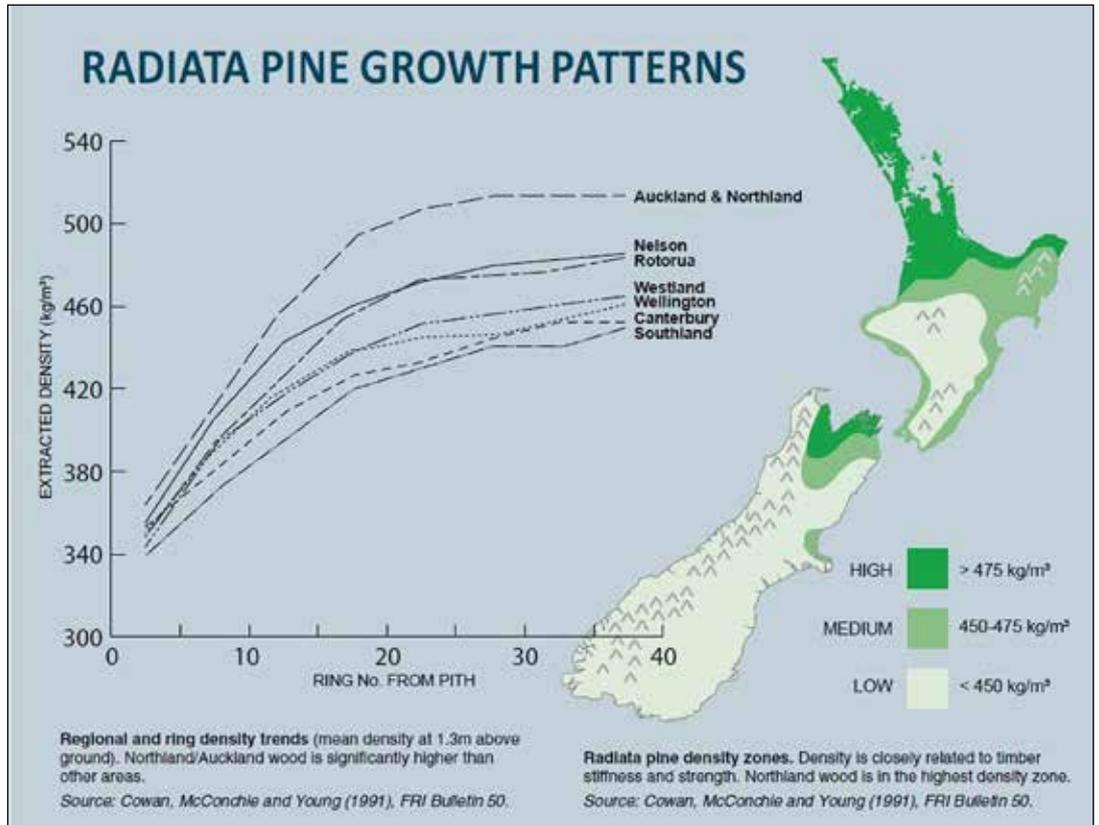
From its sawmill in Waipu, near Whangarei, Northpine specialises in producing large dimension beams and unusual-sized timber products, sold under the Northbeam brand and ideal for use where aesthetics are important to the "feel" of the building.

Specialist production runs target high quality Northland logs to produce beams and squares up to 7.2 metres long.

## Products make visual statement

These individually verified products meet demanding New Zealand building standards and make a wonderful visual statement.

Northbeam structural timber is graded in process, then a sample is verified in a testing rig.



Here the sample is placed under immense strain to ensure that that batch of timber meets New Zealand Standard requirements.

This rigorous process is then audited by a third party (Graderight) to ensure that all

measurements and systems are compliant.

Northpine and Northbeam structural timber products are manufactured from radiata pine grown in Northland — where the pine tree grows stronger, denser and stiffer.

## Timber Design Awards entries open soon

Entries for the NZ Wood Resene Timber Design Awards will open in September.

Entry is open to New Zealand resident architects, builders, architectural designers, engineers, students and other designers who have used New Zealand-originated timber that has been manufactured in New Zealand.

Entry is restricted to one per project. Joint entries between disciplines or firms are welcome.

### Entry requirements:

- Building or project must have been completed between January 1, 2015 and February 28, 2016.
- Building or project must have significant timber content, either structural or decorative.

- Building or project may include the effective use of timber in combination with other materials.
- Building or project owner's consent for publicity must be acknowledged on the entry form.

New categories are included for 2017. Key dates are:

- Stage One entries open: September 5, 2016
- Stage One entries close: November 7, 2016
- Stage One judging announced: TBC, 2016
- Stage Two finalists announced: February 2017
- Winners announced: March 2017 (TBC).

For more information contact promotions manager Debbie Fergie on 021 807 002, email [debbie@wpma.org.nz](mailto:debbie@wpma.org.nz), or visit [www.wpma.org.nz](http://www.wpma.org.nz).

# A skilled workforce — our best approach is a collective one

Building and Construction Industry Training Organisation chief executive Warwick Quinn says current apprenticeship issues need to be tackled collectively.

I have been away from the property and construction scene for only a couple of years but during that time I've continually watched developments and changes as they have occurred.

I recall predicting the tale of two cities several years ago, with housing shortages in Auckland and the Canterbury rebuild likely to make up the lion's share of construction activity.

That has certainly been the case, and while construction has not been as strong as it is at present for many years, which we are all very happy about, it brings with it other challenges that need to be managed.

Everyone knows the boom/bust nature of the construction industry, and quite a lot of energy has gone into trying to resolve this, or at least smooth the peaks and troughs as much as possible.

But, given the high level of investment that property requires, it is understandable our fortunes will closely mirror the country's economic conditions. This roller coaster is something we have to live with I'm afraid.

And things are never the same after a recession. As the landscape changes, different issues are brought to the fore — and so is the case this time around.

The global financial crisis (GFC) of 2008 lasted for a considerable amount of time, and construction plummeted to its lowest levels since records began in the 1960s, and stayed extremely low for several years.

As a result, the construction sector effectively "restructured" itself to accommodate this change at around 15,000 new residential builds per annum, following a high of just over 30,000.

Of course, with our training system being an employment-based apprentice regime, it is very difficult for companies to take on an apprentice when they are struggling for work and, consequently, apprentice numbers almost halved.

When the economy and the sector recovered, it did so swiftly on the back of the Canterbury rebuild and the Auckland housing shortage. Not surprisingly, we now have a skills shortage which, while felt across New Zealand, is most acute in the Auckland, Waikato and Tauranga regions.

This shortage has brought not only capacity issues (not enough skilled workers) but also capability concerns (poor workmanship and rework in Auckland and Canterbury) as firms are stretched and quality control comes under pressure.

While apprentice numbers are on the rise again, taking into account the lag effect of training, we are chasing our tails on supplying the market as firms take on apprentices once work is secure.

We estimate we are about 3000 apprentices short of what we need, and we are quickly approaching 10,000 currently in training — that's a 30% shortfall.

Some pundits are saying the Auckland demand will last for years, but I am not so sure. Perhaps I am a bit long in the tooth and have seen it all before, but the housing market can "turn on a dime".

The market is so closely linked to our country's fortunes that, housing shortages or not, we will not build new homes in the face of tough times.

What this means is when things eventually recover we come under even more pressure to supply a skilled workforce as we fall further and further behind the equilibrium.

## Predicting skills demand

It follows that one of the key challenges for the BCITO is to try and predict our skills demand at any given time and, as best we can, minimise the over and under supply of apprentices.

This is no easy task, so the work we are doing around workforce development is critical to getting clarity around this. Our workforce development plans are specific to each trade we cover and, while they won't be perfect, they can be refined over time.

They will also be of great benefit to the wider sector to help plan for forecast expansion or retraction. This initiative will hopefully help us manage our way through the boom/bust cycles with more confidence and control.

Another key challenge for us is that the traditional source of our trainees is coming under increasing competition, and the changing nature of our population requires us to look carefully at the make-up of our apprentices and where we attract them from.



*Building and Construction Industry Training Organisation chief executive Warwick Quinn.*

One just needs to look at the population mix in a couple of decades' time — our training and development must reflect this structure if we are going to be successful.

## Broadening our recruitment base

Among other things, we have to broaden our recruitment base, have more women in the trades, and have greater Asian and Maori/Pacific representation, while improving our qualification completion rates along the way.

We believe we also have to produce more than just apprentices who are technically competent. While that is a prerequisite, these days workers need to be resilient, adaptable, dynamic and critical/creative thinkers to be successful.

The Auckland and Canterbury problems are today's problems. There will be others and more GFCs in the future. It is our job to help develop our young learners as best we can to cope with these uncertainties.

Former chief executive Ruma Karaitiana, the BCITO Board and the entire BCITO team have done a tremendous job in getting the organisation to the strong position it is in today.

But, as you can never stand still, and the BCITO cannot achieve these things alone, we need to partner with industry and Government as such issues are best approached collectively.

# Precast NZ building a legacy



With appropriate design and the use of correct materials and manufacturing processes, all overseen by skilled personnel, precast concrete offers value-add to the strength and durability synonymous with concrete.

Manufactured in a dedicated off-site facility, precast concrete allows for tight quality control measures, while its portability is ideal for transport and rapid erection on-site.

## Precast NZ

Formed in June 1999, Precast New Zealand Inc (Precast NZ) is the association that represents the interests of manufacturers in this increasingly important sector of the concrete industry.

Precast NZ acts on behalf of around 20 precast companies operating some 30 precast concrete facilities that account for more than 80% of the factory-produced precast concrete in New Zealand.

Along with its members, Precast NZ is supported by a growing number of associate members who supply to, or service, the precast concrete sector.

Amongst a range of recent undertakings Precast NZ has developed a Plant Certification Programme, as well as publishing a good practice guide for the handling, transportation and erection of precast concrete.

## Plant certification

The Precast NZ Plant Certification Programme provides specifiers, contractors and their clients with confidence that products purchased from a certified plant are backed by an established operator with appropriate facilities, quality assurance programmes and experienced staff.

Precast NZ executive director Rod Fulford points out that regardless of application — architectural, structural, cladding, civil or other



— purchasing from a Precast NZ certified plant ensures the product has been manufactured at a facility with quality systems audited by an independent body.

Precast NZ certified plants have invested heavily in modern equipment, oversight procedures and staff training, with the intention of delivering quality.

While cheaper alternatives may be available, cost should never be the only consideration. Recent history has demonstrated that when contractors accept the lowest price, issues with delivery and performance can cause significant

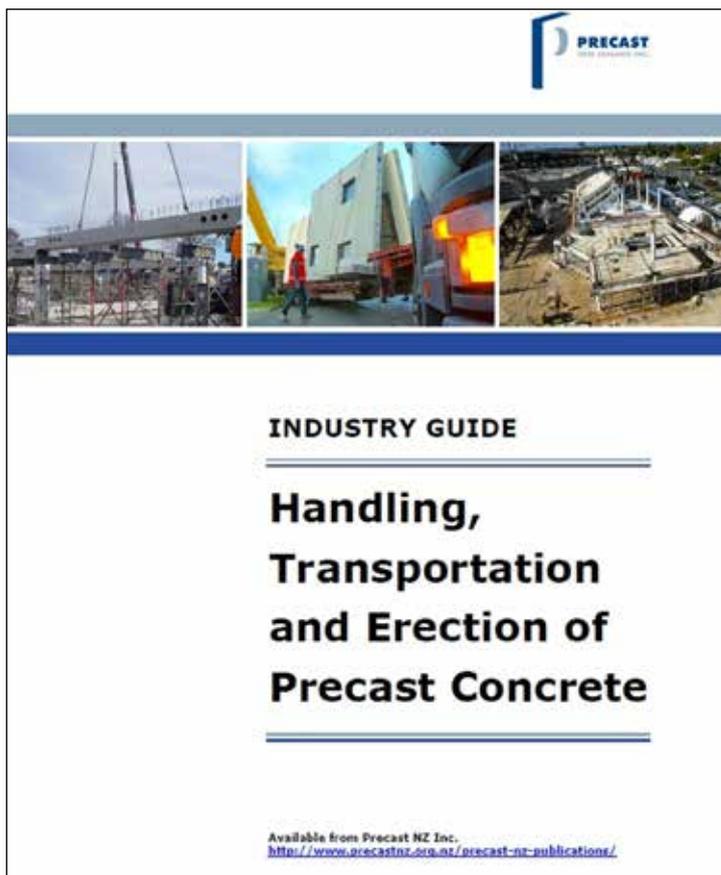
disruption and additional cost.

A comparison can be made between the Precast NZ Plant Certification Programme and the New Zealand Ready Mixed Concrete Association's Plant Audit Scheme.

An experienced builder is unlikely to purchase ready mixed concrete from an uncertified plant.

Mr Fulford believes a similar approach should be adopted when purchasing precast concrete products, and suggests specifying that all precast concrete be sourced from a Precast NZ certified plant.

# Industry Guide — Handling, Transportation and Erection of Precast Concrete



One mechanism Precast NZ uses to best serve the interests of its members and promote the uptake of precast concrete construction is the development of good practice guidance documents.

*Industry Guide — Handling, Transportation and Erection of Precast Concrete* aims to give practical assistance in relation to precast products, covering the steps from manufacture through to final placement.

The Guide primarily considers precast concrete as used in buildings, but it may be referred to for handling, transportation and erection of all precast concrete elements where appropriate.

It does not take priority over the Building Code, New Zealand Standards or approved Codes of Practice.

The Building Code and various design standards cover requirements for structures in service. This Guide is to assist with the processes prior to incorporation of precast concrete elements into the structure.

It covers matters from manufacture through handling, transportation and erection.

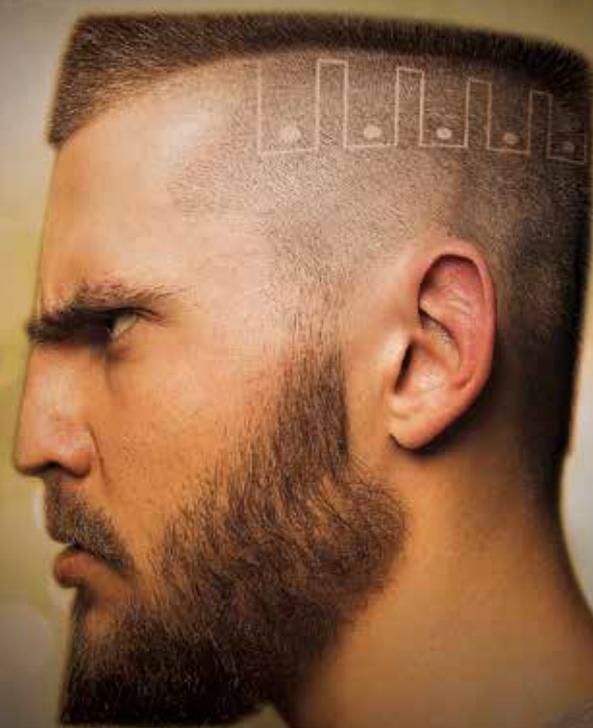
The available range of precast concrete products is large, and is used in a myriad of ways. This Guide does not cover all circumstances.

All procedures described in the Guide should be performed under the control of a competent person with appropriate training.

Download a free copy from the Precast NZ web site: [www.precastnz.org.nz](http://www.precastnz.org.nz).

# Intex

*Looking sharp!*



get the  
**Perfect**

# EDGE

**Intex**

FEATURING

## Metal & PVC Edge Trims

ask for them by name

**FREE CALL 0800 278 276**  
**intex.co.nz**

PREMIUM **WALL & CEILING** ACCESSORIES,  
TOOLS & EQUIPMENT

BUILDING EXCELLENCE

# Review of apartment sound transmission requirements could have big impact on building costs

*Building Today* columnist and industry stalwart Mike Fox says the latest review into Code requirements for sound transmission between apartments needs input from all relevant parties to formulate a pragmatic and affordable solution.

Clause G6 of the New Zealand Building Code deals with the requirements for limiting sound transmission between apartments intended for permanent living.

It was first put in place in 1992, and various attempts to have it reviewed since 1999 have stalled. The problem seems to be that a review is carried out by a panel of experts usually heavily weighted with acousticians who are strong on theory but light on the practicalities of coalface construction and cost implications.

Recommendations from the panel's review are put forward for public consultation and then the reality of what is proposed comes back as unbuildable, unaffordable, or a combination of both. Ultimately, the review gets shelved as too difficult.

Hence, this particular code clause has been continuously under review since 1999, with no apparent practical end in sight.

In fact, the review has been going on so long and handled by so many different parties that it would be questionable if the Ministry of Business Innovation and Employment (MBIE) has much institutional memory as to what has happened previously, or even why they might be reviewing it.

The latest attempt to review G6 may come out for public consultation some time in the next six months or so, but there is no clear indication of this.

If you are in the business of designing, building or owning any building that has a requirement for intertenancy sound provisions then you should take a keen interest in what is proposed when this review emerges.

I say this, as it appears the same cycle of theory-driven solutions will be wheeled out and, unless very robust, practical feedback is given, the industry could be saddled with expensive and impractical solutions.

Among changes mooted are a shift to more specific design, site testing, and the extensive use of floating acoustic floors in lieu of traditional soft floor coverings in multi-level apartments and retirement complexes.



Mike Fox

As the design and testing of these proposed solutions will need the services of an acoustician, the review could be seen as somewhat self-serving.

I also understand the review is being based on European research, mainly Scandinavian, where climatic differences mean the inhabitants are indoors more often and have very different lifestyles to those experienced in New Zealand.

So what should happen from here? Or do we just continue this ongoing cycle of theoretical reviews with practical implementation reality roadblocks?

## Downstream impacts could be severe

A bad outcome would be that the MBIE gets impatient, having made little headway since 1999, and becomes tempted to push out untested solutions to get it off their desk.

However, the downstream impacts to this action could be severe on the industry and home owners as they grapple with impractical and unaffordable outcomes.

The effects of sound transfer can be very subjective, and it is quite often tempered

around the expectations of the occupants. Some occupants will be very happy whilst others feel severely impacted by even the slightest sounds from adjoining neighbours or surrounds.

To go from a good solution to the very best solution may actually be cost prohibitive and unnecessary for the majority of applications.

A sensible approach to solving this issue would be to first conduct New Zealand research to identify if there is a problem with sound transmission, where that noise is typically coming from, and what size that problem is — and then run a cost-benefit analysis on any solutions that might be deemed fit to solve the problem.

Once research data relevant to New Zealand conditions is available, you can then set about solving the problem if, in fact, there is one.

For an outcome that gives you certainty you would set up a balanced panel of experts comprising acousticians, designers, builders, developers and property owners to work out pragmatic solutions that will be adopted as buildable and affordable.

You would test these solutions in the real world to iron out any glitches and then adopt these as acceptable solutions within the code, thereby cutting out the added cost of bespoke design and testing.

You could also have different levels of solutions that would obviously be at different price points which would help with the affordability issue and customer expectations.

Setting the bar at a theoretically high point may not be the answer for New Zealand's unique environment.

I urge the regulators to fully understand the problem and proffered solutions, along with the downstream consequences, before imposing more cost on the consumer.

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

# BT's Back in Time

## 20 years ago:

- New Zealand's largest shopping destination was under construction in Manukau City. The Manukau Supa Centre was being built on a 10ha site and covered 500,000 sq ft — one and a half times the area of the country's largest shopping centre at St Lukes in Auckland.

It was the first time a comprehensive "power centre" development had been undertaken in New Zealand. Large format centres grouping bulky-goods retailers, offered combined groupings of large retailers low rentals and occupancy costs compared to conventional shopping malls.

The developer, Jonmer Projects Ltd, wanted to make the centre unique and attractive to new retailers, including mJOR Australian companies who, until then, could not find a development in New Zealand that met their needs.

## 15 years ago:

- The launch had taken place of the Cradle to the Grave concept, which looked to bring on board apprentices and tradesmen as part of the Registered Master Builders family.

Members received notification from the Federation outlining the benefits and the entry form for the registration of their apprentices and tradespeople.

RMBF chief executive Chris Preston said it was important that members encouraged apprentices and tradesmen to become part of the Federation.

"This will enable them to benefit not only from the tangible rewards offered with respect to petrol discounts and the like, but also to give them an opportunity to understand what the RMBF is all about," he said.

"At some stage in the future they will also be able to take business courses to speed up their advancement to becoming a full Registered Master Builder."

## 10 years ago:

- Builders ranked 14th out of 30 professions in the annual *Reader's Digest* Trust Survey, finishing just ahead of accountants and religious ministers/priests, and just behind chiropractors and personal trainers.

Firefighters finished top for the third year running, just ahead of ambulance officers, pilots, nurses and doctors.

Not surprisingly, politicians finished bottom just below car salesmen, telemarketers, psychics, real estate agents and journalists!

New Zealand's most trusted person was Sir Edmund Hillary.

## 5 years ago:

- External plasterers and brickies and blocklayers were in short supply — if the numbers signing up to become Licensed Building Practitioners (LBPs) was a guide.

Only 10% of target numbers of brick and blocklayers, and 13% of external plasterers had signed up for the LBP scheme.

Restricted Building Work was to be introduced in March 2012, with the Government launching the licensing scheme as one of a raft of changes to the construction industry designed to streamline the sector, increase productivity and career pathways, and upskill the workforce.

Carpenters and construction company management were advised to encourage their specialist trades to become licensed if they didn't want delays to their building projects.

# NTEGRA

LIGHTWEIGHT CONCRETE SYSTEMS



- **Aquapel** infused lightweight concrete flooring
- super hydrophobic, with steel mesh reinforcing
- waterproof when cut
- easy handling, cost effective
- all weather installation

**Resene**   
**Construction Systems**

www.reseneconstruction.co.nz  
 0800 50 70 40

**ROCCOTE** | **psl**  **FPB**   
 PLASTER SYSTEMS | PLASTER SYSTEMS | .CO.NZ  
 FUTURE-PROOF BUILDING

# Companies may not survive sudden CCA 2002 retentions regime changes next year

Timothy Bates, principal of Auckland law firm Legal Vision, comments on *Building Today* columnist Mike Fox's article last month in which he expressed his concerns regarding the new retentions regime in the amendments to the Construction Contracts Act 2002, which take effect in April next year.



In his article last month, Mike Fox brought to the attention of readers his concerns with the amendments made to the Construction Contracts Act 2002 (CCA), which bring into play a new retentions regime.

These amendments come into force on March 31, 2017. I wish to more fully outline the regime to be introduced, and comment on his key criticisms.

Perhaps to start with, it is helpful to outline the Government's policy objective, which was summarised as follows:

"This law change arises from the way some contractors misused these retentions as working capital for the next project. This puts subbies' money at risk in a way in which they had no control or ability to minimise that risk . . . It significantly changes the law on how retentions must be managed . . . The balance we have attempted to strike in this law is minimising the security of these payments for subbies while minimising the extra compliance costs that go with these provisions."

Key aspects of the retention provisions are as follows:

- The retention regime only applies to retention money withheld on a commercial construction contract where the retention amount exceeds a threshold (de minimis) amount to be specified in the regulations.
- Retention money must be held on trust by the payer in the form of cash or other liquid assets that can be readily converted into cash.

However, there is no requirement for a formal trust account or separation of funds to be used.

- The payer must keep proper and transparent accounting records of the monies held. (N.B. methods of accounting may be the subject of further regulation).

- Retention monies can be invested by the payer, at their sole risk.
- Retention monies can be commingled with other money.
- Retention monies do not belong to the payer, but if not paid out to the payee, can only be used to remedy a payee's failure to properly perform work or remedy defects.

The Act will regard an amount of money withheld by a payer as security for a payee's performance of its contractual obligations as retention money.

However, it is clear that the Act will not apply to a builder or subcontractor who withholds payment from a merchant supplier, nor a home owner who withholds monies from a builder or a designer.

It is clear that the retention provisions bring into play the statutory, implied duties, obligations and liabilities of a trustee, including those under the Trustee Act 1956. A payer must remain mindful of its obligations as trustee.

Retention money will be protected from the "claws" of a liquidator or the Official Assignee in the context of a payer falling into liquidation or bankruptcy, as these funds are not treated as an asset of the failed company/individual.

## Comment on Mike Fox's criticisms

I would tend to agree that the retention regime provisions could have been better served by further deliberation, and Mike Fox's suggestion that a full and proper financial modelling by a major accounting firm be completed before the retention regime comes into force is sensible.

However, the law has been passed, and unless some of the problems identified above are worked out between now and March 31, 2017,

by method of further statutory amendment or by further regulations, a lot of the practicalities will have to be worked out by those in the industry "on the hop".

The most compelling criticism he makes relates to the fact that the layered requirement for unusable retention monies to be held on trust down the construction chain will create the need for a significant sum of additional funds (no doubt from lenders) to prop up the construction industry.

Whilst this is something that contractors/subcontractors will need to work through with their respective lenders, there is guaranteed to be some initial pain which, in some instances, will bring about the financial demise of entities unrepaired.

However, the utility of this pain is to avoid the Hartner Construction/Mainzeal collapses that fatally affected so many operating in the construction industry.

Another and related flaw in the retention regime as identified by a key CCA commentator is the lack of a transitional provision.

As the wording of the legislation now stands, from March 31, 2017, all retention money held will be deemed to be held on trust.

This part of the legislation was only intended to apply to contracts entered into from that date. Nevertheless, this will be the immediate impact of the retention regime provisions.

Consequently, a significant amount of retention money shown as an asset on a company's balance sheet will, all of a sudden, be removed from the asset ledger. Some companies may not survive that sudden change.

An immediate amendment before these provisions come into force is required to avoid this sudden effect.

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

**Legal Vision**  
BARRISTERS & SOLICITORS

Legal Vision specialises in providing legal advice to the Building Industry

**Principal: Timothy Bates LLB (Hons)**

DDI: 09 379 9668 ext: 1 | F: 09 379 9670  
tim@legalvision.co.nz www.legalvision.co.nz  
PO Box 147423 | Ponsonby 1144 | Auckland  
Unit 63, 210-218, Victoria Street West | Central Auckland 1010

# Faulty Towers

Architect Don Bunting questions why councils can get the small things right but fail miserably on any major project.

**B**asil Fawly, always looking for someone else to blame for any misfortune, would have revelled in the latest debacle with Auckland's super city — the ironically-named Auckland Council.

The name is ironic because those vested with finding a new name for the new conglomerate simply dropped the most important word, "city", from its former name.

It seems that the Auckland (City) Council recently decided that its existing building had too many issues to resolve, so left it to quietly deteriorate while purchasing and then moving into another central city tower block, this one built in the 1980s.

Yes, we all know what went on in the 1980s. The key reason behind my moving away from architecture was corporates deciding to stop owning their own buildings.

I found that working for some of those earlier developers was neither aesthetically nor financially rewarding, so I moved sideways into related ventures.

Not that buildings built during that era were necessarily shonky, but they were often designed and built down to a relatively modest standard. 1980s developers were not there for the long haul and were not interested in owning the buildings they built. Go figure.

I don't have enough facts to in any way criticise those who decided that the newly purchased building was fit for purpose, but there were a couple of clues in what has been revealed about the purchase.

First, it seems that the facade consultants — and the facade is where the problems now lie — were not given access to all original documentation.

## Use BIM as a basic requirement

The sooner councils insist that all major building projects provide and maintain a digital file of all construction information the better. It's called BIM (Building Information Modelling), and the technology is now available and should be implemented as a basic requirement.

Second, some problems were discovered during due diligence and there was a price reduction from \$105.1 million to \$104 million.

Just remember that apparent saving against

the current estimate for facade repairs of \$32 million. Whatever the reason, somebody got it badly wrong.

However, the real, core concern is why are councils still owning their own buildings? Building ownership, particularly major building ownership, is about return on investment.

Being a building tenant — the only reason why Auckland Council purchased this building — is a quite different activity with completely different drivers.

## Digging a hole

An even bigger concern than what might prove to be, by comparison, an inconsequential loss of \$32 million, is the fact that Auckland Council has started work on the so-called Inner City Rail Link.

It has done this before establishing an overall plan for solving Auckland's transport woes, and before funding for the new project has been finalised.

It has already made a number of major land purchases and is now driving Aucklanders to distraction with work on amending and lowering existing services in the line of the new underground railway.

A whole range of individual but uncoordinated transport proposals have been mooted for Auckland, including a monorail and/or light rail links to the airport, and either a harbour tunnel or a new bridge to Auckland's North Shore.

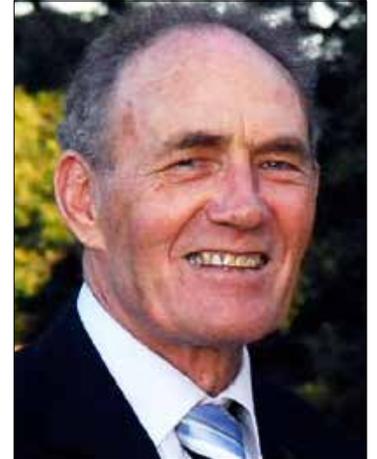
But no one has brought all these disparate schemes together into a coherent whole for providing a viable future for moving Aucklanders from where they are to where they want to be.

The danger inherent in this lack of an overall vision is that the current mayor, councillors and council administrators can simply pick the sexiest scheme from those available and avoid any criticism when it proves not to solve the problem. And it won't, because it can't.

And don't hold your breath on the cost. \$2.5 billion will look modest against what is likely to be a final figure somewhere north of \$5 billion.

## Small is beautiful

It's some consolation that Auckland Council is



so good at resolving the small issues that arise in any city. Recently I have contacted the council about a number of minor matters.

The first was removal of graffiti from a children's playground — removed within 24 hours. Next was persuading a homeless man not to sleep in a small suburban park — resolved with care and concern.

There was also a minor dog attack on my innocuous little terrier. This was dealt with swiftly, and resulted in the dog owner concerned providing an apology and paying for the vet fees.

Finally was the council's new targeted removal of unwanted household rubbish. The new system requires you to book a time for collection on the internet, avoiding a few weeks of junk spread over footpaths throughout the city suburb concerned.

In this case, the council confirmed the week for my area's collections in advance and then sent a text confirming the specific collection day. All rubbish was removed prior to 8am on the day confirmed. Well done.

## We need a hero

Being good at small things but failing on anything greater or more difficult is usually a sign of a lack of talent. In rugby parlance, a good club player but not likely to advance any further.

Digging into history, perhaps what Auckland needs is another Sir John Allum (the Auckland harbour bridge) or Sir Dove Myer Robinson (a sewer system that did not pollute our harbours). Fat chance.

And even if such a person appeared, they would be dragged down by a mass of bureaucratic rules and regulations, and a dysfunctional council.

# The satisfaction of business coaching

Terry Sage of Trades Coaching New Zealand shares some business success stories, and reminds business owners that there's always more than one way to 'skin an idea'.

The profession of business coaching is, for the most part, one of the most satisfying ways to spend your working day.

Yes, you have to put up with:

- Dozens of business owners' moans and groans.
- Clients not doing the work you left them to do.
- Clients who, if they procrastinate any more will actually turn time backwards.
- Warring husband and wives.

I could probably fill this whole page if I continued but that wouldn't leave room for the good bit!

There are way more good bits than the short list above and, happily, I see them repeating themselves over and over again.

They don't actually have a title, but are more of a combination of lots of actions and, in most cases, occur over a long time span which, for many clients, can be stressful and frustrating.

Often it will end with the client thinking "nah, that's not going to work, lets drop it".

I know I said it has no title, but here we are going to call it "Success". I had a day last week where three clients all had one of these "Success" moments after a lot of effort and a lot of trying and waiting.

And that's why, as a business coach, I absolutely love my job. Let me fill you in with some examples.

Client 1 makes a product, very high-end and unique, sells it nationally and is doing okay. But the business is open to the ups and downs of the tourist and gift markets.

They have known the growth is in export, but although they've dabbled in that arena for 18 months, they've not been able to make big inroads.

A new plan and approach was written four months ago, and now an Australian wholesale company with 161 outlets throughout Australia is flying over to check them out, talk design and organise a supply model.

It's not a done deal yet but you don't jump on a plane if you're not 99% sure it's worth it. A pending "Success" moment then.

Client 2 has a trades-style business, and was averaging a monthly income of \$85,000 two years ago with nine staff.

June's income was \$211,000 with 12 staff. It took a long time, many ups and downs and hair pulling, but that's what we call a "Success" moment.

Client 3 spent three years building up a business that is the only one of its type in the country. When I say the only one, it is the only privately-owned one competing with several multi-national organisations.

## Queue of hopeful purchasers

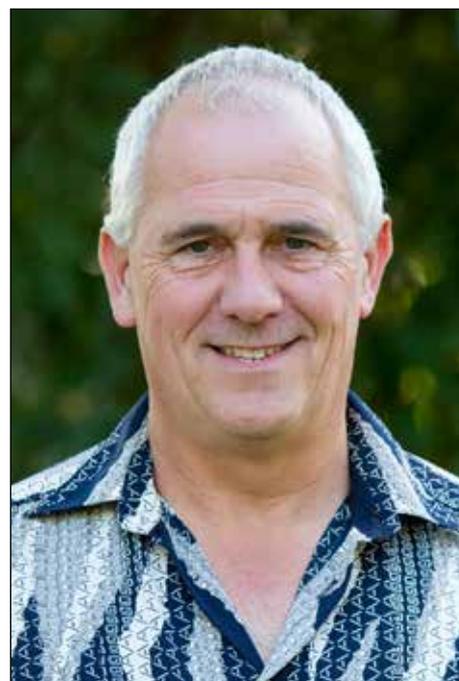
It has not made a single dollar profit yet, it has provided a moderate wage and has just been listed for sale, with a queue of hopeful purchasers at a smidge under \$2 million.

That will be a great "Success" moment party in a month or so.

I am sharing my happy moments with you for several reasons. If you are struggling with an initiative you are working on, don't give up but do stop and re-evaluate — there is always more than one way to skin that idea.

If you have had an idea for a long time but have absolutely no idea how to even start your initiative, then take note from the stories above.

Someone out there will have the plan for you. Don't be shy or slow to ask for help. Call me and I can point you in the right direction.



**Become a fully-trained Business Coach**

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

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

**If this sounds like you, then contact us today!**

Phone 081 777 7777  
Email [info@tradescoachingnz.co.nz](mailto:info@tradescoachingnz.co.nz)

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

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

# Building Consents Information

For All Authorisations, May 2016

Dwellings	\$1,060,227,000
Domestic Outbuildings	\$17,307,000
<b>Total Residential</b>	<b>\$1,077,534,000</b>
Non-residential	\$491,792,000
<b>Total All Buildings</b>	<b>\$1,569,325,000</b>
Non-building Construction	\$24,726,000
<b>Total Authorisations</b>	<b>\$1,594,051,000</b>

## Number of new dwellings consented

	May 2016	Apr 2016	May 2015		May 2016	Apr 2016	May 2015
Far North District	17	24	16	Horowhenua District	9	18	3
Whangarei District	80	56	34	Kapiti Coast District	24	18	18
Kaipara District	17	23	11	Porirua City	24	27	14
Rodney District	76	89	79	Upper Hutt City	26	22	16
North Shore/Albany Wards	182	152	220	Lower Hutt City	17	24	48
Waitakere Ward	44	60	35	Wellington City	31	28	40
Auckland Wards	114	115	120	Masteron District	7	4	3
Manukau/Howick Wards	114	103	63	Carterton District	4	3	6
Manurewa-Papakura Ward	106	75	96	South Wairarapa District	5	6	5
Franklin Ward	96	105	38	Tasman District	21	37	31
Thames-Coromandel District	20	18	16	Nelson City	17	11	9
Hauraki District	15	10	4	Marlborough District	13	14	27
Waikato District	75	66	42	Kaikoura District	1	0	1
Matamata-Piako District	23	14	11	Buller District	2	2	2
Hamilton City	95	77	127	Grey District	2	1	5
Waipa District	58	45	29	Westland District	5	2	2
Otorohanga District	3	3	0	Hurunui District	10	5	11
South Waikato District	4	8	5	Waimakariri District	53	57	65
Waitomo District	1	0	1	Christchurch City	378	399	341
Taupo District	23	18	17	Selwyn District	120	104	94
Western Bay of Plenty District	70	47	28	Ashburton District	21	18	21
Tauranga City	148	114	105	Timaru District	17	58	12
Rotorua District	13	9	5	Mackenzie District	13	10	2
Whakatane District	10	6	6	Waimate District	3	1	1
Kawerau District	0	0	0	Chatham Islands Territory	0	0	0
Opotiki District	1	2	4	Waitaki District	5	9	3
Gisborne District	1	3	3	Central Otago District	28	21	14
Wairoa District	1	0	0	Queenstown-Lakes District	66	59	87
Hastings District	15	23	20	Dunedin City	35	19	39
Napier City	12	20	8	Clutha District	2	2	3
Central Hawke's Bay District	4	0	3	Southland District	5	5	6
New Plymouth District	30	28	43	Gore District	1	1	0
Stratford District	1	2	1	Invercargill City	11	12	9
South Taranaki District	4	4	3	Area Outside TA	0	0	0
Ruapehu District	3	0	2				
Wanganui District	8	13	6	<b>Total</b>	<b>2520</b>	<b>2361</b>	<b>2171</b>
Rangitikei District	2	0	1				
Manawatu District	11	13	15				
Palmerston North City	36	18	16				
Taranaki District	1	1	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

## What's On the Web?

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

Be in to win some great Lenox tools!



*Building Today will be giving away some fabulous Lenox tools. Visit our web site and go to the Competitions page to find out how you could win!*

## Skills Maintenance Points

**One hour of learning = 1 point**

**Read *Building Today* magazine and earn Skills Maintenance Points**

**For more information go to [www.dbh.govt.nz](http://www.dbh.govt.nz)**

## Subscribe to Building Today

*Building Today* is the industry news magazine that keeps you up to date with what's happening in the construction industry. Subscribe today by completing this coupon and **FREEPOSTING** it with your cheque.

Attached is a cheque (payable to Taurean Publications Ltd) for **\$57.50** (incl GST, GST No: 66 019 802).

OR

Email postal and other details from below to: [andrew@buildingtoday.co.nz](mailto:andrew@buildingtoday.co.nz)  
**AND** direct credit payment to: Taurean Publications Ltd (Account No: 03 0285 0142474 00)

**FREEPOST to: Building Today, Freepost 67 299,  
 PO Box 35343, Browns Bay, Auckland 0753**

**Name:** \_\_\_\_\_ **Company:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Type of business:** \_\_\_\_\_  
**Email:** \_\_\_\_\_ **Ph:** \_\_\_\_\_  
**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



# NORTHBEAM

Lord knows it's strong!

*From this ...*



*... to this*



*... to this*



*As specified for the new Christchurch cathedral*

When the new Christchurch cathedral was built, its design called for much more than cardboard to provide its real strength and character.

Northbeam timber beams from Northpine are made exclusively from pine grown in Northland because it is **stronger**, denser and stiffer than pine grown anywhere else in New Zealand.

Available in lengths up to 7.2 metres, these SG8-verified beams enhance the elegance and aesthetic charm of buildings in ways that can't be replicated by steel or other materials.

If you prefer the strength, warmth and charm of timber, make sure it is Northbeam – the natural first choice for specifiers. Talk to your architect or building supplies merchant. Insist on Northbeam for your next project.

**A:** 120 Foundry Road, Silverdale  
**P:** 09 426 4104  
**F:** 09 426 7226  
**E:** northbeam@northpine.co.nz  
**W:** www.northpine.co.nz



## NORTHBEAM

*Timber beams, posts and joists*