

BUILDINGTODAY



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INSIDE:

HOUSE OF THE
YEAR 2016:
CATEGORY
WINNERS,
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FROM THE EDITOR

Another glitzy House of the Year award-winning gala dinner has come and gone, and *Building Today* has full coverage of all the winners, as well as profiles of the Supreme Award winners in this issue.

RMBA president Simon Barber expresses his thoughts on this year's awards, and also acknowledges — through his own personal and professional experience — the plight of those who have suffered during the recent earthquakes in the central part of the country.

Our thoughts also go out to those affected at this time, and we wish all a speedy return to normality.

Have a Merry Christmas and a prosperous New Year, and we'll see you back on board in February 2017.

Andrew Darlington — Editor

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House of the Year showcases fantastic quality of work from members around NZ

By RMBA president
Simon Barber

The pinnacle of our 2016 events calendar was the recent Registered Master Builders 2016 House of the Year national gala awards dinner, with MC Hilary Barry fronting a fantastic event attended by more than 500 people.

The quality of the entrants was highly impressive, and it was great to see some first-time entrants winning, and also some long-time entrants picking up their first national awards.

Of particular note for me in this year's awards were:

- Avenue Construction, Palmerston North. This company has entered the House of the Year since the inception of the competition in 1991, and won its first national title in the Master Build Services Renovation Award up to \$250,000 category.
- Renovation of the Year winner John S McDonald Builders winning a first national Supreme Award after winning three Waikato Region Supreme Awards.
- House of the Year Supreme Award winner Richard Davidson Builders was encouraged by his architect to become an RMBA member three years ago, and now reaps the rewards of entering the House of the Year, along with enjoying the value of the full package of RMBA benefits to his business.
- A number of companies winning their first national category awards, along with first-time entrants — including Supreme Award winner Richard Davidson Builders — emerging as national award winners.

Building and Housing Minister Hon Dr Nick Smith was very complimentary of our awards evening. He offered Ministry of Business Innovation and Enterprise (MBIE) support for our new multi-unit House of the Year category.

He also talked about the Smith family business in tower cranes (he ended up choosing politics), and presented some startling statistics backing up Auckland's booming construction sector.

Auckland, he said, currently with 64 cranes on the skyline, outstrips any United States city at

present — Seattle being top of the pile with 58, followed by Los Angeles (40), Washington DC (29), and New York (28).

Dr Smith also discussed territorial authorities, how the RMBA can assist in rating their effectiveness across the country, and the upcoming government work plan leading into the 2017 election.

Following on from the RMBA-led Constructive conference in Christchurch in September where a lot of the discussion centred around medium density housing, we as an RMBA Board, have decided to combine two lower-value categories in House of the Year, and introduce three new ones in 2017.

Multi-unit category

Our new multi-unit category is reflective of the changing activity in this space.

Land supply, a desire to live centrally to services, and housing affordability have all contributed to a high volume growth in this area.

We see these projects able to being entered in either the New Zealand Commercial Project Awards or the House of the Year, so therefore this category will be open to all members and the non-aligned.

We have also introduced two new group housing categories, the purpose being to offer something to the section of our membership that builds to a price, but not necessarily with an expansive architectural canvas.

* * *

With the busy period approaching Christmas well upon us all, large parts of the middle of New Zealand have suffered major stress and disruption from the November 14 earthquake.

Our industry wasn't really looking for any more work, but there are some very sad situations developing post-quakes.

Our thoughts go out to the worst affected in the upper South Island.

Wellington didn't escape lightly either, with our own staff locked out of our RMBA national support office indefinitely while serious issues with an unsafe car park building next door are sorted out.



This situation is being repeated throughout the city, adding to stress levels.

* * *

Meanwhile, I have made a start getting around the country as RMBA president. I managed to meet with the Auckland executive early in November, and the RMBA Board also had a meeting in Auckland last month so I caught up with the local executive.

Discussion in both meetings was very positive, and I have been invited to visit the Canterbury Branch in the new year.

Please make contact (see details below) if you have an event coming up or would like to extend an invite to me to visit.

Sadly, I was forced to miss a visit to the Manawatu Branch as they launched a great apprentice initiative in November, the inaugural Wilson Lewis scholarship.

We had major earthquake issues at our own house 11 floors up in central Wellington a few days prior, so I hope to be there for the second event in 2017.

Here's hoping all your projects are on track in the next few weeks, that you get to take a well-deserved Christmas break and get some time out with family and friends, and have a chance to recharge the batteries.

Merry Christmas and best wishes for a prosperous 2017.

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021 727 316



Rise in entries for NZCPA's fifth anniversary

More than 80 of New Zealand's top commercial properties will vie for national awards at next year's New Zealand Commercial Project Awards — up 30% on this year's number of entries.

Heading into the fifth year of the Awards — an evolution of the Registered Master Builders Commercial Project Awards, and open to all New Zealand commercial construction project partners — the competition received 83 entries across nine categories, including Education, Health, Industrial, Civic, Commercial, Heritage and Restoration, Retail, Residential, and Tourism and Leisure.

A Supreme Award, Special Award and value-based awards are also given across four categories — projects valued under \$2 million, between \$2 million to \$5 million, between \$5 million and 15 million, and over \$15 million.

The Awards aim to recognise not only the building itself but also the team behind it. Organisers say this year has seen a growth in the number of entries from architects, alongside almost double the number of entries for the Health and Education categories on last year.

"What a great way to celebrate five years of the New Zealand Commercial Project Awards," Awards spokesperson Greg Pritchard says.

"Year on year we've grown, and we're exceptionally pleased with the standard of entries this year. Alongside the latest projects from previous winners, we're also seeing newcomers to the awards," he says.

"As the judging process begins, we're looking



Auckland University's Faculty of Engineering Research, Building 906, home to one of Australasia's largest earthquake-testing facilities, was named Supreme Award winner of the 2016 New Zealand Commercial Project Awards.

forward to another great year celebrating New Zealand's commercial building excellence."

Sponsored by industry heavyweights PlaceMakers, James Hardie, NALCO, GIB and Allied Concrete, entrants in the awards vie for gold, silver and bronze awards, as well as national category wins and the coveted Supreme Award.

And while comparing a school with a state-of-the-art health facility, or a luxury lodge with a historic library may seem impossible, the experienced judging panels for the awards follow a clear set of judging criteria.

These include design aesthetic, functionality, overall performance of the building, materials

used, durability, energy efficiency, procurement, health and safety, costs and time frames involved, administration and completion, and overall team relationships, including client satisfaction and how the team worked together.

Construction practices, including the degree of difficulty and complexity, alongside the quality of the build and environment, are looked at, with an assessment of the overall project completing the judging.

Entries for next year's Commercial Project Awards closed at the end of October. Winners will be announced at a national gala event on May 12, 2017, in Auckland.

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NEW ZEALAND'S SUPREME HOMES

A new build in Auckland and a renovation in Hamilton have been recognised as New Zealand's best homes, winning Supreme Awards at the prestigious 26th Registered Master Builders 2016 House of the Year Awards.

The Supreme Awards were announced at a gala dinner attended by over 500 guests from the building and construction industry held at the Langham Hotel in Auckland on Saturday 26 November. National Category Winners and Lifestyle Awards were also announced.

Auckland's Richard Davidson Builders Limited won four national awards with their Campbells Bay home, including the coveted title of Registered Master Builders 2016 Supreme House of the Year, along with the National category win for the New Home over \$2 million Award, the Plumbing World Bathroom Excellence Award, and the Craftsmanship Award.

Hamilton's John S Macdonald Builders Limited was awarded the Registered Master Builders 2016 Supreme Renovation of the Year for their Tamahere renovation, along with the National category win for the Renovation Award over \$500,000.

House of the Year

Judges said that the winning Campbells Bay home epitomized supreme sophistication and was an exceptionally crafted project.

"This home combined the architect's vision and detailing with outstanding skills and craftsmanship to create a home full of delight, discovery and sophistication," they said.

"The home's adaptation of an American classic, which was built on a difficult and complex site, is bound to be a trend setter. It clearly displays the builder's desire to create an experience that changes perceptions and the quality of lives.

"Congratulations to the Master Builder and the Architect, and to the home owners without whom there is no dream."

Renovation of the Year

Judges said the Supreme Renovation was simply stunning and a credit to both the owner and the builder.

"With no loss to the historical character, this magnificent family

SUPREME AWARD FOR THE REGISTERED MASTER BUILDERS 2016 HOUSE OF THE YEAR

Richard Davidson Builders Limited

FOR A HOME IN CAMPBELLS BAY, AUCKLAND

JUDGES CITATION

This home combined the architect's vision and detailing with outstanding skills and craftsmanship to create a home full of delight, discovery and sophistication.

The home's adaptation of an American classic, which was built on a difficult and complex site, is bound to be a trend setter.

Congratulations to the Master Builder and the Architect, and to the home owners without whom there is no dream.



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**HOUSE
OF THE
YEAR**

residence is a combination of renovation and restoration. The home has been reconfigured and services have been upgraded to incorporate 21st Century technology,” they said.

“The rooms are full of light and space, and include subtle ornamentation and detail which blends in with the opulence of the furniture and fittings.

“There is an ease of access to the outdoors where you will find shaded deck areas and a new pool house. The pool and shaded deck areas are controlled from the kitchen. The residence is surrounded by a paradise of recreational activities.”

Registered Master Builders Chief Executive David Kelly said the number of top-quality homes entered in the competition this year has been outstanding, reflecting the ongoing commitment to quality from across the sector.

“This is an exciting time to be in the sector. Our members have an absolute focus on quality across all price ranges, and this competition reflects that. Even in the current construction

pipeline, productivity cannot be at the expense of quality. House of the Year has been celebrating quality craftsmanship for over 25 years – from cost effective builds to luxury homes.

“Congratulations to all of this year’s national award winners, and in particular our Supreme Award recipients – Richard Davidson Builders Limited and John S Macdonald Builders Limited. The projects are truly a credit to the dedication of our members in constructing a better built New Zealand.”

All Supreme, Lifestyle and Category winners were selected from 100 Gold Reserve National Finalists, which were all award winners in the 10 regional competitions held throughout New Zealand during July and August.

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

For more information about the competition, visit www.houseoftheyear.co.nz.

SUPREME AWARD FOR THE REGISTERED MASTER BUILDERS 2016 RENOVATION OF THE YEAR

John S Macdonald Builders Limited

FOR THEIR HOME IN HAMILTON, WAIKATO

JUDGES CITATION

With the owner’s brief to retain the character of the house, this grand residence was relocated from Auckland and sited in parklike surroundings.

The exterior weatherboard cladding has been refurbished and the original single-storey section of the house re-arranged. Guest accommodation has been cleverly incorporated to provide privacy and separation from the kitchen. The informal dining space provides the link where the family and guest areas merge. The kitchen is a true family space, with expansive glazed doors opening to the louvre-roofed deck.

A simply stunning home and a credit to the owner and the builder.



CRAFTSMANSHIP AWARD

Richard Davidson Builders Limited

FOR A HOME IN CAMPBELLS BAY, AUCKLAND

JUDGES CITATION

By definition, craftsmanship is the single most important quality you need for a successful project.

A craftsman builder has to care deeply about what he is creating. He has to think constantly about the project, stand by his decisions, and fight for his convictions.

Craftsmanship deals in the currency of passion, and every once in a while judges are lucky to see this passion through the intricacies and ingenuity of the detailing and finishes achieved.

This home clearly displays the builder's desire to create an experience that changes perceptions and the quality of lives. An exceptionally crafted project.



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



Avenue Construction Limited

FOR A HOME IN PALMERSTON NORTH,
MANAWATU

JUDGES CITATION

"Small but Perfect" describes this renovation and addition, encompassing a seamless continuity with the existing facade.

Innovative in detail and design, the additions establish a delightful visual link through to the private rear garden.

The upgraded bathroom has all the modern indulgences whilst being tiled in keeping with the period of the house's original construction. It is a perfect example of how the new merges effortlessly into the old.



RENOVATION AWARD \$250,000 – \$500,000

Scotty's Construction (2002) Limited

FOR A HOME IN THORNDON, WELLINGTON

JUDGES CITATION

A tired old villa and a strictly limited budget provided a challenge to be reckoned with.

The house has been completely upgraded and rewired, with new plumbing, heating and bathroom. The old additions were demolished and redesigned by the builder, giving his client a new dining, living room and kitchen, with rear outdoor living space formed off a new deck.

The new additions were styled to match the existing villa details, with the old villa stripped back and repainted. A fantastic job and a well deserving winner.



RENOVATION AWARD OVER \$500,000

John S Macdonald Builders Limited

FOR THEIR HOME IN HAMILTON, WAIKATO

JUDGES CITATION

With no loss to the historical character, this magnificent family residence is a combination of renovation and restoration. The home has been reconfigured and services have been upgraded to incorporate 21st Century technology.

The rooms are full of light and space, and include subtle ornamentation and detail which blends in with the opulence of the furniture and fittings.

There is an ease of access to the outdoors where you will find shaded deck areas and a new pool house. The pool and shaded deck areas are controlled from the kitchen. The residence is surrounded by a paradise of recreational activities. An overall vision crafted with perfection.



BUNNINGS NEW HOME UP TO \$300,000

**BUNNINGS
TRADE**

Maddren Homes Limited

FOR A HOME IN BEACH HAVEN, AUCKLAND

JUDGES CITATION

A smart design and the use of simple materials have created a home with a generous feeling of light and space. Indoor-outdoor flow takes the home owner from a generous living area to a private sheltered deck.

Service areas are defined from living and dining spaces through a variety of ceiling heights along with flooring.

This is an ideal family starter home. It is well constructed showing what can be achieved on a tight budget.



RESENE NEW HOME \$300,000 - \$400,000

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Sinclair Builders 2010 Limited

FOR A HOME IN HILLSBOROUGH,
CHRISTCHURCH

JUDGES CITATION

Sitting quietly in the street, this residence is an eye-catcher with its cluster of grey metal buildings reminiscent of early New Zealand.

The interior polished concrete floors provide thermal mass for solar gain. In the living room, the vault timber ceiling accentuates a feeling of space. Deck areas offer privacy to the grounds in keeping with the native flora.

This is a residence of style, beautifully detailed and constructed using materials that require precision to succeed. This master builder has succeeded with excellence.



LIFESTYLE AWARDS



SUSTAINABLE HOME AWARD

High Country Carpentry Limited

FOR A HOME IN PAPA KAI O, OAMARU

JUDGES CITATION

With a remote location and challenging weather, self sufficiency was a key driver of this build. Water is sourced from an irrigation system. A bank of PV cells deliver power to a storage system, which is capable of delivering power for five days without solar gain, after which back-up generators cut in.

The Rayburn cooker with wetback heats water for underfloor heating. Upstairs, radiators and the use of stacked-log construction provided a major gain in the insulation factor, which far exceeded that of conventional construction.

Altogether, an excellent example of future-proofing and exact construction by the builder.



HEART OF THE HOME KITCHEN AWARD

Redmond Builders and Construction Limited

FOR A HOME IN HAVELOCK NORTH, HAWKE'S BAY

JUDGES CITATION

This kitchen, with its brilliant supporting scullery, is the hub of the home. The opulent use of materials catches the eye, and leads you through a seamless transition of luxurious indoor spaces to the outdoor areas and the magnificent views beyond.

The kitchen design is enhanced by the panelled cabinetry and the soft palette of interior painted timber walls and floors. This is carried through into the scullery, evoking a warm, inviting atmosphere, beautifully lit throughout.



PLUMBING WORLD BATHROOM EXCELLENCE AWARD

plumbingworld

Richard Davidson Builders Limited

FOR A HOME IN CAMPBELLS BAY, AUCKLAND

JUDGES CITATION

The bathrooms throughout this home are superbly proportioned, all balanced and enhanced by the bespoke cabinetry design.

Intricate tiling creates a layered effect, with the master bedroom ensuite being the "piece de resistance." This forms the centrepiece between the bedroom and dressing room.

The combination of soft palettes and dark finished panelling provides an overall feeling of the three spaces being private zones in which to relax and refresh.



OUTDOOR LIVING AWARD

Redmond Builders and Construction Limited

FOR A HOME IN HAVELOCK NORTH, HAWKE'S BAY

JUDGES CITATION

From the wicker chairs in the front verandah to the formality of the pool and its pavilions, this home is perfectly cradled softly into its surroundings.

With an outdoor room going up a level, the indoors merge seamlessly into the outdoor space, providing cover and shade.

Throughout the home, doors and windows allow the interior to open onto the exterior, blurring the distinction of inside and out. This provides a beautifully designed and constructed space.

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

PlaceMakers®

Milestone Homes Canterbury (2012) Limited

FOR A HOME IN REDWOOD, CHRISTCHURCH

JUDGES CITATION

Using a simple palette of texture and colours, this immaculate and well-planned residence is designed to capture all day sun.

The living areas are designed for relaxation, installed with appliances for cost-efficient heating. Great indoor-outdoor flow encourages use of a stylish entertainment area and the large expanse of lawn.

A well crafted simplistic design for family living, carried out with excellent expertise.



FUTURE PROOF BUILDING NEW HOME \$500,000 - \$650,000

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Waller Projects Limited

FOR A HOME IN MURRAY'S BAY, AUCKLAND

JUDGES CITATION

This elegant and striking cedar home most definitely stands out. The views, privacy and innovative screening for security have all been carefully planned in its design.

The light-filled interiors are modern, yet softened by the use of timber floors, fittings and interior screens.

The residence is extremely well planned with precise detailing and immaculate construction by a master builder who understands his craft.



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



Form Builders Limited

FOR A HOME IN FENDALTON,
CHRISTCHURCH

JUDGES CITATION

This is a residence of charm, warmth and subtlety. It takes note of the human scale and provides an interior journey through spaces of varying heights, textures, light and shade. The exterior is also to the human scale, with a control and quality in the details and construction.

A superb modern residence, designed by an elder statesman of Christchurch architecture, and beautifully crafted by the master builder.



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



Lindesay Construction Limited

FOR A HOME IN WHANGAREI HEADS,
NORTHLAND

JUDGES CITATION

This home combines good architecture with precision building. The builder took on the mantles of builder, surveyor, precision engineer, boat-builder and co-ordinator of one of the most precise homes the judges have seen in the competition.

The comforting protective shell of the steel cladding is perfectly complemented by the crafted timber interiors, which are alive with a welcoming glow.

The result is inspiring, providing the clients a haven for relaxation and entertaining.



NEW HOME OVER \$2 MILLION

Richard Davidson Builders Limited

FOR A HOME IN CAMPBELLS BAY, AUCKLAND

JUDGES CITATION

This adaptation of an American classic, which was built on a difficult and complex site, is a residence that will be timeless.

The detail and quality of this property are rarely seen. The flow of spaces through the home and out to the exterior landscape provide visions of texture, softness, lushness, privacy, entertainment and openness to a sweeping vista.



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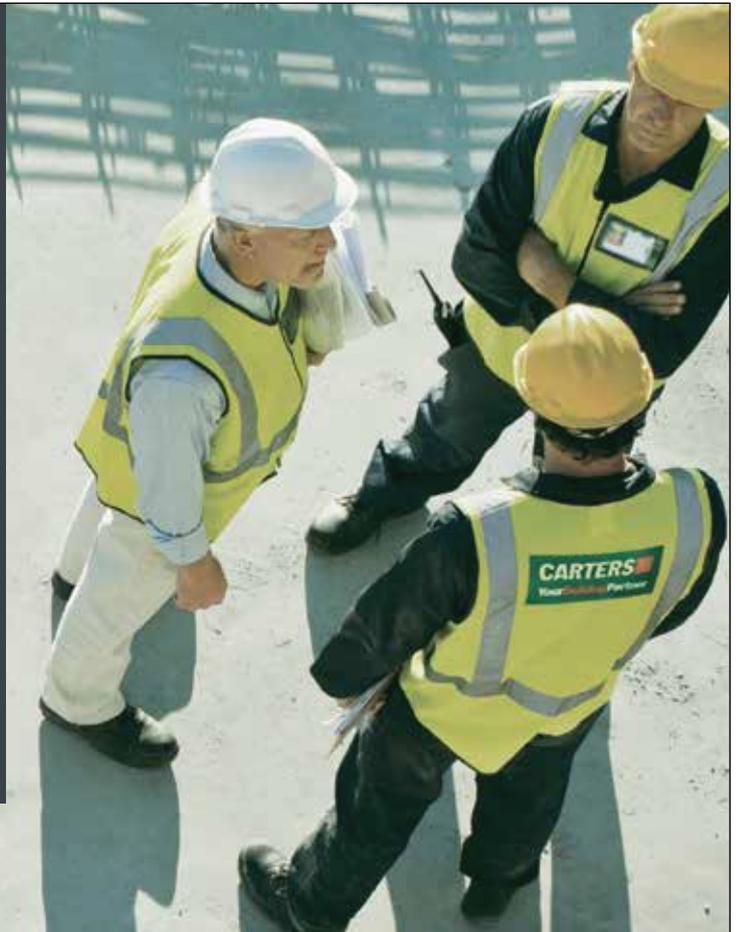
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BUILDER'S OWN HOME AWARD

Casa Construction Limited

FOR A HOME IN ST ALBANS, CHRISTCHURCH

JUDGES CITATION

Built on a constricted site, this family home projects quality and style, and displays professionalism in design and construction.

The house impresses as you step through a progression of open-plan spaces full of light and modern design. A palette of easily maintained surfaces and materials for energy efficiency is combined with technology for current and future solar and heat-pump innovations.

The interior and exterior spaces are skilfully linked and crafted for privacy and entertainment.

A home to be proud of — well done.



GIB SHOW HOME AWARD



Urban Homes

FOR A HOME IN CAMBRIDGE, WAIKATO

JUDGES CITATION

This home has been meticulously crafted with its alluring blend of stained timber and recycled Canterbury brick.

The brickwork continues through to the interiors, and when combined with areas of floating timber ceilings and rustic doors, provides a new style of country living.

There is a spacious and easy flow to the outdoor spaces, with large glazed areas maximising solar gain and providing an abundance of light throughout, including the elegant ensuite.

This is a family home for easy living and entertaining, exceptionally displayed by the builder.



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Simply stunning Hamilton renovation wins Supreme Award

After three local supreme wins, John Macdonald of John S Macdonald Builders Ltd was overwhelmed in taking out his first national supreme award at the Registered Master Builders 2016 House of the Year.

His Hamilton renovation was named the Registered Master Builders 2016 Supreme Renovation of the Year, and was also awarded the national category win for the Renovation Award over \$500,000.

Mr Macdonald says winning the award was a great achievement for his team, and a proud moment for Waikato.

"We were really lucky to win our local supreme award for the third time, and now to win the national supreme is just fantastic. It shows that we are consistent in our high standards," he says.

Mr Macdonald says the kitchen was a stand-out feature of the home, which was extended to three times its original size and connected to the outdoor flow.

However, he said a key challenge was retaining the existing features of the home to do it justice.

"We spent a lot of time sourcing the architraves, skirtings and the trims. All the doors were made exactly the same as the existing ones," he says.

"We kept everything in theme and didn't scrimp. If we needed to find something, we found it. If we couldn't find it, we made it. We wanted to ensure a seamless blend between the old and the new."

Judges said the home was simply stunning, and a credit to the owner and the builder.

"With no loss to the historical character, this magnificent family residence is a combination of renovation and restoration. The home has been reconfigured, and services have been upgraded to incorporate 21st Century technology," they said.

"The rooms are full of light and space, and include subtle ornamentation and detail which blends in with the opulence of the furniture and fittings.

"There is an ease of access to the outdoors where you will find shaded deck areas and a new pool house. The pool and shaded deck



This Hamilton home renovated by John S MacDonald Builders Ltd was named the Registered Master Builders 2016 Supreme Renovation of the Year. It was also awarded the national category win for the Renovation Award over \$500,000.



From left: Registered Masters Builders Association president Simon Barber, Richard Carver, John Macdonald, and Rebecca Carver at the Registered Master Builders 2016 House of the Year.

areas are controlled from the kitchen. The residence is surrounded by a paradise of recreational activities."

Mr Macdonald says he has entered well over 20 houses in the House of the Year competition over the years. Winning the Supreme Renovation of the Year was a testament to the vision of the home owners and the hard work of the team.

"The owners wanted to do the house justice. They had the right vision and gathered a really

good team together — that is why it ended up where it did," he says.

Mr Macdonald praises the Registered Master Builders Association for the guarantee scheme it provides to members, and for being able to enter awards such as 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.

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Traditional Cape Cod-style home offers supreme sophistication

The decision to enter his first House of the Year competition certainly paid off for Richard Davidson of Richard Davidson Builders Ltd after he scooped the top honours, winning the Registered Master Builders 2016 Supreme House of the Year for his Campbells Bay, Auckland, project.

The company was also awarded the national category win for the New Home over \$2 million Award, the Craftsmanship Award, and the Plumbing World Bathroom Excellence Award.

Mr Davidson says he was blown away to win the award at his first competition, and would recommend other members considering entering.

"This was our first time entering the House of the Year competition, so winning the award was unbelievable given the high standard set by the other finalists. It's a great way to showcase the great work we can do," he said.

Mr Davidson says the Cape Cod style of the home made it stand out from the other entries in the competition, but he explains the size and location of the site created a challenge.

"The style of the home is very different from anything else in the competition. Everything from the roof to the outside area is extremely detailed, which made it unique," he says.

"The layout and shape of the site was, at times, a logistical challenge, stretching some 80 metres from the road front — for example, when installing the precast floor panels at the beginning of the build and when it came to building the pool at the seaside after the house was built. Our team of carpenters, subcontractors and suppliers did a brilliant job."

Judges were impressed by the supreme sophistication of the home, and praised the exceptional craftsmanship of the project.

"This home combined the architect's vision and detailing with outstanding skills and craftsmanship to create a home full of delight, discovery and sophistication," they said.

"The home's adaptation of an American classic, which was built on a difficult and complex site, is bound to be a trend setter. It clearly displays the builder's desire to create an experience that changes perceptions and the quality of lives."

Mr Davidson says winning the award gives the



This Campbells Bay, Auckland, home was named the Registered Master Builders 2016 Supreme House of the Year. It was also awarded the national category winner for the New Home over \$2 million Award, the Craftsmanship Award, and the Plumbing World Bathroom Excellence Award.



From left: Registered Masters Builders Association president Simon Barber, Mark Wilson, Sue and Richard Davidson, and the Hon Dr Nick Smith at the Registered Master Builders 2016 House of the Year.

company more recognition and credibility amongst the public and their peers.

"It gives us a huge amount of profile, and really just recognises the high standard of our work," he says.

Mr Davidson praises the Registered Master

Builders Association for its excellent reputation and the opportunity to enter the House of the Year 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.

HoY Gala Dinner — another glitzy award-winning evening!

More than 500 guests attended the Registered Master Builders 2016 House of the Year Awards Gala Dinner held at the Langham Hotel in Auckland recently. Looked like a great night!





Second-place apprentice nails it!



Registered Master Builders 2016 Apprentice of the Year runner-up Wade Puklowski with, from left, employer Ben Coman from Coman Construction, mother Lisa Puklowski, and friend Hayden Gundry.

Nelson's Wade Puklowski was elated when he was awarded second place at the Registered Master Builders 2016 Apprentice of the Year last month.

The 23-year-old, employed by Coman Construction, says he was quite shocked by the announcement, but was very happy and relieved he did well in the competition.

"Apprentice of the Year was an awesome experience. The competition was incredibly rewarding, and it was great to have all the support from my employer and family," he says.

Wade says he entered the competition to challenge himself and put his skills to the test against other apprentices.

"My employer has had two previous apprentices in the finals, so I wanted to prove to myself and him that I had what it takes. Being awarded second place was amazing —

we are both really thrilled."

Wade says the time pressure of the playhouse build made the competition pretty exciting.

"We were all really focused on the playhouse, with a giant clock ticking down in front of us. I definitely felt the pressure as it got closer and closer to the end, but that made the competition even more exciting."

Judges were impressed with Wade's enthusiasm which shone through at every stage.

"He is professional and well presented, he delivered an excellent interview, and followed through with great practical skills," they said.

"Wade had a methodical approach and a fantastic work ethic. He is a credit to his employer and the industry."

Wade explains that his apprenticeship with Coman Construction contributed greatly to his second place in the competition.

"I have worked with some very experienced builders who I have learnt a lot from. I also didn't have a nail gun for the first three years of my apprenticeship, so I actually got really good at hand nailing!" he says.

Wade encourages future apprentices to enter the competition, as it is a great way to test skills and make your mark in the industry.

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

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 its Altherm, First and Vantage brands.

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Stay cool, stay safe this summer

Summer is a great time for building and landscaping work, or just relaxing with family and friends, but it can present additional health and safety risks.

Here's a few tips from the team at Site Safe to help you stay safe while making the most of the longer days.

Warning signs:

Make sure you know the danger signs to look out for when working in the heat.

If you do overheat, you'll notice symptoms such as:

- Clammy or sweaty skin
- Feeling weak or dizzy
- Darker coloured urine
- Pounding or rapid pulse
- Loss of balance, fainting
- Headaches
- Muscle cramps
- Mood changes or confusion

If heat stress or exhaustion is not dealt with quickly, it can progress to heat stroke. At its worst, this can be life-threatening.

Be extra careful when doing these types of work, which make you more likely to suffer heat exhaustion:

- Working in confined spaces
- Doing underfloor, ceiling or roof work
- In cabs of mobile plant
- Closed areas with limited air flow

It's important to protect yourself from the effects of heat by wearing sunscreen, drinking plenty of water, taking breaks and seeking shade.

Sun (UV) exposure

It may seem obvious, but it's an easy one to

overlook, and can be fatal given New Zealand's high rates of skin cancer.

So even though it's great to enjoy the sunshine while on site, make sure you and your team follow basic sun-smart rules such as covering up, wearing breathable fabrics and a hat, and using a good-quality sunblock.

Safety sunglasses to protect eyes from flying objects and UV rays are also a good idea.

With any sunglasses, always check the impact and UV rating.

Dehydration

Your body can overheat when it can't cool itself through sweating. Anyone building or landscaping in the heat of a summer's day is at risk of dehydration.

This could be due to working in the direct sun, working near heat-producing processes, or simply from the work you are doing, whether indoors or outside.

The effects of working in heat range from mild discomfort through to life-threatening heat stroke. With that in mind, please consider:

- Planning ahead: Try to avoid or limit prolonged exposure to extreme heat, and work in the shade when possible. Ensure there is adequate air flow or ventilation to help keep the temperature down. Wear lightweight clothing if it's safe to do so, but be sure to comply with your company's clothing regulations.
- Keeping up the fluids: Most people need about eight glasses of water per day, but if you're working in the heat, it's likely you will need more.



Summer is a great time for building and landscaping work, or just relaxing with family and friends, but it can present additional health and safety risks.

Make sure you and your crew drink plenty of water throughout the day, and limit sugary or caffeinated drinks.

Fatigue

If you've been waiting for good weather to get cracking on a job, it can be tempting to push through and extend your working day. But ignoring the signs of fatigue in your workers can be a real risk. Consider the following:

- Work scheduling: Take regular breaks and consider extra breaks if the work is demanding. Monitor and place limits around overtime, and avoid incentives to work too many hours.

If you need to work longer hours, consider staggered start and finish times, and longer breaks and periods off work.

- Use the right tools and resources for the job. Consider low-vibration hand-held tools and, where practical, install low-vibration seats in machinery. Rotate tasks between workers, and make sure workloads and deadlines are realistic.

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Quake damage exacerbates scaffolder shortage

The massive earthquake repair task facing New Zealand further highlights New Zealand's acute shortage of the most highly skilled scaffolders, Scaffolding Access and Rigging New Zealand (SARNZ) chief executive Graham Burke says.

Mr Burke says the sector was already facing a serious shortage of Advanced level scaffolders — the industry's highest qualification — and is calling for action from Immigration New Zealand.

"Many of the scaffolds required for industrial, commercial and civil sectors can only be constructed by someone with an Advanced scaffold certificate — that's a legal requirement," Mr Burke says.

"The sector was already in need of more Advanced scaffolders to meet construction sector demand. Our members are finding it impossible to recruit the additional Advanced scaffolders they needed.

"The major response needed to address damage from the 7.8 magnitude earthquake will make an already difficult situation worse."

SARNZ has already called upon Immigration New Zealand to help alleviate the situation by adding Advanced level scaffolders to its List of Skilled Occupations as a matter of urgency.

"Scaffolding is currently included on Immigration's Immediate Skills Shortage lists but not on its List of Skilled Occupations," Mr Burke says.

"Adding Advanced scaffolders to the list would enable the most highly skilled scaffolders, including those already working here on visas, to have a path to residency as skilled migrants.

"Immigration New Zealand's response is that the Advanced qualification isn't an essential qualification for scaffolders. That's incorrect — scaffolders are legally required to hold a Certificate of Competence for the appropriate class, and a number of scaffolds require an Advanced scaffold certificate."

Mr Burke has written to Minister of Immigration Michael Woodhouse, outlining the problem.

"He replied that the MBIE relies on the Australian and New Zealand Standard

Classification of Occupations (ANZCO) to classify occupations and, at level four on the classification, scaffolding does not meet the threshold for skilled migrants.

"That's not correct either. The Advanced qualification is equivalent to NCEA Level Five — which means it should fall into level two of ANZCO's advanced range of qualifications in New Zealand."

While employers may bring in migrant workers for occupations not listed on the skill shortage lists, provided suitable New Zealanders are not available, or through the Immigration NZ-approved Accredited Employers scheme, Mr Burke says that's not an option for many smaller scaffolding businesses.

"Advanced level scaffolders are also essential to supervise and provide training for beginners, as well as upskilling Elementary and Intermediate level scaffolders," Mr Burke says.

"We want to train home-grown scaffolders ourselves, and the industry is working hard to recruit trainees and raise awareness about the career opportunities the sector provides."



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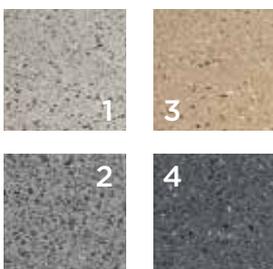
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UAVs a vital part of the Kaikoura solution

New technology is allowing spatial data professionals to make instant assessments of damage to roads and valleys caused by the South Island earthquakes.

Unmanned Aerial Vehicles (UAVs) mounted with specialised data capture cameras are the new surveying and mapping tools that have become readily available since the Christchurch quakes.

The UAV-mounted cameras, used in aerial photography fields such as Lidar and photogrammetry, are the perfect tool to provide quick and accurate measurement of ground profiles.

UAVs allow for the safe, unmanned capture of vast area profiles very quickly.

From land profiles, the amount of material to be removed, the location of earthquake tears and any problems with blocked streams and dams caused by landslips can then be determined.

Immediately after the Christchurch earthquakes, land surveyors — who specialise

in precise measurement — were critical to the urgent monitoring of building stability movement, determining by centimetres the effect and changes in ground levels and resultant flooding.

Spatial data managed by surveyors, spatial professionals and the construction sector has been critical in helping to re-establish services in the Canterbury rebuild.

Many of the challenges to respond, and to provide services for measurement of earthquake damage, centre around logistics and communication.

Spatial professionals in Christchurch have proven how important this is, and are taking lessons learned to provide a co-ordinated and effective response in Kaikoura.

The earthquakes have provided a different challenge for Civil Defence and support services, with the massive land slips and roadway blockages along extensive stretches of the enchanting tourist highway running alongside the Pacific Ocean.

The damage runs from Seddon to Goose Bay and well south of Kaikoura.

The Inland Kaikoura Route is a perfect example of the challenges being faced and how spatial data specialists have been able to quickly assist.

This is a road that winds through farming country west of Kaikoura, and includes Culverden, Rotherham, the Waiiau plains and Mt Lyford.

It has been an absolute priority from the outset to get the road open so a basic traffic link to the outside world for the stoic people of Kaikoura and its surrounds can again be provided.

Surveyors used a 1.8m-span octo-copter to take a series of photos which were then further processed to provide 3D models of the major Rotherham land slip.

There are, of course, many slip and damaged areas to be flown, mapped and assessed, with modelling experts to the forefront of this work.



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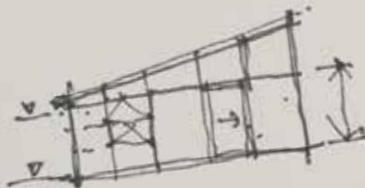
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UCOL students awarded inaugural building cadet scholarships

Two promising UCOL third-year students have won building services scholarships with the Palmerston North City Council.

The scholarships were awarded to Rochelle Andrew who is studying for the NZ Diploma of Architectural Technology, and Joshua Borger who is completing the NZ Diploma in Construction (Quantity Surveying) at a ceremony at the Palmerston North Convention Centre Gallery recently.

The scholarships have been bestowed for the first time this year. They are awarded to outstanding level 6 students in the New Zealand Diploma in Architectural Technology, or the New Zealand Diploma in Construction.

The cadet scholarships are a joint initiative between the council and UCOL established under a Memorandum of Understanding.

Palmerston North City Council customer services general manager Peter Eathorne says the aim for the council is to train future building inspectors.

"We want to encourage young people to get into the industry as there are plenty of opportunities for those who are keen, have a

technical understanding and an eye for detail.

"We need to help arrest a growing shortage of building inspectors nationwide. The workforce is aging and we are struggling to replace experienced people as they retire.

"This shortage is compounded by the sheer volume of inspections required for vital work, like checks on whether buildings meet earthquake strengthening standards."

"This means we need to grow our own talent in Palmerston North and the Manawatu District in order to meet our future needs."

Mr Eathorne says the level of time and money the council is investing in the scholarships reflects the strength of its relationship with UCOL.

"From a UCOL perspective, having tangible support from the council for our students demonstrates the proactive nature of our region."

UCOL Head of School, Construction and Engineering Danny Reilly says the cadet scholarships are a real opportunity for students.

"UCOL is totally behind supporting students into careers and getting that very important work experience as they learn," Mr Reilly says.

"We will work closely with the council to make sure the cadets are progressing and developing their skills."

Under the scholarship scheme, the cadets each receive 30 hours paid on-the-job training per week while they complete their studies.

PNCC Head of Building Services Leigh Sage says the cadets will work on projects in Palmerston North and the Manawatu District over the next two years.

"This is a chance for young people to earn as they learn. They'll be buddying up with our experienced building officers who can pass on their knowledge. It is a win-win."

Palmerston North mayor Grant Smith says the scholarships are an investment in local talent.

"We train thousands of students each year through our excellent tertiary institutions. An initiative like this allows us to retain these important building industry skills in the region."



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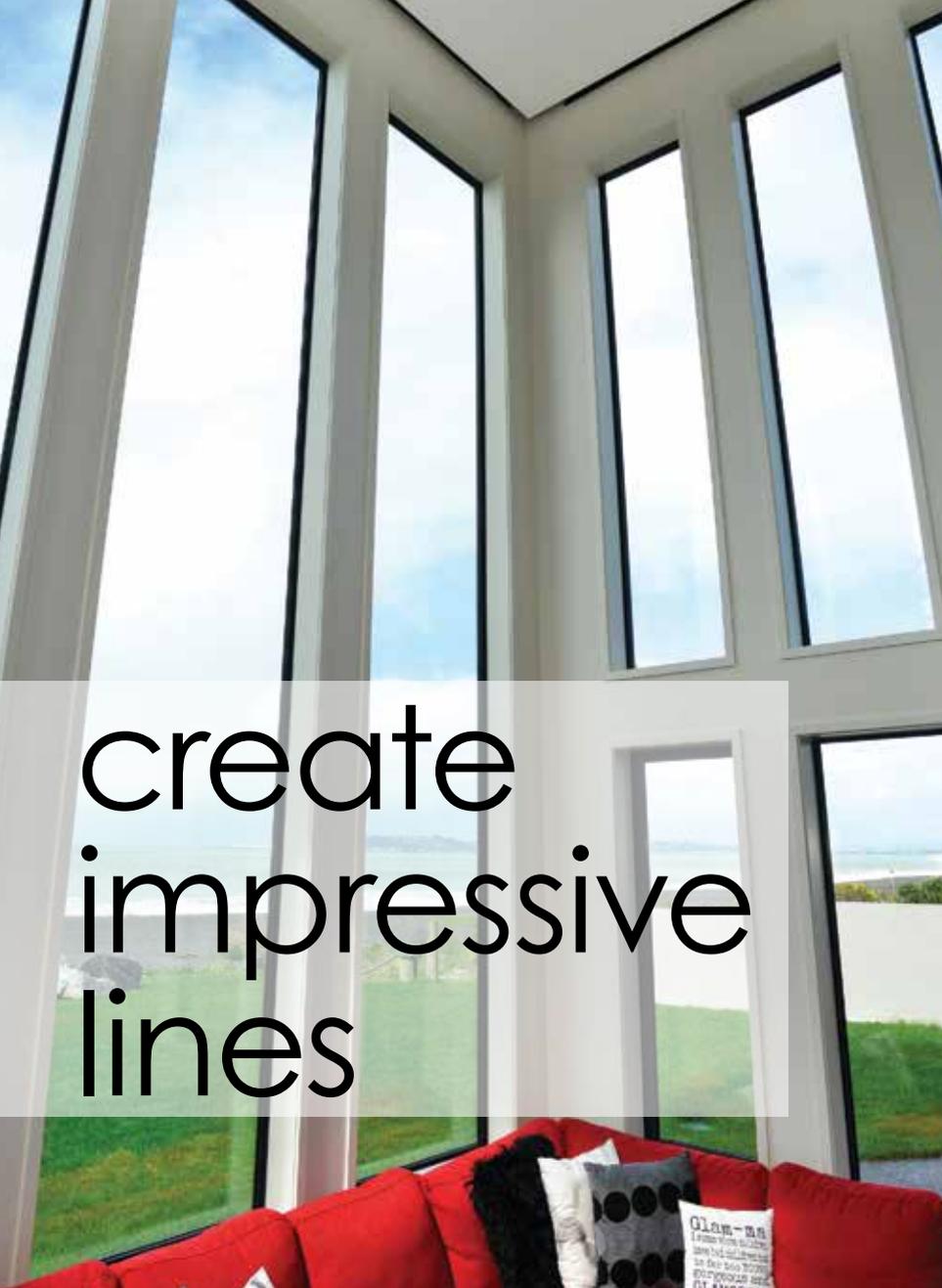
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GI Hub's Project Pipeline launches

The Global Infrastructure Hub has launched its Project Pipeline to provide the private sector with free information about government infrastructure projects across the world.

Australia, China, Colombia, Korea, Mexico, New Zealand and Uruguay are the initial group of seven countries that have joined the Pipeline at launch, adding some of their major infrastructure projects to the online database.

The Pipeline provides early stage visibility of potential projects, and will then track projects over time as they progress through their life cycle from conception to operation.

This will enable the private sector to better evaluate project opportunities in public infrastructure across jurisdictions and markets.

Importantly, the Pipeline will also act as a marketing tool for the public sector, helping governments promote their infrastructure projects and programmes.

GI Hub chief executive Chris Heathcote says the Pipeline will provide visibility, accessibility and consistency of project information in a single platform which will be available for everyone to use, free of charge.

"We know that the private sector is demanding clear, updated and accurate information on projects to help them prepare and plan for their involvement, and we believe the Pipeline will deliver this," Mr Heathcote says.

An online database has been launched as the first phase of the project. In time, it is expected that more than 20 countries will participate.

The GI Hub expects that the Pipeline will be further developed over time as governments and the private sector use the tool and provide feedback on how it can continue to be improved.

"We greatly appreciate the efforts of this initial group to work with the GI Hub and get some of their projects onto the database to allow us to start the Pipeline and display to other countries what a Pipeline can achieve," Mr Heathcote says.

The Pipeline provides specific details on projects on a country basis. All project information will be submitted by the relevant government agencies in each jurisdiction.

It allows users to access and search information by multi-field criteria such as region, country, sector or sub-sector, project stage and private sector role.

The 2014 Brisbane G20 Leaders Summit, which established the GI Hub, tasked it "to ensure that there is a comprehensive, open source project pipeline database, connected to national and multilateral development bank databases, to help match potential investors with projects".

The GI Hub is producing a range of tools aimed at helping to unlock trillions of dollars from private investments to fund much needed public infrastructure across the world.

To register for the pipeline, and for more information, go to pipeline.gihub.org.

About Global Infrastructure Hub

The Global Infrastructure Hub (GI Hub) was launched in 2014 with a G20 mandate to increase the flow and the quality of opportunities for public and private infrastructure investment.

It works to facilitate a better supply of quality, bankable government infrastructure projects to the private sector, identifying reforms, planning approaches and risk management strategies that drive public-private partnership and investment into infrastructure.

For more information about GI Hub, visit <http://globalinfrastructurehub.org>.

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Taking NZ's aluminium building and industrial sectors to new heights

In an exciting new development for the New Zealand construction industry, Fletcher Aluminium and NALCO have combined to form a joint venture that leverages their scale, market coverage, product innovation and reliability, with the new company to be known as Altus.

Their position will also make them a more attractive supplier in many of the industrial sectors they service. So boat builders, engineers or any business that requires aluminium solutions can look to Altus to have the expertise and capacity to meet all requirements.

Bigger, better, more innovative and more consistent — the word Altus has deep-rooted origins, and stands for depth and height.

With its team of experienced and visionary leaders and highly-skilled staff, the new entity aims to be at the height of technical excellence and customer service.

"Together we aim to provide our customers with greater levels of service, consistent lead times, improved logistics and, ultimately, a wider range of products," Altus managing director Ron Holden says.

"Combining manufacturing facilities and capabilities will offer accelerated growth in productivity, quality improvement and innovation.

"Altus aims to lead positive change, and make a real difference to our customers' world."

In the past financial year, Fletcher Aluminium and NALCO have experienced record manufacturing and sales demand, in part due to New Zealand's booming building industry,



and to their approach on how to best capitalise new opportunities.

"Altus now has the size and scale capable of achieving market-leading outcomes in innovation design, manufacturing, marketing and sales, and to be the number one supplier and employer of choice," Mr Holden says.

"It's about being strong, reliable, customer-driven and providing the very best service nationwide.

"In the immediate future our customers won't notice the change — it will be business as usual while the two businesses continue to integrate, with a focus on looking after customers first and foremost.

"As from November 28, NALCO and Fletcher Aluminium ceased to exist. This change is just the first of many exciting changes for New Zealand's aluminium industry. Watch this space!"

Background info:

On April 1, 1996, Fletcher Building purchased Comalco Carter Holt Harvey Aluminium to form Fletcher Aluminium.

During the past 20 years the company has carved out a role as a market leader thanks to ongoing growth and its array of award-winning products and innovation.

Fletcher Aluminium, with its full service industrial shapes division and export division, has developed strong relationships, domestically and abroad. But its most notable assets are the Fisher, Nebulite, Rylock and Vistalite window and door franchise brands, some which have been servicing the New Zealand window and door market for more than 60 years.

NALCO formed in 2002, when Ron and Wendy Holden, Bill and Jan Bradnam, and Capral Aluminium Australia created NALCO to take over the assets of Capral Aluminium NZ Ltd in a joint venture.

In 2006, Capral's remaining shareholding was purchased, and the Holden-Bradnam partnership became the outright owners of NALCO.

NALCO has become a leading designer of aluminium window and door systems for the residential and commercial sectors through innovative and ground-breaking research.

Represented in the market by a well-respected Nulook brand and five window operations under the Bradnams name, the company also commands a healthy share of the industrial shapes market, from extruded profiles through to sheet and coil products.



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New manager appointed at major steel industry organisation

Steel Construction New Zealand (SCNZ) has appointed Darren O'Riley as its new manager, based in the organisation's Auckland office.

Mr O'Riley's knowledge and expertise are a strong fit for SCNZ as the organisation moves forward.

He has 28 years of sales and marketing, and business development experience, gained largely in the construction industry.

He joins SCNZ from Fletcher Aluminium, a division of Fletcher Building, where he worked for 16 years.

Prior to that he held positions at BHP New Zealand Steel, Solid Energy, Marley NZ and Plyco Doors.

He has also just ended his time on the board of industry organisation the Window Association NZ, where he served for 12 years, seven as chairman.

"I'm delighted to be joining such a progressive industry," Mr O'Riley says. "In the past decade New Zealand's structural steel sector has invested significantly in people, equipment and technology to boost capacity, quality and efficiency.

"It has proactively introduced Steel Fabricator Certification, an industry-led quality initiative to set itself apart from offshore suppliers.

"The present climate presents challenges and opportunities. I'm looking forward to supporting the industry on the next phase of its journey as it continues to grow and develop."

Mr O'Riley replaces Alistair Fussell, who is stepping down from the role after 11 years.

Mr Fussell plans to establish a structural engineering consultancy, and will continue his association with SCNZ on a contract basis.

About Steel Construction New Zealand

Steel Construction New Zealand Inc (SCNZ) aims to advance the interests of New Zealand's diverse structural steel industry by promoting the benefits of steel solutions in building and infrastructure projects.

Members include manufacturers of structural steel and steel products, distributors, fabricators, designers, detailers, galvanisers, and paint and building supply companies.

SCNZ provides its members with technical advice on the latest in steel design trends and standards, networking opportunities, and a representative voice with key industry and government decision makers.

For more information visit www.scnz.org.



New Steel Construction New Zealand (SCNZ) manager Darren O'Riley.

BT's Back in Time

20 years ago:

- One of New Zealand's most sought-after blocks of land was to become the new headquarters of Clear Communications.

The company was planning to build its \$17 million operations centre on Smale's Farm, a 12.5ha block located next to the Northern Motorway in Takapuna, Auckland.

The proposal included office blocks with a six-storey height restriction, a hotel and a new bus station.

Construction was expected to get underway by the end of 1996.

15 years ago:

- Members of the Waikato Registered Master Builders Association donated product, expertise and time to erect dens for a couple of newly-arrived cheetahs at Hamilton Zoo.

Temba and Mwandu were the latest couple to shift house to the zoo. These slinky, spotted cats were endangered, and genetic diversity was limited. Evidence indicated they almost became extinct, but struggled back to a larger population.

Hamilton Zoo was playing its part in a worldwide programme to improve cheetah genetic diversity by selective breeding. Hamilton builders and contractors helped enormously in the development of stage one of the cheetahs' enclosure.

As well as the work done by Waikato RMBA members, New Zealand Contractors Federation members cleared the site, dug trenches around the perimeter, and put in solid rock so the animals could not dig under the perimeter fence.

10 years ago:

- Public submissions during the Building Code review revealed a strong push from New Zealanders for quality, energy-efficient buildings that lasted for generations, according to Building Issues Minister Clayton Cosgrove.

He said the feedback showed the public shared the Government's concerns over factors such as climate change and the need for sustainable development.

Many submissions wanted the new Code to ensure buildings were designed and constructed strongly enough to cope with the rigours of climate and weather change patterns.

Mr Cosgrove said some submissions wanted to see accessibility issues given more prominence, such as guidelines to encourage use of lever handles on taps, and ease of mobility in and around buildings for an aging population.

Submitters also indicated support for fire safety improvements in homes. There was also a view among submitters that the Building Code should fit better with other laws, particularly the Resource Management Act.

5 years ago:

- Tradespeople who had not yet registered with the Government's licensing scheme were urged to do so as from March 1, 2012, they could find themselves caught short.

Department of Building and Housing deputy chief executive Anne Geddes said the Department was expecting a rush of applications early in 2012.

Ten thousand tradespeople had already been licensed, with the Department aiming to license another 7000 by March 1, 2012, the date when the Licensed Building Practitioners scheme came fully into effect.



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Carpentry Workforce Development

Launched in October 2016 at the BCITO Skills Summit held in Wellington, the BCITO's Carpentry Workforce Development Plan is designed to provide industry employers with strategies to plan for the growth of their future workforce.

Information from the BCITO shows the construction sector is reaching a point of crisis on the back of unprecedented demand for new homes and other buildings, and that there just aren't enough people to keep up.

Speaking at the Skills Summit, BCITO chief executive Warwick Quinn told delegates if we don't take collective action now, there's a real risk we won't be able to reach future demand.

"To meet demand, we need 17,000 workers to join the sector during the next five years. We also need to dramatically increase the number of people

that train," Mr Quinn said.

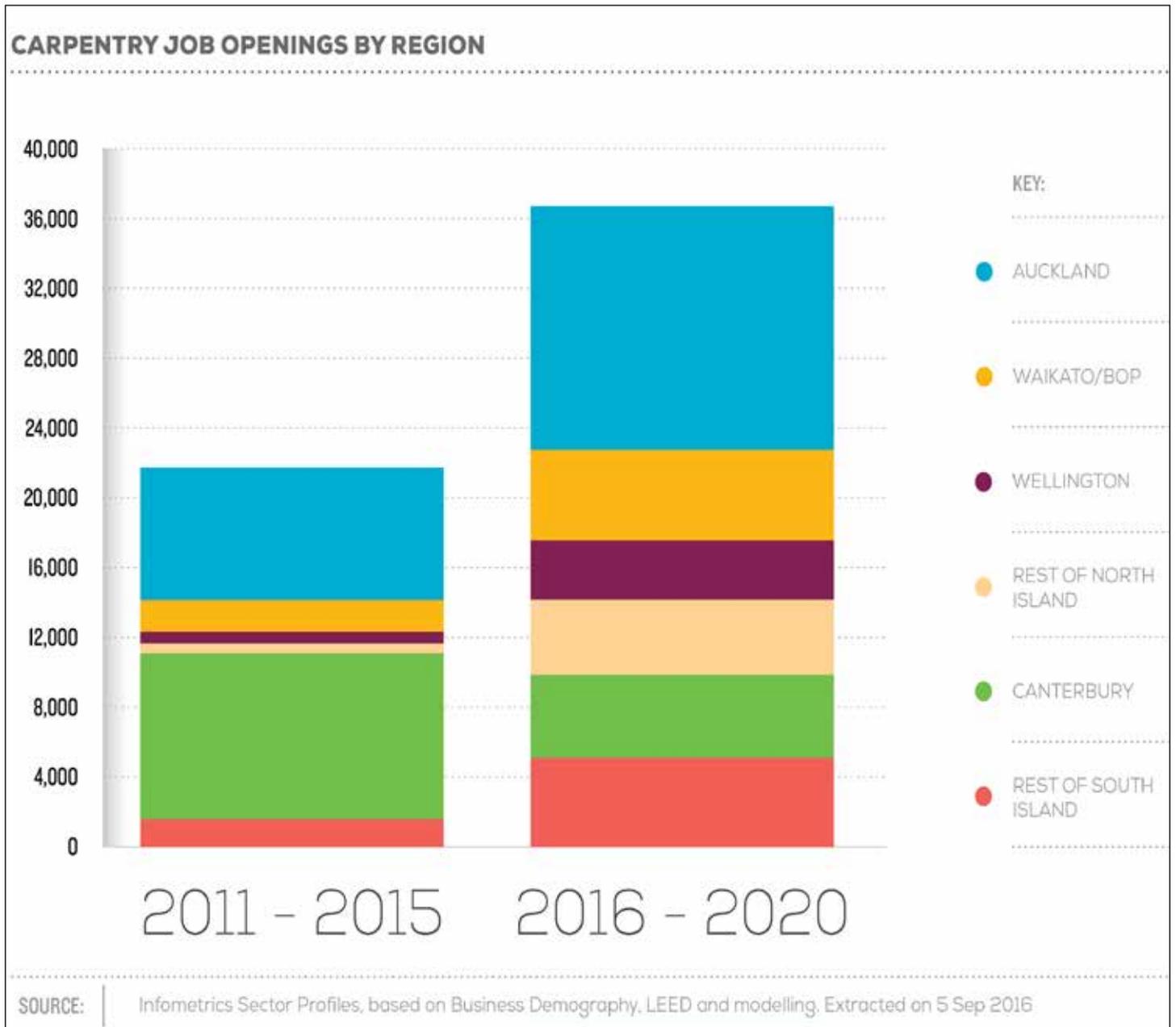
"For the carpentry sector alone we need to triple the number of people completing a qualification each year for the next five years."

Meeting current and future needs

The Workforce Development initiative aims to support businesses and employers to develop a workforce that has the capability and capacity to meet current and future needs.

The industry needs to respond to workforce challenges in a way that works best in a unique sector context.

The Carpentry Workforce Development Plan outlines the challenges



Plan launched

the sector faces and the key ways businesses can respond to these challenges.

The plan also includes detailed themes and highlight actions that will make change happen.

The BCITO has been in close consultation with carpentry businesses, and has identified three key areas to focus on to help develop a stable workforce:

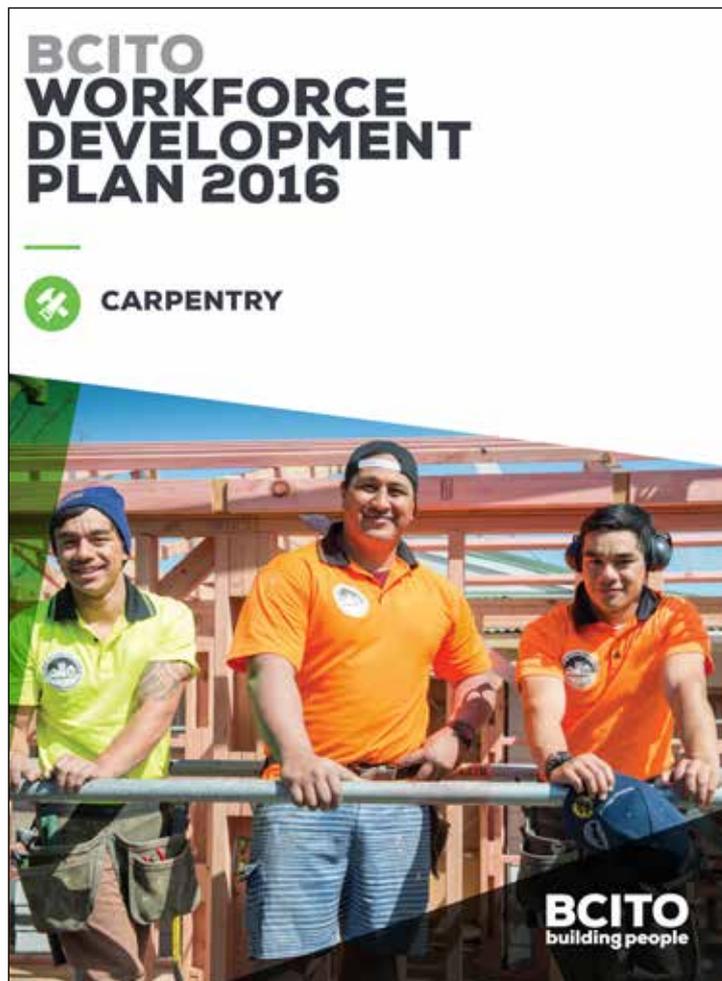
- Getting the right workforce
- Running businesses effectively
- Developing skills and valuing qualifications.

The sector and the BCITO will jointly undertake a number of actions in 2017 in the belief that these will have a significant impact.

A copy of the Carpentry Workforce Development Plan has been mailed to each employer who is actively training apprentices.

A copy can also be downloaded at www.bcito.org.nz/workforce.

If you would like to talk to someone from the BCITO about developing your workforce, email workforce@bcito.org.nz.



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Ashburton's enduring clock tower

Dr Kerry Rodgers ruminates upon a long-lived mid-Canterbury landmark.

The next time you have cause to drive through Ashburton on State Highway 1 take a turn across the central rail line.

If driving south, swing left across the line at the Walnut Avenue roundabout and then take an immediate right into East Street. If heading north, turn right into East Street after you have crossed the river and just before the railway line.

Cruise along East Street. Halfway along you will come to Baring Square East, its fountains, and the town's impressive clock tower.

The clock has a long history in Ashburton. It started its mid-Canterbury life in 1904 housed in the tower of the old Post Office which was erected in 1901.

In the aftermath of the 1931 Hawkes Bay and 1942 Wairarapa earthquakes, the tower was removed at the direction of central government and the clock put into storage.

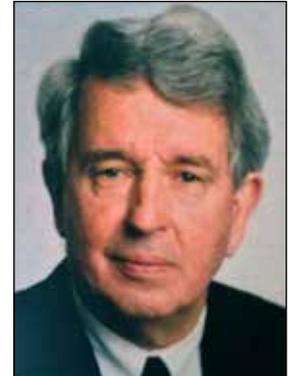
The 1970s saw the clock restored by the

Ashburton Lions Club at the urging of Ralph Crum. The project found the club working in Mr Crum's home workshop every Monday night for a year.

The completion coincided with a decision of the local County Council to mark the County Centennial in 1976 by erecting a suitable tower to house the clock. The Tower was designed by Warren and Mahoney Architects, the contractors were Bradford Construction Ltd, and the clock installed by Horrell Engineering.

The tower has become widely recognised as the symbol of Ashburton. In 2004, the New Zealand Institute of Architects acknowledged the significance of the Warren and Mahoney structure in presenting them with an "Enduring Architecture" award for their design based around four slender post-tensioned concrete columns. It had won an earlier NZIA Local Award in 1978.

Six years ago it became clear that the tower's



structure required a major refurbishment, including a seismic upgrade.

A comprehensive assessment was undertaken by Skews Architects. This led to a strengthening in 2011 of the top 600mm and bottom 600mm of the four concrete columns, using two layers of Sikawrap 100G glass fibre fabric.

The elevated belfry slab was also reinforced by application of Sika Carbodur S512 carbon laminate bands around all four sides of the slab, with 16 No Sika Carbodur 4/30/70 "L" plates fitted at the slab edges to provide a flexural anchorage connection between the top and bottom faces of the slab.

The design engineers were Ruamoko Solutions Ltd and the main contractor Bradford Building Ltd.

At the same time, Engineering Maintenance Ltd was commissioned to renovate the clock mechanism in conjunction with Trevor Cullimore, who had responsibility for the clock's maintenance since the tower's erection in 1976.

All in all it is well worth a visit. The surrounding gardens are superbly maintained. The fountains are fascinating, and it is worth getting there at about 10 minutes to the hour to sit in the square and watch the entire performance. Just keep upwind of those fountains.

For those who need to know, the chimes are those known as the Cambridge or Westminster Chimes, as used by Big Ben.

They are supposedly variations based on the four notes that make up the fifth and sixth measures of *I know that my redeemer liveth* from Handel's Messiah.

This has never been substantiated, nor has the alleged arrangement of these notes into the chimes by Dr William Crotch in 1793.



Ashburton's unique clock tower in East Street on the edge of Baring Square East.

Image: Pam Carmichael

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Council liable due to failure to issue an NTR

Timothy Bates, principal of Auckland law firm Legal Vision, discusses a ruling whereby Auckland Council was found negligent by omission to issue a Notice to Rectify (NTR).

In this month's article I address a new leaky building decision in the case of Lee & Lee v Auckland Council which went on appeal to the High Court from the Weathertight Homes Tribunal (WHT).

I summarise the facts of this decision below:

- GIL was the developer and head contractor of this house which was constructed in 2002/2003.
- The consent plans detailed a solid plaster house. However, the council approved amended plans showing a cladding change from solid plaster on baton to Insulclad.
- Insulclad was ultimately not used but, instead, Styroplast was installed.
- Construction commenced in May 2002, but the council was not called to the site for an inspection until October 18, 2002. At this inspection various checks were made as to weathertightness.
- A failed inspection took place on April 22, 2003, at which point the council issued a field memorandum which noted a number of items requiring attention. The recheck failed on June 5, 2003.
- A final building recheck was undertaken on November 13, 2003, and it failed for reasons unrelated to the cladding.
- On December 16, 2003, the council sent a letter addressed to the consent holder at the property address, noting that any type of monolithic cladding without a cavity that had no specific inspections to deal with weathertightness issues would be reviewed on a case-by-case basis before determining whether a CCC could be issued.
- The property was sold on December 24, 2003, to J Ratcliffe, followed by two subsequent sales.
- On March 4, 2004, the council wrote to Mr



Kim and advised that it would not issue a CCC on the house due to its inability to verify compliance with E2 (external moisture).

- Mr and Mrs Lee purchased the property from a friend in December 2004 — no LIM was requested.
- The council had not issued a CCC in respect of it for, among other reasons, concerns about weathertightness.
- On or about August 3, 2012, Mr and Mrs Lee became aware that this house was a leaky building.

Whilst Mr and Mrs Lee were successful in the WHT as against the developer GIL, they failed entirely in their claim against the council.

The issues on appeal upon which I want to focus were as follows:

- Whether the council's inspections and/or inspection process fell short of the standard of reasonable care, and
- Whether the council's failure to issue a Notice to Rectify (NTR) caused Mr and Mrs Lee's loss.

Council inspection process

The court ruled that there was no evidence that the council ever inspected the cladding, so it was not incumbent upon it to have discovered that an unconsented cladding material had been used, namely the Styroplast. Having just approved the use of Insulclad, and having required the production of a PS3 (Producer Statement) in respect of its correct install, it was entitled to assume that Insulclad was being installed.

In terms of the allegation that the council ought to have specifically directed inspections to the installation of the cladding, the court ruled that acceptance of the PS3 producer

statement was a reasonable step to take in lieu of specific inspections, in terms of satisfying itself that the cladding system specified was in compliance with the Building Code.

This was especially so in this particular instance because the council had required a PS3 from the installers that carried out the construction works that the installation accorded with manufacturer specifications, together with certification by Plaster Systems being the system manufacturer.

Failure to issue an NTR

Did failure to issue an NTR cause Mr and Mrs Lee's loss? The court agreed with the WHT finding that the council breached its mandatory duty to issue an NTR on March 4, 2004.

At the time, it wrote to Mr Kim stating that it would not be issuing a CCC because of the cladding system being used with no cavity. In short, an NTR ought to have been issued contemporaneously.

The more vexed issue was whether this had caused loss to Mr and Mrs Lee. The court ruled that the council was liable for all reasonably foreseeable losses to an injured party caused by the careless breach of its duty to issue an NTR.

Once it was established that the council negligently omitted to issue an NTR to the builder and current owner back on March 4, 2004, it was liable to Mr and Mrs Lee for any foreseeable losses, namely, in this instance, purchasing a leaky building without knowledge.

Accordingly, both GIL (the developer) and the council were found liable to Mr and Mrs Lee, albeit that a contributory negligence deduction of 50% was applied against them for choosing to purchase without a LIM.

To be noted

On the strength of this decision, expect to see councils always issuing an NTR where it declines to issue a CCC, to limit exposure to liability.

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

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Inspiration

Architect Don Bunting asks whether we should be aiming for higher building standards.

Inspiration comes easily to some, but for most of us there's a touch of panic and a lot of hard work when initially confronted by a role or task.

It took me some time before I could confidently speak off the cuff on a chosen topic, or prepare an article for publication.

Designers, in particular, are divided into those who can see the final design after the first few lines on paper or screen, and those needing time for quiet reflection and more than a few hours of painful scribbling before a design solution is finally seen through a fog of uncertainty.

And that's before we even start to think about how to make the final design meet current construction requirements.

It's complex

Today our industry is faced with increasingly complex rules and regulations. While "the good old days" were probably not as good as some recall, pre-1991 there was greater clarity around how to meet compliance and quality standards.

Today, quality has been subsumed below the need to meet increasingly unclear and complicated compliance rules.

Was the move to a performance-based Building Act and Code the start of a decline in industry standards?

This assumes, of course, that there has been such a decline. I believe there has been a significant decline, and that the prospect of new built quality issues is greater today than in the past.

The prevailing attitude that all weathertightness issues are behind us is simply not supportable. While only a crude indicator, there is no sign of fewer plastic-wrapped buildings in our cities and towns.

There is little talk today about lifetime costs. Twenty years ago it was all about the cost of building over time. Essentially, while a building's initial cost might be higher than the minimum needed to meet current building standards, with lower maintenance and longer life, the cost over time is lower.

It's better for the building owner, better for the environment, and better for the economy. Some economists would argue against the last.

In a developed economy the occasional disaster or rebuilding phase can kick-start an economic revival. Sad but true.

Who is making the key decisions?

A crunch issue is who is making the decisions on building quality?

Who is deciding whether a cladding system should meet the 15-year durability requirement of our performance-based Code, versus selecting a more robust, cheaper-to-maintain cladding solution?

I still recall with some pain my first and last experience of working under a project manager, when I was asked to accept a cheaper roof because the developers had underestimated the fit-out costs.

The question of who is making key quality decisions is more about ensuring we produce a longer lasting, more appealing and sustainable built environment.

Not just a visually appealing, even inspiring result, but one that will stand the test of time in our rather damp and shaky country.

Recent events have highlighted the fact that building codes are about minimum standards of health and safety, and not about long-term resilience. Designing to code is about life safety, not avoiding the likelihood of superficial damage to a building's fabric.

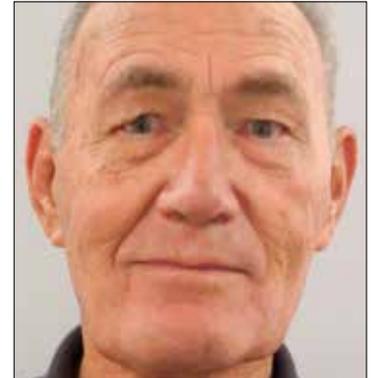
While this is an understandable approach, it begs the question as to whether, in the case of key buildings and infrastructure, we shouldn't be aiming higher.

The code

A key weakness in our current approach to managing the quality of our built environment is that under a performance-based Code containing deemed-to-comply solutions, minimum standards soon become the only standard.

Having been involved in developing the key acceptable solution on the external building envelope, I have little faith in such documents providing clear and unequivocal answers to building quality.

For one thing, they are generic — that is, they ignore the fact that branded products are needed to build a building.



Second, most acceptable solutions, while containing myriad construction details, don't go close to defining the many factors needing to be considered on a particular site using particular building products.

BRANZ produces guide books of compliant construction details, attempting to cover the range of different detailing approaches applying to a particular location, such as a window jamb or sill.

However, it is impossible to cover all possible permutations, and does not address the issue of branded versus generic products.

Anti-social media

Evocative phrases such as social media can reinforce the perception that the literal meaning of the phrase is true.

Sectors of society are under the impression that if you use Facebook, Twitter or any of the myriad ways to electronically connect with strangers, that this constitutes a social life.

This attitude is not new — it is just more widespread, easier and more interesting. We can all recall friends, or more often our children, spending hours on the telephone talking about nothing.

Some forms of social media have become useful, but they provide potentially dangerous paths to communicating information on construction projects.

I still recall when I sat my oral exam, after the two-year apprenticeship required by all newly-qualified architects, I was criticised for including telephone communications as part of my involvement in the construction phase.

Today I suspect many young designers would struggle to gain much involvement in the contract administration phase without the use of electronic media. More's the pity.

Awards — make the most of them!

Terry Sage of Trades Coaching New Zealand says companies should maximise and celebrate industry award wins any which way they can.

Let's talk awards this month as this is a topical subject. We have just had the House of the Year awards which I had the privilege to attend for the first time.

And, around the country, many regions have just held their local business awards. It's awards time at schools, and there are many other ceremonies going on all around the country, large and small.

My company is very active in the business awards process for Northland as we sponsor a part of it.

The biggest question we get asked when trying to encourage entrants is, "what?"

What's the point, what will I get out of it, what difference will it make to my business, what do I have to do? And the list goes on and on.

Nothing wrong with the what questions — they are all valid and need answering before you take a big chunk of your valuable time and open your business up for intense scrutiny. The intense scrutiny bit will obviously vary depending on what type of award you enter.

The other questions have no real definitive answer. The reason for this is because it is down to the business owner to make the most of it and exploit the fact that they have entered, become a finalist or won.



You have to celebrate the fact — and not just on the big night by having a big night.

I have seen so many winners and finalists enjoy their success for a couple of hours of alcohol-induced excitement, relive the moment at work on the Monday morning and then let the glory fizzle out when the phone starts ringing and normality settles in.

Think about what it takes to enter. You have spent months leading up to the big night, and spent many hours writing and rewriting the entry form.

There's the tuxedo to alter because the

trousers have shrunk since the last time you wore them — or there's the new dress you so deserve for the hard work you have put in.

Hair appointment

Don't forget the hair appointment, the hotel bill so you don't have to drive home, the extra tickets for the key staff members and the moment of reckoning when you see all the bills come in and think were all those cocktails and shots worth it?

The simple fact is that entering any type of awards is costly in time and dollars, so you really should make the most of it.

Celebrate it on your letterhead, your invoices, defiantly on your quotes, your web sites, splash it across your social media, and expose it in your local newspapers and on the side of your vehicles — anywhere and everywhere should be the cry. Be proud and shout it loud.

Any type of business award is a fantastic process to go through because it really makes you look at, and inside, your business.

If you win then it should give a lift to the pride and well-being of all staff.

There is no reason why you should not be able to generate extra business. After all, who would not want to employ an award winner?

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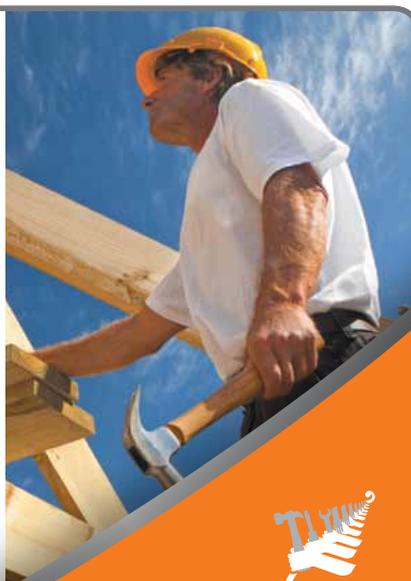
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Tip the edge

If it does not directly bring in a client it will certainly tip the edge if you are competing for a contract against a non-award winner.

So, my advice is enter an award, give it 100% and celebrate that win every which way you can.

As for House of the Year, it was a fantastic night. And if MC for the night Hilary Barry could conduct her morning TV programme as she did the stage then the ratings would soar, and people would be late for work!

Please note: Due to earthquake damage to its Wellington office, Statistics New Zealand was unable to provide building consent statistics for the month of October 2016 (opposite page) before this issue of Building Today went to press.

Building Consents Information

For All Authorisations, September 2016

Dwellings	\$1,040,088,000
Domestic Outbuildings	\$22,032,000
Total Residential	\$1,062,121,000
Non-residential	\$508,563,000
Total All Buildings	\$1,570,684,000
Non-building Construction	\$27,782,000
Total Authorisations	\$1,598,466,000

Number of new dwellings consented

	Sep 2016	Aug 2016	Sep 2015		Sep 2016	Aug 2016	Sep 2015
Far North District	20	38	29	Horowhenua District	25	26	16
Whangarei District	46	59	45	Kapiti Coast District	21	27	14
Kaipara District	30	36	20	Porirua City	26	20	12
Rodney District	64	72	86	Upper Hutt City	27	18	7
North Shore/Albany Wards	316	277	199	Lower Hutt City	22	12	61
Waitakere Ward	47	68	39	Wellington City	179	60	24
Auckland Wards	97	305	93	Masteron District	5	9	4
Manukau/Howick Wards	61	62	88	Carterton District	7	8	3
Manurewa-Papakura Ward	91	112	91	South Wairarapa District	7	7	1
Franklin Ward	76	74	47	Tasman District	35	34	24
Thames-Coromandel District	21	28	24	Nelson City	16	24	19
Hauraki District	10	11	9	Marlborough District	26	17	19
Waikato District	69	49	63	Kaikoura District	5	5	3
Matamata-Piako District	18	29	10	Buller District	1	0	0
Hamilton City	116	122	124	Grey District	3	8	3
Waipa District	36	41	47	Westland District	2	3	1
Otorohanga District	3	4	2	Hurunui District	7	6	8
South Waikato District	5	5	8	Waimakariri District	49	51	42
Waitomo District	1	0	0	Christchurch City	242	330	308
Taupo District	32	25	33	Selwyn District	112	131	119
Western Bay of Plenty District	43	48	39	Ashburton District	10	21	17
Tauranga City	134	143	125	Timaru District	25	13	22
Rotorua District	6	11	15	Mackenzie District	5	7	5
Whakatane District	9	9	7	Waimate District	1	3	1
Kawerau District	0	3	0	Chatham Islands Territory	2	2	0
Opotiki District	1	3	2	Waitaki District	8	4	6
Gisborne District	7	2	8	Central Otago District	36	38	16
Wairoa District	1	0	1	Queenstown-Lakes District	84	109	65
Hastings District	24	21	15	Dunedin City	37	37	25
Napier City	13	15	14	Clutha District	1	5	3
Central Hawke's Bay District	3	0	2	Southland District	9	4	8
New Plymouth District	46	49	40	Gore District	1	1	2
Stratford District	1	1	0	Invercargill City	14	7	31
South Taranaki District	2	6	2	Area Outside TA	0	0	0
Ruapehu District	3	1	3				
Wanganui District	10	16	3				
Rangitikei District	4	2	0				
Manawatu District	11	15	7				
Palmerston North City	22	24	11				
Taranaki District	1	1	2				
Total	2550	2834	2242				

- 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



Congratulations go to Waghorn Builders from Christchurch and Anthony Reweti from Mt Maunganui, who each win a great Lenox Tools package pictured above.

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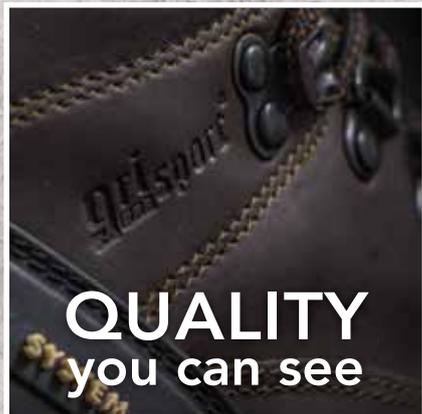
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