

BUILDINGTODAY

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION



VOLUME 27 NUMBER 2

MARCH 2017

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INSIDE:

2017 NZ WOOD-RESENE TIMBER DESIGN AWARDS

SPORT TODAY — A NEW BT MONTHLY FEATURE WITH RADIO SPORT'S KENT JOHNS

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FROM THE EDITOR

We feature a couple of firsts in this month's issue — including a supplement showcasing the best up-to-date applications of wood in the residential and commercial sectors.

The extensive use of laminated veneer lumber (LVL) and cross laminated timber (CLT) in homes and multi-storey commercial buildings is particularly striking, as entrants vie for the coveted Timber Design Awards across nine categories.

The other new addition is Sport Today. We've got Radio Sport Breakfast co-host Kent Johns to front up and write an exclusive monthly column discussing the controversial sporting issues of the day — something that'll be sure to get some heated discussion going amongst your workmates.

And you can put your sports knowledge to the test to be in to win heaps of cool prizes! Enjoy the read!

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Apprentice climbs winner's podium

Jono Blakely of Andrew James Builders Ltd was ecstatic when he was awarded first place at the Central South Island Registered Master Builders Carters 2016 Apprentice of the Year competition.

The 21-year-old from Christchurch says winning the regional Apprentice of the Year was a fantastic achievement, and a great improvement from his second place win at 2015's regional competition.

"I really enjoyed my first Apprentice of the Year experience, meeting like-minded apprentices who are striving to be the best.

"So I entered the competition again last year with the goal to do one better than last time. I was incredibly happy with the result," he says.

Jono says the highlights of last year's competition included the site visit with the judges, and attending the Big Day Out with the other apprentices.

"It was really satisfying to show the judges what I had been working on. It was also great to see some of the commercial sites in Christchurch — there is some great work happening around the city," he says.

Although Jono had been through the process before, he explains that the interview with the judges was just as challenging as his previous experience.

"It definitely helped that I had been through the process before as I knew what to expect. But there was a new panel of judges this time



2016 Central South Island Registered Master Builders Carters Apprentice of the Year Jono Blakely with his employer Andrew James from Andrew James Builders Ltd at the 2016 Central South Island Apprentice of the Year.

so the questions were different, and some of them definitely put me on the spot," he says.

Jono credits his employer Andrew James Builders Ltd for their mentorship and investment in his future.

"I knew I wanted to become a builder from a young age, so it's great to have an employer who is incredibly passionate about the industry and willing to teach me everything they know," he says.

Jono encourages other apprentices to enter the competition as it is a great way to get your name out there.

"Winning the regional Apprentice of the Year has given me greater recognition in the industry, and shows that I am striving to set high standards for my work," he says.

Jono enjoyed being a part of the national competition in November where he was able to meet the other apprentices and take part in the practical challenge building a playhouse.

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 in association with Carters is made possible thanks to principal sponsor Carters, the Building and Construction Industry Training Organisation (BCITO), and supporting sponsors the Ministry of Business, Innovation and Employment (MBIE) and APL through their Altherm, First and Vantage brands.

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Big challenge in reviving character Wellington villa

Taking on the challenge of reviving a rundown Thorndon villa certainly paid off for Scott Feasey of Scotty's Construction at the Registered Master Builders 2016 House of the Year awards.

The Wellington renovation was named the national category winner for the Renovation Award \$250,000-\$500,000. It was also awarded a Gold and Category win at the Wellington Wairarapa Registered Master Builders 2016 House of the Year.

Mr Feasey says winning the award was a great feeling and a proud moment for his team.

"We were really rapt for the team who took on this challenge. It's an awesome achievement and gives us recognition and kudos in the industry," he says.

Mr Feasey says the traditional style of craftsmanship throughout the home was a standout feature. However, he explains that aligning the client's budget to their expectations was a challenging part of the renovation.

"The place was unbelievably crying out for a makeover. We had to strip the whole interior out, remove the rear of the house and completely redesign most of the interior," he says.

"We wanted to bring back traditional craftsmanship and give our team the opportunity to showcase their level of skill. They definitely rose to the challenge — we are extremely happy with the end result.

"The most challenging part of the renovation was matching the client's budget and expectations. The team did a fantastic job of exceeding the client's high expectations."

Judges were impressed with the home's transformation from a "tired old villa", and praised the builders' ability to work within a strictly limited budget.

"The house has been completely upgraded and rewired, with new plumbing, heating, insulation to floor, walls and ceiling, and a new bathroom and guest toilet was added," they said.

"The old additions were demolished and redesigned by the builder, giving his client a



This Wellington renovation was named the national category winner for the Renovation Award \$250,000-\$500,000 at the Registered Master Builders 2016 House of the Year.



From left: Donna Drinkwater, Scott Feasey, Bharti Patel and Pavarti Patel at the Registered Master Builders 2016 House of the Year.

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."

Mr Feasey says winning the award makes his company stand out in the industry and amongst their peers.

"Master Builders has given us a platform to take our business to a really high level of recognition. Winning these awards earns us respect in the industry, and our clients

certainly see the value in them," he says.

"It also gives our team a great feeling of pride, and helps them understand they are not just builders — they are the best of builders."

Mr Feasey praises the Registered Master Builders Association for providing members the ability to build professional networks and enter the House of the Year and Apprentice of the Year competitions.

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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Budget-friendly Beach Haven build wins award

Maddren Homes has proved that quality can be achieved across all budgets after they scooped up a national category win, a gold reserve and four gold awards in a range of price categories.

Their Beach Haven project was named the Bunnings New Home up to \$300,000 national category winner at the Registered Master Builders 2016 House of the Year.

Maddren Homes sales and marketing manager Paul Reid says winning the award was a great acknowledgement for the hard work and effort the team continually put in.

"The building industry, particularly in Auckland, has been incredibly busy, so to be able to deliver consistent quality in a heated market has been very pleasing," he says.

Mr Reid says the integrity and individuality of the design made the home stand out in the competition, but explains that working to tight budgets can be challenging.

"The secret to our success with this build was understanding the client's specific design and layout requirements, and tailoring them to suit the site," he says.

"Trying to meet their needs and expectations, and maintaining consistently high standards within tight budgets can be hard. However, at the end of the day, no matter the size of the home or the budget, the quality will always remain the same."

Judges were impressed with the generous feeling of light and space in the home, and praised the home's smart design and use of simple materials.

"Indoor outdoor flow takes the home owner from a generous living area to a private sheltered deck," they said.

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

"This is an ideal family starter home or a home for those empty nesters looking to downsize. It is well constructed, showing what can be achieved on a tight budget."

Mr Reid says winning the award reinforces the company's reputation for consistent quality and craftsmanship.

"It puts us out there as a well-known and established, quality building company. The brand has been around since 1935, and the family-owned and operated ethos has remained unchanged over time," he says.

"We won gold awards for each of the four homes we entered in the competition, and while they were in different price categories, the quality and craftsmanship remained consistent throughout."

Mr Reid praises the Registered Master Builders Association for the level of confidence and assurance it provides to its clients.

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.



This Beach Haven project was named the Bunnings New Home up to \$300,000 national category winner at the Registered Master Builders 2016 House of the Year.



From left: Tony Anderson, Gareth Pasfield, Nicole Pasfield and Terena Anderson at the Registered Master Builders 2016 House of the Year.



Benchmark living

Designed to meet the changing needs of its elderly tenants, the Marshall Court Apartments consist of 27 one-bedroom apartments in a 4-storey modern apartment building located in the capital's popular Miramar suburb.

Winner of the Residential Category at last year's New Zealand Commercial Project Awards, the development — part of the council's city-wide housing upgrade plan and a 20-year \$400m partnership with the Crown — was designed by architects Designgroup Stapleton Elliott and built by Maycroft Construction.

While the project team initially faced several challenges with neighbours when the build began in 2008, the redevelopment has won over the community, impressing residents with its "high quality, modern living environment".

Says the judging panel: "The contractor has gone to considerable lengths and has built an excellent project to high standards, with durable materials that will set benchmarks for future similar housing needs. Residents spoken to were very high in their praise of their new homes."

Located on a well serviced bus route and within walking distance of suburban shops and services, its close proximity to the Miramar Town Centre allows the building to act as a visual "bookend", mediating between the commercial zone and the surrounding residential area.

Opportunities for social interaction are created within breezeway circulation routes and private alcoves, overlooking a north-facing communal landscaped garden.

The new building works hard to deliver decent housing for vulnerable tenants within the usual modest construction budget.

The completed building delivers a lot of "bang for the buck", providing the council with a high quality building that is adaptable, accessible and safe to suit the evolving requirements of older tenants, providing them with everything required to maintain a high quality of life.

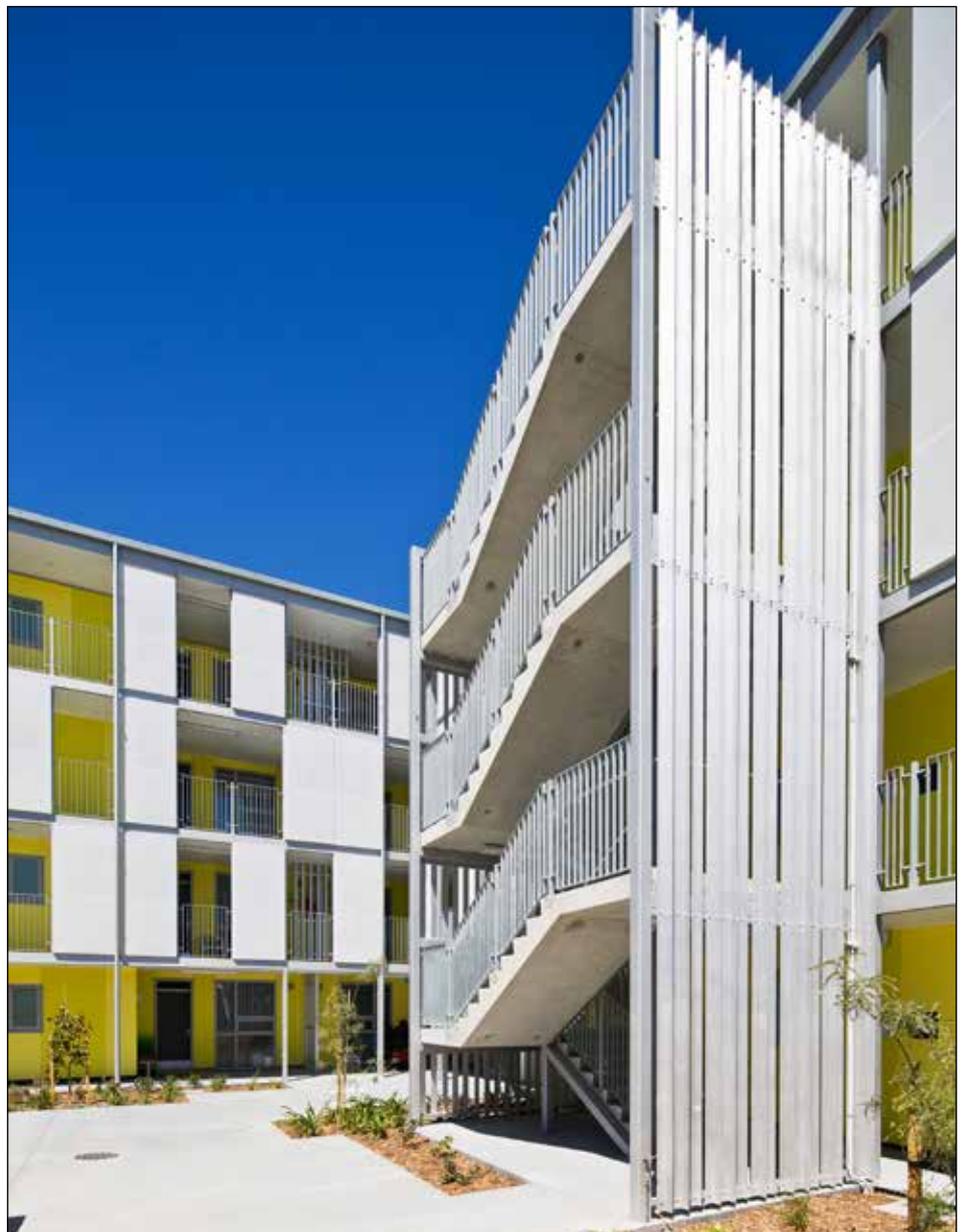
The design kept to the same overall footprint

as the original apartment building, and includes the insertion of a lift and terraces which lead to north-facing alcoves. Each apartment now has access to outdoor living spaces.

Construction systems and materials were carefully considered for durability, quality and

sustainability. The cladding materials, colour and facade modulation assist in integrating the building into its surroundings.

This year's New Zealand Commercial Project Awards ceremony will be held on May 12 at the Langham Hotel in Auckland.



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Building career firmly in sight for Maori Trades Training graduate

Malachi Paku got into a trade to further his goals, as well as to help his whanau.

"My dad was very strong and passionate about getting me and my brothers into the trades. In our family and in our community we didn't have any tradespeople so having a trade is useful for us, our whanau, and our community so we could give back," Malachi says.

He completed a pre-trade carpentry qualification at WelTec in 2016 with financial assistance through a Maori Trades Training scholarship.

"At first I didn't know how to build a house at all. You always see new houses being built and it makes you think about how they do it," he says. "I loved the whole physical side of it, loved being active and being outdoors."

Malachi is now working for Golden Homes while he completes the National Certificate in Carpentry part-time at WelTec to become a fully qualified carpenter.

Craig Scoble from Golden Homes Wellington is pleased to provide employment opportunities for graduates.

"To succeed in the construction industry, the words of soccer great Pele come to mind — success is no accident. It is hard work, perseverance, learning, studying, sacrifice and, most of all, love of what you are doing or learning to do."

The opportunity to work for a large building company came about through WelTec's jobs broker service.

"The jobs brokers thought it'd be a great opportunity for students to get into a trade, and the company had a look at a few of us," Malachi says.

"It's a five year plan — the first three years I'll get my apprenticeship done, and years four to five I'll be a subcontractor to Golden Homes.

"That matches my goals, as part of my vision is to own my own business. It's fantastic as you really don't get an opportunity like that straight away."

Right now the 19-year-old works on the framework for new houses.

"I'm doing wrapping, strapping windows, doors, cladding, you name it. I'm already on my seventh house."

He is also focused on helping his family.

"In our own house there are lots of opportunities. One thing we're doing is building a deck soon and a BBQ area."

While Malachi grew up in Wainuiomata and went to Hutt Valley High School, his family is originally from Gisborne.

"I'm Ngati Porou on my mum's side, and I went back up to Gisborne in January. I did a few jobs at my grandmother's place like the gutters and



Malachi Paku and Craig Scoble from Golden Homes Wellington.

windows, and we're building a deck there too," he says.

Malachi is no longer the only one in the family looking at pursuing the trades — his twin brother Isaac has started in electrical engineering with WelTec, and younger brother Jerry could also be doing plumbing in the future.

"It's made a big difference for us personally and for our whanau, and the scholarship really helped out.

"It gave me more time to study and focus on the methods I was being taught by my tutors. I was very thankful I got that scholarship."

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Trade visitors bring \$530m worth of buying power

buildnz | designex, New Zealand's leading trade show for the build, construction and design industries is back for 2017, with organisers, XPO Exhibitions, excited about the business opportunities available to the hundreds of exhibiting companies expected onsite.

For 30 years, the New Zealand-owned and operated, and award-winning buildnz | designex has been the largest and longest running industry trade show in New Zealand, bringing thousands of qualified industry professionals and innovators together.

The event organisers say they have audited data evidencing visitor attendance, and an impressive \$530 million in buying power — providing a formidable face-to-face sales and marketing platform for industry suppliers across the three-day event.

The next few years are going to be pivotal for industry suppliers to take advantage of the growing property and construction trends in Auckland and nationwide.

"There are simply no other events bringing builders, architects, planners, specifiers, designers and developers in this volume all under one roof," events director Tony Waite says.

Construction continues to be a key driver of economic growth for New Zealand. Growth has been underpinned by strong net migration which, in turn, is creating strong demand for residential construction, especially in Auckland.

Non-residential construction is surging, with increased demand for education and healthcare facilities, as well as retail.

The Unitary Plan loosens planning restrictions that will allow 442,000 more dwellings by 2040 to accommodate population growth.

Mr Waite says post-show surveys indicates visitors attend the show to:

- see and touch the latest products and technology for the sector,
- better understand regulatory change within the industry, and
- develop business opportunities at a pan-industry level.

"buildnz | designex's pedigree as a pan-industry expo is second to none — we've been awarded Best Trade Show in Australasia and Best Trade Show in New Zealand at back to back EEAA Awards for Excellence in Sydney and Melbourne," Mr Waite says.

National Safety Show

Held at Auckland's ASB Showgrounds across four halls and 12,000 sq m of exhibition space, the three-day show is set to co-locate with the National Safety Show, the largest event of its kind in New Zealand, concentrating on workplace health and safety solutions and education.

The organisers say they co-located the expos in part due to the growing importance of health and safety across the wider

construction industry.

The organisers have worked hard on bringing not only new initiatives but also on enhancing existing ones.

The first is the launch of a two-day industry "Build Summit" — a new pan-industry event involving leadership discussion and encouraging key industry stakeholder debate on current issues and developments within the sector.

The launch of a training and jobs hub in partnership with a leading industry training body will help address the current skilled labour shortage, and the need to train an extra 30,000 workers over the next five years.

Professional development speakers

Add to this a comprehensive programme of free professional development seminars — including a number of international keynote speakers, special features, networking opportunities, show-only specials, and the chance to win a huge array of prizes (including a brand new Ford) — and this is the one event industry participants won't want to miss.

Spaces are filling fast so to secure prime exhibition space, contact exhibition manager Donna Swain on 09 976 8330 or email donna@xpo.co.nz.

buildnz | designex is a trade-only event running from June 25 to 27 2017 at the ASB Showgrounds Auckland. It is free to attend for those that register online at www.buildnz.com.



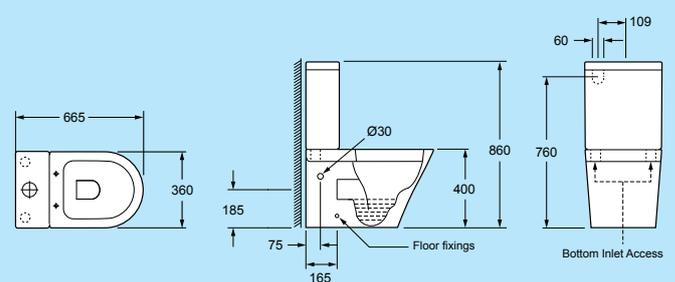
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Workers receiving free site visits

Around 400 Canterbury construction workers are receiving free health advice to help raise awareness about the health risks they face on work sites.

WorkSafe New Zealand has organised an occupational health van to tour rebuild sites. Two experienced occupational health nurses from TriEx are visiting 25 sites around Canterbury and talking to around 400 rebuild workers. The initiative began on March 6.

WorkSafe New Zealand Canterbury project manager Donna Burt says construction workers are exposed to a number of health risks through the course of their work, including dust, noise, asbestos, solvents and fatigue.

"We're pleased to see a number of construction companies continuing to improve their safety initiatives and plans, but sometimes the 'health' in health and safety is missing," Ms Burt says.

"Too many people become ill or die each year because of exposure to a health risk through their work. This is just one initiative that aims to raise awareness about the importance of treating health like safety."

Every year in New Zealand approximately 75 people die at work from safety-related incidents. A further 600 to 900 die every year from work-related diseases.

As well as providing information on the health risks construction workers face, the nurses will provide information on how to make sure personal protective equipment, such as face masks and ear plugs, are fitted correctly.

For more information contact WorkSafe New Zealand on 021 823 007 or email media@worksafe.govt.nz.



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Is your organisation making a difference in H&S?

Industry organisations and companies can celebrate their achievements and recognise their top performers by entering the 2017 New Zealand Workplace Health & Safety Awards, organised by Safeguard magazine in association with WorkSafe New Zealand.

Safety only tends to make the news for the wrong reasons. The New Zealand Workplace Health & Safety Awards allows organisations to spotlight and recognise those people who ensure we all go home from work every day healthy and safe.

Why enter?

Opportunity to reflect: The act of writing and submitting an entry is an opportunity to pause, put day-to-day matters to one side, and reflect on what has worked well over the past year or so, and the lessons learned.

This process of critical analysis is valuable in evaluating strengths and ongoing challenges in health and safety.

Public recognition of good work: The successful initiatives or personal qualities of all finalists are acknowledged publicly at a gala dinner in front of a large audience of influential experts, executives and politicians.

Further acknowledgement occurs as part of a post-awards media campaign.

Engagement: Finalists and winners have the opportunity to acknowledge and reward the efforts of the teams and individuals involved, which is an opportunity to reinforce key messages to staff and suppliers around health and safety engagement.

Networking and learning: Finalist or not, the gala dinner provides great learning and networking opportunities for people at all levels, including directors.

There are a range of individual and



organisational categories to enter, including some that are new in 2017, covering all aspects of health, safety and well-being.

The finalists and winners will be celebrated at a gala dinner and awards ceremony at SkyCity Auckland on May 31, co-located with the Safeguard National Health & Safety conference.

For more information and to enter, visit www.safeguard.co.nz.

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Helpline Questions

Intertenancy Systems



If you haven't already, chances are it won't be long before you work on a project that requires an intertenancy system. This could include walls, ceilings or floor systems that provide fire and noise protection to one tenancy from another. They say that up to 50% of the homes built in Auckland alone this year will be dwellings that will incorporate this type of construction.

The GIB® Technical Helpline is also seeing a large increase in questions around this topic from builders, designers and inspectors getting their heads around the detailing. It shows the need for ongoing training and learning in this area. Below are a few of the questions we come across on the GIB® Helpline.

Q. On a double layer system do I have to stop the first layer?

A. On a double layer fire or noise system the outer layer is offset by min. 300mm to the first layer. So only the second layer requires stopping over the screws and the sheet joints.

Q. Can I install a penetration (pipe or flush box etc) in fire rated wall?

A. Yes you can. A penetration needs to be supported so that it puts no weight on the lining, smoke sealed to prevent the passage of smoke and gas, then fire protected by a fire collar or similar to prevent the passage of flame. The other way is to build a baffle of same lining thickness behind the penetration inside the wall cavity.

Q. How do I handle a penetration in the new GIB Barrierline® System?

A. The new GIB® Barrierline System has a central core of 25mm fire rated plasterboard between the two frames. Plumbing and electrical penetrations are easily handled through any of the outer layers. Up to two penetrations (90x90mm or 65mm diameter) may be installed in each outer layer stud bay with no additional detailing required to achieve the fire or noise rating. If any penetration goes through the central core this will need to be treated as a normal penetration of a fire rated wall.

For further assistance with these or any other questions feel free to call the GIB® Helpline 0800 100 442.

Researchers to look at how to get more women into trades

As part of the solution to New Zealand's under-resourced construction sector, a new three-year research project looking at how to get more women into trades has been launched.

Jointly commissioned by the Ministry for Women and Ako Aotearoa, the National Centre for Tertiary Teaching Excellence, the project aims to increase the participation and success of women in the construction and engineering-related trades where they are traditionally under-represented.

Ako Aotearoa director Dr Stanley Frielick says it is delighted to join with the Ministry for Women in supporting a major project that will contribute to positive change for women participating in the trades.

"The vital importance of this work is evident in the committed and collaborative team supporting the project."

A group of organisations are involved in the research project led by the Building and Construction Industry Training Organisation (BCITO).

"With \$178 billion of work forecast for the next five years*, the strong demand for skilled workers in the construction and engineering trades is unquestionable," BCITO chief executive Warwick Quinn says.

"Regrettably, so too is the low participation rate of women in those trades.

"Our traditional workforce pools are not large enough to meet the demand so we must be diverse in approach," Mr Quinn says.

"We believe the timing is right for a project of this size and scope, and that the commitment is there to leverage the demand to increase the participation and success of women."

Collaboration is at the core of the project and the group's greatest strength, Mr Quinn says.

"Our belief is that by working together we can achieve a significant increase in the participation rates of women."

Members of the group include four industry training organisations representing 86 industry sectors and 38% of all industry training, including BCITO, Competenz, Connexis, the Motor Industry Training Organisation (MITO), Auckland Maori Pasifika Trades Training (MPTT), the Manukau Institute of Technology

(MIT), The Southern Initiative Maori and Pasifika Trades Training, Kelston Girls' College, and the National Association of Women in Construction (NAWIC).

They are supported by 18 associated industry educational organisations, 19 secondary schools and a growing list of supporters.

The research will be conducted over the next three years through three interrelated focus areas — working with women in the trades and those involved in pre-trade training, engaging with trade employers, and working with data to establish benchmarks and measure change.

"Through frank discussions with women working in identified trades, we aim to discover what the significant characteristics of their engagement and learning journeys are," Mr Quinn says.

"Based on what we learn from these discussions, and national and overseas research, we will initiate change projects involving educational and industry programmes, processes and practices," he says.

One of the expected project outputs is a set of practical tools, guides and other resources for women, employers, educators and decision-makers.

"We are confident the project will contribute positively to women's increased participation and achievement in construction and



engineering-related trades, and increased equity in the workplace," Mr Quinn says.

For more information, progress updates and research outputs, visit <https://ako.aotearoa.ac.nz/characteristics-of-an-effective-learning-journey-for-women-entering-trades>.

*The Fourth National Construction Pipeline Report (2016) Predicts a \$178 Billion Boom For New Zealand's Building And Construction Sector Over The Next 5 Years (2017-2021). Refer Section 7.5 Appendix E - Forecast and known data (\$ billions) by region — annual totals.

NZ Wood-Resene Timber Design Awards 2017



21st Century technology a feature of national New Zealand Wood-Resene Timber Design Awards

Wood is no longer "just" a framing option for bungalows, as New Zealand Wood-Resene Timber Design Award winners are proving.

From extensive use of laminated veneer lumber (LVL) and cross laminated timber (CLT) in homes to multi-storey commercial buildings, this year's entries showed modern applications of wood are providing cost-effective solutions for asset owners, Wood Processors and Manufacturers Association (WPMA) promotions manager Debbie Fergie says.

Entrants competed within nine categories covering residential and commercial architectural excellence, innovation and a new section for student innovation, with winners announced at a gala function in Auckland on March 9.

"With timber's structural advantages often providing equivalent strength to steel and concrete for significantly lighter weight, and the technology to safely build up to 18 storeys, timber is an ideal

material for architects and engineers to confidently specify across commercial as well as residential builds," Ms Fergie says.

Christchurch structures featured strongly in the awards this year as architects, engineers and investors took advantage of timber's lighter weight, resilience and engineered strength, which compares very favourably with more traditional concrete and steel, especially in earthquake-prone areas.

Wood Processors and Manufacturers' chief executive Jon Tanner points out that wooden buildings weigh less than comparable steel-concrete structures – a major advantage in fine, liquefaction-prone soils.

Engineered beams in LVL or CLT can provide equivalent strength and improved fire resistance to steel beams, which can warp dangerously in extreme heat. Timber chars, but rarely burns right through.

Category Winners

Resene Overall Supreme Award

Cathedral Grammar Junior School, Christchurch: Ruamoko Solutions + Andrew Barrie Lab + Tezuka Architects, Ohno Japan & Contract Construction

Highly Commended

Point Wells Gables, Omaha: Paterson Architecture Collective, Steven Lloyd Architecture, Glamuzina Architects

Residential Architectural Excellence

Point Wells Gables, Omaha: Paterson Architecture Collective, Steven Lloyd Architecture, Glamuzina Architects

Commercial Architectural Excellence

Cathedral Grammar Junior School, Christchurch: Ruamoko Solutions, Andrew Barrie Lab, Tezuka Architects, Ohno Japan & Contract Construction

Excellence in Engineered Wood Products

Torea Studio, Mapua, Nelson: Tennent Brown, Dunning Thornton, Inch Building, Wraight+ Assoc. Landscape, XLam, Angus Muir Design

Engineering Innovation

Bealey Ave Lodge, Christchurch: RM Designs

Exterior Innovation and Infrastructure

Kopupaka Park, West Auckland: Isthmus Group Ltd

Interior Innovation

The Government of Samoa Fale, Mangere, Auckland: Walker Community Architects

New Zealand Specialty Timber Award

Langs Doors, Langs Beach, Northland: ARK

Novel Application of Fibre Award

Essential Oils from Pines: Forest Plus, Mosgiel

Innovation of Student Design Award

Winner 1: Marking the Journey of Tatau by Amanda Wijaya, Auckland

Winner 2: Multifunction: Pavilion by Louie Tong, Auckland

The judging panel:



Wood Processors and Manufacturers chair Brian Stanley (far left) with the 2017 New Zealand Wood-Resene Timber Design Awards judges, from left: Dr Duncan Joiner, Pip Cheshire, Doug Gaunt and Dr Michael Newcombe.

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RESENE OVERALL SUPREME AWARD



WINNER

Cathedral Grammar Junior School, Christchurch

Ruamoko Solutions + Andrew Barrie Lab + Tezuka
Architects + Ohno Japan & Contract Construction

Judges' citation: Cathedral Grammar stands out as an example of what can be achieved with effective collaboration and innovative use of timber design, material selection, and fabrication and construction technologies. The expression of the structural LVL frames at a human scale is inviting, and invites tactile engagement from the young occupants.

Images: Patrick Reynolds

COMMENDED

Point Wells Gables, Omaha

Paterson Architecture Collective, Steven Lloyd
Architecture, Glamuzina Architects



RESIDENTIAL ARCHITECTURAL EXCELLENCE

WINNER

Point Wells Gables, Omaha

Paterson Architecture Collective,
Steven Lloyd Architecture,
Glamuzina Architects

Judges' citation: The familiar use of timber types and construction technologies are carefully manipulated and detailed to achieve a strong emotional appeal. The assembly of a group of elements are axially arranged to emphasise connection to the site, while the beautifully articulated interior volume provides a warm sense of enclosure.

Image: David Straight



COMMENDED

Torea Studio, Mapua, Nelson
Tennent Brown, Dunning Thornton,

Inch Building, Wraight+ Assoc
Landscape, XLam, Angus Muir Design

PAK2, Pakiri
Box™, Auckland

COMMERCIAL ARCHITECTURAL EXCELLENCE

WINNER

Cathedral Grammar Junior School,
Christchurch

Ruamoko Solutions + Andrew Barrie Lab + Tezuka
Architects + Ohno Japan & Contract Construction

Judges' citation: The project showcases a complex arrangement of LVL framing, which is used to craft an integrated spatial and structural delight for the young occupants. Achieving this has involved the extensive use of the computer model from initial design and analytical studies through to CNC machining.

COMMENDED

Springfield Road, Christchurch

RM Designs



EXCELLENCE IN ENGINEERED WOOD PRODUCTS

WINNER

Torea Studio, Mapua, Nelson

Tennent Brown, Dunning Thornton,
Inch Building, Wraight+ Assoc
Landscape, XLam, Angus Muir
Design

Judges' citation: The use of CNC-machined, asymmetrical cross laminated timber (CLT) panels creates a distinctive and enclosing form. The continuous weathering skin (roof and walls) allows the CLT panels to create a warm inviting interior, and creates a sheltered outdoor space.

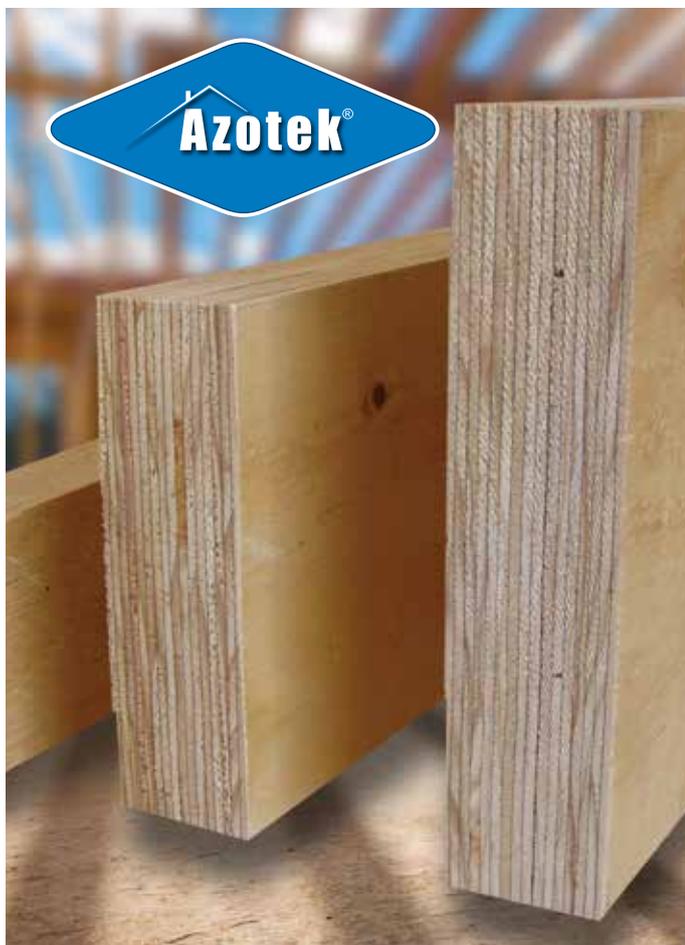
Image: Paul McCredie



COMMENDED

Fire Laboratory, Japan

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ENGINEERING INNOVATION

WINNER

Bealey Ave Lodge,
Christchurch

RM Designs

Judges' citation: This is the first large-scale commercial application of cross laminated timber (CLT) in New Zealand, and incorporates the ground-breaking application of solid timber construction and structural engineering with compliance with New Zealand Building Code and construction practices.

Image: Hedwig Photography



COMMENDED

Ruamoko Solutions + Andrew Barrie
Lab + Tezuka Architects + Ohno
Japan & Contract Construction

Cathedral Grammar Junior
School, Christchurch

Fire Laboratory, Japan
PTL | Structural Timber Consultants

EXTERIOR INNOVATION AND INFRASTRUCTURE

WINNER

Kopupaka Park,
West Auckland

Isthmus Group Ltd

Judges' citation: The delightfully simple timber crib walling system is used to create an extensive and organically shaped installation in an urban fringe landscape. The designers should be credited for thinking outside the box and applying timber for infrastructure projects.



INTERIOR INNOVATION

WINNER

The Government of Samoa
Fale, Mangere, Auckland

Walker Community Architects Ltd

Judges' citation: Traditional building methods have been scaled up to make a large community space while maintaining the sense of enclosure and detail. Great richness is derived from the shaped and honed timbers with traditional bound joints (tafa). The large and elegantly curved and lathed Glulam rafters suggest traditional fale construction, while demonstrating the use of advanced timber machining technology.



COMMENDED

Glamuzina Architects

Point Wells Gables, Omaha

Paterson Architecture Collective,
Steven Lloyd Architecture,

Piko Wholefoods,
Christchurch

Solarchitects Ltd

NEW ZEALAND TIMBER SPECIALTY AWARD

WINNER

Langs Doors, Langs Beach,
Northland

ARK

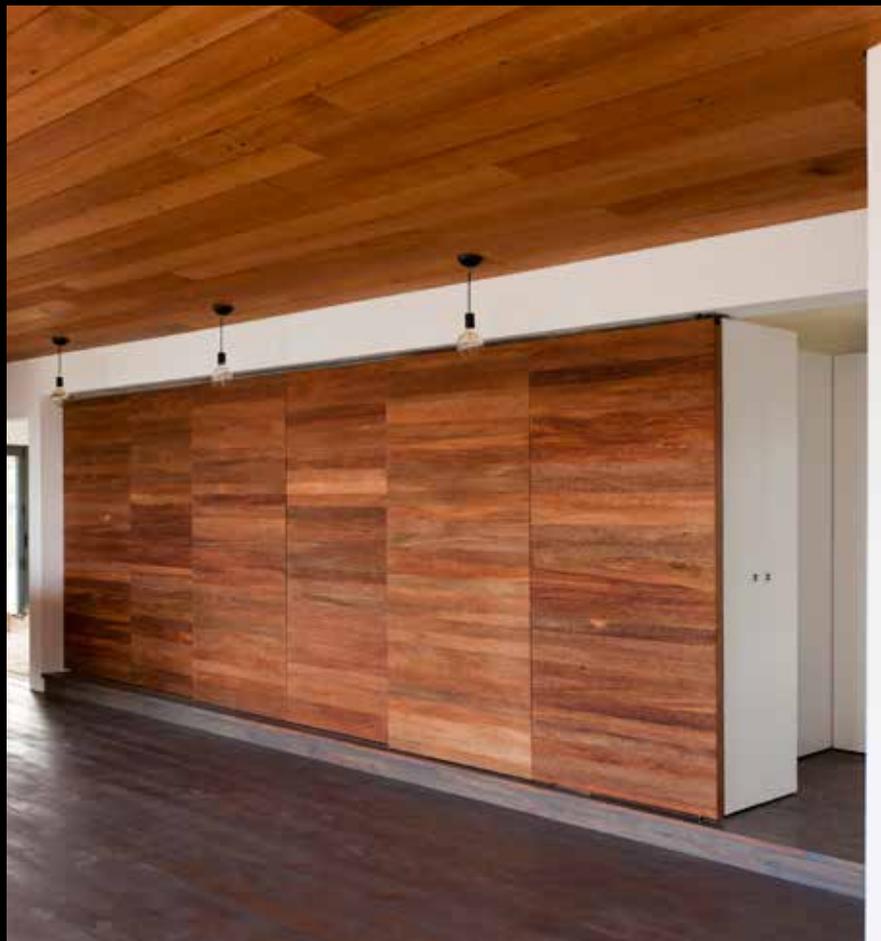
Judges' citation: CNC texturing, distressing and coatings are applied to enhance the natural beauty of native timbers, and include references to inter-tidal sand patterning and the pre-existing bungalow paint scheme.

Image: Simon Devitt

COMMENDED

The Vessell, Auckland

ARK



NOVEL APPLICATION OF FIBRE AWARD

WINNER

Essential Oils from Pines

Forest Plus, Mosgiel

Judges' citation: There is truly more than wood in trees. This entry takes an extremely small volume of the tree and has turned it into an extremely valuable product that is highly sought after in the US.

Products like this can change the economics and how we grow trees, should we grow a short rotation oil/chemical producing crop.

ForestPlus Oil is, in many ways, another Kiwi can-do success, solving a waste problem, design and



building a plant, securing a market and making it all work. With this

thinking what else is possible from our trees?

INNOVATION OF STUDENT DESIGN AWARD

WINNER 1

Marking the Journey of Tatau

Amanda Wijaya, Auckland

Judges' citation: Close examination of the ceremony of Tatau has generated a progression through a building which may be likened to the three stages of Tatau – the stretching, the tattooing and the transitioning to adulthood.

The experience of the central space is enhanced by the louvered and coffered rafters, ceiling and panels.

WINNER 2

Multifunction: Pavilion

Louie Tong, Auckland

Judges' citation: Rigorous mathematical and geometrical analysis has informed a student design and build project at Henderson High School.

This project is a deliberate provocation to engage students' imagination in mathematics, materials and construction.

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Advertorial

A stronger home is always an attractive proposition



Extra structural bracing is the number one reason why Nigel O'Leary, co-director at David Reid Homes Dunedin, made the switch from wrap to HomeRAB Pre-Cladding.

David Reid Homes are known for their quality and attention to detail, so to Mr O'Leary it seemed logical to use HomeRAB Pre-Cladding instead of building wrap.

"When I first encountered HomeRAB, I liked the fact that it gives you extra bracing. You're not just relying on the gib board. In my mind, better bracing means a better house."

In addition to extra bracing, he says HomeRAB Pre-Cladding contributes to the speed and success of a David Reid building project in three other ways — weathertightness, early close-in and reduction of exterior fastenings.

"Our first project with HomeRAB was in a windy spot on the coast. Using pre-cladding board instead of wrap helped us to get weathertight sooner. It also does away with a lot of exterior fastenings, such as stud straps, top plate straps and lintel straps.

"While it takes slightly longer to install, it saves time in other ways. Early close-in means you can let other tradies start work sooner."

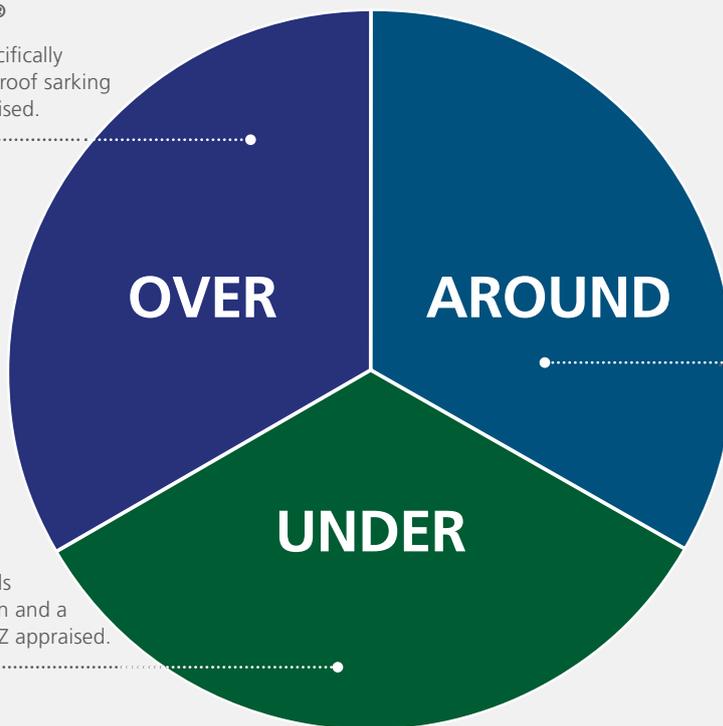
As a Dunedin-based builder, Nigel is also a fan of the additional thermal insulation that comes with HomeRAB Pre-Cladding. Home owners in the South Island are always interested in having a warmer home that costs less to heat.

"Better thermal properties certainly help in this part of the world."

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Welcome to *Building Today's* new monthly sports section, Sport Today. Radio Sport Breakfast co-host Kent Johns has fronted up for *Building Today* where he'll be presenting a thought-provoking column reflecting on the previous month's sporting events and controversies, and will be encouraging (winding up?) BT readers to share their views and opinions too.

Kent has been with Radio Sport since 1999, so there's not much he doesn't know about New Zealand and overseas sport. Enjoy his first column, and don't hold back – let us know if you agree with his views or not! There'll be prizes for the best replies we receive each month.

And try Kent's Sports Trivia Quiz on the opposite page, where we'll be giving away cool prizes to the winner!



Protected species Hansen gets as good as he gives

An interesting stoush played out publicly in February after All Black loose forward Steven Luatua signed with ambitious English club Bristol.

It pitted former Blues coach Pat Lam against All Blacks supremo Steve Hansen. Lam was very much in Hansen's sights after he had the temerity to sign the 13-test player to a two-year deal to play in England.

Hansen was clearly unhappy a 25-year-old in the prime of his career would spurn further national honours to play in the north, and he quickly took aim at Bristol coach Lam.

"He (Luatua) spoke briefly to the (NZR) contracts team, and he's been tapped on the shoulder by Pat Lam which is disappointing too," Hansen said.

"If you're an ex-New Zealander you should be a bit mindful about players' careers. But when they decide to go you've got to support them. Steven has made that decision so we'll do that."

Whack! Here was the national coach having a direct crack at the one-time former All Black. An ex-New Zealander though? I thought that was out of line and a totally unfair characterisation of a fellow professional coach simply doing what was best for his team.

Even if we give Hansen the benefit of a slip of the tongue, the underlying sentiment was still extremely patronising. In other words, Lam should have been acting in the best interests of New Zealand rugby and, by extension, Hansen himself.

To suggest Lam should be "mindful about players' careers" was clearly insulting, and I eagerly awaited

Lam's response.

And that's when things started to really hum. After leaving a number of unanswered messages to have Lam talk to us on Radio Sport, he released a statement firing back at Hansen.

"I am not sure why Steve Hansen would unprecedentedly choose to single me out publicly and call me an 'ex-New Zealander'," Lam said.

"I was born in New Zealand to hard working Samoan parents, I was educated in New Zealand and worked as a schoolteacher and a professional rugby coach in New Zealand.

"The only reason we don't live in New Zealand at the moment is I had an opportunity to continue to coach rugby professionally in Ireland and support my family after being sacked by the NZRU and the Blues."

"I believe many New Zealanders would also be offended to be labelled an 'ex-New Zealander' by the All Black coach, as he has great influence because of his position of privilege and responsibility in representing New Zealand worldwide.

"Who determines and judges who is a New Zealander and who isn't? I don't believe that has ever been the role of the All Black head coach."

Now I think Pat Lam was slightly over-emotive in his reposte – no one actually agreed with Hansen's assertion he is an ex-New Zealander. But I did like the fact he stood his ground and gave as good as he got.

The position of All Blacks coach can appear like a protected species, and seldom is he criticised so vehemently from within the New Zealand rugby establishment.

If Steve Hansen is entitled to want the best players to stay in New Zealand then, equally, overseas coaches are entitled to recruit those same players to better

their squads.

It is called professional sport. Pat Lam wins this argument hands down.

Johnsy's predictions!

If the sporting year of 2017 is half as good as last year then we are in for a beauty. Here are my champions in the coming months . . .

- *In Super Rugby I have the Chiefs to beat the Hurricanes in the final. Dave Rennie is crafty enough to engineer another championship before he departs, and they probably have the toughest, gruntest pack in the competition.*
- *I have the Brisbane Broncos to win the NRL. It would be so typical of Wayne Bennett to come up trumps just as people start to think he's done as a top level coach.*
- *Bayern Munich will be crowned European football champions.*
- *And my boldest pick of them all . . . get ready for it . . . drum rolls . . . Chelsea to win the Premier League. I hope they gag and spill their lollies, but there's a better chance of the Sunwolves winning in New Zealand.*



Tune in to Kent Johns, Radio Sport Breakfast. 6am – 9am weekdays

SPORTTODAY TRIVIA QUIZ

See how you go with the first edition of our Sport Today Trivia Quiz:

1. Who did the Hurricanes beat 71–6 in week two of Super Rugby?
2. LeBron James has won NBA championships with which two franchises?
3. Ross Taylor now has how many ODI centuries?
4. Which team last won back-to-back championships in the NRL?
5. In which year did Tiger Woods last win a major golf championship?
6. Which two tennis legends won respective Australian Open singles titles in 2017?
7. Who am I? I am the only player in ODI cricket history with three scores of at least 180.

To enter the quiz, simply scan the QR code at right and send your answers in, or email andrew@buildingtoday.co.nz by April 3, 2017. We've got bottles of delicious Wild West Worcester sauces and relishes to give away to the lucky winner.

And every entry in the Trivia Quiz will receive a complimentary sample sachet of delicious WWW sauce to try for yourself!

Also, have your say on any of Kent's comments in his first column for Sport Today by emailing andrew@buildingtoday.co.nz, and we'll print the best responses in *Building Today* April. See you next month!



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BT's Back in Time

20 years ago:

- A renovations award was added to the NZMBF's House of the Year promotion. There were to be two categories — renovations costing under \$100,000 and those costing over \$100,000.

The new award was the initiative of one of the joint principal sponsors of the promotion, PlaceMakers. Communications manager Dyan Cann said the award acknowledged the growing trend towards additions and alterations to existing homes.

"There's a lot of exceptionally good renovation work going on around the country, and we believe it needs to be recognised as a specialist activity," she said.

"The new award will also broaden the scope of the House of the Year promotion and its appeal to Registered Master Builders and their clients."

15 years ago:

- Changes were to be made to the RMBF's television commercial to drive preference for the use of Registered Master Builders by the public and the commercial market.

RMBF chief executive Chris Preston said building on the brand recognition the Federation now had, the commercial would focus on the positive.

"So, gone are the days that will see the cowboy approach to the market," he said. "The commercial will also support the brand partners who are supporting us, and will increase exposure of our brand in the marketplace," Mr Preston said.

10 years ago:

- Building and Construction Minister Clayton Cosgrove announced another step in getting better outcomes for those affected by leaky homes, with the establishment of a \$20,000 ceiling for fast-tracked Weathertight Homes Resolution Service (WHRS) claims.

He said claims under \$20,000 would be considered lower-value, and would be managed through a new streamlined WHRS claims process which would encourage fast resolution of claims informally through negotiation and mediation within set time frames.

Mr Cosgrove said the new process would mean faster dispute resolution and lower costs.

"I have heard of lower value claims where the costs from lawyers and experts can exceed the cost of repair, so these reforms will help ensure a quick settlement so people can get their homes fixed and get on with their lives," he said.

5 years ago:

- Minister for Building and Construction Maurice Williamson expressed confidence in New Zealand's structural steel industry as he opened a forum held in Christchurch.

Organiser Alistair Fussell of Steel Construction NZ said the event's central theme was seismic resilience.

"The design and construction of Christchurch's new buildings and infrastructure will be heavily influenced by seismic considerations.

"What the event aimed to demonstrate was that structural steel buildings can withstand even major earthquakes, offer commercial advantages over alternative options, and are architecturally attractive," he said.

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The value of construction in the New Zealand economy

Building Today columnist and industry stalwart Mike Fox says some stark recommendations are made in the 2016 update of the PWC report titled *Valuing the role of construction in the NZ economy*.

In 2011, the Construction Strategy Group (CSG) commissioned a step change report by editors PricewaterhouseCoopers (PWC) that for the first time authoritatively summarised the sheer size and impact the construction industry has on the health of the New Zealand economy.

Among other things, it highlighted that for every dollar spent on construction it returned a direct benefit of \$3 dollars to the overall economy.

It also highlighted several drivers that needed urgent attention, such as boom-bust impacts, poor procurement practices, low productivity, skill shortages, and regulation being implemented without thorough cost-benefit analysis.

Five years on from that ground-breaking report, the CSG has wisely commissioned an update of the initial PWC report to see what progress had been made, identify any new issues and to provide some possible solutions.

The construction industry clearly affects so many lives, not only financially through employment and investment but also providing the built environment and shelter that we all need to live and work in safely.

Following is an excerpt from the 2016 report that makes compelling reading, and highlights that without change on many fronts, our industry will struggle to meet the demands and needs of the nation's building expectations.

The 2016 PWC report provides an update to our 2011 report titled *Valuing the role of construction in the New Zealand economy*.

It was commissioned by the Construction Strategy Group (CSG), in association with the Construction Industry Council (CIC) and BRANZ, in order to demonstrate to the Government and other stakeholders the value and significance of the sector, and ensure the profile of the construction industry is up to date.

The previous report highlighted the value of the construction sector, and the key role it plays in the New Zealand economy.

However, it identified that the boom-bust nature of the sector was clearly a problem, and was a barrier to improving its productivity and overall performance. It stated that the



Mike Fox

Government's key focus needed to be in developing forward certainty for the sector, allowing it to maintain and develop skills, and boost labour productivity.

We set out a number of options which the Government could consider which could enable a more consistent and predictable environment for the sector.

This report looks at the state of the construction sector five years on. The previous report was written at the bottom of the cycle, whereas today the sector is operating in a boom.

However, while the state of the industry has changed significantly, the underlying structural issues which were identified in our previous report largely remain today, and the impact of the business cycle on the sector is just as strong.

The construction sector plays a large role in New Zealand's economy, contributing strongly to employment, businesses and GDP. It is New Zealand's fifth-largest sector by employment, comprising around 178,100 Full Time Equivalent (FTE) employees, with another 53,600 FTEs in construction-related services.

Together, this accounts for 10% of total employment across the economy. Construction and construction-related services contributed 8% of New Zealand's total GDP in 2015, and has an even greater impact when integration with other parts of the economy is considered.

"The construction sector delivers almost as much of New Zealand's GDP as the whole of the Waikato region, and this contribution is growing. Over the past three years, core construction has seen 17% GDP growth,

overtaking wholesale trade to become the eighth biggest contributing sector to GDP.

One out of the top 10 individual sectors by contribution to New Zealand's GDP, construction supported the highest job growth between 2012 and 2015, with core construction contributing one out of every five new jobs in New Zealand (26,000 new jobs).

In contrast, the agriculture, forestry and fishing sector, for example, contributed a much smaller 330 new jobs over the same period. Adding in construction-related services means the sector is even more significant.

There is a large return to New Zealand's economy from support for a sector that continues to struggle with the cyclical nature of work and low productivity. Since 2012, measured labour productivity has increased by only 1%.

Every 1% increase in labour productivity for construction yields an increase in GDP of around \$139 million, even before multiplier effects are considered.

Supporting the sector by smoothing sources of volatility means that gains in underlying productivity are not lost when the sector encounters a bust. Over the long term, gains in productivity and multiplier effects would compound to produce even larger benefits.

More broadly, improving performance of the sector provides a range of benefits which will be shared by the industry and consumers.

For the industry, this means improved profit margins, better skills development and earning opportunities, and a better ability to weather the cyclical nature of the industry.

For consumers, this means high quality construction will cost less, involve fewer project delays, and have a wider variety of options to satisfy consumer demand.

Without change, the sector will struggle to meet medium-term demand. There is a significant task ahead to accommodate new private sector and government demand, compounded by the housing shortage in Auckland.

The recently released decisions version of the Proposed Auckland Unitary Plan provides for an additional 422,000 dwellings over the next 30 years. The opportunity for the construction sector is significant, but the sector will not be able to meet the challenge without change.

This report identifies a number of areas in which government, industry and consumers could make changes that would help improve the productivity and performance of the industry.

A recurring theme from our interviews with industry participants was that the Government should take advantage of the current conditions and work more closely to smooth volatility in the cycle.

The Government could plan its investment programme to support the industry in a downturn. In this regard, the same value of funds would be spent but the timing would be used as a tool to smooth volatility when private sector demand drops.

There is the potential to avoid a bust if government-sector demand can counteract falling private-sector demand.

In addition, a common theme from industry participants was that there was a clear need for government procurement processes to improve.

Greater uptake of standard contracts and the potential for the MBIE's procurement guidelines to become mandatory during government procurement, unless there were strong reasons not to use these, were touted as areas which would provide an immediate impact for the sector while having minimal impact on the Government.

More broadly, initiatives the Government could take include:

- encouraging labour supply through immigration and funding training programmes,
- increasing the use of standardised contracts,
- integrating design and build functions during procurement,
- procuring at scale to ensure economies of scale are achieved,
- promoting counter-cyclical investment to smooth construction activity,
- considering improvements to regulatory regimes that negatively impact on construction sector performance,
- assessment of the costs and benefits of new regulations should be undertaken by the Government before they are introduced, and existing legislation relating to liabilities and retentions should be reviewed through this lens,
- consideration should be given to options for

streamlining consenting processes and rationalising the number of Building Consent Authorities to improve consistency in consenting and compliance processes,

- recognising that the industry responds rationally to the operational framework constructed by the Government, changing that framework creates incentives for the industry to invest, innovate and improve the sector.

However, there are initiatives that the industry itself could undertake to assist with improving its own performance. The industry could help grow its productivity through investment in skills, training, innovation, promoting better contracting practices, and exploring options for improved quality assurance processes, and

- the industry is facing a labour shortage across the skills spectrum, with a particular shortage in higher-value roles. The industry could look to recruit workers from other sectors with transferable skills (eg project managers). Design-related roles are currently a key bottleneck, so encouraging graduates in this, and other high-value areas would support the industry over the longer term.

Finally, consumers can also play a role in improving the performance of the construction industry:

- Clients and consumers could contribute to better performance of the industry through encouraging improved project management practices, considering whole-of-life-costs for construction projects, and having greater acceptance of standardisation of products and components as well as mass-customisation in construction.
- We know that there is no silver bullet to deal with industry volatility. New Zealand has not been alone in grappling with the troughs and peaks that often accompany construction activities.

But the lesson of past cycles is that we have to find a better way of coping with them. The way to do that is through close partnership with the Government.

Both industry and the public sector must be committed to smoothing the highs and the lows.

- It is our view that the spirit which gave rise to the establishment of the Productivity Partnership between the Government and

industry following publication of the 2011 PWC Report should be rekindled.

The 2016 PWC Report offers some guidance as to what might be achieved — an emphasis on skills acquisition rather than academic qualifications may offer a better pathway for recruits into our industry through the tertiary education system; the Government might make it a requirement for agencies of state and local government to follow the guidelines for the state sector which aim at best value procurement rather than lowest cost; And accumulation of housing land by the Government to give a benefit of scale to development over time can help the progress of lower-cost housing through customisation using off-site manufacture.

- The importance of the industry, including as an employer and generator of economic growth is, as disclosed in the PWC Report, now such that attention to preserving its commercial health should, in our view, be a priority across the public sector.

As representatives of industry participants, our respective organisations are committed to adding value to the contribution the sector makes to New Zealand's economic performance.

The above excerpt from the full report provides only a taste of the insightful recommendations that are provided for the Government, the industry and the consumer alike.

I would urge you to read the full list of recommendations contained within the report that can be downloaded at <http://www.pwc.co.nz/services/management-consulting/publications/valuing-the-role-of-construction-in-the-nz-economy>.

This PWC 2106 report is, once again, a step change document for our industry, and it provides a much needed blueprint for a collective approach to maintaining a strong, professional and productive industry which will produce the homes and buildings New Zealand needs.

However, this will only happen if those in power and positions of influence heed the recommendations and take action.



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What is required to satisfy the requirements of Section 20(2)(e) of the CCA 2002?

Timothy Bates, principal of Auckland law firm Legal Vision, reviews a recent Court of Appeal decision highlighting the necessity of providing valid payment claims under the CCA 2002.

In this month's article I wish to review the recent Court of Appeal decision in *C J Parker Construction Ltd (In Liquidation) v WS Ketan & Others*.

This proceeding had started in the High Court as a summary judgment application whereby the appellant had sought to have judgment entered on the basis that the respondents had not issued a payment schedule in response to an invoice they had served seeking payment of the sum of \$240,542.10 (the purported payment claim).

In the High Court, the summary judgment failed because the court did not consider a valid payment claim had been served on the respondents.

Judge Woolford found that there was no agreement as to the construction price and value of the progress payments.

Applying section 17(4) of the Construction Contracts Act 2002 (CCA), he said the value of the construction work and any variation was calculated with regard to the reasonable value of the work.

He held that the purported payment claim did not meet the requirements for a payment claim under Section 20 as it did not properly address the reasonable value of the work, and did not enable the respondents to respond effectively.

The principal issue brought on appeal to the Court of Appeal was whether the purported payment claim met the requirements for a valid payment claim under section 20 of the Act.

In addressing the critical issue, the court made some general comments upon the statutory



scheme under the CCA. At paragraph 16 the court recorded the following:

"It is sufficient for the purposes of this case to note that the Act focuses more on procedure than on proof, and that it establishes a draconian 'sudden death' regime if its payment procedures are not complied with.

"The scheme of the Act is to entitle a payee to prompt payment where the amount claimed is not disputed, and to provide resolution procedures for disputed claims."

The respondents resisted summary judgment on the basis that the purported payment claim did not indicate the manner in which the payee calculated the claimed amount.

They said several parts of the purported payment claim did not make sense, and it remained unclear how the amount claimed was calculated.

It was submitted for the appellant that a bare statement of the amount claimed making up a total claim meets the requirements of the Act.

However, in considering the said submission, some analysis was carried out by the court on what was required by the CCA in a payment schedule, which was required to properly respond to a payment claim.

The Court of Appeal ruled that a pragmatic, common sense and contextual approach ought to be adopted when assessing whether the purported payment claim complied with Section 20(2)(e) of the Act. At Paragraph 26 the court held as follows:

"A payment claim must be sufficiently detailed and comprehensible to enable a payer to

understand the basis on which the claim is made.

"Only then can the payer decide whether to accept it or put the payee on notice of a dispute by providing a payment schedule in response which explains the payer's reasons for disagreeing with the claim.

"This requirement is implicit in the payee's obligation to provide a claim that indicates 'the manner in which the payee calculated the claimed amount', and in the payer's obligation to respond by giving reasons for the difference between the amount claimed and the amount the payer is prepared to pay."

The court went on to rule that, in this instance, the purported payment claim had parts of it that were incomprehensible, or insufficiently detailed to inform the payer about how it was calculated.

There was no agreed contract price and no agreed formula for calculating the price. A single unit used for labour charges was insufficiently detailed to be capable of evaluation.

It held the purported payment claim did not satisfy the requirement of indicating the manner in which the payee calculated the claimed amount. Accordingly, the summary judgment application failed.

This Court of Appeal decision is notable for discarding the argument that the respondent could have obtained clarification by using the framework of the Act.

It simply ruled that a payer who has not been provided with sufficient information to understand the manner in which a claim has been calculated cannot be required to provide a payment schedule which complies with the Act.

The court also made the observation at Paragraph 27 that where a construction contract does not provide expressly for contract price, labour rates or prices for materials and services, the requirement for establishing compliance with Section 20(2)(e) is more onerous.

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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Building Consents Information

For All Authorisations, January 2017

Dwellings	\$735,280,000
Domestic Outbuildings	\$12,589,000
Total Residential	\$747,870,000
Non-residential	\$338,456,000
Total All Buildings	\$1,086,325,000
Non-building Construction	\$21,460,000
Total Authorisations	\$1,107,785,000

Number of new dwellings consented

	Jan 2017	Dec 2016	Jan 2016		Jan 2017	Dec 2016	Jan 2016
Far North District	20	26	14	Horowhenua District	15	17	16
Whangarei District	39	45	44	Kapiti Coast District	23	23	6
Kaipara District	10	20	12	Porirua City	19	24	11
Rodney District	55	60	60	Upper Hutt City	7	9	9
North Shore/Albany Wards	211	198	136	Lower Hutt City	12	1	6
Waitakere Ward	18	43	46	Wellington City	27	29	58
Auckland Wards	66	279	148	Masteron District	9	7	4
Manukau/Howick Wards	32	43	53	Carterton District	7	2	1
Manurewa-Papakura Ward	50	59	37	South Wairarapa District	3	10	1
Franklin Ward	80	58	26	Tasman District	23	41	29
Thames-Coromandel District	19	28	17	Nelson City	10	22	18
Hauraki District	10	10	4	Marlborough District	22	18	8
Waikato District	43	57	78	Kaikoura District	2	1	0
Matamata-Piako District	28	9	15	Buller District	0	5	1
Hamilton City	55	76	102	Grey District	3	5	1
Waipa District	25	43	25	Westland District	2	2	2
Otorohanga District	4	3	0	Hurunui District	6	8	4
South Waikato District	0	2	4	Waimakariri District	44	53	37
Waitomo District	0	0	0	Christchurch City	179	197	153
Taupo District	17	21	15	Selwyn District	78	94	64
Western Bay of Plenty District	40	40	32	Ashburton District	15	32	14
Tauranga City	103	114	145	Timaru District	14	20	11
Rotorua District	5	10	8	Mackenzie District	8	6	3
Whakatane District	13	12	8	Waimate District	1	1	2
Kawerau District	4	0	0	Chatham Islands Territory	0	0	0
Opotiki District	0	2	2	Waitaki District	7	4	13
Gisborne District	5	5	4	Central Otago District	30	26	12
Wairoa District	0	0	1	Queenstown-Lakes District	59	79	65
Hastings District	22	15	24	Dunedin City	29	50	12
Napier City	10	10	11	Clutha District	6	3	1
Central Hawke's Bay District	2	2	4	Southland District	8	6	4
New Plymouth District	34	36	19	Gore District	0	3	0
Stratford District	2	2	1	Invercargill City	4	10	5
South Taranaki District	5	11	2	Area Outside TA	0	0	0
Ruapehu District	4	9	2				
Wanganui District	10	9	4				
Rangitikei District	2	1	0				
Manawatu District	10	11	7				
Palmerston North City	26	16	12				
Taranaki District	1	2	2				

- Based on 2006 census areas
- Each dwelling unit in a housing project is counted separately
- Figures in these tables may differ from published statistics

Source: Statistics New Zealand

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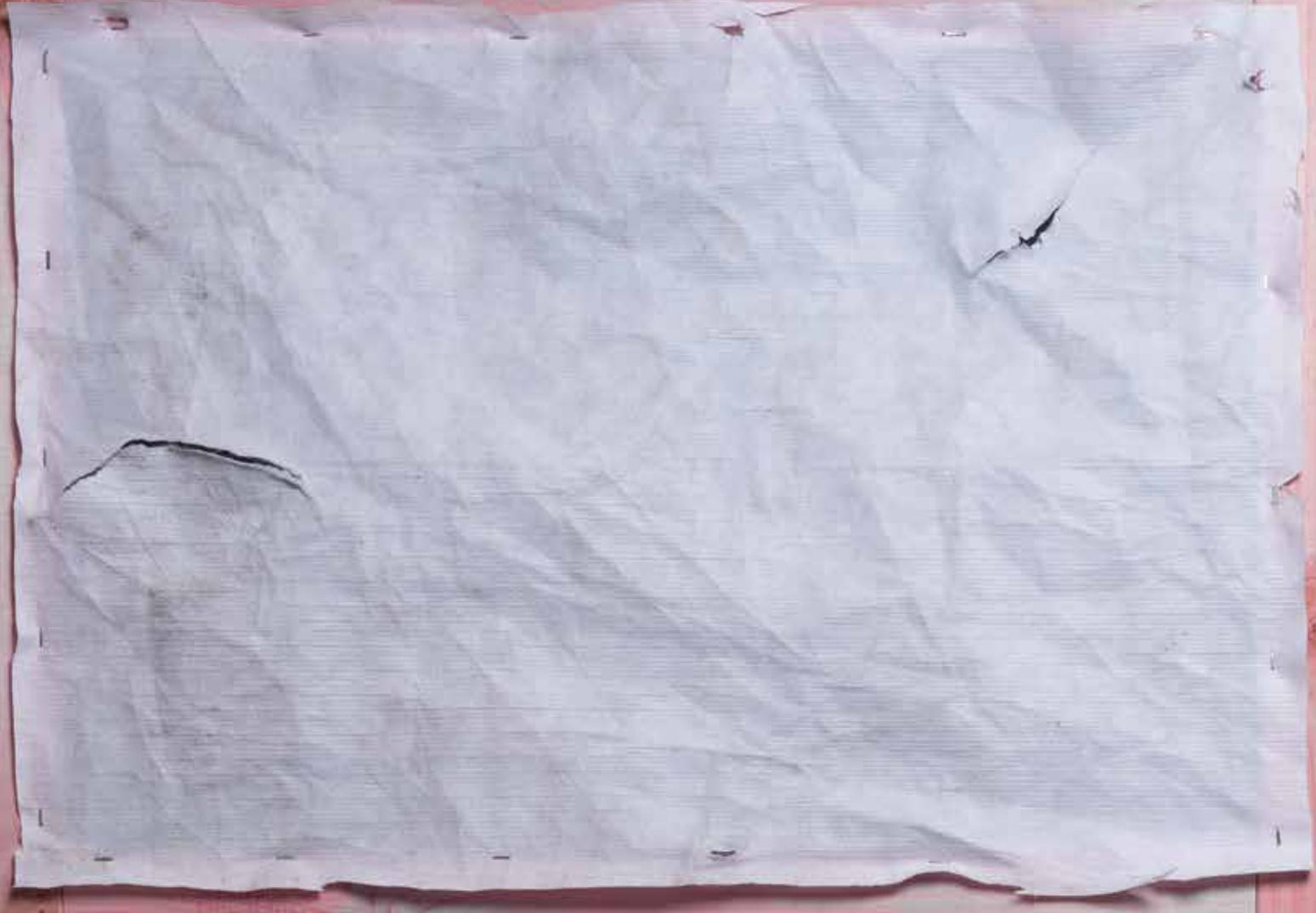
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