

BUILDINGTODAY

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION



VOLUME 27 NUMBER 3

APRIL 2017

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FROM THE EDITOR

President Simon Barber says the RMBA Board is pleased with the Association's membership growth which showed an 11% increase over the past year.

Growth in other areas such as the NZ Commercial Project Awards and the flagship House of the Year competition — along with the always helpful growth in the organisation's net equity — show the Association is in good health.

Read more about Simon's observations so far this year on page 4.

We also report on the National Association of Women in Construction (NAWIC) and their third annual excellence awards later in the year that celebrate the success of the increasing number of women involved in the New Zealand construction sector.

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ISSN 1171-0225 (Print)

ISSN 1171-1264 (Online)



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Membership growth promising

By RMBA president
Simon Barber

Summer is well behind us, and hopefully all your projects are well on track as the days get shorter.

As an RMBA Board, we are getting around as many annual members meetings as we can in the next few months. It's a great way for us to get feedback from local members and see where things are at around the branches.

Good ideas on the quality of new members, House of the Year event locations, judging standards in House of the Year and ways of sending information beyond business owners have been well received.

We also have had a chance to show how things are tracking on a national level.

We are pleased with an 11% rise in business members last year, and our new Elevate online portal, which was described by one member who told me it was the best thing to come out of Master Builders in 30 years.

Advocacy and legal services advances, 21% growth in House of the Year entries and 33% growth in New Zealand Commercial Project Awards entries this year, changes to our disputes resolution service, a growth in net equity and finally some changes on the guarantee front are other notable recent RMBA successes.

The turnout at Tauranga was great, and the evening was finished off by having the Tauranga City Council present their new online consenting through to CCC process, which went live the following day.

There has to be a better way to deliver this progress as a shared effort nationally, instead of the current ad hoc approach from territorial authorities all having a go.

For those who employ apprentices, Apprentice of the Year entries are upon us and now is a chance to encourage your staff to test themselves in front of their peers and grow as people.

As an industry we need to do more with training the future of our industry. The positives of bringing a young person into a trade, seeing them learn, develop as a person and then assume responsibility within your business makes it all worthwhile and overshadows the hard work involved.

There is also the chance at the moment to take

on a Gateway student or two from a local college. It's a great chance to find someone who fits within the trade or, alternatively, finds it's not for them as they take a day a week out from school.



There are some great prospects over time who lend themselves to start an apprenticeship at year end. We need to get more numbers into our businesses first.

I remember listening to Tom O'Toole (<http://www.tomotoole.com.au>) speak a number of years ago. He told of the dilemma of training staff.

"What if you train them and they leave," he was often asked. "What if you don't and they stay?" was his reply. We have to train more as an industry and stop leaving it to others.

It was pleasing to attend a reunion of Registered Master Builders national past presidents in Blenheim recently.

While proposing a toast to all those who had gone before me, the commitment to the role and values on display were unchanged as the years go by. We will meet up again in Wellington in 2020.

The site visits were a bit different to those at most building-related gatherings. We went out to Yealands Estate at Seddon, and I discovered a little bit about a person I'd never heard of but probably should have.

I actually purchased his book at the airport coming home, and it's worth checking out the story of Peter Yealands for some inspiration. For more info, visit <http://www.stuff.co.nz/marlborough-express/news/6430488/> Much-more-to-the-man.

Many of you may have noticed the squeeze on funding in our sector that has progressively tightened in the past six months — and there is no sign of any change for the rest of 2017. This must impact workflow.

Get used to the lower level of funding banks will put forward, and plan accordingly. This is mostly affecting the pre-approval percentage — or lack of it — for our new clients to the market, and reducing the level banks will fund our projects to, if at all.

With the election ahead, and housing a continuing area of discussion, the rest of the year will throw up a few obstacles and make it important for us, from a Master Builders viewpoint, to continue our focus on helping members build better businesses.

Search is on for New Zealand's top carpentry apprentice

Carpentry apprentices from across New Zealand are being called to show their skills and compete in the Registered Master Builders CARTERS 2017 Apprentice of the Year.

This year's competition is bound to be one of the toughest yet, as New Zealand's construction and building boom continues.

With one in five new jobs created in the next three years forecast to be in construction, an apprenticeship in the trades offers significant opportunities.

Registered Master Builders Association chief executive David Kelly says there has never been a better time to pursue a career in the trades, with the current skills shortage creating many opportunities for quality trades.

"Construction companies are actively seeking skilled apprentices to fill the current demand, with almost 80% of construction firms reporting vacancies last year.

"By completing an apprenticeship, apprentices can not only earn as they learn, they are also entering a career with great job security," he says.

"Apprentice of the Year is a fantastic way to support the industry by showcasing its future leaders."

Entries for the competition opened on Monday, April 10, and apprentices can be in the running to win a share of more than \$100,000 in prizes, as well as the sought-after title of 2017 Apprentice of the Year.

The number of Apprentice of the Year entries continues to increase year on year, and last year 164 apprentices from around New Zealand competed for the sought-after title.

This reflects the ongoing growth in the sector, and the recognition of the value an apprenticeship in the construction industry has to offer.

Supporting the competition for the 13th year



From left: Registered Master Builders Carters 2016 Apprentice of the Year third placegetter Ryan Tesselaar, winner Callum Bryson and runner-up Wade Puklowski.

running will be principal sponsor CARTERS. Chief executive Mike Guy says CARTERS is honoured to have been a part of launching the careers of skilled apprentices for more than a decade.

"Apprentice of the Year reflects CARTERS' ongoing dedication to supporting New Zealand's apprentices through investing in training and mentoring," Mr Guy says.

"New Zealand's construction sector is booming, and attracting young talent to our industry is key to ongoing success. We encourage all young people, both men and women, to be a part of a sector that leaves a tangible legacy for the generations of Kiwis to come."

2016 winner Callum Bryson, employed by McMillan & Lockwood PN Ltd, encourages others to enter the competition.

"The competition brings together the best

carpentry apprentices from all over New Zealand, so it was a fantastic opportunity to challenge myself and put everything I had learnt to the test.

"Winning Apprentice of the Year has definitely grown my confidence and opened so many doors for me. I would highly recommend the experience to all apprentices," he says.

Carpentry apprentices can enter the competition online at www.apprenticeoftheyear.co.nz, with entries closing on Tuesday, June 6.

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

2017 House of the Year gets exciting new additions

This year's Registered Master Builders House of the Year competition is underway, with some innovative new categories to reflect the changing sector.

This year the competition includes three new categories — two for Volume and Group House builders, and one for multi-units, such as apartments.

Registered Master Builders Association chief executive David Kelly says these new categories reflect the changing market and the types of homes that are now a part of our landscape.

"House of the Year showcases what is possible by introducing new trends, materials and approaches. The focus on sustainable building over the past few years is a key example of this," Mr Kelly says.

"We are now moving into a period which will see a major rise in multi-unit homes and apartments — that is very exciting for the industry and for New Zealand.

"Demand for building in this country is calling for new ways of operating and new types of building. Multi-unit dwellings are expected to account for 40% of residential builds by the end of 2021, and we want to ensure, as the prominent house building competition, we reflect this new landscape."

Mr Kelly says the Registered Master Builders Association and the House of the Year competition play a leading role in ensuring a better built New Zealand.

"House of the Year has been celebrating quality and innovation in New Zealand construction for more than 25 years. These changes recognise that the market continues to evolve and grow, but the focus of our builders



The Registered Master Builders 2016 House of the Year Supreme Award winner was this seaside home by Richard Davidson Builders Ltd in Campbells Bay, Auckland.

remains on quality across all types of homes and price brackets," he says.

"This competition sets a standard for the industry, and has become a valuable source of ideas for anyone thinking about building a new home or undertaking renovation."

The competition will see Master Builders from around New Zealand compete for regional titles, with the best of the best going on to compete for the sought-after national titles of 2017 Supreme House of the Year and Supreme Renovation of the Year.

Homes entered into the competition will be assessed by a panel of judges — a team of industry experts — who will travel around New Zealand to find the best builds in the country, ranging from new homes and show homes to renovations and builders' own

homes.

The homes are first judged at a regional level, with award-winners announced at 11 regional events held throughout New Zealand during July and August.

The top local Gold Award winners will become Gold Reserve National Finalists. The national finalists will then be re-judged by a panel of judges who will determine the overall national winners. These winners will be announced at the national awards event in November.

"Last year, there were more than 330 homes entered, showcasing our Master Builders' high standards and commitment to quality across the sector.

"We are excited to see the range of homes this year and the innovation that is currently taking place in the industry," Mr Kelly says.

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Immaculate earthquake rebuild wins first-time national award

After over a decade of entering the competition, Nigel Smith of Milestone Homes Canterbury (2012) Ltd was ecstatic to take out his first national category win at the Registered Master Builders 2016 House of the Year competition.

His Christchurch build was named the national category winner for the PlaceMakers New Home \$400,000-\$500,000.

Mr Smith says winning the award was a fantastic achievement for the team and a great reflection of their performance in the industry.

"I've been entering House of the Year competitions for more than 10 years, and this is the first time I've had a category win. It's been a personal goal of mine so I was really ecstatic," he says.

Mr Smith explains that while the biggest challenge of his Christchurch earthquake rebuild was maintaining a high level of quality across all aspects of the property, this also proved to be the most rewarding part.

"When you have clients that have been through the trauma of the earthquake and subsequent rebuild, taking their home all the way through to win a national award was a wonderful satisfaction," he says.

"It was fantastic for us to showcase what is possible during the Canterbury rebuild, and demonstrate you can still maintain the highest quality in replacing people's broken homes.

"We always strive to give our clients great value, and tick all of the boxes — strong architecture, great design and craftsmanship."

Judges were impressed with the well-crafted simplistic design of the home, and praised the excellent expertise of the team involved.

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

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

Mr Smith says winning the award has increased the company's credibility and recognition in the industry.

"It really cements our place in the Canterbury market, which then has a flow-on effect for brand awareness on a national level," he says.

Mr Smith praises the Registered Master Builders Association for the ongoing help and assistance provided to members, the recognition of quality amongst the community, 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.



This Christchurch build was named the PlaceMakers New Home \$400,000-\$500,000 national category winner at the Registered Master Builders 2016 House of the Year.



Milestone Homes managing director Nigel Smith (left) and general manager Grant Lues at the Registered Master Builders 2016 House of the Year.



NEW ZEALAND COMMERCIAL PROJECT AWARDS

NZ Commercial Project Awards entries now online

The entries for this year's New Zealand Commercial Project Awards are now available online, with close to 80 of New Zealand's top commercial buildings vying for the prestigious awards.

The rapid growth of entries — up 30% on last year's number — across all nine categories shows the increasing strength of the Awards as it heads into its fifth year.

An evolution of the Registered Master Builders Commercial Project Awards, and open to all New Zealand commercial construction project partners, the awards aim to recognise not only the building itself, but the whole team that stands behind it, including the owners, architects, engineers and construction contractors.

This year's entries include many high profile and unique commercial projects, including new schools, hospitals and health facilities, a rebuild of Christchurch's iconic Arts Centre, the Upper Hutt Railway Station, the Len Lye Centre in New Plymouth, the Cardrona Distillery in

Central Otago (which houses the world's most southern whisky distillery), and the new state-of-the-art facilities at the Remarkables ski field.

Other projects include the conversion of a New World Supermarket into a Sikh Temple in the capital, the new David Jones department store (also in Wellington), and the luxury Kinloch Lodge built on the shores of Lake Taupo and set in the 254ha grounds of the Kinloch Club.

Sponsorship for the Awards comes from industry heavyweights PlaceMakers, James Hardie, Altus, GIB and Allied Concrete.

Awards will be made to the best projects across nine categories — the Nalco Health Project, James Hardie Commercial Project, Heritage and Restoration Project, Winstone Wallboards Residential Project, PlaceMakers Tourism and Leisure Project, Retail Project, Industrial Project, Civic Project and Education Project.

There are also four value-based awards, with categories ranging from projects under \$2

million dollars through to over \$15 million — and a special award for an "outstanding project or element of a project worthy of recognition".

The most prestigious awards on offer are the gold, silver and bronze awards, and the coveted supreme award.

Over the past several months, judges have assessed the projects on construction practices, quality of build, design aesthetics, 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.

Award winners will be announced at a national gala event to be held in Auckland on May 12.

The full list of entrants and details of the projects can be found at www.commercialprojectawards.co.nz.



The winner of the Registered Master Builders Supreme Award for the 2016 New Zealand Commercial Project was Scarbro Construction's University of Auckland Faculty of Engineering Research Building 906.

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Auckland facing new homes without running water

Consumers having to wait three months for a plumber on a new build

By Master Plumbers chief executive Greg Wallace

A qualified accountant recently gave up his job to become a plumber. Why? Because he was tired of sitting behind a desk doing the same work, day in day out.

This says a great deal about the attraction of a plumbing career for those who really understand what the business is about.

Forget the stereotype of a plumber in dirty overalls dealing with clogged drains and blocked toilets — thanks to modern equipment, this kind of work takes up no more than 1% of a plumber's time.

Today's career path offers diverse opportunities, ranging from job estimating and project management to hydraulic system design.

Yet, despite the additional lure of good pay rates and job security, qualified plumbers are in desperately short supply.

In 2015, the Ministry of Business, Innovation and Employment (MBIE) estimated that Auckland alone needed 600 more plumbers. We believe that number has since increased by 30%.

If the Government's new housing targets are met, we simply don't have enough plumbers to ensure they will all have running water when built.

The shortage of plumbers is not just a problem in the main centres, with Auckland's housing demands, the ongoing Christchurch rebuild and post-quake work in Wellington.

It is an issue all over the country, from Northland to Invercargill. New Zealand has 8800 certified plumbers, but it needs 2000



Master Plumbers chief executive Greg Wallace.

more.

At Master Plumbers, I've had calls from consumers complaining about having to wait three months to get a plumber to work on their new build — and I can absolutely appreciate their frustration.

Similarly, those adding value to their existing home by refurbishing bathrooms, adding ensembles and upgrading kitchens are discovering that the shortage of plumbers has reached crisis point.

In March, World Plumbing Day celebrated and promoted the role of plumbers in providing access to a healthy and safe water supply — something most of us take for granted.

But it is timely to speak out about the demand for plumbers in New Zealand, and take action to address the critical shortage.

So, what are the solutions?

We can't just go offshore to find skilled

migrants, as some other industries do. New Zealand recognises only Australian plumbing qualifications, which means plumbers from all other countries must undergo further training before being authorised to work here.

At Master Plumbers, we believe there are two solutions. The first is to attract young people to plumbing as a viable career option.

There are currently just over 1900 people at different stages of plumbing apprenticeships, compared with more than 4000 apprentices in the electrical industry.

For the school leaver, plumbing is a future-proof career that will never be replaced by technology or robots. Apprentices earn throughout their training and don't end up with crippling student loans.

Better still, they can be running their own business by the age of 25, with a charge-out rate of \$100 an hour.

If, as a consumer, you question that, consider the six years it takes a plumber to become fully certified.

The second solution is to provide funding to assist employers that take on apprentices.

We would like to see a revitalised version of the Government's Apprenticeship Reboot scheme, which was in place until 2014.

This provided \$2000 each to the employer and the apprentice, but we want to see the full amount paid to the employer to ensure it is spent on training and tools.

Were this scheme to return, Master Plumbers would match the funding for plumbing firms taking on apprentices through our Masterlink programme to further assist them with the costs involved.

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House build takes centre stage on Broadway

Broadway in Newmarket, Auckland, will stage a one-of-a-kind house build this month as 200 volunteers step up to the challenge to build a four bedroom home in two and a half weeks.

The Habitat for Humanity project, “The Helping Hands Build”, aims to get people thinking about the quality and availability of housing in Auckland and around the country — a timely social issue affecting more and more Kiwis every day.

“Housing has got to be one of the biggest issues on the political landscape this year, being an election year,” Habitat executive director Conrad LaPointe says.

“We believe everyone deserves a decent place to live. Stable, healthy and affordable housing is the foundation of building a better New Zealand — it results in improved education and career opportunities, reduced crime and better health outcomes,” he says.

The Helping Hands build, which is being undertaken in co-operation with partners St Cuthberts College and Rotary Club of Newmarket, will take place on April 29 to May 13 on the corner of Broadway and Mahuru Street.

On completion, the house will be moved to a site in Kaikohe, ready for a family of nine to move into.

The new partner family, including parents Athena and Te Akau and their kids, were told last week they were to be part of the Habitat Assisted Home Ownership scheme, and are delighted.

Through the scheme, partner families contribute 500 hours of their own time to building their house or someone else’s in the programme, or volunteering in one of Habitat’s Restores.

Once a Habitat partner’s home is completed, the family makes affordable regular repayments to Habitat on a non-profit basis.

Habitat’s rent-then-buy model helps families build up a deposit which they can use when seeking independent finance, and then buy their home from Habitat.

The new partner families’ monthly payments go into a revolving fund held by Habitat. This fund is reinvested into the community, as it is used to build more homes for families in housing need.

With nearly half of Kiwis living in cold or damp houses, and one in four houses considered to be in poor condition, it is vital that safe, dry and affordable housing is available.



The new partner family, including parents Athena and Te Akau and their kids, are part of the Habitat Assisted Home Ownership scheme.

With so many people barely able to afford rental accommodation, let alone home ownership, Habitat for Humanity’s rent-then-buy model is a fantastic solution to help families get into safe, permanent homes.

Several corporate sponsors and funders have already contributed donations or gifts in kind to The Helping Hands Build, including Bunnings, Dulux, Assa Abloy and Fairfax Media.

“We still have a long way to go to raise the \$150,000 for this build, and would value any contributions by businesses or individual members of the Newmarket community and beyond,” Habitat marketing and communications manager Debbie Swanwick says.

For further information or to register your support, visit www.helpinghandsbuild.org.nz or call 09 271 3357.

IPENZ appoints new president

Craig Price is the new president of the Institution of Professional Engineers New Zealand (IPENZ).

Mr Price has had a long career with engineering consultancy Beca, and is currently South Island regional manager and chair of Beca’s New Zealand business.

IPENZ currently has a record 19,000 members across all fields of engineering.

Mr Price takes office during a significant period of change for IPENZ, with the organisation adopting a new direction and membership structure.

“This will be another big year of change, as we deliver on our strategies to drive increased credibility and influence for our members,” Mr Price says.

He’s passionate about upholding engineering standards, and also wants to see engineers moving beyond technical management into leadership and governance roles, in business and the wider community.

“Engineers need to step up and become influencers, not just implementers.

“Problem solving is at the heart of engineering, and engineers can bring this valuable perspective to industry groups and commercial and community boards.”

He has been a strong supporter of Beca’s School Days programme, which gives local high school students the chance to experience a day as a professional consultant in a Beca office.

“Engineering is an energising and challenging profession full of different paths and possibilities. We need to keep attracting the best young talent — and to make sure we support them throughout their careers.”

Mr Price is an IPENZ Fellow, a Chartered Fellow of the Institute of Directors, and is a director of infrastructure services company City Care.

He succeeds Elena Trout, IPENZ’s second female president, and will hold office for a year.

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Awards celebrate women in construction

Where are the female leaders in New Zealand's construction industry?

More women than ever are joining New Zealand's booming construction industry, with the number of women in construction doubling to 17% over the past 15 years.

But this increase hasn't resulted in more women in leadership roles within the industry," according to National Association of Women in Construction (NAWIC) president Donna Howell.

"While it is fantastic to see increasing numbers of women choosing a career in construction, this isn't reflected in the participation of women at a decision-making level in construction and, in fact, all industries across New Zealand," Ms Howell says.

Only 20.1% of New Zealand women hold senior leadership positions, while just 16.8% of listed companies have female directors.

Ms Howell hopes that the third annual Hays NAWIC Excellence Awards, to be held in Auckland on August 18, will generate plenty of discussion on this topic.

New 'Rising Star' award

The introduction of a new "Rising Star" category at the awards will also provide recognition for future leaders within the construction industry.

"The awards celebrate the achievements of women in construction, as well as honouring those organisations which are redressing the industry's gender imbalance.

"We're delighted with the growing number of entries we're receiving each year, and are excited to introduce this new category which will celebrate up and coming leaders who will

inspire others to seek out leadership roles within the construction industry," Ms Howell says.

Hays is sponsoring the Hays NAWIC Excellence Awards for the third year in a row to recognise the significant contributions being made by women in New Zealand's construction industry.

Hays managing director Jason Walker says Hays is delighted to be sponsoring the awards, and is looking forward to reviewing more fantastic entries from inspiring women who work in the fast-growing construction industry.

"As a long-time supporter of NAWIC, sponsoring the Hays NAWIC Excellence Awards is a perfect fit for us.

"We actively encourage and support the rising numbers of women joining New Zealand's trades and construction industries, and are keen to keep recruiting as many as possible," Mr Walker says.

"The construction industry is rapidly changing, and women are definitely making their mark.

"Women choosing a career in construction and the trades are seeing that they can progress up the ranks and operate their own businesses while enjoying high wages and excellent growth and training opportunities."

Entries/nominations for the awards are open until June 5. Employers and managers are encouraged to submit nominations on behalf of their staff.

To download nomination/entry forms and for further information, visit the NAWIC web site at www.nawic.org.nz.

Awards cover wide range of roles

- *The Helen Tippett Award which celebrates achievement in advancing the interests of women in the construction industry.*
- *Tradeswoman of the Year which celebrates the contribution tradeswomen are making to the industry.*
- *Professional Woman of the Year which focuses on women who have managed a construction project or those who operate their own business in the industry.*
- *Rising Star which celebrates women who demonstrate future leadership potential within the industry. This category is open to women who have worked in the construction industry for less than seven years.*
- *Outstanding Achievement in Design which celebrates the design aspect of a construction project in engineering, architecture or urban/landscape design.*
- *Excellence in Construction Services which honours the contribution of women in administration, sales and marketing or operational roles within the industry.*
- *Student/Apprentice Excellence Award which is open to all women engaged in construction-related study or apprenticeships.*

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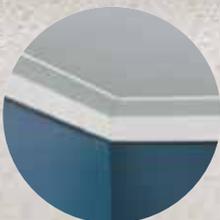
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Quantity surveyors lead joint effort to develop retention guidelines

Calls for an industry-wide collaboration to design guidelines governing how the construction sector makes payments to builders and subcontractors have come to fruition.

On March 31, the new retention regime introduced under the Construction Contracts Amendment Act 2015 (CCAA) came into force.

The regime requires the retention money withheld from builders and subcontractors on all new commercial contracts to be held in trust.

However, there was no information available about how to manage the new retentions regime.

In order for the new legislation to be widely understood and used to improve industry-wide practices, the New Zealand Institute of Quantity Surveyors (NZIQS) teamed up with Registered Master Builders and the Specialist Trade Contractors Federation.

The collaboration produced the Retentions Guidelines Bulletin #1, recently issued to respective members and other industry organisations that are part of the Construction Industry Council. Further bulletins are planned.

NZIQS spokesperson Peter Degerholm explains that the retention regime requires all retentions on new commercial contracts to be held in trust so they are protected for the builders and subcontractors who performed the work.

If the payer becomes insolvent the retentions are also protected from receivers and any creditors, he says.

If retentions are not released when the defects have been remedied the payer must pay interest.

The payer who holds retentions — the owner, government department, developer or builder — has a statutory duty as trustee.

Last minute changes mean the payer may now avoid the trust obligation by providing a “financial instrument” such as a payment bond from a bank or insurer.

In addition, the payer must keep proper records and disclose full details as to how the retentions are protected.

Mr Degerholm says in order for the industry to comply with the Act, it required a better

understanding of what it means in practice.

“That’s the purpose of the bulletin. The retention regime will have a significant impact on the industry as a whole and the way it manages retention money, and we need to know how to comply with it.”

Mr Degerholm was pleased that Registered Master Builders and the Contractors Federation joined with the NZIQS to positively approach what could have been a challenging piece of legislation.

“Retentions have been used for decades as a rough and ready way of ensuring builders and subcontractors fix their defects,” Mr Degerholm says.

“Looking forward, this change also provides an opportunity for industry to consider whether there are smarter ways of delivering building work that is free of defects.

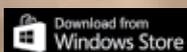
“It will, of course, take time to measure the success of the retention regime, but I am confident the industry, working together, will collectively improve its management of retentions.”

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Building technology for a digital world

'New Zealand should become the world leader in building tall timber structures'

"New Zealand should champion digital technology associated with cross-laminated timber (CLT) and become the world leader in building tall timber structures."

So says keynote speaker at the recent NZ Wood

Resene Timber Design Awards Daryl Patterson, Head of Operational Excellence at LendLease Group's head office in Sydney.

He's a strong advocate of using this digital technology to construct buildings up to 30%

faster than usual.

The ability to design a whole building on a computer is not new. What is newer, at least in New Zealand, is the ability to electronically send the design to a factory where engineered wood can be cut into precise lengths (to plus or minus 1mm accuracy) and delivered to site, often with no more than "six or seven" people involved across the whole process.

Mr Patterson believes engineered wood is the construction material of the future, and feels New Zealand should be at the forefront of its development — we have the basic resource, and the only factory in the southern hemisphere to convert rough-sawn boards into CLT.

Each composite piece can be up to 15 metres x 3.5 metres, and makes an ideal load-bearing panel. With LVL (laminated veneer lumber) for beams, whole buildings can safely be built up to 18 storeys tall.

In 2013, LendLease built Forte, Australia's first 10-storey building in engineered wood in Melbourne's Dockland, then the tallest residential building in the world.

"CLT buildings go up very quickly, which allows them to be made watertight far earlier in the construction process," Mr Patterson says.

"And neighbours are happy because there's less noise associated with the build. Buyers want a nice modern home, and Forte delivered that on time, at a reasonable price, using CLT."

LendLease is now developing the \$150million "5 King" structure in Brisbane which, at 40 metres tall, will be Australasia's tallest commercial timber building.



An artist's impression of the \$150million "5 King" structure in Brisbane which, at 40 metres tall, will be Australasia's tallest commercial timber building.



Keynote speaker at the recent NZ Wood Resene Timber Design Awards Daryl Patterson.



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buildnz designex: New exhibitors, features and opportunities

NZ's largest industry trade event to be staged across a massive 12,000 sq m of exhibition space

With just under three months to go until kick off, New Zealand's premier trade show for the construction and design industries, buildnz | designex, is well on its way to being a sell-out event, making it one of the largest for many years.

Organisers XPO Exhibitions are excited about the introduction of new initiatives visitors can expect to see in 2017.

"This year's event will present visitors with more features, destinations and business growth opportunities than ever before," events director Tony Waite says.

Buildnz | designex (co-located with The National Safety Show) will see up to 300 exhibitors, including New Zealand's leading suppliers and the addition of many new companies, showcasing the latest products and new technologies that are shaping the industry of today and the future.

"There is simply no other event that brings together more than 6000 industry professionals to discover hundreds of new products, explore the latest technology and to be informed and to learn from leading industry experts," Mr Waite says.

One such initiative is the Recruitment and Growth Hub developed in partnership with BCITO.

This is a new premium destination within buildnz | designex that focuses on growing your business through developing your workforce.

The hub will be offering visitors free business mentoring consultations, the chance to attend valuable seminars around building a culture of business growth and retention, and the opportunity to speak directly with BCITO training advisors and business development teams.



Another initiative is The Build Summit, a dedicated industry summit offering key updates and innovations within the building sector and focusing on the issues facing the industry today.

Key themes across The Build Summit surround productivity, capacity, quality management and, ultimately, how to contribute to the bottom line for your building business.

The impressive line-up of speakers features thought leaders from New Zealand and abroad, including:

- Mat Colmer, built environment specialist from the UK, who will be speaking about digital construction.
- Rob Sobyra who will be talking about Construction Skills Queensland's Farsight Project, predicting the future of construction work.
- Paul Hobbs who will be giving an update from MBIE.
- Jenny Parker from the National Association of Women in Construction.
- New Zealand Institute of Architects president Christina van Bohemen.

Delegates attending The Build Summit will be presented with innovative case studies and panel discussions, along with highlighting new technology that is impacting the construction sector.

For the full programme or to register, see www.buildsummit.co.nz.

Added to this is a comprehensive programme of free professional development seminars, including keynote speakers Professor Mark Burry and Professor Jane Burry, special features, networking opportunities, show-only specials, and the opportunity to win a huge array of prizes (including a brand new Ford).

A full seminar programme can be viewed at www.buildnz.com.

Held at Auckland's ASB Showgrounds from June 25 to 27, 2017, buildnz | designex will be staged across four halls and a massive 12,000 sq m of exhibition space, making it the largest industry trade event in the country.

Buildnz | designex is a trade-only event open to all industry professionals. Visitors can register to attend for free at www.buildnz.com.

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BUILDING TRUST



Improving the quality of insulation installation in NZ homes

The Government's push to rid New Zealand of poorly insulated houses, along with recent changes to the relevant NZ Standard, NZS4246:2016, and changes to the insulation requirements in the Residential Tenancy Act, mean that builders should be paying a lot more attention to insulation installation.

The Insulation Association of New Zealand (IAONZ) is a good place to start.

Initially, IAONZ was formed to support the EECA Warm Up New Zealand scheme, and was funded by EECA to train installers for the scheme for which 2000 people have completed.

Since that time, IAONZ has widened its scope to providing membership services, working with the Government and relevant agencies such as EECA and the Ministry of Business, Innovation and Employment (MBIE), and offering advice and support for home owners and the wider construction industry.

It is committed to improving the quality of the service provided by the insulation industry and increasing the knowledge and competence of installers.

As many builders may know, the New Zealand Standard for installing insulation in residential buildings has gone through a major revision.

The new Standard is NZS 4246:2016 Energy efficiency — Installing bulk thermal insulation in residential buildings, for which IAONZ was instrumental in ensuring that the new regulations supported industry good practice and standards.

IAONZ was unhappy with the initial "final" version of the Standard, and vetoed it. This resulted in the formation of a review committee headed by IAONZ which made several improvements to the document.

If not for IAONZ, the Standard would have been pushed through unchallenged and, potentially, impacted the quality of insulation installed into New Zealand homes.

IAONZ also worked with MBIE to get workable insulation options for the new RTA rules.

The 2016 version of the Standard has been updated and extended, and now provides additional guidance on installing insulation in steel-framed installations, under concrete slabs on the ground, and around downlights.

Easy to follow diagrams and photos have been included to provide step-by-step guidelines for installing all types of insulation in new homes and for the retrofit of insulation in existing residential buildings. It is essential reading for all builders and DIY installers.

Another major change worth noting is that in

Useful web sites:

<https://www.iaonz.co.nz>

<https://www.building.govt.nz/about-building-performance/news-and-updates/codewords/codewords-issue-75/installing-insulation-in-residential-buildings>

<https://www.tenancy.govt.nz/maintenance-and-inspections/insulation/>

2016, MBIE announced that the installation and repair of foil insulation in residential buildings with an existing electrical installation has been banned.

The reason for this is due to safety concerns with the method of attaching the foil. Stapling and nailing the insulation to floor or ceiling joists in often dark and cramped conditions can lead to electrical cables being accidentally pierced, and because the foil is metallic, it conducts electricity and can become live.

During the past decade, there have been a number of deaths and injuries in New Zealand due to this.

The ban covers anybody who is installing or repairing foil insulation in ceilings, walls and underfloor areas — including home handymen — and applies to all uses of foil even when it is not used as insulation (eg as a vapour barrier).

There are exceptions to the ban, and they include properties (new houses or extensions) where the electrical wiring has not yet been installed.

However, foil installed in these circumstances will be unable to be repaired in the future.

Foil bonded to rigid building materials such as plasterboard or polystyrene is not banned either, as it tends to be installed in such a way that it is unlikely any live electrical cables could be accidentally pierced.

Builders also might be aware that from July 1, 2019, ceiling and underfloor insulation will be compulsory in all rental homes, and any landlord who fails to comply with the regulations may be liable for a penalty of up to \$4000.

IAONZ president Stu Henwood says the organisation has completed its own membership survey, and found that more than 50% of rental home assessments completed from July to October 2016 didn't meet the new Residential Tenancy Act (RTA) guidelines and, therefore, required insulation.

Although the insulation industry can certainly handle the forecast 180,000 rental homes requiring insulation spread across a three-year

time period, IAONZ is anticipating a tsunami of landlords trying to complete their obligations at the last minute, leading to poor quality installations from some installers.

To prepare for this, IAONZ is conducting nationwide theoretical and practical training courses for its members (with non-members, builders and property managers included) throughout 2017.

Topics covered in the training range from employer-assessed health and safety training and understanding NZS4246:2016, through to insulation installation.

The training will ensure there are, and will be, capable and competent installers available in the industry to manage RTA demand.

In addition, IAONZ is working closely with MBIE to monitor the amount of installations being completed, and to promote the need for rental properties to be upgraded sooner rather than later.

The training courses (\$95 for members, \$140 for non-members) are held throughout New Zealand at regular intervals.

The first two parts of the course are held at the workplace, and involve employer-assessed health and safety training, followed by a practical assessment covering all types of insulation installation.

Part three is a one-day, mostly hands-on, training session. A four-hour Site Safe Passport course is the final step before an IAONZ "ticket" is issued.

With more and more people focusing on the effects of climate change, insulation is going to become even more important than it is now, both to mitigate the temperature fluctuations and prevent energy from being wasted.

A study by Energy Conservation Management Inc (ECM) looked specifically at the energy-saving benefits of the insulation currently in place in residential buildings in the United States.

The findings of the study were startling. The authors reported that "because of home insulation, drastically less energy is needed to heat and cool homes in the United States today when compared to the same homes without insulation".

"This difference results in energy savings equivalent to a 255-day supply of gasoline for the entire United States, or to 51% of the total annual industrial energy consumption in the United States."

This means that IAONZ's contribution to sound policies and increased knowledge of insulation products and installation could help us look forward to a better future for the planet.

BT's Back in Time

20 years ago:

- A \$60,000 cheque from Telecom boosted the NZMBF's coffers and was to go towards its television advertising campaign.

The NZMBF had considered an annual levy increase from \$150 to \$200 but that, not surprisingly, did not find favour among members.

The Telecom payment was the Federation's share of the scheme that provided discounted toll calls for members. Federation chief executive Trevor Allsebrook said the \$60,000 was almost as much as would have been raised by increasing the levy.

15 years ago:

- The Building Industry Authority engaged an independent team of three people to conduct an enquiry into widespread claims that new buildings were failing to stay weathertight.

The team, officially called the Building Industry Authority Overview Group on Weathertightness, was chaired by Don Hunn, the former State Services Commissioner and Head of the NZ Public Service 1987-97.

Establishing the independent group was the authority's response to concerns expressed by a number of industry organisations, plus media accounts of a high incidence of leaking and rotting houses.

"The group has been instructed to undertake a planned and detailed investigation into the reported current failure of new and near-new buildings to remain weathertight," BIA chief executive Dr Bill Porteous said.

"The authority has asked the group to obtain evidence to show how widespread and how big the problem was, and to identify all likely causes," Dr Porteous said.

10 years ago:

- A group of New Zealand scientists developed a portable X-ray scanning device that could differentiate between good wood and rotten wood, providing a safety test for structures such as power poles and bridges.

Called PortaScan, the technology was designed specifically to check the health of wooden power poles but could, ultimately, test any wooden structure.

The basic device was about the size of a lunchbox, weighed just 3kg, and gave an instant reading on the stability of wood at the base of a power pole, using wireless technology to relay the test results to a hand-held monitor.

5 years ago:

- The first stage of Auckland's newest train station — and the first rail line built since the 1930s — was to open in Manukau in April.

Passengers were to enter a temporary station entrance to the completed platform areas in a rail trench below ground level.

Construction was to continue above ground on the second stage of the development, a \$95 million integrated transport hub and tertiary campus at the Manukau City Centre site next to Hayman Park.

When completed in 2013, the new station entrance would be on the ground floor of the Manukau Tertiary Centre, and include a ticket office, with easy connections between trains and buses leaving just outside the station entrance.

Auckland Transport and Auckland Council partnered with the Manukau Institute of Technology in the development, with Kiwirail building the 2km rail line from the Southern Line to the Manukau City Centre.

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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 this month's column, and don't hold back – let us know if you agree with his views or not!

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



Williamson to become NZ's greatest ever?

As sure as the winter months are coming, one of the best parts of any cricketing summer is watching New Zealand captain Kane Williamson bat.

He is certainly our finest test batsman since Martin Crowe, and I believe by the time he is finished he will have made an iron solid case to say he is the best this country has ever produced.

His test match average is a shade above 51 through 61 tests, having scored a New Zealand record 17 centuries. That is world class by any measure, particularly given the fact he plays so much on New Zealand wickets where runs are a little harder to come by than in Australia or South Africa.

And he is most certainly in that top echelon of test batsmen in the world, alongside fellow captains Virat Kohli of India, England's Joe Root and Steve Smith of Australia.

Smith's numbers are better (an average of 61 with 20 centuries) but he has developed a technique that is hard to replicate.

Williamson's technique is well-honed through hours of practice and attention to detail. He has studied the textbooks, watched the best and added his own style to be simply one of the most aesthetically pleasing batsmen the world has seen.

He is a craftsman. And like all good craftsmen there is a want to be better. It is hard to imagine

him as a better player, but there is still time to fashion a better record.

Martin Crowe averaged a touch over 45 in test cricket and, like Williamson, scored 17 hundreds. Crowe retired due to persistent knee problems, aged 33. Williamson is only 27, with plenty of years left to plunder bowlers.

A lot of the great batsmen thrive well into their mid-thirties, so with that in mind it's not difficult to see Williamson scoring 30 test hundreds.

I think he can score 35 which, for a New Zealander, is flat out ridiculous. Imagine that – someone being good enough to more than double Martin Crowe's tally of centuries.

There would need to be no debate at that point as to who the best is. Only thing is, would Kane be too humble to acknowledge what the rest can clearly see?

* * *

Finally, Keiran Foran has been on the park for the Warriors in the NRL. He was signed late in 2016 nursing a busted shoulder and a broken life.

His problems with gambling addiction and depression are well documented, and I don't think anyone truly knew when to expect him back on a footy field, least of all Foran himself.

I, for one, have been sceptical all along he'd be a success in Auckland. He certainly wasn't at Parramatta, where he played only nine games after arriving from Manly.

Depression isn't something you just "get on with", and addiction isn't something you just "get over". He is a hell of a football talent, but how much quality football should we expect from someone in Foran's position?

This certainly has a would-be redemptive feel to it from Warriors brass. Club boss Jim Doyle and coach Stephen Kearney both like and respect Foran from their collective time together with the Kiwis.

Kearney even said the recruitment of Foran was primarily about looking after Foran, like you would a friend.

He said in a recent interview: "Just to clarify, it wasn't about getting Kieran the footballer first – it was about helping a young man out, certainly for me. I've had a long relationship with him, as has Jim Doyle. For us, it was about helping a person whose life had spiralled out of control."

Make no mistake though, the Warriors have gone all-in on Foran because, at his best, he is a tremendous footballer and he can make this Warriors team better. They wouldn't have signed him if that wasn't the case.

Average footballers don't get looked after like this. It's admirable what Doyle and Kearney have done for a mate, but there isn't much room for sentiment in a hard, salary-capped league like the NRL.

Foran may need the Warriors now, but they need him to be near his best this season. If the club didn't expect that for its fans then they shouldn't have signed him.



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

SPORTTODAY TRIVIA QUIZ

See how you go with this month's Sport Today Trivia Quiz:

- 1 Which team won the New Zealand national football (soccer) championship in 2016/17?
- 2 Who did Keiran Foran play in his first game for the Warriors?
- 3 Where will the America's Cup be held in June?

To enter the quiz, email your answers to andrew@buildingtoday.co.nz by 5pm on May 3, 2017. We've got some great Lenox MetalMax diamond abrasive blades to give away to the lucky prize draw winner, along with another chilly bag full of delicious Wild West Worcester sauces and relishes!



Congratulations go to Malcolm Dowding of Halswell, Christchurch, who won the prize draw of a chilly bag full of delicious Wild West Worcester sauces and relishes after correctly answering last month's seven Sport Today Trivia Quiz questions.

They were:

- 1 **Who did the Hurricanes beat 71-6 in week two of Super Rugby?** Melbourne Rebels
- 2 **LeBron James has won NBA championships with which two franchises?** Miami Heat and Cleveland Cavaliers
- 3 **Ross Taylor now has how many ODI centuries?** 17 (a New Zealand record)
- 4 **Which team last won back-to-back championships in the NRL?** Brisbane Broncos in 1992-93
- 5 **In which year did Tiger Woods last win a major golf championship?** 2008
- 6 **Which two tennis legends won respective Australian Open singles titles in 2017?** Serena Williams and Roger Federer
- 7 **Who am I? I am the only player in ODI cricket history with three scores of at least 180.**
Martin Guptill

Ultimate tradie road trip aims to attract new recruits

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Tradie Road Trip ➔

30 days, 30 jobs

New Zealand's construction sector needs more recruits. The Building and Construction Industry Training Organisation (BCITO) is launching a major campaign in April to demonstrate the possibilities of a career in the trades, with the main objective being to attract new apprentices.

The Not Your Average Tradie Road Trip, which kicked off in Auckland on April 10, will see a group of talented BCITO apprentices spending four weeks visiting different regions, helping out community organisations, charities and schools with building woes.

"This is a fantastic opportunity to show people what a career in the trades offers, while also supporting our local communities," BCITO chief executive Warwick Quinn says.

"New Zealand is in the midst of a skills shortage. Our community groups, schools and charities are feeling this too, with many buildings desperately in need of maintenance and updating," he says.

"With skills in high demand, the cost of construction can be out of reach for many community organisations.

"At the BCITO we have a group of exceptionally skilled apprentices across multiple trades in the industry, and this is a wonderful opportunity to showcase a range of careers in construction while also giving something back to communities."

After leaving Auckland, the road trip will visit Tauranga, New Plymouth and Queenstown before heading back north to Auckland.

The tradies will be carrying out work at a number of locations, including dedicated spaces for at-risk youth, a health and social services provider, a surf club and schools, and will also be working with Habitat for Humanity.

"Everybody deserves a decent place to live," Habitat for Humanity New Zealand executive director Conrad LaPointe says. "However, in New Zealand, and especially in Auckland, this is becoming increasingly hard.

"Because of demand, the cost of labour and materials are rising, and many people are finding themselves needing some extra help — that's where we come in," Mr LaPointe says.

"A simple, decent home is the foundation for a better life. We know the work we do makes a real difference. We are struggling to keep up with the demand for our services, and it is wonderful to have some BCITO apprentices helping us out with our latest project."

Mr Quinn says thousands more apprentices are needed to fill the demand in the building sector. "According to Ministry of Business, Innovation and Employment forecasts, one in five new jobs created between 2016 and 2019 will be in construction.

"These numbers show the construction sector is an excellent career option.

"Today, many young New Zealanders expect more from their chosen career. They are looking for job security and for work with a purpose, something that offers a social good.

"The trades are a fantastic example of this — we build the environments our communities live, work and play in, and we are looking forward to making a difference on the road trip," Mr Quinn says.

Follow the action at BCITO.TV.

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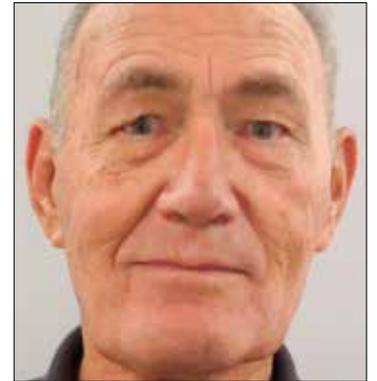
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WE MAY EVEN BE ABLE TO HELP YOU FIND THE RIGHT APPRENTICE

A better way

Architect Don Bunting asks whether the right people are making critical decisions on product selection and quality.



Nearly every week there is yet another report on substandard building materials, or shonky workmanship on construction projects.

This raises the question as to who is making the key decisions on quality, and whether there is a better way for ensuring the right people are making the right choices.

It is now more than 40 years — the middle of the 1970s — since major construction projects were procured using a team of consultants acting on behalf of an end user client, producing a building of known value and known quality.

Yes, there were good and bad buildings produced using this method of procurement, but very few, if any, failures arose from substandard materials or workmanship.

The catalyst for this change in approach was when corporates and others decided they didn't need to own their own buildings, and were happy to lease them back from a development or construction company. Nothing wrong with that.

However, it did dramatically change the decision-making process on how construction quality was determined by the design and construction team.

Protective filter lost

The same applies today, with cost as a major determining factor. Essentially, the protective filter offered by having independent, professional oversight was largely lost.

Nothing wrong with the professionalism of project management organisations and development companies, but they could not say they were always acting on behalf of a building's end user.

Or, in fact, acting on behalf of the general public who, ultimately, have to live with substandard buildings and pick up the tab through taxes, rates (councils acting as BCAs met a lot of the cost of the leaky buildings debacle), and insurance premiums.

Other drivers on what is an acceptable level of building quality for a project are more likely to be in play.

There might also be less emphasis on ensuring

specific environmental targets were met, or seeing future maintenance as a key factor in material selection.

A changing scene

Critical changes have been made in how the construction industry operates, starting with the introduction of a new approach to building controls — the performance-based Building Act and Code in 1992.

There have also been significant changes over time to the way we build, and the materials and systems we use. Even the humble weatherboard has become something of a high-tech building system.

There has also been a marked increase in the availability and importation of construction materials and products from what are, in some cases, lightly legislated sources.

All this has happened without any discernible improvement in the way projects are being vetted, first by the gatekeepers, the Building Consent Authorities, and then by others operating in the design and construction process who are making decisions on whether a particular product is fit for purpose.

Yes, some checks and balances exist — such as BRANZ Appraisals, updating of New Zealand Standards, Codemarking and the use of Product Technical Statements.

Plastic envelopes proliferation

But from the evidence provided in news reports, and with the continuing proliferation of plastic envelopes over defective buildings, this is clearly not enough.

I quote a building controls manager from Auckland Council, reported in a recent *New Zealand Herald* article on substandard building products: "Auckland Council has a duty of care to Aucklanders to make sure those products meet our high standards and are fit for the intended use for the lifetime of the building."

These are fine and, I am sure, heartfelt sentiments from a senior building official, but the fact is that Auckland Council and, I am sure many other BCAs, are still seeing non-compliant and defective products being used.

If such defective or non-complying products are being picked up during the on-site inspection process then well and good, but clearly that is not always happening.

In the same *New Zealand Herald* article, the Certified Builders Association chief executive said: "...we definitely encourage (the industry) to use materials that are certified or have been appraised here in New Zealand".

Surely "encourage" is not good enough. It should be impossible to use products that do not comply with the Building Code.

I know I've said it before, but a national database of compliant building products and systems is the key first step to avoiding non-compliant products being employed on building projects.

Only in Australia

Our industry, like any other, is cursed by the amount of data collection that occurs, with the so-called results being spat back at us as dubious proof of whether the industry is tracking poorly or well.

Statistics on the cost of housing is one area where published results are anecdotal at best.

Perhaps the nuttiest idea on data collection was proposed by the NAB Bank of Australia's insurance arm.

They proposed that those insured wear a data-tracking smart watch to collect data on resting heart rate, sleep patterns and exercise.

In exchange for signing over information collected by the watch and then meeting "good health goals", the company would offer premium discounts of up to 10%.

What the bank failed to tell its customers was that the data would be on-sold to a USA company called Big Cloud Analytics. They would use the data to "transform data streams into profitable decisions in healthcare, retail and other emerging industries".

The company apparently stated that "it (the data) would not be used to discriminate against people". Yeah right.

Putting up with the 'brown whiffy stuff'

Terry Sage of Trades Coaching New Zealand says business owners can enjoy the odd highlight here and there as they far outweigh having to put up with the 'brown whiffy stuff' . . .

I'm not one for name dropping or flaunting the circles in which I mix, but I had a personal invitation to the best seats in the house for a record-breaking concert in Auckland recently.

As the saying goes, it's not what you know but who you know and, in some circles, it's what you know about who you know that really gets you places — if you get my drift.

Just before I lose my entire fan club of three for twisting reality a wee bit, the invitation came from my two beautiful daughters — and the best seats in the house were the cheapest, as they were high in the stands and under cover.

Yes, we went to the Adele concert at Mt Smart Stadium on the Sunday, along with the rain and thunder.

Shame for those who spent thousands to get close and soggy.

So apart from skiting, what has this to do with building? Come on — every story has something to do with building!

So, here we were among 45,000 people, paying small fortunes, standing in mega-long queues on the roads, at the gates, to get food and drink and to get up the stairs to our not so soft seats.

Then we do it all again after we have shouted and screamed (our version of singing) for a



couple of hours to get home. Why?

Well, it sounded like a good idea many months ago. It was all talked up to be the best ever. It might even be life changing, if not at least memorable. Then up the road said they were going so we don't want to be left out, and the list goes on.

It's the day after now, and you think back at what you had to endure for a dozen or so songs belted out of a thousand odd speakers with some not so bad pyrotechnics.

Did it really live up to the hype, the expectations, the effort and the cost? Did it change your life or even come close?

If I had a dollar for every time a business owner said "it sounded good at the time", "everybody said being a business owner was the best thing ever", "if that rather dim, not so pretty person up the road can run his own business why can't I?", I would have probably been in the front row at that concert getting wet and a couple of grand poorer.

My point is, as business owners we endure and put up with so much of the "brown whiffy stuff" for a dream or a promise. The long hours, the stropmy clients, the ever-taking staff, the slow cash flow, the IRD, the cheque is in the post line, the stress — and we do this for years and years.

And, just like the concert, we do it all for one or two highlights every now and then.

Now don't get me wrong here. For many, the highlights outweigh the brown stuff tenfold, and that's why we do it — but there are also many that drown in the brown stuff.

My message for those who are drowning is you don't have to — you deserve the highs, so get help before it is too late.

For me, I left home at midday, was in the car for a total of almost nine hours, stood in queues for what seemed another eight hours, had to wait because the lady decided to turn up late on stage, got wet, ended up with a sore throat, and got home at two in the morning — and would do it all again and again.

It was worth every bit of the brown stuff — and my two daughters? Well, they're just the best.

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THE BUSINESS SIDE OF CONSTRUCTION

Building Consents Information

For All Authorisations, February 2017

Dwellings	\$1,040,937,000
Domestic Outbuildings	\$19,418,000
Total Residential	\$1,060,354,000
Non-residential	\$409,751,000
Total All Buildings	\$1,470,105,000
Non-building Construction	\$21,972,000
Total Authorisations	\$1,492,077,000

Number of new dwellings consented

	Feb 2017	Jan 2017	Feb 2016		Feb 2017	Jan 2017	Feb 2016
Far North District	35	20	14	Horowhenua District	14	15	9
Whangarei District	74	39	44	Kapiti Coast District	23	23	12
Kaipara District	22	10	22	Porirua City	24	19	25
Rodney District	87	55	80	Upper Hutt City	7	7	9
North Shore/Albany Wards	268	211	201	Lower Hutt City	15	12	12
Waitakere Ward	44	18	44	Wellington City	34	27	39
Auckland Wards	185	66	236	Masteron District	17	9	10
Manukau/Howick Wards	65	32	102	Carterton District	3	7	3
Manurewa-Papakura Ward	75	50	67	South Wairarapa District	10	3	3
Franklin Ward	76	80	57	Tasman District	23	23	42
Thames-Coromandel District	23	19	21	Nelson City	21	10	13
Hauraki District	9	10	8	Marlborough District	20	22	14
Waikato District	63	43	82	Kaikoura District	1	2	1
Matamata-Piako District	14	28	15	Buller District	2	0	3
Hamilton City	99	55	91	Grey District	7	3	3
Waipa District	54	25	33	Westland District	4	2	2
Otorohanga District	6	4	1	Hurunui District	5	6	7
South Waikato District	7	0	3	Waimakariri District	43	44	73
Waitomo District	2	0	0	Christchurch City	174	179	264
Taupo District	16	17	20	Selwyn District	98	78	125
Western Bay of Plenty District	39	40	41	Ashburton District	22	15	31
Tauranga City	171	103	141	Timaru District	9	14	12
Rotorua District	8	5	8	Mackenzie District	7	8	6
Whakatane District	6	13	5	Waimate District	1	1	3
Kawerau District	0	4	0	Chatham Islands Territory	2	0	0
Opotiki District	3	0	5	Waitaki District	10	7	11
Gisborne District	8	5	5	Central Otago District	44	30	19
Wairoa District	1	0	0	Queenstown-Lakes District	79	59	90
Hastings District	25	22	18	Dunedin City	43	29	50
Napier City	25	10	11	Clutha District	6	6	5
Central Hawke's Bay District	1	2	1	Southland District	6	8	3
New Plymouth District	34	34	47	Gore District	1	0	0
Stratford District	5	2	4	Invercargill City	12	4	9
South Taranaki District	3	5	4	Area Outside TA	0	0	0
Ruapehu District	5	4	1				
Wanganui District	12	10	7	Total	2418	2205	2379
Rangitikei District	3	2	2				
Manawatu District	19	10	14				
Palmerston North City	37	26	16				
Taranaki District	2	1	0				

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

Source: Statistics New Zealand

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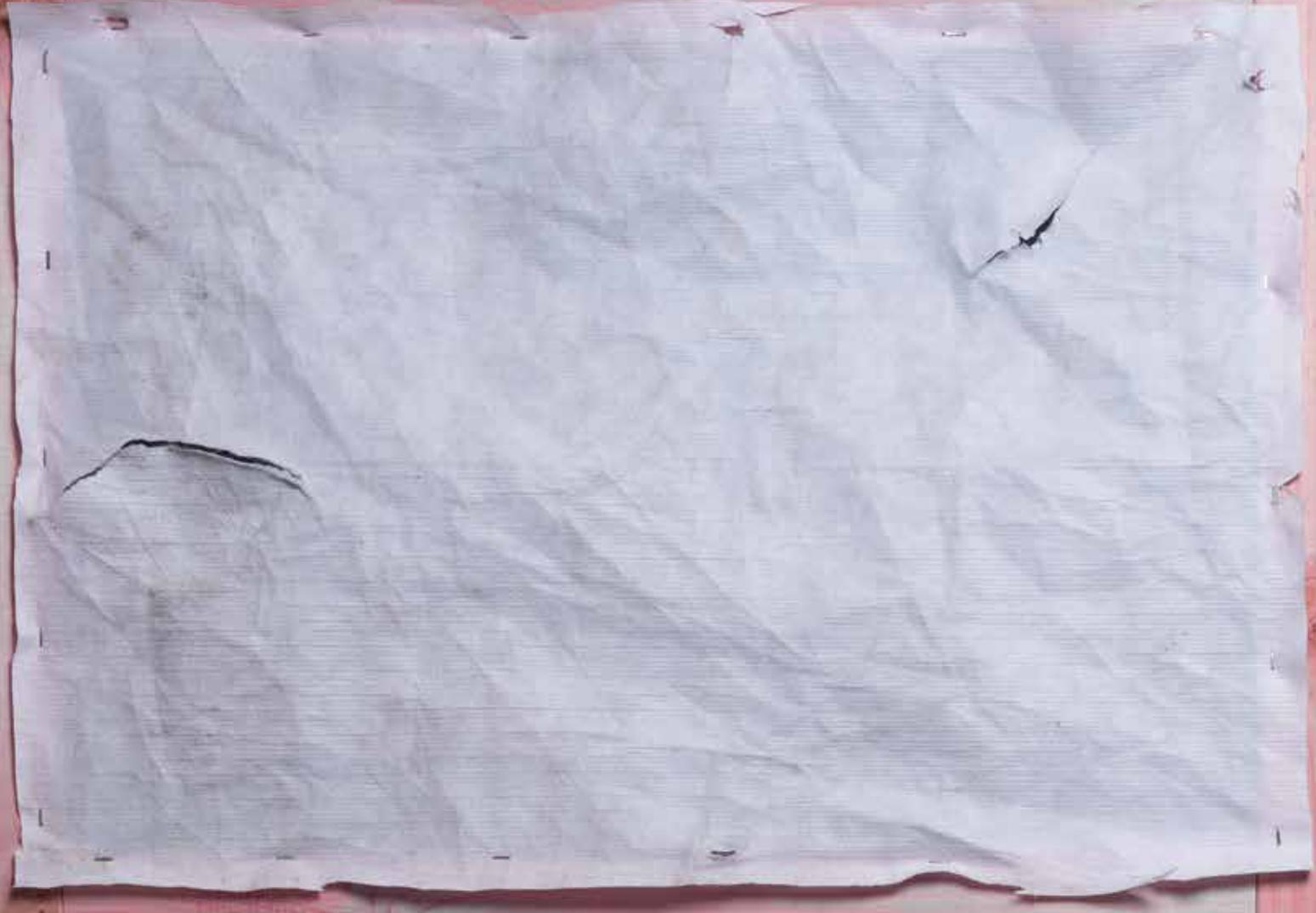
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