

BUILDINGTODAY

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION



VOLUME 27 NUMBER 5

JUNE 2017

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WHAT'S ON THE
TABLE FOR THE
CONSTRUCTION
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FROM THE EDITOR

Despite the fall in building consent data for April, the country is on track to nudge 31,000 new residential building consents for 2017 — the second highest total on record since 1976.

BCITO chief executive Warwick Quinn says more than 50,000 construction workers are required over the next five years to cope with one of the biggest building booms in recent memory.

Perhaps the lie of the land will be able to be gauged by the interest in the country's biggest industry trade show — buildnz designex — which takes place later this month.

Show organisers are throwing out a challenge to the industry to pledge 1000 new construction jobs and apprenticeships across the three-day event. See page 24 for more details.

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Competition best career decision for Tauranga apprentice

Tauranga's Ethan Inglis was over the moon when he was named the Bay of Plenty Central Plateau Registered Master Builders CARTERS 2016 Apprentice of the Year.

The 22-year-old said winning the award gave him a great sense of achievement and made his hard work worth it.

"It reinforced the fact that if you put your mind to something, you can achieve it. All the blood, sweat and tears over the four years of my apprenticeship payed off in more ways than just a qualification," he says.

Ethan says after deciding university wasn't for him, an apprenticeship was the perfect fit.

"I had always been into working with my hands and I realised that university would probably leave me with a mediocre degree, a large student loan and an even larger beer belly. Becoming a carpentry apprentice occurred naturally from there, and I never looked back," he says.

Now living in London, he was employed by Skilled Building Solutions at the time of the competition, and says it was his employers who motivated him to enter the competition.

"I wasn't initially too eager to enter, but my bosses explained many doors the competition could open for me, even if I didn't place. It ended up being the best thing I have done for my career," he says.

"Even if you don't win, the knowledge and skills you gain through partaking in this competition will put you far ahead of your peers."

He found the time pressure of the practical challenge the most difficult part of the national competition.

"The tight time limit on the practical component meant that you were challenged to make the right decisions quickly. It really pushed me to put what I had learnt to the test," he says.



From left: Ezra Thomsen, Barbara Hinds, Ethan Inglis, Debbie Inglis and Steve Grace at the Registered Master Builders CARTERS 2016 Bay of Plenty Central Plateau Apprentice of the Year.

"I had no idea what to expect going into the competition, but getting to meet like-minded apprentices and people in the industry made the whole experience really rewarding."

Ethan explains that his apprenticeship with Skilled Building Solutions had everything to do with his win.

"I wouldn't be the builder I am today without being mentored by my bosses and co-workers, and being grilled by my BCITO training advisor," he says.

"At the end of the day, a lot of your success in the industry comes down to your employers and the faith that they have in you. They put you in a position of responsibility, mentor you and give you a shot at succeeding. I wouldn't

be where I am now without that."

Ethan encourages other apprentices to enter the competition as it is a great way to establish your reputation in the industry.

"I would say to them don't hesitate when thinking about entering. You have nothing to lose and so many skills and opportunities to gain."

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

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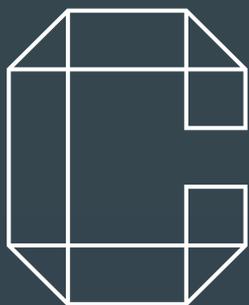


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Beautifully crafted earthquake rebuild wins national award

A challenging Christchurch earthquake rebuild resulted in a national category win for Matthew Stevenson of Form Builders Ltd at the Registered Master Builders 2016 House of the Year.

His Christchurch build was awarded the Nulook New Home \$650,000 - \$1 million national category award at the competition.

Mr Stevenson says winning the award was very unexpected, and a great moment to recognise all the hard work involved in the project.

"I was completely stunned. It was only our second time entering a house in the competition and our first time making it to the national competition so we were absolutely elated," he says.

Mr Stevenson says the traditional style of the home and level of craftsmanship involved in the details made it stand out. However, he explains that this also created the biggest challenge of the build.

"The house was owned by eminent Christchurch architect Maurice Mahoney, who designed it in the 1960s. It was damaged beyond repair in the Christchurch earthquake, so we deconstructed the materials and fittings he wanted to save from the original house and recycled them in the new build," he says.

"This meant there was zero tolerance with the architectural features Maurice had originally designed. There was absolutely no room for error with the lines and details."

Judges were impressed with the meticulous detail of the construction and praised the builder's craftsmanship.

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

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

Mr Stevenson says winning the award was a proud moment for his company, and a reflection of all the hard work they had invested.



This Christchurch build was awarded the Nulook New Home \$650,000 - \$1 million national category award at the Registered Master Builders 2016 House of the Year.

"It gives great exposure for the company, showing that we hold great pride in what we do and are capable of achieving very high results," he says.

Form Builders has not entered a home in the Registered Master Builders 2017 House of the Year awards, but looks forward to entering future competitions when "something really special comes along".

Mr Stevenson praises the Registered Master Builders Association for the support they offer to members and the ability to connect with like-minded people in the industry.

The Awards are made possible through the support of PlaceMakers, Master Build Services, GIB, Nulook, CARTERS, Plumbing World, Resene and Bunnings Trade.



Matthew and Tristin Stevenson at the Registered Master Builders 2016 House of the Year awards.

Passion for sustainable house building pays off



This remote Oamaru build was awarded the Sustainable Home Award at the Registered Master Builders 2016 House of the Year.

A passion for the environment and sustainable building practices were the driving forces behind Lain Hellmrich's remote Oamaru build, which won the Sustainable Home Award at the Registered Master Builders 2016 House of the Year.

Mr Hellmrich, from High Country Carpentry, says winning the award was a great recognition of the hard work his company had invested in building sustainable homes.

"We were absolutely ecstatic. It was great to be recognised for our unconventional building practices. It was also rewarding to be able to increase people's understanding of the log building industry and the sustainable approach it provides," he says.

Mr Hellmrich says the fact that the house was completely off-grid and sustainably designed made the house stand out from its competitors, but also created a unique challenge for the team.

"Because of its remote location, the house is completely self-sustaining, from the power, water and heating to the energy efficiency of the log work. The design is so unique from conventional building practices," he says.

"Builds like this require a high level of craftsmanship and meticulous pre-planning because of the remote location. You need to really understand the ins and outs of the

house — there is no room for error."

Mr Hellmrich says the home owner shared his drive in creating a sustainable build.

"I am very passionate about looking after the world we live in. It was important to me that we used sustainable products throughout. The logs all came from a sustainable forest and there were no chemicals used in the construction process. It is as natural as it gets."

Judges were impressed with the builder's future-proofing and exacting construction throughout the build.

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

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

While High Country Carpentry has not entered any houses in the Registered Master Builders 2017 House of the Year awards, the company is already looking forward to a potential entry in the 2018 competition.



Heather and Lain Hellmrich of High Country Carpentry at the Registered Master Builders 2016 House of the Year awards.

Mr Hellmrich praises the Registered Master Builders Association for the valuable support they offer members, the Master Build Guarantee and the ability to enter events such as the House of the Year awards.

The Awards are made possible through the support of PlaceMakers, Master Build Services, GIB, Nulook, CARTERS, Plumbing World, Resene and Bunnings Trade.



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Best of the best recognised with NZCPA

2017 sees four high-performing companies go Platinum

They're considered the "best of the best" — companies recognised for outstanding achievement in commercial construction after winning five or more national titles in the New Zealand Commercial Project Awards.

This year, four project partners went Platinum — Athfield Architects, Fletcher Construction, Powell Fenwick Consultants and Rider Levett Bucknall — after being involved in some of the most memorable projects of the Awards' history.

Athfield Architects — which has won six national titles since the first year of the Awards in 2013, including three awards in 2015 (the Supreme Award, Residential Award and Value Award for over \$15 million) for the Clyde Quay Wharf Redevelopment — is a company synonymous with the changing face of Wellington's cityscape.

Co-founded by Sir Ian Athfield in the late 1960s, Athfield Architects was also behind the Scots College Creative and Performing Arts Centre — winner of the 2013 Education Award — and the Devonport Library Project

that took out the Commercial and Civic, and the Value Award \$5 million to \$15 million categories last year.

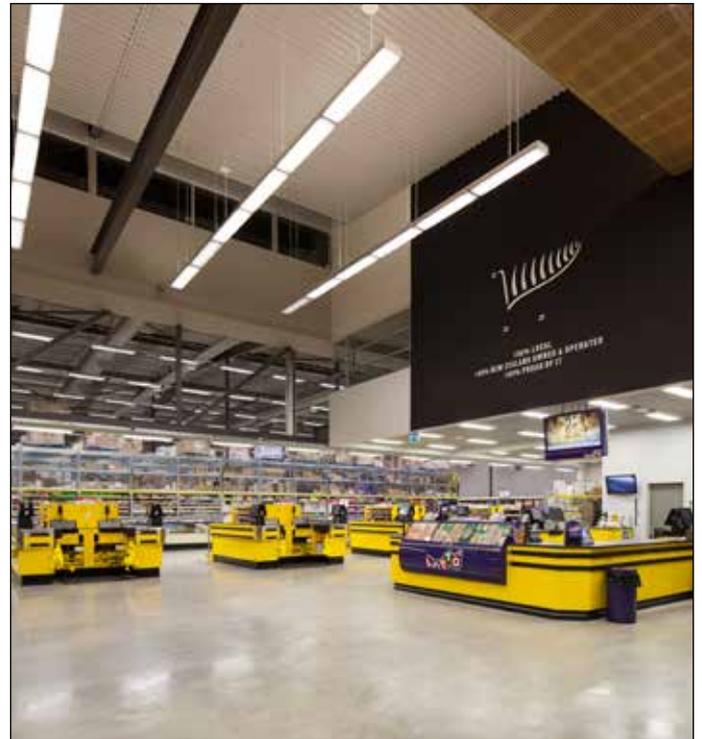
The past three years has seen Fletcher Construction take out a slew of awards, including the Education category winner in 2014 for the AUT Sir Paul Reeves Building, and two awards the following year (Commercial and Civic, and Value Award \$5 million to \$15 million) for Christchurch's Norwest on Victoria — one of the early rebuilds after the devastating Christchurch earthquakes.

Also in 2015, Fletchers won the Education category for the Wintec Engineering and Trades Facility in Hamilton, while it took the NALCO Health Award in 2016 for the Kathleen Kilgour Centre Radiotherapy Unit in Tauranga — a state-of-the-art medical complex.

Fletcher Construction chief executive Michele Kernahan says the awards are valued by contractors, their commercial construction partners and clients.



Athfield Architects has won six national titles since the first year of the Awards in 2013, including three awards in 2015 (the Supreme Award, Residential Award and Value Award for over \$15 million) for the Clyde Quay Wharf Redevelopment in Wellington.



Christchurch-based engineering consultants, Powell Fenwick Consultants, has won a national category in every year of the Awards since it began in 2013 — including a Retail Award win for Kaipoi New World Supermarket in 2013.

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Platinum Awards

"The impressive record of five awards at this year's Commercial Project Awards is an important recognition of our commitment to quality and delivering for clients," Ms Kernahan says.

"It was especially pleasing to see we achieved excellence in the categories of Civic and Educational buildings for the 2017 awards, and the Platinum award recognises our previous wins in Commercial and Value categories."

Christchurch-based engineering consultants, Powell Fenwick Consultants, has won a national category in every year of the Awards since it began in 2013 — including two Retail Award category wins for Kaiapoi New World Supermarket (2013) and Pak'nSave in Marlborough (2014).

In 2014, the successful restoration of Strowan House in Christchurch after the earthquakes, which involved a number of challenges including inserting and concealing sizeable structural elements (while keeping the decorative features intact), earned a win in the Restoration category.

In 2015, the team was involved in the Christchurch Eye Surgery project, winner of the Health category, while in 2016 they were part of the expansion and redevelopment of



Construction and quantity surveyor consultancy Rider Levett Bucknall was recognised for its multiple category wins since 2013, including a Health category win in 2016 for the Kathleen Kilgour Centre Radiotherapy Unit in Tauranga.

Mainfreight Christchurch, a highly successful project that won the Industrial Award category last year.

Construction and quantity surveyor consultancy Rider Levett Bucknall was also recognised for its category wins in 2013 for the Scots College Creative and Performing Arts

Centre (Education), 2014 for the CDHB Christchurch Hospital Parkside Wards and Acute Medical Assessment Unit (Health and Value Award \$5 to \$15million), and Te Takere — the supermarket turned expanded public library in Levin — and in 2016 for the Kathleen Kilgour Centre Radiotherapy Unit (Health).



Fletcher Construction won the Education Award category in 2014 for the AUT Sir Paul Reeves Building in Auckland.

Budget 2017 — what's on the table for the



Environment and Building and Construction Minister Dr Nick Smith.

The Government is committing additional funding to implement some of its key environmental and infrastructure initiatives, Environment and Building and Construction Minister Dr Nick Smith says.

"The new funding in Budget 2017 is focused on putting in place improvements to urban development, implementing the Housing Infrastructure Fund, providing additional funding to improve fresh water quality, and supporting marine-protected area reform," Dr Smith says.

Budget 2017 includes an extra \$4.9 million operating over four years to implement the National Policy Statement on Urban Development Capacity (NPS-UDC).

"The NPS-UDC requires councils to make sure plans provide plenty of opportunities for feasible housing and business development. It's important that it is implemented as quickly and effectively as possible.

"Together with the second phase of the Resource Management Act reforms, it is one of our key initiatives to help address housing affordability.

"The \$1 billion Housing Infrastructure Fund is another key initiative, and is designed to assist high-growth councils in financing necessary infrastructure — the water supply, storm water, waste water and roading — to open up new housing areas.

"Budget 2017 provides a further \$3.5 million to administer this fund."



Finance Minister Steven Joyce.

The Government is allocating \$4 billion in new capital spending as part of Budget 2017 as it builds the infrastructure for a growing economy.

"We have reserved a further \$7 billion in new capital for the following three Budgets."

The new capital spending in Budget 2017 includes:

- \$812 million for the reinstatement of State Highway One north and south of Kaikoura.
- \$450 million for rail infrastructure and rolling stock for KiwiRail's rail network around New Zealand.
- \$436 million for the first stage of Auckland's City Rail link which will greatly boost the capacity of the commuter rail network in central Auckland.
- \$98 million for upgrades to Wellington's commuter rail network.
- \$392 million for six new schools, two school expansions, 11 special education satellite units, and 305 additional classrooms nationwide.
- \$150 million in additional capital towards the new building programme for hospitals.
- \$576 million for the Defence Forces for new equipment and the commencement of the upgrading of the Defence Estate.
- \$763 million for new prison capacity around New Zealand.
- \$100 million to expand the government's programme to release Crown land for housing development around the country.
- \$63 million for investing in new water storage infrastructure in regional New Zealand.

Budget 2017 also lays out for the first time the government's total investment in new capital infrastructure over the forecast period.

"The Government will invest a total of \$32.5 billion over the next four years in new infrastructure, which is a 40% increase on the last four years," Mr Joyce says.

"And Housing New Zealand will invest \$2.2 billion in the Auckland Housing Programme as announced by Minister Adams last week."



Social Housing Minister Amy Adams.

Budget 2017 will include \$100 million in new capital funding to allow vacant or under-utilised Crown land to be freed up for additional housing developments, Social Housing Minister Amy Adams says.

"The Government has committed to building 34,000 new houses in Auckland over the next 10 years, and the Crown Land Development Programme is contributing land for 2700 of those houses," Ms Adams says.

"The new capital will be used to fund the additional areas of Crown land needed for around 1200 of these new houses."

Over its lifetime, the Crown Land Programme is fiscally-neutral. Upfront funds are used to cover the cost of holding the land while it is being developed. Once the homes built on this land are built and sold or, in some instances, earlier, the Crown will recoup the price of the land.

"As part of the programme, the Government has committed to 20% of the homes being available for social housing and a further 20% priced as affordable — defined as no more than the KiwiSaver HomeStart cap," Ms Adams says.

"Recently I turned the sod at a new 100-house development on New North Road in Auckland on land previously set aside for roading, at least half of which will be affordable houses."

The Crown Land Programme is part of the Government's Crown Building Project which will replace 8300 old, rundown houses in Auckland with 34,000 brand new, purpose-built houses over 10 years.

construction industry?



Education Minister Nikki Kaye.

School capacity across New Zealand will increase significantly as a result of \$392.4 million of capital funding and \$64.1 million of operating funding over four years, Education Minister Nikki Kaye and Associate Education Minister Tim Macindoe say.

"This will provide six new schools, two school expansions, the relocation of two special education schools, 11 new special education satellite units and around 305 new classroom nationwide," Ms Kaye says.

"We inherited a school property portfolio with an average age of 40 years, beset by issues such as leaky buildings and poor maintenance.

"We've prioritised extra money to tackle big issues such as earthquake strengthening, weathertightening and major redevelopments."

Mr Macindoe says this investment is all part of a commitment to provide the public services needed in a growing country, and will help modernise and transform schools into 21st Century learning environments.

"A total of \$277.6 million, comprising \$240.3 million capital and \$37.3 million operating funding over four years, will be committed to projects in Auckland," Mr Macindoe says.

Ms Kaye says this will fund four new schools, one school expansion and the relocation and rebuilding of two special education schools to co-locate on a new site, as well as around 170 more classrooms at various schools city-wide.

"The investment in Auckland delivers on the government's pledge in 2014 to build nine new schools, as well as extra classrooms, to address roll growth in the city. The extra funding will see an increase of new student places to more than 21,000 by 2021."

Outside Auckland, there is \$146.9 million for school property, comprising \$125.7 million capital and \$21.2 million operating funding over four years.

Industry feedback:

Budget 2017 scores a 7/10 from the Property Council New Zealand (PCNZ), in recognition of improvements to housing and infrastructure investment.

"After years of underinvestment, we are particularly pleased to see the Government attempting to beef up their funding and put in place some solid foundations for future growth," PCNZ chief executive Connal Townsend says.

"As the largest economic sector, contributing 13% of GDP, property is the foundation of the New Zealand economy. It supports the rest of the economy because it is the infrastructure of business and the homes that shelter us all.

"A decade of nearly continuous economic growth requires further investment to keep economic growth sustainable. New Zealand simply cannot afford to get any further behind our already large housing and infrastructure deficit."

Whilst Budget 2017 investment is welcomed, Mr Townsend believes it is only the beginning as New Zealand plays considerable catch-up in terms of funding and planning our cities.

"More money is needed for infrastructure and buildings, but we recognise the current need is greater than can be accommodated

in any one budget or even five budgets.

"Given the significant size of investment needed in bricks and mortar, money needs to go into new thinking and innovation around how we fund and deliver infrastructure.

"We also need to reform the wider planning and building systems so they deliver more effectiveness and efficiency for the economy," Mr Townsend says.

What the PCNZ likes in Budget 2017:

- The \$2.23 billion, four-year Crown-land programme turning 8300 houses into 34,000 new residences for vulnerable families, first-home buyers and for the wider market.
- \$11 billion of new funding for infrastructure across New Zealand over the next four years.

What the PCNZ would like to have seen:

- Indications of investment in innovation and the built environment, infrastructure funding and construction.
- Reform of the wider planning and building regulatory system.
- More assistance, above what was given in last year's budget, to local councils for housing infrastructure.

New Zealand is facing bigger trade barriers than ever before, particularly by manufacturers trying to add value to exports, and the Government should "pull out all the stops" to grow the New Zealand manufacturing sector in a world where protectionism is increasing sharply.

So said Wood Processors and Manufacturers' Association (WPMA) chairman Brian Stanley when he returned from accompanying the Prime Minister on his recent trade mission to Japan.

The Government's latest budget acknowledges this discrepancy, and the WPMA welcomes the trade boost of \$91.3 million over four years, as they welcome the additional \$74.6 million funding for Callaghan Innovation to grow business research and development.

Both measures have the potential to help lift the country's export manufacturing competitiveness.

The WPMA firmly believes the New Zealand Government must focus its international trade efforts on scrapping or seriously limiting other countries' massive subsidy systems if we are to compete successfully.

The recent increase in the VAT differential between logs and value-added wood imports into China is an excellent example.

"This will likely lead to yet higher log prices in New Zealand," Mr Stanley says.

"New Zealand has long been an advocate for free and fair international trading, and the need for us to boost our global leadership on this has never been greater," WPMA chief executive Dr Jon Tanner adds.



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New Zealand construction industry set for record year

New Zealand is on track to exceed last year's level of building consents for new homes, despite building consent data showing a fall in April.

Building and Construction Industry Training Organisation (BCITO) chief executive Warwick Quinn says the fall is not unexpected given the holidays in April.

"New Zealand is still on track to exceed the number of new building consents issued in 2016 — with just over 30,000 predicted."

The seasonally adjusted number of new homes consented fell 7.6% in April 2017 compared with March 2017, with 2106 new homes consented in April 2017 compared with 2361 in April 2016.

Mr Quinn says on a regional level only Canterbury, down 18.7%, and Hawke's Bay, down 3%, are below where they were this time last year, with all other areas up on the equivalent four-month period in 2016.

The remainder of the regions recorded a rise. Northland was up 6.3%, Auckland 6.5%, Waikato 4.5%, Bay of Plenty 6.7%, Gisborne 7.7%, Taranaki 7.7%, Manawatu/Whanganui 10.5%, Wellington 10.2%, Tasman 3.7%, Nelson 32.1%, Marlborough 7.9%, West Coast 53.1%, and Otago 3.4%. Southland remained the same.

Overall consents up 2.4% nationally

Mr Quinn says New Zealand overall is up 2.4% on the same period last year which, if the trend continues, will see new residential building consents nudging 31,000 in 2017.

"This will be the second highest year on record since 1976. Only 2014, with 31,423 consents issued, has been higher in the past 40 years, and there is a good chance that number will be broken this year."

He says the demand for skills is very high across all trades and regions.

"While a lot of media attention has been focused on Auckland, there is significant demand throughout the country.

"More than 50,000 construction workers are needed over the next five years, and a little under half of those need to be trade qualified.

"We are in the midst of one of the biggest building booms in recent memory, and it is



Building and Construction Industry Training Organisation chief executive Warwick Quinn.

expected to last for many years, so job prospects are excellent.

"Skill shortages are not restricted to tradespeople but are across the entire construction sector, with engineers, architects, quantity surveyors, project managers, supervisors and many other professionals in high demand."

Mr Quinn says the trades are not often considered a genuine option for school leavers by their influencers such as parents, family, career advisors and teachers, who instead favour university.

"The BCITO has just completed the Not Your Average Tradie Road Trip which was aimed at attracting more people into construction careers, and has other initiatives planned.

"As a qualified tradesperson you can become highly successful in a short space of time. Not only do you get a tertiary qualification with no student debt because of the earn as you learn approach, but construction is a huge and varied industry offering many career paths beyond working on site.

"Skilled individuals can go in all sorts of directions, from owning their own business to professional consulting, management, supervision and many others," Mr Quinn says.



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Simply applicable apprentice app

Keeping tabs on apprentice learning just got a lot easier thanks to a new app modified at Otago Polytechnic.

The Otago Polytechnic ITAB App allows apprentices to record text and photos while they work, then report directly back to their employer.

Until now, apprentices have had to laboriously complete paperwork every night — printing photos, recording what they worked on, how they worked on it and for how long.

Otago Polytechnic online learning designer Matt Thompson says the app is a great help for apprentices.

"It's another tool to make life easier. They can record their evidence of learning, and it's far more accurate and quicker than trying to recall it at the end of the day," he says.

Data from the app is stored on the Cloud. Employers have access to it at any time and can give instant feedback.



Mr Thompson says it's important the app is user-friendly.

"Some employers aren't that technically savvy. The app had to be really simple so they could access information easily."

Otago Polytechnic graduate Mark Henry is trialling the app, and says it's made life a lot easier.

"It's so much quicker and easier than filling out paperwork. It definitely saves heaps of time. I'm not very good with computers, so it was important to me that it was straightforward," he says.

"Most of the other apprentices wish they could've done theirs online!"

Otago Polytechnic carpentry staff are also using the app so they can give feedback to apprentices. It also means staff are fully up to date with the apprentice's work before they make site visits.

The app is free and available to any builder who wants to follow their apprentice's evidence of work in a clear and accurate manner.

Mr Thompson is hoping to introduce video to make the app even easier to use.

WPMA moves to reduce Standards speculation

The Wood Processors and Manufacturers' Association (WPMA) is anxious to assure the New Zealand public that timber retains its excellent reputation as a construction material.

Chairman Brian Stanley says as the most appropriate body to comment, there are several points the WPMA would like to clarify around the issue.

"Timber framing cannot cause a leaky building. If water cannot enter the building envelope through a range of faulty construction techniques and design parameters, timber framing cannot rot," Mr Stanley says.

"Current timber treatments for framing are effective medium-term protection against accidental pipe breaks and other leakages, as specified in the New Zealand Building Code.

"Like any industry, timber technology is developing all the time, and Standards need to be regularly updated to keep pace."

Mr Stanley says there are no "secret" negotiations taking place with the Ministry of Business, Innovation and Employment (MBIE).

"As with revisions of any New Zealand Standard, expert opinion is extensively canvassed, and public consultation is carried out prior to any final decision being made," he says.

"The WPMA is working with other industry experts to help Standards NZ draft appropriate performance-based updates to NZS3640.

"It is incumbent upon Standards NZ to carefully consider all aspects of an issue, but speculation on what a revised Standard may or may not ultimately contain is not helpful at this stage.

"The WPMA is keen to ensure no mischievous or misleading information should be released to confuse the public."

Living v fake greenwalls — the benefits

There is no doubt that the popularity of greenwalls has significantly grown over the past few years.

However, Mark Paul, horticulturist and Australian greenwall pioneer, warns about the hidden dangers of going fake versus living.

Mr Paul, founder of The Greenwall Company, says although the aesthetic of a fake greenwall can be appealing and the faux plant choice has expanded over the years, there are a number of things to consider.

"Aside from the lack of health benefits, they are a fire hazard due to the chemicals they are treated with and the dust they collect. The same dust can cause an increase in allergies, especially when placed in closed office spaces," he says.

"After a number of media reported 'greenwall fires', all in fake greenwalls, many commercial property managers have banned them and had existing ones removed," Mr Paul says.

The benefits of a living greenwall include:

- Improved air quality in urban environments: Living walls will actually filter out harmful pollutants and dust rather than attracting them.
- Aesthetically appealing: Greenwalls can be designed as a standout feature or blend into the natural environment.
- Lower power bills: Living greenwalls help to regulate the temperature of the building they are installed on.
- Sound insulation: Living greenwalls can absorb up to 10 decibels of sound, which is why they are a great option for office environments.
- Lower maintenance: Living greenwalls are fitted with an automated irrigation system, enabling them to essentially look after themselves.

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New appointments at McConnell Dowell and the NZGBC

McConnell Dowell has appointed Fraser Wyllie to lead its New Zealand and Pacific Islands operations and build on the strong foundations laid by his predecessor Roger McRae.

Mr Wyllie has more than 30 years' experience, most recently as executive general manager projects at Downer, and a strong track record of overseeing quality project execution and sustained commercial growth.

He has a Bachelor of Civil Engineering from the University of Auckland and a Master of Business Administration from Massey University.

McConnell Dowell group chief executive Scott Cummins welcomed Mr Wyllie as a valuable addition to the team.

"I look forward to working directly with Fraser, whose leadership and people skills have been reflected in his successful track record," he says.

McConnell Dowell is currently undertaking numerous infrastructure projects in New Zealand and the Pacific Islands, including works on roads, waste water treatment facilities, rail, tunnels and rebuilding Christchurch's earthquake-hit infrastructure.

Mr Cummins also recognised the outstanding service of outgoing managing director Mr McRae, who has decided to step down after more than 16 years in the job and 30 years with McConnell Dowell.

"We would like to thank Roger for all he's done, and we look forward to maintaining an ongoing working relationship with him as he moves into the next phase of his career," he says.



Joanne Duggan has been appointed Director of Marketing and Partnerships at the New Zealand Green Building Council (NZGBC).

"The launch of new residential and commercial buildings services provides an exceptionally exciting time to join the NZGBC," Ms Duggan says.

"I believe we will see a surge in the demand and awareness of the need for more quality and resilience in our built environment. My passion for sustainability drew me to Resene and I am proud

of the stance they've taken in the paint industry in New Zealand.

"I'm now really looking forward to working at an industry level for such an important organisation, and contributing towards the sector."

Ms Duggan's chosen industry has always been the building and property industry, from architecture and design specification to commercial and residential construction.

With a background in architectural design and a true passion for the industry, the people, companies and products within it, Joanne has worked for product manufacturers for the past 23 years. Having worked for Resene for the past 10 years, she has built up a vast knowledge of the property industry.

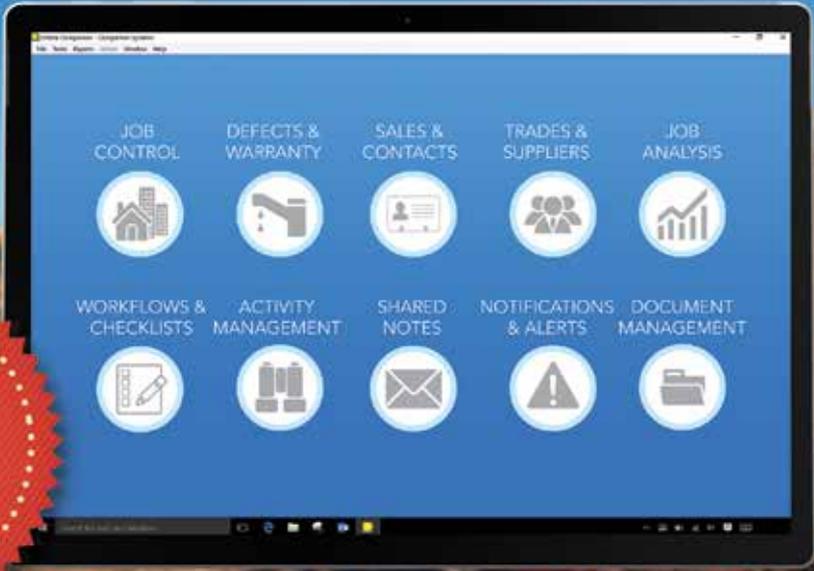
She will build on the tenfold increase in Homestar ratings, the residential tool for healthier, warmer homes, and the launch of Green Star Performance, a new tool for existing buildings.



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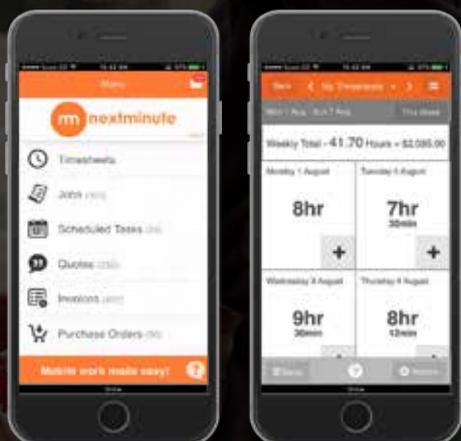
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NZ's construction future should be in tall timber buildings

Most new commercial and residential builds in New Zealand are eight storeys or below — an ideal height for building in engineered timber, according to NZ Wood promotion manager Debbie Fergie.

“As the challenge of providing more affordable housing solutions grows, we have to search for more innovative ways of designing and making buildings,” she says.

“This includes rethinking the materials we use, the design software we use, and the manufacturing and construction processes,” adds ex-pat Daryl Patterson, Lendlease Head of Operational Excellence, Property, in Sydney.

Timber is a material that can be easily processed by robotics, giving very high levels of accuracy and quality.

Architects’ design software can now talk directly to machines shaping the building components, avoiding those “lost in translation” problems when information passes through many hands.

Benefits of using Cross Laminated Timber (CLT) include high speed and quieter construction, much safer work practices, low carbon emissions, cost competitiveness

— and use of the only structural building material that is renewable.

New Zealand already produces as much CLT as Britain and the United States combined, in the only factory in the southern hemisphere.

In the past, its use was limited to low-rise structures due to concerns about the fire hazard from lightweight timber framing.

However, heavy timber actually performs better in fire than structural steel — a layer of insulating and fireproof char forms on the outside of it when it burns, protecting the structural integrity of the wood itself.

Also, systems are available to give timber framed systems equivalent fire ratings.

“CLT has the durability, strength, stability, seismic resilience, thermal performance, fire resistance, moisture management and vapour diffusion, and design flexibility.

New Zealand should champion this system and become the world leader in CLT-constructed buildings,” Mr Patterson said at the recent NZ Wood-Resene Timber Design Awards.

For more information, visit www.nzwood.co.nz.



NZ Wood-Resene Timber Design Award winner of the Excellence in Engineered Wood Products category, Toria Studio, made extensive use of CLT.

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Monday 26 June, 11.30-1.30pm

Mark Burry is Professor of Urban Futures at The University of Melbourne and Senior Architect and Researcher at La Sagrada Familia Basilica in Barcelona, Spain.



Tuesday 27 June, 11.30-1.30pm

Professor Jane Burry, Dean, School of Design, Swinburne University of Technology. Architect and Researcher.

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Event organisers 'pledge' 1000+ new build jobs

buildnz | designex, NZ's largest trade show for the construction industry, kicks off in around two weeks' time, with organisers heralding a new challenge for the industry to pledge 1000 new construction jobs and apprenticeships across the three-day event.

Show organisers XPO Exhibitions are marketing the message to construction and design industry employers to make a "pledge" to sign new apprentices to their company — which can be made on the web site www.buildnz.com/pledge.

And it's not just all talk — buildnz | designex, which runs from June 25 to 27 at the ASB Showgrounds in Greenland, Auckland, has more than 50,000 builders, designers and architects on the show database whom they'll be approaching.

Combine that with initiative partner heavyweight the BCITO, an organisation purposely engineered to match high potential candidates with construction and design employers, and you've got a potent collaboration working towards this ambitious aim.

Telethon-style apprentice pledging

Show director Tony Waite says XPO is going to be running a "Telethon"-style campaign across social media, email and direct mail campaigns, asking show visitor employers to "pledge" — or sign up — for a face-to-face conversation with the BCITO about opening their doors to new apprenticeships.

"Those build and design related companies who do pledge will get the chance to meet with potential candidates at the show's Recruitment and Growth Hub onsite," Mr Waite says.

"Likewise, we'll be encouraging prospective

new apprentices to drop by the show to find out more about the construction and design industries and the opportunities out there."

The buildnz | designex event is free to attend for industry professionals, with three full days of seminars included, and more than 250 exhibiting companies showcasing the latest and greatest construction and design materials, solutions and services in more than 15,000sq m of floor space.

Historically, the show attracts more than 6000-plus builders, architects, designers, planners, developers and construction professionals across the three days. And with the very strong building pipeline in Auckland and across the nation, the organisers remain confident that attendance will grow.

"What's different about this year is we're connecting visitors with prospective employers, and giving those employers the tools and confidence to take on new staff with a journey of support provided by the BCITO and other industry partners such as the Registered Master Builders Association," Mr Waite says.

The show is running three full days of free seminars from industry leaders, and a bevy of show features such as interactive build zones, demonstrations and new product showcasing.

The industry leadership Build Summit will run on the Monday and Tuesday, exploring more of the industry's macro challenges and opportunities.



In Hall One, the show will co-locate the National Safety Show with another full schedule of free seminars and safety solutions for the industry.

Event organisers are quick to point out the celebration of true kiwi innovation in design and construction. One example is a free keynote seminar from Professor Mark Burry, a New Zealand-born architect who enjoys enormous international recognition as the Professor of Urban Futures at the University of Melbourne, and as Senior Architect and Researcher at La Sagrada Familia Basilica in Barcelona, Spain.

"Every great New Zealander who reaches the kind of professional heights that Professor Burry has achieved in a lifetime had to start somewhere," Mr Waite says.

"Someone had to give that person their first opportunity or apprenticeship. We're hoping the initiative we're bringing to buildnz is a catalyst for a new generation of industry heroes."

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Key drawcard

The key drawcard to joining Stonewood's well-established network is leveraging off the



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Chris Karton is a director of one of Stonewood Homes' leading franchises in South Canterbury.

He says: "It is my pleasure to recommend Stonewood Homes New Zealand as a

franchisor, and with the backing of INNO Capital and down-to-earth and approachable leadership, the company has a very promising future".

Territory expanded

This year, Mr Karton and his co-directors have expanded their territory to take on a second Stonewood Homes franchise in Mid-Canterbury.

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ADHESIVES

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The product is fine for use in exterior or interior situations. It is suitable for most wallboards, and is also approved for use on fibrous plaster ceilings and walls.

It cures quickly, bonds strongly, and yet has sufficient flexibility to accommodate slight movement. It expands slightly when curing so works as a small gap filler too.

Sika Nailbond SB Original can be used for bonding laminex, formica, Gib plasterboard or other similar wall linings to timber, metal or most common building surfaces.

It is also used for bonding and gap filling when installing fibrous plaster walls or ceilings, and for bonding particleboard flooring to timber joists.

It's the perfect adhesive when attaching timber to concrete in partitioning work, or where electrically heated floors preclude the use of concrete fixings.

Builders wanting a wallboard adhesive that delivers extreme strength with none of that annoying dripping or slumping can ask for Nailbond SB Original which is now available in all good building supply stores.

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BUILDING TRUST



Adhesives increasingly used in timber structures

Adhesives are used in the timber industry for the factory production of glue-laminated timber (glulam), Laminated Veneer Lumber (LVL), plywood, finger jointed timber and composite timber I beams.

They are also used to bond wood onto a variety of panel products such as particleboard, plywood and fibreboard.

Adhesives — compounds bonding two items together — can be extremely strong, and are increasingly being used in the construction of timber structures.

Adhesives are also used for non-structural applications such as furniture, doors and fixing veneers.

They may come from either natural or synthetic sources. Traditionally, adhesives were sourced from animals (blood, casein) and vegetables (starch, soya beans).

Although these glues were useful they were susceptible to high humidity. Synthetic resins were developed to be more structurally reliable and durable, and are the most commonly used adhesive for timber.

Availability

There are a wide range of different adhesives available from competing companies.

Typically, they are available from building supply companies or direct from the manufacturer for large quantities of specialist adhesives.



An unusual curved building called The Smile was on display at the London Design Festival last year. Designed by Alison Brooks of Alison Brooks Architects, the sloping structure demonstrates the potential of Cross Laminated Timber (CLT), which Brooks says is "stronger than concrete".





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Twins snub corporate life

Jourdan Lee spent seven years climbing the banking corporate ladder — and then the next three years saving enough money to quit. When he had, he threw his career away to become a builder.

Today he wields a hammer and saw as he begins a three-year carpentry apprenticeship, but just weeks ago he was dealing in millions of dollars a month in his role as an assistant business banking manager at the ANZ Bank in Hamilton.

"I've gone from being a keyboard warrior to a hammer and spade warrior," the 31-year-old father of two daughters says.

"It is not a small move — I've taken a drop in income — so I have no choice, it has got to work.

"But I am excited about the future. I'm earning money while I learn, and indications are I can be making up to \$85,000 in time. For now it's about working hard and enjoying it along the way — the money should come along fine."



Twins Jourdan Lee (left) and Bart Lee ditched top-level corporate and consulting roles to train as apprentice builders.

But he is not alone. His twin brother Bart Lee is doing the same, giving up a promising corporate career — he was a senior associate at consulting firm PwC for four years before establishing his own personal fitness training business — to join Jourdan as an apprentice builder.

The Fiji-born twins, who both have university commerce degrees, are now working together full-time for Hamilton-based MH Builders.

"We had been talking about it and budgeting for about three years," Jourdan says, "but it was only a year ago when I felt I had saved enough money that we really made the call to do it."

Their story has come to light as the Building and Construction Industry Training Organisation (BCITO) runs a Not Your Average Tradie Road Trip, in which a group of BCITO apprentices are travelling the country to help community groups, schools and charities with building projects.

The trip is designed to attract more people into the trades at a time when 50,000 more workers will be needed in the construction industry as the building boom continues. About half of these will need to be qualified tradespeople.

put aside enough money to tide his family over for a year (his two daughters are aged eight and four).

"I wanted to make sure it wasn't too hard on the family and that we didn't fall behind in any of our payments," he says. "Because of this I didn't get into the building gig as early as I wanted."

The first person he had to convince was his wife Martine, a corporate marketing manager.

"To put it in perspective, I was in banking for seven years (including a stint with Bank South Pacific in Fiji). Before that I worked as an assistant manager at a resort in Fiji, and before that I was in the airline industry," he says.

"So when I told Martine I wanted to get into building her first reaction was 'you've got be kidding.'

"I took her through my plan and although she supported me she said 'this better be your last job change'."

Now three months into his apprenticeship, Jourdan says his first day was tough. "It was really physical with lots of heavy lifting, but everything I do I ask lots of questions — this is how I learn and what makes it interesting."

Even so, Jourdan does have some regrets. "Although I never intended banking as a career and always knew I wanted to do something with my hands and not be inside all day, there was still a lot of potential for me in banking. I would have been interested to see how far I could have gone."

Ironically, Bart and Jourdan's father, also a builder, had advised them against working in construction.

"He worked in Hong Kong but his whole idea was for us to get an office job — he didn't believe there was much future in building," Jourdan says.

In three years Jourdan

Continued page 33

TRAINING = PROFIT



BCITO did major research in 2015 that proves qualified teams generate more profit. For a carpentry apprentice, you'll get back \$4.70 in profit for each \$1.00 you've spent on training, cumulative over a ten year period.

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BT's Back in Time

20 years ago:

- The Building and Construction Industry Training Organisation (BCITO) and ACC initiated a joint project to identify the issues and find solutions to the building industry's high injury rate.

BCITO chief executive Trevor Allsebrook said while ACC was providing the funding, the project was driven by industry, with the BCITO taking a leadership role.

The first phase of the project was a research and scoping exercise involving intensive industry consultation, followed by a national workshop to decide future action.

15 years ago:

- Creditors owed \$23 million by Hartner Construction — New Zealand's fourth-largest construction company that was put into liquidation in 2003 — were officially advised that they wouldn't be receiving any money.

From page 32

"We didn't tell him until last November what we were doing and, surprisingly, he was quite supportive.

Bart, who is married with a seven-year old daughter and a five-year-old son, tried to find work as a builder in 2012 when he resigned from PwC.

"I've always wanted to have the skill to build houses or do renovations, and when I left PwC I rang every builder in the Waikato I could find but, at the time, no one was taking on apprentices."

So he set up Bart Lee Training Ltd, and continues to offer personal training sessions each day before and after work with MH Builders.

"Working with Jourdan is one of the best things to happen in my life," he says. "I've no regrets at all, I want to design and build houses. I want to be a stand-out player, whether I'm working for someone or running my own business."

BCITO chief executive Warwick Quinn says the ongoing building boom is putting pressure on carpenters, with more than 29,000 needed in the next five years to meet demand and to replace people who leave.

The receiver had sold the company's assets and used proceeds to pay the bank, although this had not raised enough money to pay the full amount owed. One of the 423 creditors was an Auckland-based company owed \$1.3 million.

Hartner Construction had been building five of the six new Princes Wharf apartment buildings in Auckland, including the Hilton Hotel, at the time of the collapse.

10 years ago:

- The Department of Building and Housing contracted Assessment Systems Ltd (ASL) to be its assessment agent for the Licensed Building Practitioner (LBP) scheme which was due to get underway in November 2007.

ASL was recruiting assessors who were required to be technically competent in the licence classes they assessed, computer savvy, have good interpersonal and communication skills, and have credibility in the industry.

Assessment fundamentals and techniques were to be covered in a series of training sessions planned for August to November 2007.

5 years ago:

- New research released by the Building and Construction Industry Training Organisation (BCITO) showed the next generation of New Zealand builders were technology-savvy, professional and passionate about their industry.

The BCITO's annual customer satisfaction survey asked more than 600 apprentices for feedback on job and training satisfaction, internet habits and factors that influenced their career decisions.

According to the survey, 92% of apprentices believed they were learning the right skills for successful career development.

BCITO chief executive Ruma Karaitiana said a new trend was emerging, with 89% of apprentices using the internet to access resources such as social media sites and industry publications on a daily basis.



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Can payment be withheld, and a construction contract cancelled, on the basis of incomplete work?

Timothy Bates and Sabine Boyd, of Auckland law firm Legal Vision, review the March 2017 case of a payment claim initially heard in the District Court and subsequently appealed in the High Court.

In this month's article I wish to review the March 2017 decision of *Bulmer v Envisage Construction Ltd*. This decision was initially heard in the District Court, and was subsequently appealed to the High Court.

Factual background

The appellants (Mr and Mrs Bulmer) owned a block of land upon which they contracted with Envisage Construction Ltd (ECL) to construct a house.

On receipt of the 12th staged payment claim, which covered "all interior decoration or coatings", the appellants withheld payment because of four matters:

- failure to install slab edge insulation,
- failure to install two attic stairs,
- an "allowance for laundry", and
- an "allowance for supplies".

There was dispute between the parties as to whether these items were included in the contract price.

In response to the appellants' non-payment, ECL suspended working on the project. Following this, mediation was attended by both parties, where no agreement was reached.

The appellants thereafter cancelled their contract with ECL, and further engaged another contractor to complete the work.

District Court

In the District Court, Judge Tompkins found in favour of ECL, awarding it judgment for the



amount of the 12th claim. He ruled that the appellants had breached the contract by failing to make payment of the 12th staged payment and, thereafter, wrongfully cancelled the contract.

Their counterclaim of "overpayment" of invoices (for the above four matters) was dismissed.

In examining the clauses of the contract, Judge Tompkins said ECL was entitled to suspend work, while the appellants were not entitled to cancel the contract following the suspension.

The claim of "overpayment" was dismissed because the contract provided for "substantial" completion, not full completion, as well as the fact that there was no evidence to establish that the work would not have been completed in full by ECL.

High Court

In the High Court, the appellants raised three grounds of appeal, namely:

- Is it reasonably arguable that ECL had wrongly suspended work under the contract?
- Is it reasonably arguable that the Bulmers were entitled to a refund for pre-payment on provisional cost sums irrespective of who repudiated the building contract?

- Should the presence of significant factual disputes between the parties have prevented the entry of summary judgment?

In addressing the first ground of appeal, Judge Collins examined clause 69 in the contract which enabled ECL to suspend work, but contained no express words prohibiting set off by the appellants.

He then said the appellants were entitled to set off their own claim as against progress claims and, therefore, ECL could not lawfully suspend construction works because they did so.

However, the first ground of appeal could only succeed if he was satisfied "that ECL hadn't discharged the onus of establishing that there was no basis for the appellants to claim a set off", regarding the 12th claim.

He concluded that the failure to install slab edge insulation product was arguably an item of set off. There were conflicting positions from both parties as to whether a more expensive Texturite product was to have been installed.

Accordingly, the court ruled that it was reasonably arguable that ECL had wrongly suspended performing work under the contract.

The court also found that the court could not summarily dismiss the appellants' counterclaim, in light of the fact that it now had ruled that they had not repudiated the contract.

It was certainly arguable that some of the provisional sum items ought to have been delivered by the 12th claim, and where they had not been delivered, a refund was applicable.

Finally, it found that there were factual issues requiring determination by a full hearing, which made this proceeding inappropriate for resolving at summary judgment level.

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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Alternate facts

Architect Don Bunting muses over why we are all susceptible to a good story.

The Donald Trump bid for the USA presidency introduced us to a new reality, and a new way of speaking known as “alternate facts”.

Essentially, this is using plausible and just barely believable statements to deceive and denigrate your opponents, while concealing your own weaknesses.

The presidential campaign also introduced the concept of false news — if you say something often and convincingly enough people will accept it, even if it is clearly untrue. Sounds a lot like advertising.

The myth of the SUV

We are all susceptible to a good sales pitch, even if common sense tells us it is wrong, or not the full story.

One of the effects of this phenomenon is the growth in SUVs on city roads — the so-called Sports Utility Vehicle.

Beloved by car dealers, as profit margins on SUVs are, like the vehicle, through the roof, the SUV now has a vice-like grip on city dwellers.

The SUV first appeared back in 1935 as the Chevrolet Suburban and, later, various iterations of the Land Rover.

But the modern SUV really took off in the past 10 to 15 years, first as a potential off-road vehicle and then as the ubiquitous suburban “tractor”.

It's safer. It's roomier. It's capable of seating up to seven adults. It has more cargo space. It's environmentally friendly.

None of these statements are true, and none are the real reason why SUVs are so attractive to a certain social sector.

The real reason? Initially it may have been pretending to be off-road, but today it's all about image. And that's fine, except that SUVs are an environmental disaster and drive other road users balmy because of their bulk.

Try parking alongside one, or seeing past the bonnet of an SUV at an intersection.

Bigger is better?

The first home I designed for our family of four was all of 120 square metres, and contained three bedrooms, two bathrooms, a study,

family room, kitchen, dining room and living room.

We thought it was big, and was probably about average for the mid-1970s. However, today, 120 square metres is considered tiny.

Yes, there are “small house” movements, but the average home today is well north of 200 square metres.

Why are new homes getting bigger? Fashion pressure via TV programmes is a factor, yes. But the real reason is the cost of developed land.

If a volume builder has to spend more than \$300,000 for a developed house site, then they need to build the largest possible dwelling to ensure they can make a profit. Simple economics.

With house prices in urban centres going through the roof, the move towards larger and larger homes is exacerbating the cost spiral, is bad for the home owner and bad for the economy.

In one large, new development area in Auckland, the majority of the homes — even the terrace houses — have four bedrooms and two living rooms and, in most cases, are occupied by a couple living on their own. Make sense of that.

Not needed on site

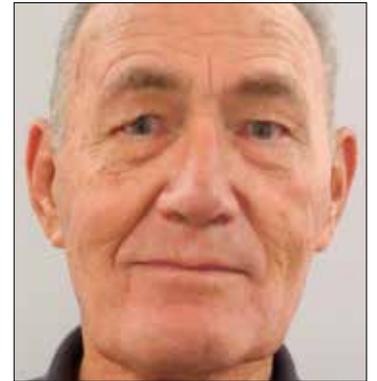
The construction industry has convinced itself and its customers that the presence of the project's designer (architect, engineer, architectural designer) on site is an unnecessary expense. Really? And how did this come about?

I was brought up in an era when a project of any size or complexity was administered and observed by the architect or engineer, with both a clerk of works and a site engineer to ensure that day-to-day activities met contract and legislative requirements. Sounds quaint now doesn't it?

The change started in the 1970s with the first of two development booms — the second being a decade later.

We all know how successful that period was, with rampant inflation (over 30% one year in the 1970s) and some really bad construction practices.

And, in more recent times, we have an industry



that can't seem to stop their buildings leaking.

Inevitably, there was the appearance of a new profession, one more suited to projects being delivered by contractors rather than for building owners — the project manager.

I still can't understand why my profession didn't fight back against this usurper of their role in the construction process. Today we have architects — and engineers — who will go through their careers without ever having a direct connection with the construction process. Sad but true.

Wow, uh oh and let's go

Author and futurist Ray Kurzweil describes the three stages of technology uptake as wow (isn't it great), then uh oh (but it will cost too much, or not work) and, finally, let's go (it's too important/valuable not to proceed).

Unfortunately our industry seems to be stuck permanently in the uh oh phase.

Going, going, gone

The new reality is that services we once saw as essential are now heading into their own dinosaur age, scuttled by a combination of economic factors and new technology.

This phenomenon is not new. I have to admit, I remember when home deliveries of bread, meat, groceries, milk and even prescription medicines from the chemist were considered normal.

Examples of what is on the likely to disappear list are: newspapers, real magazines (I think that celeb-based mags will probably, like the tuatara, survive), mail deliveries, free-to-air TV, landline telephones, dairies and corner stores.

Some will be replaced by online equivalents, but most will simply fade away through lack of use.

I didn't include the architectural profession in the list, but it's already showing some worrying signs.

Schedule a weekly 'ON hour', and watch the income increase and the stress decrease

Terry Sage of Trades Coaching New Zealand starts sounding like the proverbial broken record — but he says working ON your business instead of in it will actually result in increased income and much less stress.

I am half listening to the news on Monday evening — channel one, if you are wondering — and they talk about the space station floating through our skies for a couple of nights.

I think that would be cool to see but, night time, dark, cold, yeah maybe I have better things to do, like sleeping.

So it goes in one side, comes out the other and gets filed under whatever, as I have way more important things to do.

Tuesday morning I have a 7am appointment in town which is a 35-minute drive away. So there I am in the dark, in the cold, 6.05am, walking across the deck heading to the car.

Crystal clear sky, the whole Milky Way sparkling overhead, could have been a romantic moment if I wasn't on my own, so I take a second and look up. There she is, bright and shiny, zooming majestically through the heavens.

Alright, enough of the poetic verse, but it made me think on the drive into town. Would I have looked up if I had not heard the news the day before? Seeing the space station, so what?



Well, yes, I always look at the stars because where I live there is very little background light so we get a fantastic view — and it did make a difference because it made for a great topic at dinner with the kids (dad sounded cool).

My point is if every business owner looked up from time to time instead of head down, bum up and doing the daily grind, what would they see, and — more to the point — what are they missing?

I come back to that saying, which is like the proverbial broken record — “work on the business, not in it”.

Hang on a minute maestro, somebody has to do the work or nothing gets done. And therein lies the major problem in smaller businesses.

The big boss is the business growth manager, the office manager, the general manager, the works manager, the canteen manager blah blah blah.

But if working on it doesn't happen, the whole business will suffer.

Before you drown me with your emails saying “you're the business coach, stop lecturing me and give us the answers” (I left the colourful words out), there are some answers, and they are very easy fixes, but I get excuses all the time about them.

It's as simple as making some time, or paying somebody to do it for you. All you need to start off with is to schedule an hour a week, and make this your “ON hour”.

I absolutely guarantee that you will see a difference and you will start to increase the time you spend on the ON bit. Why? Because it's the fun bit of business ownership.

If an hour is simply not possible (rubbish) then pay somebody an hour a week to do it for you. You will notice a difference, get interested in what is happening, and start taking an active role in growing your business.

The ON bit is not just about growth in customers or dollars — it should also be in-house stuff like systems, filing and processes — and it will actually result in increased income and much less stress.

So look to the heavens people, find your bright star and aim for it. Sounds lame I know, but it's poetry for “get your head out of your arse and start working on your future”.

You did not go into business to have a “job” — you went into it for the freedom of being the boss.

Oh, by the way, a business coach is there to do the ON bit with you — just thought I would mention that titbit.

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THE BUSINESS SIDE OF CONSTRUCTION

Building Consents Information

For All Authorisations, April 2017

Dwellings	\$905,683,000
Domestic Outbuildings	\$14,935,000
Total Residential	\$920,618,000
Non-residential	\$410,639,000
Total All Buildings	\$1,331,257,000
Non-building Construction	\$20,132,000
Total Authorisations	\$1,351,389,000

Number of new dwellings consented

	Apr 2017	Mar 2017	Apr 2016		Apr 2017	Mar 2017	Apr 2016
Far North District	24	58	24	Horowhenua District	11	19	18
Whangarei District	43	52	56	Kapiti Coast District	16	17	18
Kaipara District	20	25	23	Porirua City	19	20	27
Rodney District	81	122	89	Upper Hutt City	12	15	22
North Shore/Albany Wards	150	280	152	Lower Hutt City	11	28	24
Waitakere Ward	25	55	60	Wellington City	49	45	28
Auckland Wards	277	231	115	Masteron District	7	12	4
Manukau/Howick Wards	60	62	103	Carterton District	6	15	3
Manurewa-Papakura Ward	73	114	75	South Wairarapa District	8	8	6
Franklin Ward	60	78	105	Tasman District	28	37	37
Thames-Coromandel District	31	26	18	Nelson City	23	20	11
Hauraki District	5	9	10	Marlborough District	18	22	14
Waikato District	51	81	66	Kaikoura District	0	2	0
Matamata-Piako District	9	21	14	Buller District	4	5	2
Hamilton City	100	123	77	Grey District	1	7	1
Waipa District	35	31	45	Westland District	7	7	2
Otorohanga District	5	4	3	Hurunui District	8	18	5
South Waikato District	8	6	8	Waimakariri District	28	57	57
Waitomo District	1	2	0	Christchurch City	159	278	399
Taupo District	19	15	18	Selwyn District	102	97	104
Western Bay of Plenty District	44	46	47	Ashburton District	6	16	18
Tauranga City	126	169	114	Timaru District	16	14	58
Rotorua District	3	7	9	Mackenzie District	11	7	10
Whakatane District	3	8	6	Waimate District	1	0	1
Kawerau District	1	0	0	Chatham Islands Territory	0	0	0
Opotiki District	0	1	2	Waitaki District	8	6	9
Gisborne District	9	6	3	Central Otago District	39	35	21
Wairoa District	0	1	0	Queenstown-Lakes District	73	107	59
Hastings District	18	19	23	Dunedin City	30	60	19
Napier City	12	16	20	Clutha District	1	4	2
Central Hawke's Bay District	5	5	0	Southland District	3	7	5
New Plymouth District	27	45	28	Gore District	0	1	1
Stratford District	3	3	2	Invercargill City	12	12	12
South Taranaki District	2	4	4	Area Outside TA	0	0	0
Ruapehu District	3	6	0				
Wanganui District	12	9	13	Total	2106	2779	2361
Rangitikei District	0	0	0				
Manawatu District	12	14	13				
Palmerston North City	31	23	18				
Taranaki District	1	4	1				

Source: Statistics New Zealand



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SPORTTODAY

Have a crack at *Building Today's* new Sport Today Trivia Quiz (see page 39). Pit your wits against questions devised by Radio Sport Breakfast co-host Kent Johns, and be in to win some great prizes!



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Radio Sport Breakfast co-host Kent Johns presents his latest thought-provoking column reflecting on the previous month's sporting events and controversies, along with upcoming events, and will be encouraging BT readers to share their views and opinions too.

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!



New Zealand tour a difficult challenge for Gatland and his British Lions

The British and Irish Lions are here. But will they roar? It is actually very difficult to know. I sense this test series will be closer than many New Zealanders think.

Already I've been told the All Blacks will win each test by 30 to 40 points — "bank on it".

And who could really blame a New Zealand rugby fan for this supreme level of confidence? After all, there isn't much competition from even old foes these days (more on that later).

I'll admit I'm not au fait with many in the Lions, having not watched much Six Nations rugby, but know coach Warren Gatland has built his squad around the all-conquering England team, and has the best of the rest at his disposal.

There is greater depth in each position than there was in 2005 when the Lions were here last, and that is because we have seen an improvement in standard across the board in the four countries represented.

He has chosen his Welsh captain Sam Warburton to lead and, while this decision was hotly debated in Britain, it is a safe and pragmatic call to go with someone who has served him well for Wales and is clearly a very good leader of men.

On the other side, many of New Zealand's key players may be underdone come the first test at the end of the month.

Captain Keiran Read is in a tight race to be ready after thumb surgery, and important cogs Dane Coles and Jerome Kaino have both had extensive

time out this season through injury.

Many other All Blacks are carrying injuries, and whilst the selectors are not fretting, they'd have to be at least concerned they may not have their best players available for all three tests.

Former Lion and now Sky Sports UK pundit Stuart Barnes recently told Radio Sport he thinks a successful tour would include a test win and victory over four of the five Super Rugby franchises and the New Zealand Maori side.

He went as far as saying a test series win would be a greater achievement than England winning the World Cup in 2003.

That's probably a fair indication as to how difficult the challenge is for Gatland in New Zealand. And history backs that up, with the 1971 John Dawes-captained Lions team the only one to win a test series here.

Really though, it is the test results that remain in the memory, and that will ultimately be what this tour is judged upon.

For the Lions to win the test series they must win at least one in Auckland. With no test in the South Island, two will be played at Eden Park, which has become a graveyard for any opponent of the All Blacks. Not since a defeat to France in 1994 has New Zealand been beaten there.

You'd think the Lions would at least have to win the second test in Wellington to make this a series, otherwise they'd be relying on defying history twice in a fortnight.

I think this tour has come at exactly the right time for rugby fans in New Zealand. Games against Australia and South Africa don't carry

the intrigue they once did and have become awfully predictable.

True rivalries can only thrive if the results aren't consistently one-sided, and the All Blacks' dominance over our greatest adversaries has become worryingly pernicious.

I think we could be in for a cracking series, and can't wait to see how good the tourists really are come the first test on June 24.

All things aside, the All Blacks should prevail but don't bank on it being a cake-walk. We only get the Lions here every 12 years so let's hope we see something special.

Short Passes . . .

David Kidwell is surely on thin ice as Kiwis league coach. One win from six starts is a poor record, but he looks out of his depth every time he talks publicly.

He was less than convincing in his version of events that led to the suspensions of captain Jesse Bromwich and Kevin Proctor, and has clearly allowed personal standards to slip since he's had the team. Only a win at the World Cup this year will save his job.

* * *

As exciting as the Cavaliers-Warriors Amatch-up is in the finals, the NBA play-offs have been a snore in comparison to the NHL. The ice hockey has had more action, a better series, and better coverage. It really is a great watch at this time of the season.



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 In which city did the Chiefs play the Crusaders in their Super Rugby match on May 19?
- 2 Tui Lolohea left the Warriors for which NRL club?
- 3 Who won the Indy 500, after New Zealander Scott Dixon crashed out?

To enter the quiz, email your answers to andrew@buildingtoday.co.nz by 5pm on July 4, 2017. We've got five 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!



Shaun's a winner!

Congratulations go to Shaun Bradley of Christchurch, who won five Lenox Metalmax diamond abrasive blades and a chilly bag full of delicious Wild West Worcester sauces and relishes after correctly answering last month's Sport Today Trivia Quiz questions. They were:

- 1 Who was named in April to captain the Lions on their upcoming New Zealand tour?
Sam Warburton
- 2 Which cricketer took a spectacular catch in the IPL, only to be denied when his floppy hat touched the boundary rope?
Brendan McCullum
- 3 Which two teams will play in the FA Cup final later this month?
Arsenal and Chelsea



Your feedback:

Kent is correct in saying that the Warriors had to sign Shaun Johnson, one of the greatest creative talents the club has ever possessed.

However, he also hit the nail on the head when he said Johnson is "a mercurial talent who, at times, has been erratic in his play".

And this is the problem I have with the player. He's played almost 150 first-grade matches for the Warriors and yet he is still too often "erratic in his play".

For me, he has not developed into a consistent enough player over the past few seasons. Is this the fault of the player or the Warriors coaching staff?

Personally, I would love Johnson to sign for one of the big Sydney clubs and develop a more hard-nosed professional approach but without losing his creative genius which I think would flourish when

surrounded by better players.

Yes, it would be a huge loss for the Warriors. But I would hate to see Johnson in five years' time and nearing the end of his career looking back and regretting not being ambitious enough to ply his trade with one of the big Aussie clubs.

**Brian Dalton
Wellington**

Are these actually boats that are being raced in the America's Cup? Or some kind of technologically-implanted, oversized hovercraft that are flying about on the water?

Last month Kent commented: "Please, I beg of you, do not lose your mind later this month. Please, pretty please, keep perspective. Please allow me to enjoy world-class sport without drowning me in a sea of nationalistic bullshit."

By all means Kent, go and enjoy your "world-class sport" — one which I think has morphed into something which has spiralled

out of control and which looks nothing like a traditional boat race.

You won't hear any nationalistic bullshit coming from my little corner of the country, mainly because I won't be taking the slightest interest in any of it.

Does anyone else feel this way? Is it time to say enough is enough, and to stop spending ludicrously obscene amounts of, in many cases, taxpayers' money at this "sporting" event?

Kent, you've got to be praying that the Kiwis don't win this and bring the Cup home. Because if they do, then one thing's for sure — you ARE going to definitely be drowning in a sea of nationalistic bullshit!

**Aaron Carter
Nelson**

• Thanks for your opinions guys — a chilly bag full of delicious Wild West Worcester sauces and relishes is on its way to you!



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