

BUILDINGTODAY

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION



VOLUME 27 NUMBER 7
AUGUST 2017

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INDUSTRY
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FROM THE EDITOR

There has been some good progress made following on from the inaugural RMBA-led Constructive Forum in Christchurch last year.

An initiative called the Industry Transformation Agenda was discussed, with agreement reached that it should form the basis of the strategic direction forward for the way the construction industry operates and collaborates.

Building Today will be covering more on this ongoing industry initiative in future issues.

Columnist Mike Fox recently spoke at the National Community Housing Association on the topic of why our current system cannot deliver affordable housing. You can read his address in this issue.

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Supreme Waikato House of the Year 'the whole package'

Outstanding workmanship and attention to detail resulted in a multitude of awards for J A Bell Building Ltd at the Waikato Registered Master Builders 2017 House of the Year competition.

Not only did the company win the Waikato Registered Master Builders 2017 Supreme House of the Year Award for a home in Flagstaff, they were also awarded six other awards — a Gold Award and Category win for the New Home \$550,000 - \$700,000, the Craftmanship Award, the Plumbing World Bathroom Excellence Award and the Carpet Mill Interior Design and Style Award for the same home.

They were also awarded a Gold Award in the Builder's Own Home category for their home at Waihi Beach.

Justin Bell says winning the Supreme Award was a very proud moment for his team, and a fantastic result for their second time entering the House of the Year competition.

"It was a really awesome feeling. We knew we had a great package from the design, the clients, the products and the workmanship, but we were up against some really outstanding entries in the competition this year, so we were absolutely stoked with the result," he says.

Mr Bell says the use of cedar and the co-ordination of colours and materials made the home stand out in the competition.

"The house was the whole package. It was really detailed, and required a high level of thought and workmanship.

"It is great to work with natural products, so while the cedar made the home stand out, it was also a large part of what made the project really enjoyable for the team," he says.

"The interior design was put together by the clients themselves, which complemented and enhanced the design.

"Overall, it was a really fantastic build, with fantastic clients."

Judges said the winning House of the Year was a cleverly designed private home on an elevated site, which created several challenges for the builder.

"The design featured multiple cladding



This Flagstaff home was awarded the Waikato Registered Master Builders 2017 House of the Year, a Gold Award and Category win for the New Home \$550,000 - \$700,000, the Craftmanship Award, the Plumbing World Bathroom Excellence Award, and the Carpet Mill Interior Design and Style Award.

materials inside and out, and understated bespoke detailing which required a high level of workmanship," they said.

"Accuracy of detailing and construction was clearly shown throughout the completed home.

"The builder has executed the design perfectly with a high level of workmanship, creating an outstanding home for the owners."

Mr Bell is looking forward to the national competition in November, and says that winning the award reaffirms the credibility of his team.

"We have been in the industry a long time, so winning these awards gives us a real boost of confidence for the high quality of the work we are producing," he says.

Mr Bell has been a Registered Master Builder for nine years, and says he would always recommend customers choosing a Registered Master Builder.

"You know they are going to do a good job, especially if they have entered the House of



the Year competition, because they are putting their work out there to be judged. It really reflects the high standard Registered Master Builders promotes."

National category winners and the Registered Master Builders Supreme Awards for House of the Year and Renovation of the Year will be announced at a gala dinner at SkyCity in Auckland on November 25.

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

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



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Seamless renovation wins regional Supreme Award

A challenging but successful renovation has resulted in a Supreme Award for Stewart Hanna Ltd at the Waikato Registered Master Builders 2017 House of the Year competition.

The company was awarded the Waikato Registered Master Builders 2017 Supreme Renovation of the Year for a home in Hamilton.

They also took home a Gold Award and Category win in the Bunnings Renovation \$500,000 - \$1 million category, the Sustainable Home Award, and the Heart of the Home Kitchen Award.

Director Steve Ross says winning the award was a great moment of recognition for his team, and reflected the commitment of everyone involved in the project.

"We were really excited about the results. The awards create amazing exposure for the company and strengthen our brand reputation going forward," he says.

Mr Ross says the renovation's seamless co-ordination of old and new elements made the home stand out from the competition, but explained that renovating underneath the house presented a challenge.

"We worked hard to recycle original materials to ensure that each era of the home complemented each other — we wanted the 1950s elements to seamlessly blend in with the modern ones. The attention to detail required was phenomenal," he says.

"We excavated underneath the house to create an entirely new kitchen and living area. We also built a new bedroom, bathroom and laundry.

"Because of the age of the original home, we had to take care to manage the challenge of safely working underneath the house for all the new additions."

Judges said the winning renovation was a classic Huntly brick home which had been brilliantly transformed.

"This home features a light and sun-filled kitchen and living area, replacing the former garage and basement space. This enabled the home to open directly to the deck and outdoors," they said.

"Rainwater is collected and stored, low-energy lighting is used throughout the home, and the hot water cylinder is future-proofed to allow



This Hamilton renovation was awarded the Waikato Registered Master Builders 2017 Renovation of the Year, a Gold Award and Category win for the Renovation Award \$500,000 - \$1 million, the Sustainable Home Award, and the Heart of the Home Kitchen Award.



for the upcoming addition of solar hot water panels.

"The architect and owner worked closely with the builder to select and re-purpose recycled materials, creating a warm and comfortable home that functions well for the evolving needs of a young family as they grow."

Mr Ross says winning the award builds credibility for his team among clients and the public.

A Registered Master Builder for 25 years, Mr Ross values the high standard and strong

reputation the RMBA membership offers.

National category winners and the Registered Master Builders Supreme Awards for House of the Year and Renovation of the Year will be announced at a gala dinner at SkyCity in Auckland on November 25.

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

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



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Talented Oamaru tradie nails regional competition

Ben Bringans of Banks Building Services Ltd was ecstatic when he was awarded first place at the Southern Registered Master Builders CARTERS 2016 Apprentice of the Year competition.

The 23-year-old from Oamaru says winning the regional Apprentice of the Year was a great feeling, and recognition of his hard work paying off.

"It was a really awesome moment. Winning the regional competition and then going on to compete at the national event was a real privilege and a great experience overall," he says.

He entered the competition to put the skills he had learnt in his apprenticeship to the test, and to challenge himself against other apprentices in the industry.

"I wanted to see how my skills compared with other apprentices in the industry. It was a great experience to get to meet like-minded apprentices and make strong connections in the industry," he says.

Ben says while he found the national competition challenging, the experience was incredibly rewarding.

"The practical challenge was definitely a challenge, with the amount of work required to plan and build the playhouse within such a restricted time frame. It really put everything I had learnt in my apprenticeship to the test," he says.

Ben explains that his apprenticeship with Banks Building Services Ltd contributed greatly to his regional win.

"My apprenticeship gave me the opportunity to undertake such a wide variety of work and gain really valuable industry experience, which definitely helped me throughout the competition," he says.

"I have always enjoyed creating things with my hands, so an apprenticeship was the perfect fit for me. I am absolutely loving the work so far."

Ben's advice to this year's apprentices participating in the competition is to "give it your all and make the most of the experience — you have nothing to lose".

This year's regional events are taking place throughout August and September. The winning apprentice from each region will receive \$2000 to spend at CARTERS, a place at an Outward Bound course, and a range of products and tools.

All entrants receive an apprenticeship membership to the Registered Master Builders Association.

The regional winners will then go on to compete at the Apprentice of the Year national competition in Auckland in November, vying for the national title of Registered Master Builders CARTERS 2017 Apprentice of the Year.

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

The Registered Master Builders Apprentice of the Year competition is



Registered Master Builders CARTERS 2016 Southern Apprentice of the Year Ben Bringans of Banks Building Services Ltd from Oamaru.

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Christchurch treasure restored to former glory

A much-treasured historic theatre has been lovingly resurrected through a meticulous and imaginative restoration effort.

Christchurch's February 2011 earthquake left the Isaac Theatre Royal shattered and broken. For three months, it sat closed until the full extent of the damage was seen.

Brickwork was compromised, there was a gap between the proscenium arch and the auditorium, and the dress circle had slumped. The theatre was filled with cracked plasterwork, broken joinery and glass.

It was placed under notice requiring it to be stabilised — or demolished — within 10 days.

After operating for more than a century, it was decided that the theatre was too grand to lose forever.

The winner of this year's Heritage/Restoration category at the New Zealand Commercial Project Awards, the rebuilt Isaac Theatre Royal is an epic feat of creative engineering, and a huge success for the project team made up of Naylor Love Construction, Warren and Mahoney Architects and RCP.

Heritage Category I listing retained

Despite a major overhaul that has brought it into line with the building code, it has retained its Heritage Category I listing.

Subtle modifications in the main space provide enhanced accessibility, acoustics and audience lines of sight, and a number of additional features have been added to the building such as an upper level foyer, and second



The Isaac Theatre Royal, a much-treasured historic theatre in Christchurch, has been lovingly resurrected through a meticulous and imaginative restoration effort. The project won this year's Heritage/Restoration category at the New Zealand Commercial Project Awards.

performance space.

"To call this a restoration would altogether understate the extent of the project," the judging panel said.

Ornate detail faithfully replicated

"Seismic damage to this Christchurch landmark was so great that it was largely rebuilt from the ground up, with all the ornate detail faithfully replicated.

"However, the opportunity was taken to improve sightlines in the theatre with subtle tweaks to the geometry, and to add extra lobby and service facilities in a way that makes them indistinguishable from original features."

An essential part of this project was the preservation of historic features such as the

brick and Oamaru stone facade, marble grand staircase and decorative plasterwork on the walls and ceilings.

The team used 3D scanning to accurately record the original condition of the building, and used this data to faithfully reconstruct any elements which could not be preserved in their original form.

Italian specialists were brought in to clean and restore a series of canvas paintings from Shakespeare's *A Midsummer Night's Dream* in the dome.

The client specified that the theatre needed to be operational as soon as possible, so a fast-track programme was devised where design, consenting and construction were carried out simultaneously.

The theatre reopened on November 17, 2014.

Significance of industry cannot be overstated

RMBA president Simon Barber welcomed delegates to the second Constructive Forum with a thought-provoking speech that addressed a number of issues facing the sector.

It is my honour to welcome you to Constructive, as the President of the Board of the Registered Master Builders Association.

I would like to acknowledge the Minister for Finance and Minister for Infrastructure Steven Joyce and the Opposition Spokesperson for Building and Construction Phil Twyford, who both have taken time out from the hustings to participate in Constructive 2017.

The Registered Master Builders has a proud history in New Zealand. Master Builders have been laying the foundations in this country for over a century.

The name is perhaps synonymous with the Master Build guarantee which has been on the market for over 25 years. By our reckoning, our guarantee was issued for half the residential single dwellings built in this country last year.

As the President of the Registered Master Builders Board, the Association's purpose is straightforward — it is about helping our 4000 members build better businesses.

For those of you who attended day one, the presentations from Hazelton Law, Lara Tookey from Massey University and Nigel Latta were in keeping with that purpose.

Nigel's presentation on the younger generation emerging in the construction workforce was thought provoking. And it was our honour to have Mayor Phil Goff to officially welcome Constructive participants to the city of Auckland.

You really only have to look at Auckland's skyline to appreciate how much things can change, even in such a short period of time. The city will be a hive of activity over the next five years.

Over that period Auckland will host the America's Cup and, globally, all eyes will be on Auckland when the city hosts world leaders at the Asia Pacific Economic Cooperation (APEC) summit in 2021.

At the outset, I would like to put on record my sincere thanks to the speakers and panellists who have given up their time to contribute to the only "all of industry" Forum dedicated to lifting the performance of New Zealand's construction sector.



In particular, I want to pay tribute to Simon Miller, Managing Director and Partner from the Boston Consulting Group. He has come here from Australia especially for the Forum, to tell us about Boston's work with the World Economic Forum.

Glimpse into the future

The multi-year project identifies best practice emerging overseas, and provides a glimpse into how the construction sector might look in the future.

But what becomes obvious from the reports they have produced so far is that fragmentation, over-regulation, poor collaboration, poor procurement practices and workforce issues are not exclusive to New Zealand, but manifest themselves globally too.

Some may have seen the figures we highlighted to market this Forum. These underline how central the sector is to New Zealand's economic performance.

The equivalent of nearly 10% of New Zealand's GDP is generated by the construction sector, and 10% of employment is generated by the sector.

Of the number of businesses in New Zealand's economy, 10% are related to the construction sector.

The significance of the sector cannot be overstated yet, as an industry, we struggle to

identify, let alone speak as one on issues of common interest.

Fragmentation and division makes us less effective as a sector which, by any measure, is central to the economic performance of this country.

That is why I welcome Minister Steven Joyce and Opposition Spokesperson for Building and Construction Mr Phil Twyford here to tell us about how New Zealand's demand for construction can catalyse change.

Their views are important. Much has been said and written about housing affordability. It hits close to home for us in the sector — it is confronting for us when we hear that buying a home is proving more elusive.

To be blunt, and I am certain that all builders will agree with me, there are times it does feel like the bureaucracy do their best to frustrate our efforts to build homes.

A recent survey of our members revealed the average time taken to get building consents approved was almost twice the statutory limit of 20 working days.

This was consistent with an independent inquiry into the Tauranga City Council building department's performance, which found that the actual time it was taking to process consents was 41 working days — more than eight working day weeks!

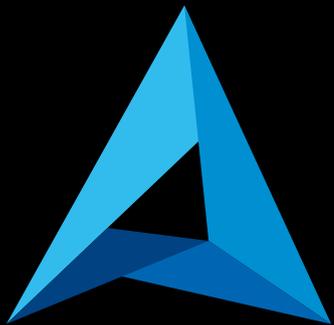
Problems are hardly new

What is alarming is that these problems are hardly new. These are well documented in a suite of reports from the Productivity Commission, Rules Reduction Taskforce and, more recently, from the Auckland and Wellington Mayoral Housing Taskforce.

The Business Growth Agenda 2017 talks about streamlining consents, reducing compliance costs and removing regulatory barriers that drive up costs of construction. It records this as being "in progress".

Yet every year we keep coming back to these perennial issues. Lessons from how construction was ramped up in the aftermath of the Christchurch earthquakes is an

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Constructive reveals Industry Transformation Agenda as the way forward

Moving the debate forward from the inaugural Registered Master Builders Association-led Constructive Forum last year, and discussion on the new Industry Transformation Agenda, was the key focus for delegates at the second Constructive Forum at the Langham Hotel in Auckland recently.

Building a consensus view about how the sector can change the way it operates and

collaborates, a look into what role technology will play in the industry in the future, and how to action the debate arising from the event were the main issues to come out of the Forum.

Industry leaders, including the chief executives from RMBA (David Kelly), BRANZ (Chelydra Percy), BCITO (Warwick Quinn), Property Council NZ (Connal Townsend) and Fletcher Building Products (Matt Crockett), comprise

the core design team who have worked on the Industry Transformation Agenda — a local initiative based on the World Economic Forum's "Future of Construction" report — that was discussed at the Forum.

Building Today will keep readers informed of this ongoing initiative in future issues. In the meantime, below are pictures taken from the event.



Delegates at this year's Constructive Forum.



From left: Fletcher Residential chief executive Steve Evans, BNZ Head of Institutional Banking Paul Blair, Fletcher Building Products chief executive Matt Crockett, Minister for Finance and Minister for Infrastructure Hon Steven Joyce, Willis Bond and Co chief executive Mark McGuinness, and RMBA chief executive David Kelly.



West Coast president Linda Caldana (left) and Ashburton president Andrea Lee.



Actor Mark Ferguson in a Q & A with Team NZ's Andy Maloney in front of the America's Cup at the Constructive Forum gala dinner at the Royal New Zealand Yacht Squadron.



From left: Waikato vice-president Dan Fenwick, Guy Richardson (Sentinel Homes) and Tauranga president Jonny Calley.



Industry leaders at the Constructive Forum including, from left, the chief executives from BRANZ (Chelydra Percy), Fletcher Building Products (Matt Crockett), RMBA (David Kelly), Property Council NZ (Connal Townsend) and BCITO (Warwick Quinn).

Significance of industry cannot be overstated

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exemplar of what can be done when there is the will. But it has yet to be replicated elsewhere in New Zealand.

At the end of the day all we want to do is build more and build well. As a sector we very much live and breathe on the supply side of the equation.

I appreciate there is a fixation on addressing demand in this country which, in principle, I have no issue with. Where things become problematic is when it invariably veers towards clamping down on immigration.

It is important to ensure that New Zealand's skills and migration programme delivers the talent we need now.

Proposed changes to the temporary skills visas seem to be odds with delivering a responsive construction workforce, which is why the Government's move to modify their proposals in response to concerns raised by businesses, including the Master Builders, is to be welcomed.

To be clear, I am strongly of the view that we must always look onshore before looking offshore. It is forecast that 50,000 jobs need to be filled in the sector over the next five years. It would be fantastic if we could fill these roles locally.

The BCITO does a fantastic job of helping shape New Zealand's skills and training system so we can churn out the builders we need in New Zealand.

Their pilot of a hop-on, hop-off approach to qualification is innovative. It is a logical response to a construction labour market which is screaming out for certain skills, right now.

It is not to say we will not need the more fulsome carpentry qualification in the future. This will always be required. But what it does highlight is that we, as a sector, will need to be creative about how we address capacity and capability issues in New Zealand.

That includes how we attract the necessary talent from overseas when their skills are in urgent demand in New Zealand.

I am pleased to announce that the Registered Master Builders Association is working closely with global recruitment company Haines Attract and the Ministry of Business Innovation and Employment to replicate for the construction sector a recruitment drive for

talent known as LookSee.

The programme was run earlier this year in Wellington, attracting 48,000 expressions of interest for roles in the IT sector at the likes of Xero, TradeMe, Datacom and Weta Digital.

As a country, I would argue there needs to be a much more mature and strategic conversation about how we deliver more sustainably on this country's housing and building needs.

The highly cyclical and volatile nature of the sector is hardly new. Yet very little has been done to take the edge off the peaks and troughs.

The Government, as regulator and purchaser, will be part of this. The Government as regulator and as the largest procurers of construction in New Zealand can be pivotal in improving certainty of the built environment in this country.

Providing the sector with greater visibility of

The Registered Master Builders Association is working closely with global recruitment company Haines Attract and the Ministry of Business Innovation and Employment to replicate for the construction sector a recruitment drive for talent known as LookSee.

their building pipeline, streamlining procurement practices and building less adversarial relationships with major contractors are all useful measures.

The sector thrives on certainty as this, ultimately, generates the confidence for businesses to invest in their business and their people — which all flows through to the economy.

But it is incumbent on industry to play its part too. I am proud to be part of a sector which touches on where we live, work, learn and play.

However, the sector has underperformed on health and safety. Some people in this room today will not like hearing that.

I fully recognise that the new health and safety rules evoked mixed reactions across building sites in New Zealand. Rest assured, I heard these first hand from my staff!

However, the cold hard reality is that, as a sector, we are the second worst for workplace harm and fatalities.

It is why the chief executives of major contractors and SiteSafe should be commended for the leadership they have shown in formally agreeing to standardise their approach to on-site health and safety.

The parties to the agreement reads like a who's who of major contractors in New Zealand, including Leighs Construction, Hawkins Construction, NZ Strong, Arrow International, Russell Group, Dominion Constructors, Fletcher Construction and Naylor Love.

Let me say unashamedly they are all members of the Registered Master Builders Association. The initiative epitomises the spirit of collaboration that needs to be replicated across the sector.

This is exactly the kind of spirit of collaboration that needs to be at the heart of our discussions today. If the industry is to move forward meaningfully we all need to play our part.

We will need to be open to change, transformation and innovation which is starting to make waves overseas.

I acknowledge change will be hard for a sector that is notoriously slow to adopt change. But we can choose to either get out in front of these changes or risk being left behind.

I would like to mention the work of BRANZ and its chief executive Chelydra Percy in spearheading work on a framework for New Zealand to view possible transformative initiatives.

Constructive 2017 is about moving the debate forward and building a consensus view of how the sector can change the way it operates and collaborates.

By being here today, we have all taken the first step in answering the call. With that, I would like to wish everyone well for what I believe will be a Constructive day.

It is in that spirit that I would like to thank supporters Carters, ITM, Bunnings and PlaceMakers, and partners Building Research Association of New Zealand (BRANZ), Institute of Professional Engineers New Zealand (IPENZ), Ministry of Business Innovation and Employment (MBIE), Building and Construction Industry Training Organisation (BCITO), New Zealand Institute of Architects (NZIA), Earthquake Commission (EQC), and the New Zealand Building Industry Federation (NZBIF).

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School of Architecture and Planning celebrates first 100 years

The School of Architecture and Planning at the University of Auckland is celebrating its centenary in September with a series of events, including exhibitions, a symposium and the launch of a book detailing the school's rich history.

In its modest beginnings in 1917, the Auckland School of Architecture offered just three night classes a week, held in a cold and dilapidated basement.

Jump forward 100 years and the School, which now includes the disciplines of urban planning, urban design and heritage conservation, offers 13 degrees to the equivalent of about 800 full-time students per year.

The importance of well-educated architects to the community was acknowledged as early as the 1920s when the New Zealand Institute of Architects urged the University College — as it was known at the time — to extend the scope of the school.

As a result, in 1925 Professor Cyril Roy Knight was appointed the first Chair of Architecture in the country, and only the second in Australasia.

Educated in the UK and working in New York, Professor Knight represented a trans-Atlantic engagement with the Beaux-Arts method of teaching, an academic, neoclassical-style that he promoted here.

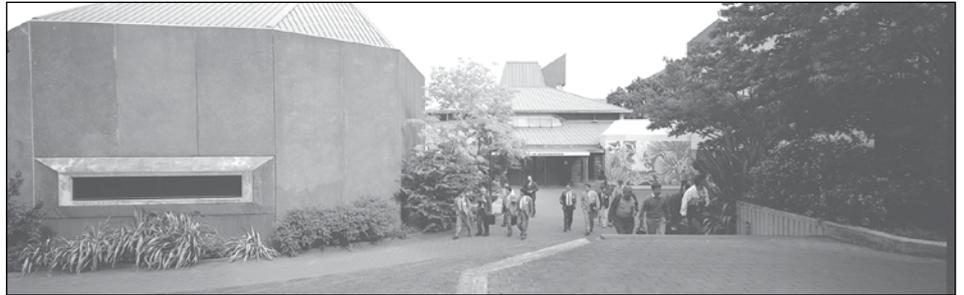
Modern methods

By 1946 the world had changed, and students, including returned servicemen from WWII, demanded to be taught more modern methods, which initiated a move away from the Beaux Arts teaching and towards a greater interest in contemporary architecture by New Zealand architects.

In the 1950s Professor Knight and lecturer Gerhard Rosenberg led the movement to establish a programme in town planning, and in 1958 the Department of Town Planning — the first in New Zealand — welcomed students.

Many of the iconic structures and designs that shape New Zealand's landscape are the products of the faculty's graduates, and a number of current students are the sons and daughters, nieces and nephews or grandchildren of staff and alumni.

As New Zealand's first institution teaching both architecture and planning, the school occupies a significant position in the history of both disciplines.



The Symonds Street entrance to the faculty in 1991.



The old army huts and timber studio that accommodated the School until the late 1970s when the current building was opened.

School of Architecture and Planning centenary programme:

- **Thursday, September 7, 4-6pm:** The opening of an exhibition of current student work in the Level 3 Exhibition Studio, Architecture & Planning (Building 421), 26 Symonds Street, combined with the opening of a new and expanded edition of the Architecture + Women New Zealand Timeline on Level 2.
- **Friday, September 8, 8.30am-4pm:** A symposium titled "Educating Architects and Planners, 1917-2017", to be held in the University of Auckland Conference Centre, 22 Symonds Street.
- **Friday, September 8, 5.30-7.30pm:** The opening of an exhibition on the history of the School at the Gus Fisher Gallery, 74 Shortland Street, also including the launch of a book on the School, written by staff and titled The Auckland School: 100 Years of Architecture and Planning.
- **Saturday, September 9, 9am-4pm:** Friday's symposium continues until 11am Saturday, followed by a series of panel discussions bringing together groups of alumni from different generations, to be held in the University of Auckland Conference Centre, 22 Symonds Street.
- **Saturday, September 9, from 6.30pm:** An alumni gala dinner, at the Pullman Hotel, Cnr Princes Street and Waterloo Quadrant.
- **Sunday, September 10:** Alumni are encouraged to make plans to reconnect with old classmates.

For more information visit <http://archplacentenary.ac.nz>.



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NAWIC finalists reflect changing face of construction industry

Women are flourishing throughout New Zealand's construction sector, with 39 finalists in the third annual Hays NAWIC Excellence Awards reflecting the outstanding contribution being made by women across the industry.

The awards, to be held at the Aotea Centre in Auckland on August 18, celebrate the achievements of women in construction, along with honouring organisations which are actively working to redress the industry's gender imbalance.

NAWIC president Donna Howell says the finalists are blazing a trail for others to follow, while showcasing the huge variety of career opportunities for women in construction.

"We had over 80 entries this year which made it very difficult to select the finalists from among so many talented women.

"It's inspiring to see increasing numbers of women having such a huge impact on New Zealand's growing construction industry.

"The finalists are a truly outstanding group of women who are committed to excellence while giving back to the wider community.

"We're excited to celebrate their success at our awards ceremony."

Tickets for the 2017 Hays NAWIC Excellence Awards are available at <https://www.eventfinda.co.nz/2017/2017-hays-nawic-excellence-awards/auckland/tickets>.

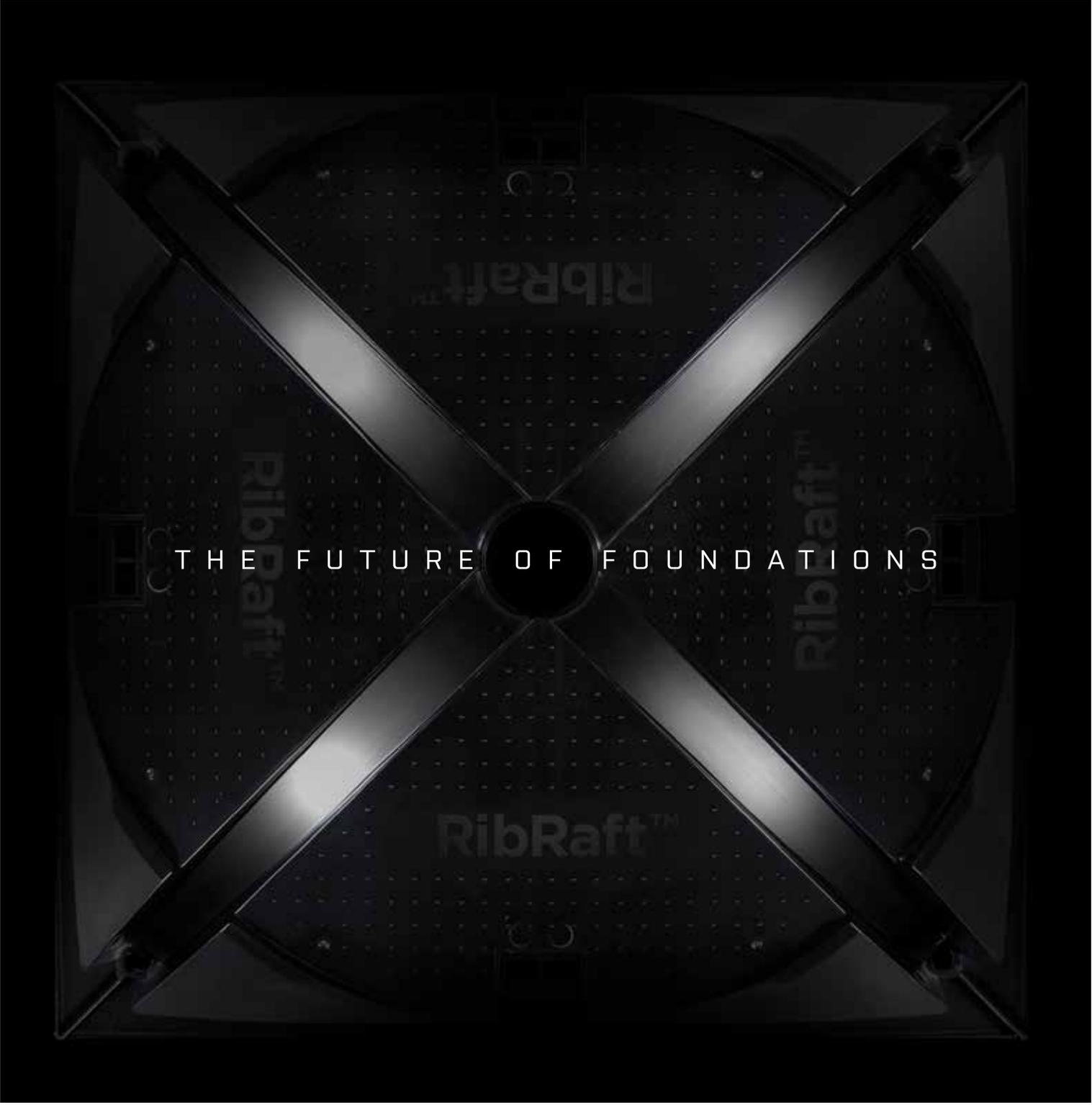
For more information visit www.nawic.org.nz.



NAWIC president Donna Howell

Finalists in the third annual Hays NAWIC Excellence Awards are:

- **The Helen Tippett Award:** *Becky Macdonald (Beca), Laura Clifford (Hawkins Construction), Pam Bell (Prefab NZ), Robyn Phipps (Massey University), Sue Bradley (Beca).*
- **Tradeswoman of the Year:** *Laisa Pickering (Electrix Ltd), Lisa Lawrence (Basically Floors Ltd), Melvina Browne Uriarau (LiveWire Electrical), Tina Mehlhopt (Honeybone Builders), Verena Maeder (Solid Earth Ltd).*
- **Professional Woman of the Year:** *Andrea Williamson (Fletcher Construction), Andrea Jarvis (Holmes Consulting Group), Carolynn Marot (CPB Contractors), Donna Bridgman (GHD NZ Ltd), Hayley Tribble (Tripro Ltd), Lana Duboka (AECOM), Rachael Rush (Klein Ltd).*
- **Outstanding Achievement in Design:** *Esther Loh (Beca), Sheila Karimi (Beca), Sian France (Beca).*
- **Excellence in Construction Administration:** *Bev McKay (Registered Master Builders Association), Carolyn Jane (Signature Residential Ltd), Sophie Lackey (Leighs Construction Ltd), Sally Davis (BCITO), Sarah Greenwood (Respond Architects), Emma Cushnie (Fulton Hogan).*
- **Rising Star Award:** *Steph McLeod (Stantec NZ Ltd), Harriet-Rose Follas (Beca), Jordan Kirk (Fulton Hogan Ltd), Stephanie Cerpa (Contract Construction), Vikki Stephens (Beca), Willien Irvia (Rawlinsons Ltd).*
- **Student/Apprentice Excellence Award:** *Emily Sutton (City Care Ltd), Nikita Ward (Hutt Gas and Plumbing Systems Ltd), Amritpal Kaur (AUT), Fahimeh Zaeri (AUT), Gillian Linton (Arvinda), Lisa Brook (Signature Homes Ltd), Megan Burfoot (AUT).*



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Construction industry survey hammers home skills shortages

84% of respondents say they would hire immediately if labour with the right skills was available

As demand for construction surges, the industry is constrained by capacity, compliance and sluggish contract turnaround times.

Results from the first New Zealand Construction Industry Survey reveal a staggering 84% of those in construction industry management roles (general, project and fleet managers) identify labour and skills shortages as a major issue facing the industry, with 69% of all respondents agreeing.

Almost two thirds of respondents (64%) anticipate that they will be needing more staff in the upcoming year.

So severe is the shortage that 84% of respondents say they would hire immediately if labour with the right skills was available.

A big 'if'

That's a big "if", as finding skilled, motivated workers who can pass workplace drug testing is proving to be a real challenge.

Presented at the Civil Contractors New Zealand (CCNZ) annual conference in Dunedin, the survey is a joint research project between Teletrac Navman, CCNZ and Contractor magazine.

The survey gauged the attitudes of people in the construction industry on a wide range of issues regarding productivity, training, staffing, safety, measurement and the use of technology.

"We want a strong, successful and productive industry, but need change. Focus should be on reducing approval and turnaround times for projects, and improving collaboration between the public and private sectors," CCNZ chief executive Peter Silcock says.

"We can't do it alone. We need local councils and central government to work with us to complete projects efficiently and to a high standard," he says.

A significant 74% of owners and directors identify compliance costs as the most important area requiring change in the New Zealand construction industry, as do 57% of all survey respondents.

Better, not more, regulation wanted

The need for better, not more, regulations is the prevalent view held by 80% of respondents.

Other key areas requiring change are the approval and turnaround time on construction projects (34%), and collaborative private-public partnerships to enable future planning and sensible operating environments (33%).

Despite the challenges, the survey indicates positive attitudes towards industry growth, a dedication to workplace health and safety, and smart thinking around improving productivity.

Forward thinking and optimism

"Overall, there's a strong feeling of optimism, and plenty of forward thinking from the survey respondents," Teletrac Navman construction industry specialist Jim French says.

"Building a strong reputation, being customer focused, developing skillsets, and investing in technology are key opportunities identified for businesses.

"We are very proud to be leading this research project which provides a good insight into the industry.

"I hope it encourages industry leaders, the wider construction community and government to tackle the issues together."

The New Zealand Construction Industry Survey is available to download at www.teletracnavman.co.nz/construction-industry-survey.



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Ray of light for New Zealand's housing and infrastructure crisis

Property Council New Zealand (PCNZ) has welcomed the Government's recent announcement of a Crown company to invest in housing infrastructure.

"The Property Council has long called for adequate funding tools, and at last the Crown gives us a useful solution to address New Zealand's housing crisis," PCNZ chief executive Connal Townsend says.

"We have a severe lack of housing. If we continue along this path, you will see more homelessness.

"The development community is ready to respond to the urgent need for more housing. The handbrake has been a lack of infrastructure such as roading, water and sewerage that supports development.

"Building cities costs a lot of money, and infrastructure is a large proportion of that cost."

"The \$1 billion Housing Infrastructure Fund, whilst a great initiative, does not address how some councils, who are ruled by strict debt ratios, would be able to carry that debt on their balance sheet."

Mr Townsend believes this move by the Government to co-invest \$600 million alongside local councils and private investors in network infrastructure for housing development will finally start to remove the handbrake.

"The traditional way we have funded growth in our cities is way out of date, and cannot deliver the infrastructure and housing we need.

"By setting up a Crown company, the Crown retains the legal ownership of the debt, thus allowing councils to access the fund and get much needed infrastructure built.

"This has enormous potential, provided councils also partner with the development community."

A government initiative to allow public and private investment in critically needed infrastructure is a significant step forward for the country.

Meanwhile, the Employers and Manufacturers Association (EMA) says the re-purposing of Crown Fibre Holdings into Crown Infrastructure Partners and its co-investing of

\$600m to fund road and water infrastructure for housing developments goes some way to addressing particular concerns raised by the EMA.

"We have been pushing the need to look at different models to remedy our national infrastructure shortfall, and we see this announcement as a clear win in this regard," EMA chief executive Kim Campbell says.

The crown company will use the experience and skills gained in the fibre rollout to attract private investment in infrastructure necessary to open up large tracts of land for housing development.

This will alleviate pressure on cash-strapped councils which are struggling to fund new long-term infrastructure.

"This is targeted at enabling much needed housing development by resolving infrastructure shortfalls in the sector, although \$600m will not go far," Mr Campbell says.

"However, we are more interested in how this model will be used to address broader infrastructure investment issues."

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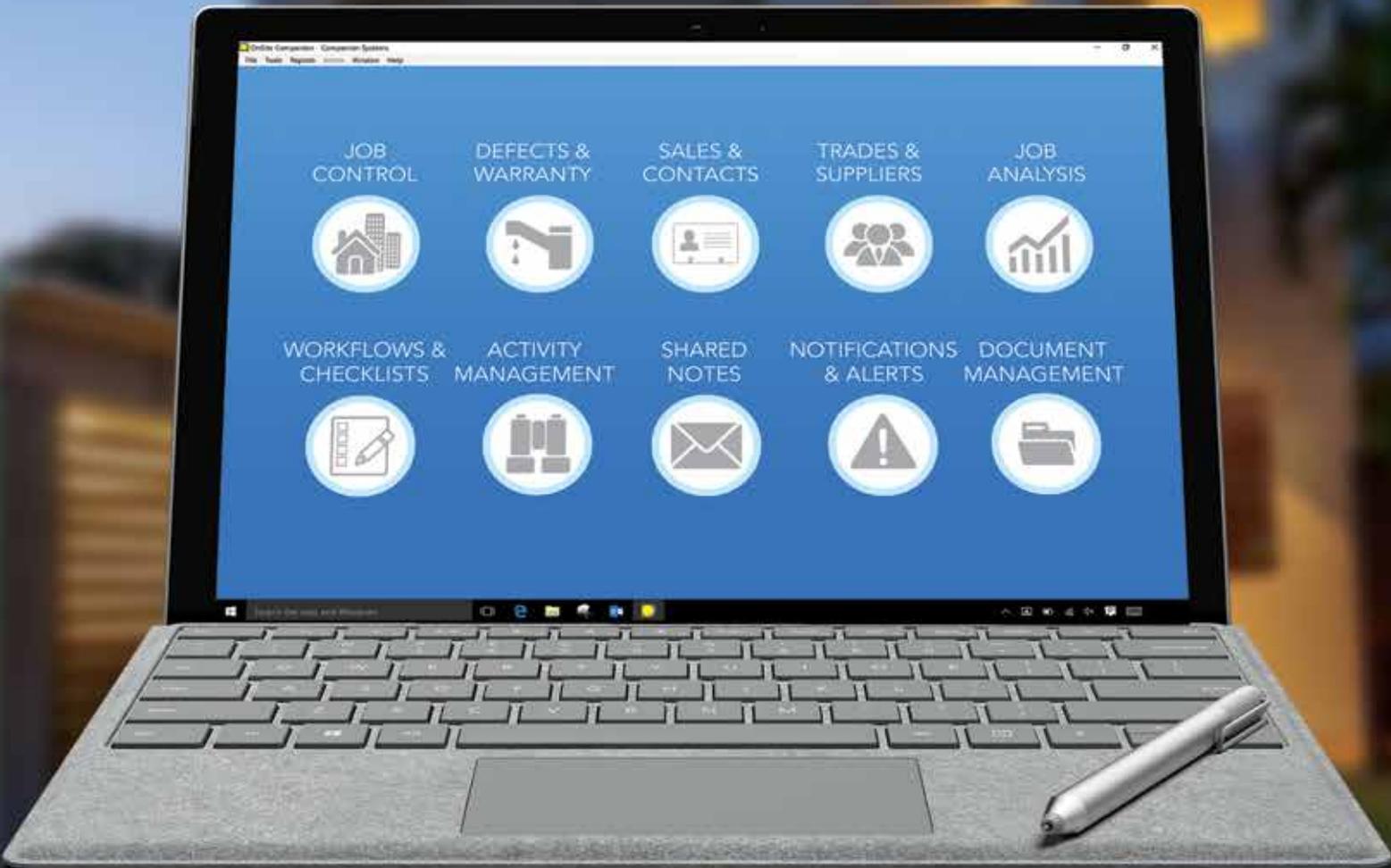


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Redevelopment on cards for key Takapuna site



A 250-space car park at 40 Anzac Street in Takapuna on Auckland's North Shore — described by one councillor as “soulless” — is one of the key sites Panuku Development Auckland plans to redevelop to activate wider regeneration across central Takapuna.

Public consultation opened recently on the proposed change of use for the Anzac Street car park in the beachside suburb of Takapuna on Auckland's North Shore.

The 250-space car park at 40 Anzac Street is one of the key sites Panuku Development Auckland plans to redevelop to activate wider regeneration across central Takapuna.

The vision for the Anzac Street car park site is to create a mix of new homes, businesses and well-designed public open spaces, with laneways linking to Hurstmere Road, Hurstmere Green and Takapuna's popular beach beyond.

It is envisaged that part of the Gasometer site between Northcroft, Huron and Auburn Streets would also be redeveloped into a multi-level 450-space car park to provide current and future parking.

Panuku was to hold two public information sessions in August, and once the consultation closes on September 4, hearings will be held before a final decision is made by Auckland Council's Planning Committee later in the year.

To ensure the successful and inclusive planning of the area's new public spaces, uses and activities, Panuku will continue to work with the community on any future changes.

North Shore Ward councillor Richard Hills says he wants Takapuna to become a strong example of how urban regeneration can successfully re-energise and enliven places and their surrounding communities.

“I encourage all local residents and visitors to the area to submit and be a part of this massive opportunity for Takapuna,” Mr Hills says.

“This development will no doubt bring challenges but will bring many more positive outcomes, such as more usable open spaces, new homes, jobs and better connections to the beach.”

Fellow North Shore Ward councillor Chris Darby says the site is the crossroads between the east and west of Takapuna Centre.

“Currently a soulless car park, there is potential for this area to become the heart of community life through revitalisation,” he says.

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ArchEngBuild inspires next gen collaboration

Thirty architecture, engineering and construction management students, one brief and just three days to develop a fictional experimental village for the New Plymouth Council.

That was the creative task facing entrants in the annual ArchEngBuild competition this year.

Teams were given a fictional scenario where they had to pitch a concept design for an "Incremental Village" as part of the council's 2030 Live+Work On The Edge economic development project.

The concept was to encourage young, innovative, business-savvy individuals and families to the region.

The Incremental Village is an extension to Chilean architect Alejandro Aravena's Pritzker Prize-winning concept of the incremental house.

His idea is that participants purchase a standard designed half-built home and build the remaining space to fit their individual needs.

The brief for the New Plymouth Village was to incorporate the half-built accommodation, but also include working space and shared community space, and be based around an economic development for Taranaki.

The winning team of Annie Tong (University of Auckland – Architecture), Callum Lamont (University of Auckland – Engineering) and Sanjeev Ganda (Victoria University of Wellington – Contract Management) created a stunning and functional Farm to Table



From left: ArchEngBuild 2017 winners Sanjeev Ganda (Victoria University of Wellington), Annie Tong (University of Auckland) and Callum Lamont (University of Auckland) with BRANZ chief executive Chelydra Percy.

community.

The Farm to Table village consisted of multi-storey commercial and residential units where the focus was on the production of fresh produce on site.

Farm to Table is aimed at those wanting a unique low-impact lifestyle where fresh produce can be commercialised through the local farmer market and even internationally.

The judges said they were impressed with the environmental, social and cultural considerations shown within the designs, which showed a real empathy towards Taranaki.

Despite being strangers at the beginning of the three days, the judges commented the collaboration within the teams was a breath of fresh air for the construction industry.

Some of the best projects happen when there is true collaboration between engineers, architects and builders where the work is developed through mutual respect for each profession, they said.

Now in its sixth year, ArchEngBuild brings together architecture design, engineering and construction final year students simulating a real-life client brief situation to demonstrate the importance of effective cross-disciplinary collaboration.

BRANZ chief executive Chelydra Percy says BRANZ is thrilled to again be a key part in bringing this event together.

Industry collaboration vital

"Collaboration across the industry is vital to promote quality and inspire better buildings. We know from previous years students who have taken part come away with a deeper understanding of the roles and intricacies of each other's disciplines," Ms Percy says.

"Our hope is that this sets up the good practise of working together into their future careers and, ultimately, benefits the wider industry and clients," she says.

The event was originally an idea of the Cement and Concrete Association of New Zealand (CCANZ), and has been supported by the Building Research Association of New Zealand (BRANZ).

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Benchmarking tool goes live

SiteWise has launched a new feature which will make monitoring contractors' health and safety performance easier.

The new dashboard is now live, and will be available to all Level One (main contractor) users of the health and safety prequalification system as part of an initial three-month pilot.

The dashboard will allow users to view the average overall health and safety rating of their contractors, and compare it against the rest of the SiteWise database.

SiteWise account manager Nigel Palmer says the new tool will make it easier for businesses to keep track of their contractors, ensuring that their information is up to date, as well as monitoring their health and safety performance.

"This is an exciting development, which we believe will greatly improve contractor management," Mr Palmer says.

"The dashboard will give main contractors a real-time view of where their contractors are



at, and allow them to benchmark overall performance.

"Another new feature is the alerts, which will allow Level One users to see which contractors need to be updated. To make using the system even easier, we've also added an invitation tool, which means users can issue their

contractors with a direct request to join SiteWise from within the system itself."

Access to the dashboard will be automatic and complimentary for all Level One SiteWise users for the first three months.

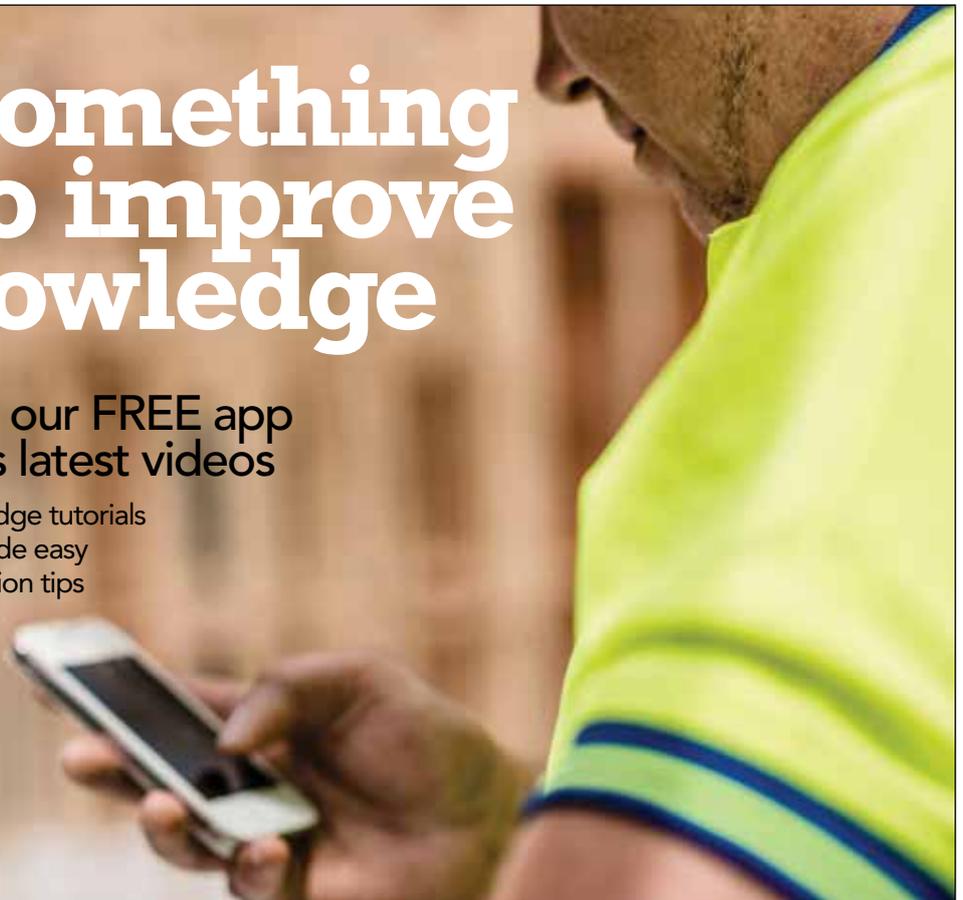
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Builtin relaunches 10-year guarantee for builders

The introduction of the Licensed Building Practitioner scheme has meant increasing numbers of builders are looking for an alternative to the 10-year guarantees that used to be available only to members of a trade association.

In response to this shift, BuiltIn Insurance is relaunching its Homefirst Builders Guarantee as the BuiltIn 10 Year Home Guarantee, and making it available to all residential builders.

BuiltIn's 10 Year Home Guarantee offers home owners and builders significant benefits over other 10-year guarantees, including perhaps, most importantly, defects liability protection for the builder.

For home owners, BuiltIn's guarantee will fix defects up to \$1 million for the full 10 years, with those caused by workmanship or materials not limited to two or three years.

This cover extends to fixing any damage to the works that result from a defect too.

The policy also includes deposit and completion cover up to 20% of the contract

price, to a maximum of \$500,000.

There are also options for projects that don't need deposit or completion cover, and for small projects under \$30,000.

For builders, the guarantee acts as insurance from defect claims that come after the first 12 months. Home owners make their claim directly with the insurer who won't seek to recover their repair costs from the builder.

There is no cost to become pre-approved for BuiltIn's guarantees. Approved builders simply apply for each guarantee as and when required, whether it's a new build, alteration, addition or small project.

BuiltIn has worked exclusively in the building industry for more than 15 years, and specialises in guarantees, builders' liability and financial risk, alongside the usual trade



insurance builders need.

BuiltIn's 10 Year Home Guarantee is backed by CBL Insurance, a New Zealand-owned and operated insurer with an "A" rating and more than 40 years' experience backing Kiwi builders.

CBL underwrites more than \$2.5 billion of residential property in New Zealand, and has more than five million homes under guarantee worldwide.



Have your say on **medium-density housing** and the building industry in New Zealand

BRANZ is leading a research study on medium-density housing in New Zealand

We are looking for feedback from the building and construction industry on what skills are needed and who has the interest and ability to deliver medium-density housing in New Zealand.

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New Joltfast Timber Cladding System

As part of an innovation initiative undertaken by ITW Paslode New Zealand, the company has announced the world premier launch of a new cordless system to fix timber weatherboard using small round head nails.

The nails have been BRANZ appraised, and the system includes three components:

- Three nail lengths. All three are hot dipped galvanised, and have a small round head similar to a traditional Jolt nail used for timber weatherboard cladding.
- A steel anodised timber weatherboard cladding guide that helps installers quickly align the nails at equal distance from the cladding edge.
- Paslode's existing cordless Powervent framer and No Mar Guide.

Features

The system enables quicker installation times that deliver dramatic time savings for the builder when compared to traditional methods for nailing timber weatherboard.



A steel anodised timber weatherboard cladding guide helps installers quickly align the nails at equal distance from the cladding edge.

- There's no need to set up a compressor on site for timber weatherboard cladding, or to drag compressor hoses around the site or up scaffolds.
- It eliminates the need to mark out horizontal

nailing lines, and there is no damage to timber surfaces.

For more information visit www.paslode.co.nz/joltfast.

Shower doors inspired by modern architecture

Inspired by modern architecture and the recipient of two of the most prestigious international design awards, Kohler's Torsion shower doors provide a sleek, streamlined solution for showering spaces.

Melding functionality with structural integrity and sophisticated design, the Kohler Torsion collection has received the Red Dot international design award and the iF Product Design award in recognition of its fusing of art and engineering that is beautiful and durable.

The doors, with anodised aluminium frames and 8mm toughened safety glass coated with Kohler's premium Cleancoat, feature hidden door mechanisms (for easy cleaning and ultra-sleek lines), and a choice of InSwing, Hinged, Sliding and Alcove installation options.

Torsion caters for most shower space configurations — sliding doors for bathrooms with limited space, InSwing for tighter spaces, and Alcove for recessed shower stalls, plus a hinged version.

Hinged shower doors open outwards, pivoting at the corner. Hinges are bonded on, making the surface completely flush and easy to clean, without any screws or bolts.

Sliding shower doors are engineered to combine effortless movement with an



ultra-quiet closing action.

The InSwing model is especially useful for tighter spaces — a combination of a sliding and pivot mechanism, the door swings neatly inwards along a concealed track, for a clean, sleek look.

All doors can be combined with a fixed side panel for corner installation, and there is also a Round Sliding shower for corner spaces.

Each door features a sleek twist handle, and the door mechanisms are hidden within the



Torsion's minimal framing.

Kohler highlights the fact that no detail has been overlooked in the design and engineering of the Torsion collection — and a wide range of sizes is available. All are 2000mm high.

The Kohler Torsion collection is available nationally, priced from \$1449 to \$2299.

Go to www.kohler.co.nz for more details, or visit <https://www.facebook.com/KohlerNewZealand>.



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Scaffolding — a quick look at Good Practice Guidelines

Safely managing a site full of scaffolding — and in 99% of cases a whole lot of other trades — is a complex business. The following is an excerpt from WorkSafe's Scaffolding in New Zealand Good Practice Guidelines section on Site Management.

Scaffolding work usually occurs within a larger context, and can be impacted by other activities and Persons Conducting a Business or Undertaking (PCBUs) on the site.

Plan for and manage these activities in consultation with other PCBUs and workers.

Site management includes everything from ensuring there are the right facilities, Personal Protective Equipment, and equipment to do the work, to site-specific issues such as traffic management or containment of hazardous substances.

All risks associated with the work, including any connected work such as construction, must also be controlled so they do not cause harm to anyone.

Safe system of work

Implement a safe system of work before work starts. This ensures the work happens in the right location with the right plant and equipment on site, and with the right workers with relevant competencies.

Make sure to engage with workers carrying out the work and their representatives when developing the safe system of work.

If you are working with other PCBUs, co-operate, co-ordinate and consult with them so far as is reasonably practicable.

A safe system of work should include:

- engaging workers

- assigning responsibilities
- a safe work method statement
- consulting a competent person regarding any temporary works design
- identifying any health and safety hazards and risks
- carrying out a risk assessment
- describing how you will control any identified risks
- describing how controls will be implemented, monitored and reviewed
- communication systems
- accident investigation and reporting methods
- emergency procedures.

Site assessment before work begins

To undertake a site assessment, consider the following:

- What is the purpose of the scaffold, and who will be using it?
- What is the nature of the ground, surface or structure on which the scaffold is to be erected? Does it need to be verified for load-bearing capacity?
- How will the scaffold be stabilised from overturning? If it will be tied to a structure, how will this be done?
- Will the scaffold be subject to environmental loads such as funnelling wind, vehicle impact, or snow?
- How will workers and vehicles access the site and the area for storage of material and equipment?

- Does the scaffolding create risk for workers on or around it?
- Are there electrical conductors or cables in the vicinity of the scaffold? Could the scaffold or workers come into contact with them at any stage of the scaffolding process? That could include delivering scaffolding equipment to the site, erection, associated scaffolding use and work activity, and eventual dismantling/removal from site.
- Is there sufficient space to erect the scaffold and store scaffold materials?
- Is the scaffold to be erected on a public roadway or footpath, and what are the local authority requirements?
- How will the site be protected from unauthorised access?
- Is pedestrian access through the site required? How will this be managed?
- Is a specific traffic management plan required?
- Are there any other potential hazards specific to the site?
- Does the work need to be notified to WorkSafe? Should anyone else be notified?

Arrival of materials on site

- Examine all equipment on arrival at the site.
- Stack scaffold components in an appropriate and secure location on site, particularly when work is above or near to a public thoroughfare.
- Do not use defective or damaged items. Remove any found from the site as soon as possible.
- Confirm that foundations and ground



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conditions are adequate for the load of the scaffold.

- Examine the building or structure. If there are concerns about tie positions etc, obtain advice before continuing.

Equipment inspection

Used scaffolding equipment should be inspected before use to identify items that are unsuitable or that fail to comply with relevant standards or supplier's or manufacturer's guidelines.

Bent or damaged scaffold tube must not be straightened for re-use. Bent sections must be cut out or discarded. Unauthorised repairs or alterations of equipment may lead to catastrophic failure.

Securing the work area

Site security should consider all risks to workers and others. Establish the work activity's boundary before securing the work area.

Each work activity may be smaller than the whole workplace, so as each work activity moves, its boundary moves with it. As the work boundary moves, so far as is reasonably practicable, eliminate (or minimise, where elimination is not possible) risk to workers and others outside the work activity.

Other people near the work have a responsibility to take reasonable care that their actions (or lack of actions) do not put themselves or others at risk.

They must also comply with any reasonable instruction given by the PCBU, as far as they are reasonably able to.

When organising site security and site access, consider:

- warning or hazard signs
- supervising authorised visitors.

Other planning consideration

Planning considerations should include discussions on:

- permits/consents/notifications
- service mark-outs and locations
- site-specific documentation, which could include health and

safety policy, summary worksite safety plan, worksite emergency procedures, worksite safety induction cards, visitor and worksite induction register, accident/incident register, including near misses, injury/ill-health/incident reporting, hazard identification, site-specific risk assessment, and safe or standard operating procedures

- quality plan
- overhead services and underground service

plans

- construction plans
- nature or condition of the ground
- weather conditions (eg time of year, expected conditions)
- interaction with other PCBUs
- site access and security
- traffic management and public safety
- type of plant and equipment to be used
- provision of adequate facilities for workers.



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Strong support for new home quality verification tool

The New Zealand Green Building Council (NZGBC) is making it easier for the construction sector to lift and verify the performance of new homes.

Last month it launched the biggest update and overhaul to the Homestar standard — Homestar v4 — since it was first introduced in 2010.

Homestar is an independent rating tool that certifies the health, efficiency and sustainability of New Zealand homes.

With extensive industry consultation, NZGBC has re-engineered the tool to align with the needs of those building apartments or homes at volume.

Dr Rhys Jones represents OraTaiao, an organisation of health professionals calling for healthy climate action.

“Housing is one of the major ‘win-win’ areas for climate and health in New Zealand. Low quality housing is a significant cause of poor health, particularly in our most disadvantaged communities, and addressing this can have huge environmental benefits,” Dr Jones says.

“OraTaiao therefore supports measures such as Homestar that ensure homes are built with better insulation, ventilation and energy efficiency. This will be great for health and for the low carbon future that New Zealand needs,” he says.

Katja Lietz, general manager masterplanning and placemaking at HLC NZ (formerly Hobsonville Land Company) welcomes the new standard.

HLC manages the development of integrated urban communities, and is developing the Hobsonville Air Force base into a new township.

“In 2016, HLC was tasked with helping the New Zealand Government provide more homes more quickly to growth areas, particularly Auckland,” Ms Lietz says.

“With this new standard we can assure our customers of quality homes without an onerous overhead.”

Panuku Development Auckland, the council-controlled organisation responsible for urban regeneration, has supported the review and re-launch of Homestar.

As well as requiring Homestar at Wynyard

Quarter, Panuku is planning to require it in other locations with a social housing component as it sets out to deliver 9750 homes in and around Auckland in the coming decade.

Chief executive Roger MacDonald says Panuku is supporting this tool. “We believe it is necessary for the New Zealand housing market, and by simplifying the tool considerably, NZGBC is making it possible for sustainable healthy homes to become the norm, not the exception.”

The Tamaki Regeneration Company (TRC) is overseeing the construction of around 7500 new homes over the next 10 to 15 years, a significant number of which will be allocated to social housing.

TRC assets and development general manager Tracey Wadsworth says communities reap the benefits when affordable, healthy and sustainable housing is built.

“They thrive because we have happier families, lower rates of sickness, and homes that are more economical to maintain. Homestar is a way for us to ensure that the social houses are of quality design and built to high standards,” Ms Wadsworth says.

NZGBC chief executive Andrew Eagles explains that six months were spent consulting with the sector, including a national tour, survey, scoping paper, webinars, advisory groups and

key sector meetings.

That has resulted in a revised rating tool that is simple to use, quick to run, and cost-effective to implement, accelerating delivery of better quality homes.

“With the pressures on the construction industry to meet a substantial and growing housing backlog, we’ve delivered a standard which retains its rigour, yet significantly eases compliance overhead,” he says.

The tool is completely re-engineered to align with the needs of volume builders, providing for volume certification, with more practical evidence requirements, and a removal of the requirement for slab edge insulation in Auckland, Coromandel or Northland.

When developers use Homestar, new home buyers have absolute confidence that their investment is sound and their family will be kept healthy.

“By listening to the market we’ve made it more economical to drive momentum with a concrete, streamlined methodology which helps accelerate the delivery of quality housing stock,” Mr Eagles says.

“The revised tool provides a clear framework for constructing a quality home that contributes positively to the health and well-being of its occupants.”

Homestar v4 — how it benefits new builds

• *Homestar v4 addresses warmth, insufficiently provided for in The New Zealand Building Code, The International Energy Agency notes in its Energy Policies of IEA Countries 2017 Review. “The New Zealand Building Code is below the standards required in most other IEA countries with comparable climates.”*

• *Where Homestar v4 is applied to a new build, New Zealanders individually and collectively benefit. Over the course of five years, a 6 Homestar rated household will save \$5000, and an eight-star, \$10,000. Carbon emissions will be 1900kg and 6000kg lower respectively.*

• *Projects can register under either v3 or v4 until the end of September, at which point NZGBC rolls over exclusively to v4.*

• *The launch of Homestar v4 has attracted support from the supply chain, including Green Gorilla, Pink Batts, Viridian, Panuku Development Auckland, Marmoleum, Resene, Carters, Auckland Council, Watercare and Housing New Zealand.*

NZGBC and representatives from the Resource Managers Lawyers Association are currently touring the country, introducing Homestar v4, and setting out how councils are incentivising the building of better buildings and homes.

Cities on the tour are Auckland, Tauranga, Wellington, Christchurch and Queenstown. For a full programme and speaker information, visit www.nzgbc.org.nz/events/upcoming-events.

More and more homes heated by digital solar heating

Ever wondered why solar thermal (ST) is not more prevalent while solar is?

The key is huge, low-cost, thermal geo-storage systems called the "Heat Core" that provide massive thermal "battery" for dark times. EVT solar panels perform well, even in minus 30°C temperatures.

In addition, an engineered solution has been lacking — until now.

Today, many homes and buildings in New Zealand and Australia are 100% heated by the Digital Solar Heating (DSH) system — with systems soon to be installed in chilly Canada as well.

Architects and engineers are seeing the advantages of incorporating DSH systems into their designs.

The actual design of the building changes very little, although the foundation and roof designs require attention.

Flat and solar oriented sloped roofs only require nominal weight and attaching consideration.



Each heating system includes the provision of hot water, enabling any home or commercial site with a high demand for heated water to benefit.

Commercial sites such as hotels, motels, hospitals, barracks and hostels have huge laundry systems, so the DSH design can be optimised accordingly.

Meeting halls, gymnasiums, recreation centres, offices, shopping malls and retirement centres — in fact, any well-insulated building with a

concrete slab — can benefit from the system. Back-up and waste heat can be incorporated.

Digital Solar heat has worked hard to minimise costs, but because systems vary in size, every installation requires quoting.

The company will also be offering free basic training to early adopters in design, build and engineering.

For pricing, email info@digitalsolarheat.com — and be sure to ask for the *Grand Designs Australia* link.

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Future cities about liveability and well-being, experts say

Liveability and creating healthy communities will be the focus of future cities, according to international sustainability experts.

Katie Swenson, a US-based leader in sustainable design for low income communities, emphasises the importance of well designed, sustainable and affordable housing.

Speaking at the Green Property Summit earlier this year, Ms Swenson argued that housing people and creating engaged communities not only has good social outcomes, but also saves a city money.

"Failing to do so means you will be engaging with this problem via your health and social services. Therefore, the role our buildings play in creating healthy, engaged communities has far-reaching social consequences," Ms Swenson says.

"For the homeless, when you design a home that is beautiful and well suited, 98% remain stably housed. This indicates there are health benefits to how and where we live. This is a consideration for the property industry."

Ms Swenson outlined her work for Enterprise Community Partners and the establishment of the Green Communities Criteria, the only national green building standard with direct applicability to affordable housing.

"Low-income communities experience disproportionately high rates of obesity, heart disease, diabetes and mental health issues. The Green Communities Criteria, which is a national green building standard, harnesses

the power of design to improve residents' health through 'Active Design' requirements.

"This can include simple, cost-effective measures such as improving stairwell access and visibility.

"We also promote healthy neighbourhoods, rather than just buildings. Access to services around a building are also important, and help create a happy, engaged community where people want to live."

Obesity has a postcode

Summit speaker Davina Rooney, from Stockland, Australia, agreed, suggesting that we need to plan our future cities better to improve health and liveability.

"Obesity has a post code. The urban planning we do now, and the infrastructure we put in place will have a direct impact on the health of our children."

American guest speaker Paul Rode also emphasised the importance of using technology to design, plan and connect cities.

"Ten years ago, green design was all about energy efficiency as the cost of utilities was going up. Today, technological innovation means utility costs are declining. Now, green development is about liveability and creating communities and improving existing buildings.

"Cities of the future will be neighbourhoods connected by high speed internet, which links all the systems needed to support these

communities.

Mr Rode's advice to New Zealand? "Make sure your buildings are better integrated into the site. Your street and traffic flows are not co-ordinated with pedestrians — it's crazy walking around here."

New Zealand Green Building Council chief executive Andrew Eagles says better buildings and homes mean a better quality of life.

"It's time to have a conversation about the built environment in New Zealand. Working with industry and Government to set out a trajectory for the built environment will provide certainty for the construction and property sector, and greater productivity and better outcomes for New Zealanders," Mr Eagles says.

Property Council New Zealand national president Peter Mence called on the property industry to do more.

"As a property industry, we must manage our resources reasonably. Personally, I do not believe the industry is moving fast enough, and we need to lift our game."

In his closing address to the summit, Property Council chief executive Connal Townsend agreed.

"We all need to get on board and create sustainable, green buildings that people want to live and work in," he says.

The summit is a joint event by the New Zealand Green Building Council and Property Council New Zealand.

Survey highlights need for better insulation and household heating habits

Results in the latest report on the BRANZ House Condition Survey show around half of New Zealand houses still lack adequate insulation, and that householders under-heat their home in winter.

The survey of 560 dwellings found 47% of houses had ceiling insulation below 120mm, the level recommended by the Energy Efficiency and Conservation Authority. The report also draws attention to householder heating habits.

Results from the survey have found whilst living areas are typically heated at some time in winter, almost half of households did not usually heat bedrooms at all. This included bedrooms occupied by children under 18 years old.

The World Health Organisation (WHO) recommends indoor temperatures of at least

18°C in occupied areas of the house, or higher for vulnerable groups such as young children, the elderly or those living with illness.

Unheated rooms in winter are unlikely to consistently achieve this WHO recommended minimum for a healthy indoor environment.

The roof can be a major source of heat loss from the home, but is also one of the easiest areas of the house to insulate.

The survey found one-third of houses have an effective heating system, but have suboptimal insulation in the roof space, so will be losing a lot of this heat to the outside.

BRANZ researcher Vicki White says insulation and heating are essential for maintaining a warm, dry home and ensuring a healthy environment for household occupants, particularly in the colder months.

"Home owners and landlords should consider improving insulation in the roof space to get the most from their heating. Insulation is cost-effective in the long run. Heating a well-insulated room is far more economical as it will retain the heat," Ms White says.

"Houses kept warm and dry with good levels of insulation, good ventilation systems such as extractor fans, and regularly opened windows and doors will help reduce the risk of damp and mould."

The BRANZ House Condition Survey — the first of which was undertaken in 1994 — is the largest survey of its kind in New Zealand.

Monitoring housing conditions through an onsite property assessment, the survey provides a comprehensive picture of the state of houses and the general conditions people are living in.

Timber flooring — the right product in the right place

In last month's issue of *Building Today*, Australasian Timber Flooring Association (ATFA) technical manager David Hayward explained the need to understand product characteristics of timber flooring. In part two, amongst other topics, he discusses 'the right product in the right place'.

Timber floors, irrespective of their type, have a strong dislike to water so care is always necessary to provide adequate protection.

However, in saying this, all flooring types can take the occasional spill of water without detrimental effects, but it does need to be mopped up relatively quickly.

It is aspects of possible moisture from sub-floors, building and appliance leaks that need to be considered.

Moisture from sub-floors requires careful assessment, and there are many effective moisture vapour barriers that are used with each product type.

Dishwasher and fridge leaks are potential sources of unexpected moisture and, particularly with dishwashers, a metal tray beneath can save a floor from potential problems. In wet areas, timber floors are often not used.

The right product in the right place

We have discussed some of the commonalities and differences of the products, but the question that may be asked is, are there products that are more suited to some building

types and locations than others?

When it comes to this question there are many aspects to consider that do not relate to technical aspects.

These include the cost of the product, time to complete the installation, the type of look that is desired, how the floor sounds when walked on, how the floor feels underfoot, and how long you want the floor to last.

As such, there is no standard answer, and it is often the client that has the major influence on choice. However, what is important is that before suggesting or providing a product, both the benefits and the limitations of the product are known, clearly outlined to the client and that the product fits within its limitations.

It is important to realise that some flooring products, although of increased stability, may not always perform as desired in very high humidity climates.

Also, that, while prefinished flooring often has very hard wearing additives to the coating, it can still be subject to lack of care by other trades after the floor is installed, resulting in dents and scratches. Therefore, at times, an in-situ sanded and finished floor, be it engineered or solid, could provide a better

option.

If it is expected that the floor is to be sanded and finished at some later date, then this is not possible with laminate flooring, and the degree to which this can be done varies with engineered flooring.

Supplier responsibilities

To finish off we would like to stress that, due to the diversity of products available, it is incumbent on the supplier of the product that they have an in-depth knowledge of the product or products that they sell.

As such, it should be expected that those selling timber flooring products are fully aware of the installation requirements, and are fully aware of the benefits and limitations.

By reading the installation instructions and the terms of the warranty, these aspects will be evident and, thereby, it can assist to ensure the product is directed to where it will provide customer satisfaction.

• Comprehensive information and training on timber floors is available from ATFA, and they can be contacted at admin@atfa.com.au, or visit www.atfa.com.au.



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BT's Back in Time

20 years ago:

- The final component of the country's largest and most talked about commercial development — the tower at Auckland's Sky City casino complex — was opened and showcased in one of the most spectacular music, laser and fireworks displays ever seen in New Zealand.

The display involved more than 44 tonnes of fireworks strategically placed around the city and harbour, and three large lasers, including two of the world's most powerful units.

The tower took 32 months to build, and materials used included 15,000 cu m of concrete, 2000 tonnes of reinforcing steel, and 660 tonnes of structural steel, including 170 tonnes in the mast.

15 years ago:

- The Building Industry Federation (BIF) was not impressed with scare tactics some companies were stooping to in order to gain a market advantage among uncertainty surrounding weathertightness issues.

BIF executive director Kevin Marevich said it was not in the best interests of the industry, and only further weakened consumer confidence towards investing in new homes.

He said BIF had been busy formulating some answers and solutions on the weathertightness situation, including pushing for quicker remedial action.

10 years ago:

- The recently announced rules setting out the standard of competence that building practitioners had to meet to become licensed were of concern to the RMBF.

Chief executive Pieter Burghout said the RMBF agreed with the intent and the philosophy of LBPs and the rules themselves, "but where we still have a major concern is around the, as yet unknown, exemption for DIYers".

"The danger we foresee is where, unless properly frameworked, the exemptions allow rogue builders, who either cannot or will not be licensed, to masquerade as DIYers and carry on building, potentially putting consumers at risk and undermining the integrity of the whole LBP scheme."

5 years ago:

- A locally developed timber building system that enabled fast re-occupation after an earthquake had emerged as world-leading at a gathering of international timber engineering experts.

Standing out at the World Conference of Timber Engineering in Auckland was a presentation by the Structural Timber Innovation Company (STIC), a research consortium of New Zealand and Australian commercial and academic partners.

STIC was behind the development of EXPAN, a unique, post-tensioned laminated veneer lumber (or glulam) building system that offered superior seismic qualities and lateral stability for multi-storey and long span buildings.

In the event of an earthquake, an EXPAN building stays structurally intact through a controlled rocking mechanism and timber components that give strength without weight, to minimise acceleration loads caused by ground shaking.

STIC research team leader and WCTE technical programme chair Professor Pierre Quenneville said he received numerous comments at the conference that New Zealand was leading the way in timber engineering.

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, following consent data released recently by Statistics New Zealand.

More than 30,450 new houses, apartments, townhouses and flats were consented in the year ended June 2017, up 4.7% on the previous 12 months, Statistics New Zealand reported.

The seasonally adjusted number of new homes consented in June 2017 fell 8.3% compared with May 2017, and 2560 new homes were consented in April 2017 compared with 2752 in April 2016.

Notwithstanding the fall, New Zealand is ahead of the same period last year and still on track to exceed the number of new building consents issued in 2016, of just over 30,000, according to Building and Construction Industry Training Organisation chief executive Warwick Quinn.

Mr Quinn says on a regional level only Canterbury, down 23.5%, Tasman, down 4.7%, and Waikato, down 0.4%, are below where they were this time last year, with all other areas up on the equivalent six-month period in 2016.

However, he says the only region showing a consistent decline is Canterbury as the residential rebuild following the earthquakes tapers off.

The rest of the regions recorded a rise — Northland is up 14.2%, Auckland 7.6%, Bay of Plenty 0.4%, Hawke's Bay 27.9%, Taranaki 19.6%, Manawatu/Whanganui 34.4%, Wellington 18.9%, Nelson 25.3%, Marlborough 49.5%, West Coast 63.4%, Otago 26.7%, and Southland 4%. Gisborne remained the same.

New Zealand up 8.4% overall

Mr Quinn says overall, New Zealand is up 8.4% on the same period last year which, if the trend continues, will see new residential building consents nudging 32,000 in 2017.

"Continued growth may be affected by the general election as, often, activity quietens down for a few months prior," he says.

"But there is a good chance this year will be the highest year for 40 years, and the third-highest since records began. It could exceed the 31,423 consents issued in 2004, but will be below the 1973 record of just under 40,000 consents."

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

"More than 60,000 construction workers are needed over the next five



Building and Construction Industry Training Organisation chief executive Warwick Quinn.

years, and a little under half of those need to be trade qualified.

"The BCITO has embarked on a significant recruitment drive in 2017 to attract more people into construction.

"There has never been a better time to consider a career in the trades," Mr Quinn says.

"We are in the midst of one of the biggest building booms in recent memory, and it is 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, quality surveyors, project managers, supervisors and many other professionals in high demand," Mr Quinn says.

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Why can't our current system deliver affordable housing?

At the recent National Community Housing Association conference, *Building Today* columnist Mike Fox of Easybuild House Packs was given five short minutes to outline why the construction industry is finding it impossible to supply affordable housing.

He stated that without political ownership or a major overhaul of the current regulatory processes, affordable housing will never be delivered.

This is the address he gave which summarises the industry's 30-year journey to unaffordability.

First, let me congratulate you all for trying to do something about the rising tide of homelessness and unaffordable housing.

Rather than talk about the actual specifics of today's straw man project, I thought it might be useful for the audience to understand the greater macro issues that the construction sector faces and, correspondingly, how these stop affordable housing from being available.

I will share with you the perspective of the builder who feels hobbled and frustrated that so many needy deserving families are not getting the opportunity of the good affordable housing they deserve.

I have built hundreds of homes over many decades, and have watched the market progressively tilt towards larger homes on smaller, very expensive lots.

Unfortunately, that is what our current system and market dictates, but it is woefully under-delivering on what we need to house all of our nation's inhabitants.

- The key to creating affordable housing is the will by all parties to achieve this and a system that is flexible enough to deliver the outcome.

- Currently there are lots of political platitudes but an underlying system that is inadvertently skewed to only create high cost land and, accordingly, high cost homes. It is incapable of producing affordable land.

It is unfortunately a pipe dream to think that the current system or market will produce affordable housing.



Mike Fox

- If we want affordable housing we need to produce affordable land free of restrictive covenants and planning utopia. That will only come about by sidestepping the market and some of the feel-good niceties of planning, and just getting on with pragmatically producing the housing and infrastructure needed.

- We produced mass social and affordable housing in the 1950s and we need to do it again. Central Government needs to acknowledge the problem then bite the bullet and make this possible.

- This is a crisis which needs a different approach, new rules and political fortitude —

all of which have been lacking to date. What we have seen is political denial and nibbling around the edges. That is not going to solve the problem.

- By continuing to ignore or not take definitive action, the social and health costs will far outweigh the cost of providing good housing and communities.

- Is the Resource Management Act (RMA) helping? Although well intentioned, it has morphed into a major stumbling block. Currently it is project-specific, and has no cognisance as to what the nation actually needs to house its people or what its impacts are on the financial viability of a project.

It's a cost-plus model, with the first person purchasing paying the bill for infrastructure, GST and all manner of other local authority fees.

The RMA, along with the 70-disjointed individual council district schemes, is an unsustainable model and one of the key drivers for conferences like this. You would not have seen this 30 years ago before the spiral to unaffordability started.

- In addition to this, since the introduction of the Building Act 2004, construction costs have soared, productivity has plummeted and much needed skilled people have left the industry. Why? Well, considerable administrative process has been forced into place but it is adding very little material value.

Risk averse behaviour has turned once helpful local authorities into gun-shy organisations

spending the consumer's money at every turn and slowing construction and planning down to absolve themselves of liability. This is destructive, expensive behaviour and the opposite to what is needed.

- In the past 15 years the cost of building has increased 110% whilst the general cost of living has increased only 44% in that same period. Much of this extra cost is the result of compounding regulatory change, council fees and unfairly imposed infrastructure cost.

- Many good operators within the construction industry have been worn down by the incessant regulatory creep and the often petty way it is enforced. When they weigh up the risk and reward available from working within the industry, many see easier options to make a living, and move on accordingly.

With them go much needed skills from the industry, leaving us short-handed and needing easier ways to build that so that the semi-skilled people who are left can still be utilised.

- We need strong leadership, meaningful change and a complete overhaul of the RMA, the Building Act and the Local Government Act so that the drivers and outcomes result in efficient, affordable and sustainable housing for the nation's inhabitants.

To date, every housing and construction minister over the past 12 years has said they are going to reduce the red tape and regulatory costs, but they do the opposite.

Change will only happen through collaboration between industry and policy makers, but there must be a catalyst for change. I believe we have reached that tipping point.

- Successive governments have given lip service to the importance of housing and construction, and either give the ministerial portfolio to a minister outside of cabinet or to the minister of last resort.

The lack of senior political presence at this conference is a poignant fact, but not unexpected. The inherent outcome of this disinterest is the denial of the housing crisis and a system that doesn't deliver to the needs of the people it is intended to serve.

- Change will only happen through collaboration between industry and policy makers, but there must be a catalyst for change. I believe we have reached that tipping point.

One would also hope the collective deafening voice of the community housing organisations at this conference, and the burgeoning number of disenfranchised would-be home owners, will help bring the politicians to account, get some long overdue action by depoliticising the issue, and agreeing a cross-party accord on housing.

A clean sheet approach is needed to start to deliver the housing that our good people deserve.

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



SERIES 2

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The CCA and the case of the disputed flooring invoice

Timothy Bates and Sabine Boyd, of Auckland law firm Legal Vision, review the decision in a May 2017 case of disputed flooring materials work and the method of invoice.

Floorman Waikato Ltd (F) was engaged by Jonathan McRae (M) to sand and coat his floors. F said that different options and pricing for flooring were discussed, and said that he could not determine which option was best — a solvent-based polyurethane costing \$5535 or a water-based polyurethane costing \$6150 — until he had seen the condition of the floor.

M said that the different options and prices were not explained to him, and he was told that it would cost him no more than \$5500. On this basis, M told F to go ahead with the work.

On completion, F and M inspected the floors, and although he did not communicate it at the time, M was dissatisfied with the overall quality of the job.

Shortly after the final inspection, M received an invoice for the total amount of \$7072.50 (\$6,150.00 plus GST of \$922.50).

At the back of the invoice, information regarding payment claims and payment schedules were attached, which M did not read.

There was further dispute surrounding whether/when F and M had contact after the invoice was issued.

F's solicitors demanded payment for which M replied, saying that he would pay a portion of the invoice as he was dissatisfied with the quality of work.

In the District Court, Judge Ingram declined the application for summary judgment on two bases — that M had a defence to the claim as it was arguable that there was no contract between F and M and, further, that there were concerns surrounding the application of the Construction Contracts Act 2002 (CCA).

Judge Ingram commented that the work undertaken by F, namely sanding and polishing, was not a construction job and, therefore, did not fall within the ambit of the CCA.



Submissions

F raised three issues to determine on appeal:

- Is it reasonably arguable that there was no construction contract?
- Is floor sanding within the jurisdiction of the CCA?
- Is it appropriate for the court to exercise discretion to decline entering summary judgment if there is no defence to the Act's "pay now, argue later" statutory regime?

Evaluation

Did the Judge err in finding that there was no concluded contract? The High Court held that since both the parties had agreed for the work to be carried out, a contract existed between them. This was affirmed through M instructing and engaging F to undertake the work.

Although the price for the work was not decided at the time the contract was entered into, this made no difference in determining whether there was a contract between the parties, as the price would depend on the material chosen thereafter.

Did the Act apply to the work in question?

The High Court agreed with F that the CCA did apply to the works undertaken by F. There was nothing in the CCA to suggest that it only applied to jobs of new work, or to jobs over a certain worth, or to jobs involving professional tradespeople.

Did Mr McRae have another defence to the claim?

M submitted a variety of other defences to the claim, including that F's payment claim was not

sufficiently itemised in terms of differentiating between the different materials used and labour costs.

Section 20 of the CCA requires a payment claim to indicate the manner in which the payee calculated the claimed amount.

In this case, F had calculated the invoice amount based on square metres, which constituted an adequate calculation method.

Another issue raised by M was that he was never told that the payment schedule must be in writing.

F's payment claim contained all of the necessary information along with the words "please refer to the attached notice (Form 1 of the Construction Contracts Regulation 2003)".

M acknowledged that he did not read the notice. If he had, he would have seen the requirements of a payment schedule.

Did the judge err in exercising his discretion not to award summary judgment?

The High Court considered that Judge Ingram was plainly wrong by taking irrelevant matters into account, namely that the CCA should not apply to residential renovations.

This view was contrary to the legislative intention which provides that the CCA applies to residential and commercial construction contracts.

The purpose of the CCA is to ensure that people who perform construction works are not frustrated in recovering payment for their work done.

It provides that where a claim is issued and no steps are taken by the party from whom the payment is sought, the payment claim amount is recoverable as a debt due and owing.

Result

The appeal was allowed, and judgment was granted in favour of F in the sum of \$6872.50 plus District Court costs.

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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Control

Architect Don Bunting asks who is really in charge of the construction industry in New Zealand?

The tragic fire in the Grenfell Tower in London in June highlights the question: “who is really in charge of our industry?”

I struggle to believe that a similar tragedy could happen here, although the apparent lack of quality of the blocks of apartments now blighting our inner cities is a cause of some concern.

And not just the quality of the design and the materials being employed, but also the often thoughtless, even dangerous, town planning.

I refuse to use that new meaningless phrase/ title of resource management. If visiting Auckland, drive along Beach Road, or walk around the end of Union and Albert Streets to see the disparate and overlapping apartment blocks dumped on our fair city.

I thought we had an urban design panel, but perhaps they were asleep at the time.

The Grenfell Tower fire, as well as highlighting social issues around the quality of buildings provided for the less able and less wealthy, shows what happens when some key safety requirements are non-mandatory.

It seems possible that the building complied with current building codes, while still falling well short of any reasonable interpretation of what were appropriate standards to meet.

In the 1980s I designed (and administered) a six-storey building refurbishment project in Vanuatu. There were no local building codes and no requirement for a building consent.

The answer? I followed what were known as Lloyd’s Rules — standards based on Australian codes.

I was able to do this because I had complete administrative and quality control over the project on behalf of my Bank clients.

I worry whether today’s design consultants have that same ability to say “this is the standard to follow”.

Who’s the boss?

I recall a post-tender meeting with a building contractor during that same period.

He said something that has stuck with me: “Don, once the contract is signed my sole responsibility is to achieve the highest legal profit possible.”

Incidentally, the project went very smoothly, probably because there was no misunderstanding of our separate and joint responsibilities to the project, the building code and the building owner.

It also helped that I had the final say — as long as my decisions were based on the contract documents and on the code.

The building industry is mainly about making money. And whoever controls the project’s finances determines the quality of the finished result.

You can talk all day about professionalism and the human desire to do the best we can. Today, most building decisions are made on the basis of what is the cheapest way to meet the code.

This means that our Building Code and the administration of that code is of supreme importance in ensuring the quality of our built environment.

Yes, there are projects based on a higher standard of aesthetic and material quality, but such projects are becoming scarce in today’s cost-based environment.

Hands off

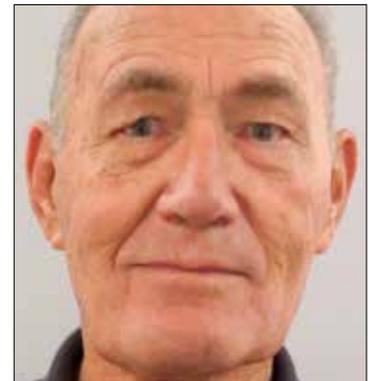
The current approach of the Ministry is to administer the Building Act, produce a few guidance documents and a bunch of non-mandatory deemed-to-comply solutions and then let the industry — and the controlling bodies, the Building Consent Authorities (BCAs) — to run the industry by themselves.

Every now and then a new idea pops up out of some bureaucrat’s brain, such as the LBP scheme, but government generally expects us all to be good little boys and girls and do the right thing. It doesn’t work.

Keep off

A key issue our industry is failing to address is design changes and material substitutions occurring during the construction phase, especially when, as is increasingly common, the design team plays no part in the construction process.

In theory, this should not happen. In theory, BCAs should manage and approve all such



changes that occur after consent and before project completion.

In addition is the issue of non-compliant materials being substituted during construction, either by intent (to save money) or through ignorance (including no professional overview by the designer). Whatever the reason, the current controls are inadequate.

The design professions have put this in the too-hard basket, saying that if a consultant is not commissioned to carry out contract observation then he or she enters the building site, or even talks on the phone about the project, at his or her peril.

Their insurers support this stance, even though it is leading to significant negative quality issues in our industry.

To our professional organisations I say sit down with your insurers and sort this out.

You are abrogating your responsibility of ensuring that your members can perform their intended, in fact, sanctioned role — ensuring that the buildings they design comply with the code.

Let’s face it

Yet another bit of useless research has recently been carried out, this time by Otago University scientists. Apparently they have discovered that people are more likely to trust someone whose name matches their facial appearance.

So Tom, Don or Joan are more likely to be trusted if their facial shape is as well rounded as their name.

So a Richard or Jill who have a long, thin or angular face don’t stand a chance.

To complete these rather farcical conclusions, the report concludes: “Face shape produces expectations about a person’s name.”

Although Donald Trump does have a nicely rounded appearance.

Making plans and provisions for something you hope just won't happen . . .

Terry Sage of Trades Coaching New Zealand, considers business succession and survival planning.

Famous writers will tell you they look everywhere for inspiration before they put pen to paper.

I am not suggesting for one second that I am in the same league and have to travel widely to come up with topics for these infamous pages — quite the opposite actually.

I sit, think about what has happened over the past couple of weeks, pick a thought and scribble.

So I started scribbling recently regarding a conversation I had about putting money away, being conservative, planning for tomorrow and all that riveting stuff that will keep you up at night.

I will say right now, and on record, that when it comes to this particular subject, I adhere to the mantles of “do what I say and not what I do”, “live for today and not tomorrow” and that other old saying — “you could be dead tomorrow”.

My scribbling came to an abrupt halt the following day when I learnt that a Whangarei-based business colleague went to work with her daughter and, tragically, never came home.

I had to start scribbling again as deadlines were looming and, looking at the topic I started and thinking about what had just happened, I found it very fitting.

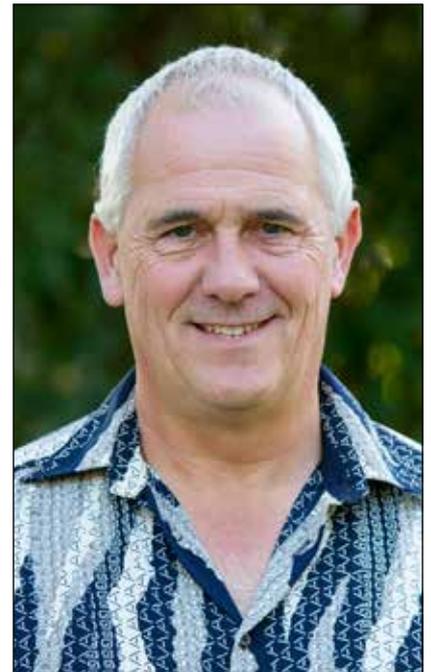
From a purely business viewpoint, if a strategic member of the team could never come to work again, would your business survive?

It's a conversation every single business should have, but very very few ever do and, luckily, most never have to.

There is no one answer fits all here simply because all businesses are different in size, age, number of owners, financial stability, age of owners — and the list goes on.

So the answer has to be custom modelled to fit your situation. Having said that, there are similarities that we should all consider, including cash in the bank while you go through the transition period, insurance cover for loss of earnings or key man replacement, and having systems in place so others can pick up the pieces.

If it was a husband, wife, partner, son or daughter then there is the monumental question or questions — could you carry on,



would you want to carry on, and how long would it be before you could even mentally start thinking about work again?

When we coach clients on succession planning, survival planning and planning for all the scenarios above, we go into great detail and try to cover all the angles.

But there is an angle that all the planning, all the business experience and all the scenarios cannot take into account.

There is nothing in any text book, nothing anybody can tell you — in fact, there's nothing on this planet that can prepare you — about losing somebody and then having the extra pressure of running a business, unless you have actually been there.

Even if there was, it would not be totally accurate, as we all handle trauma differently.

A prudent business owner makes plans, but most business owners just hope it never happens.

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THE BUSINESS SIDE OF CONSTRUCTION

Building Consents Information

For All Authorisations, June 2017

Dwellings	\$1,034,495,000
Domestic Outbuildings	\$15,862,000
Total Residential	\$1,050,357,000
Non-residential	\$451,375,000
Total All Buildings	\$1,501,732,000
Non-building Construction	\$34,522,000
Total Authorisations	\$1,536,255,000

Number of new dwellings consented

	Jun 2017	May 2017	Jun 2016		Jun 2017	May 2017	Jun 2016
Far North District	19	39	22	Horowhenua District	32	14	27
Whangarei District	64	50	46	Kapiti Coast District	36	33	18
Kaipara District	12	22	21	Porirua City	9	41	16
Rodney District	105	159	78	Upper Hutt City	23	20	28
North Shore/Albany Wards	292	250	281	Lower Hutt City	21	31	147
Waitakere Ward	45	53	65	Wellington City	147	67	51
Auckland Wards	344	204	284	Masteron District	7	21	4
Manukau/Howick Wards	55	66	59	Carterton District	16	5	6
Manurewa-Papakura Ward	19	65	111	South Wairarapa District	10	9	5
Franklin Ward	46	88	43	Tasman District	34	38	39
Thames-Coromandel District	32	32	49	Nelson City	12	28	18
Hauraki District	1	26	10	Marlborough District	19	35	22
Waikato District	51	65	69	Kaikoura District	4	5	2
Matamata-Piako District	21	12	19	Buller District	2	2	2
Hamilton City	76	122	97	Grey District	3	4	1
Waipa District	48	86	59	Westland District	5	2	3
Otorohanga District	2	5	0	Hurunui District	7	10	10
South Waikato District	3	4	4	Waimakariri District	35	56	60
Waitomo District	0	1	0	Christchurch City	139	225	240
Taupo District	27	23	28	Selwyn District	117	138	111
Western Bay of Plenty District	41	37	69	Ashburton District	13	17	14
Tauranga City	162	145	162	Timaru District	13	17	22
Rotorua District	12	20	7	Mackenzie District	12	6	7
Whakatane District	9	15	5	Waimate District	2	3	0
Kawerau District	0	1	1	Chatham Islands Territory	0	4	0
Opotiki District	4	2	2	Waitaki District	8	6	3
Gisborne District	5	3	3	Central Otago District	35	32	28
Wairoa District	0	0	0	Queenstown-Lakes District	102	90	90
Hastings District	21	34	19	Dunedin City	30	29	37
Napier City	30	36	21	Clutha District	7	6	4
Central Hawke's Bay District	2	4	3	Southland District	11	5	6
New Plymouth District	41	40	30	Gore District	1	3	2
Stratford District	4	4	0	Invercargill City	6	12	19
South Taranaki District	1	5	5	Area Outside TA	0	0	0
Ruapehu District	2	3	1				
Wanganui District	7	11	5	Total	2560	2794	2752
Rangitikei District	3	6	4				
Manawatu District	15	16	18				
Palmerston North City	20	25	10				
Taranaki District	1	1	0				

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

Source: Statistics New Zealand

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SPORT TODAY

Have a crack at *Building Today's* Sport Today Trivia Quiz (see page 31). 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!



Super Rugby — will SANZAAR ever get it right?

You could make a strong case that the 2017 championship won by the Crusaders is the most impressive in the franchise's history. And there would be many points to back up that assertion.

For starters, this was head coach Scott Robertson's first season in charge. After eight title-less seasons under Todd Blackadder, Robertson was seen by some as a surprise choice to be given the reins, given he'd been recruited from outside of the franchise.

However, he did have a proven winning coaching record, and can now boast becoming the first man to win a Super Rugby title as a player and coach.

This Crusaders team is also the first since, well, the Crusaders in 2000, to win a title overseas.

They had to play the Lions in front of 62,000 fans in Johannesburg at altitude, one week after the Hurricanes were blown away in the second half of their semi-final at the same venue.

They also played without Keiran Read for much of this season because of a broken thumb. Not that it slowed them down from compiling a 14-1 record, and a second placing to the Lions in the overall standings.

The Lions were accused of having a soft schedule that didn't include playing any of the New Zealand franchises this year. For the Crusaders though, they battled through six tough encounters against fellow Kiwi teams, emerging

from easily the most competitive Conference to finish as top dogs.

This is also the first title won by the Crusaders in the post McCaw-Carter era, with only Read, Wyatt Crockett and Tim Bateman being part of the 2008 championship squad.

Now fans can look at young stars like David Havili, Jack Goodhue and Richie Mo'unga and hope for more continued success under coach Robertson.

As is often the case, this win was built on a sound defensive platform. The Crusaders conceded only 30 points in three playoff matches and, as they say, defence wins championships.

Whichever way you cut it, this Crusaders team deserves to be remembered as one of the very best in Super Rugby history. And despite the shortcomings of an increasingly maligned competition, no one can rightfully argue they are not worthy winners.

* * *

It doesn't seem to matter what governing body SANZAAR proposes for Super Rugby, it is likely to be met with ridicule.

This competition has expanded three times since 2005, from Super 12 to the now bloated 18-team affair we have had in the past two seasons.

But under increasing criticism and disenchantment (and declining crowds and viewers in Australia and South Africa), SANZAAR is treading the de-evolutionary path of going backwards to take this competition forward. Or so they think.

Reducing the competition to 15 is the stated goal, but may prove too difficult to pull off. We know two South African franchises (Cheetahs and Kings) have been moved on but the desired objective to remove an Australian team has been met by strong resistance from those most under threat — namely the Melbourne Rebels and Western Force.

Without boring down into tedious detail, there could yet be a lengthy legal battle ahead for the Australian Rugby Union which could totally screw up the grand plan of a rejigged Super 15 (didn't we have that as recently as 2015?).

The divisional model confuses many, and with the exception of the New Zealand Conference, the competition is competitively very weak.

I find it very difficult to think an Argentine or Asian team will ever be a serious championship threat, and the fact this competition is now played over five continents (and too many time zones) has led to disinterest from fans, even in New Zealand.

Maybe it'll be 16 teams, perhaps it'll be 15 At this stage who would know? Certainly SANZAAR doesn't, and that's the big problem.

They have been greedy in chasing broadcast dollars from outer regions, and the quality of the competition has been severely compromised because of the perceived weakening of it.

Some fans want a round-robin format, although viewing numbers suggest local derbies are actually holding this competition together. But it is holding together barely, and at what point does it go snap?

Super Rugby is easily the most maligned professional competition in world sport. Pick a number, any number. I'm not sure it really matters.



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 Who did Roger Federer beat in the Wimbledon singles final in July?
- 2 Who was runner-up to Jordan Speith at the Open Championship at Royal Birkdale recently?
- 3 In 26 Super Rugby matches this season how many times did an Australian franchise defeat a New Zealand team?

To enter the quiz, email your answers to
andrew@buildingtoday.co.nz
by 5pm on September 4, 2017.



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Congratulations go to Keiren Mallon of Auckland, 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 How many races did Emirates Team New Zealand win in the America's Cup finals series?
8 (they started on -1 at the start of the finals)
- 2 Who won cricket's Champions Trophy in June?
Pakistan
- 3 Who won the US Golf Open at Erin Hills to claim his first major trophy?
Brooks Koepka

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CRAIG DACKERS, SIGNATURE HOMES NORTHLAND

"I recommend HIANDRI Packers to all builders especially if you have had problems with wet bottom plates. Stonewood Homes have been using HIANDRI for 3 years and they work! We spend less money putting on HIANDRI packers than we were spending on dehumidifiers and heaters. The big gain is we are not waiting weeks for frames to dry". STEWART WILSON, GENERAL MANAGER, STONEWOOD HOMES, NORTH AUCKLAND



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