

# BUILDINGTODAY

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION



VOLUME 28 NUMBER 4

MAY 2018

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Short-term thinking.

**FROM THE EDITOR**

This month's issue is dominated by the New Zealand Commercial Project Awards.

Our nine-page feature gives readers the full run-down on this year's outstanding entries, and all the details of the Supreme and Category award winners.

Elsewhere there is news of the incredible support a new building supplies co-op is receiving from smaller building operations eager to take advantage of the group purchasing power the co-op is facilitating. Strength in numbers is the catchphrase for this initiative!

And our Business columnist Terry Sage warns of the danger of procrastination in running any business, big or small — and that it'll cost you money if you let it get the better of you.

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# Taupo show home nails it

**P**enny Homes celebrates its 20th anniversary in July, and this depth of experience helped it nail the competitive GIB Show Home category at the 2017 Registered Master Builders House of The Year.

Penny Homes managing director John Penny says many of the team who worked on its Taupo show home have been with his company since it began 20 years ago — and he was delighted to pick up the prestigious national award.

Mr Penny says winning the award was great recognition of the whole team involved in the project.

“Lots of the sub-tradies that were involved in the build have been with us since day dot. The design was very, very, good — JT Design have also been working with us since we started,” he says.

“We believe it’s important to build a strong culture and hold on to good people, as they’re delivering the high level of workmanship we value.”

The home is slightly elevated off the road with fantastic street appeal.

“Its views face south, but the sun comes from the north, which posed a design challenge as we wanted to ensure we got both the views and the sun,” Mr Penny says.

“But we nailed this one. It has both views and light — the spaces are well thought out and it ticks a lot of boxes.”

Every detail of the fresh, stylishly presented, four-bedroom home has been well considered, lending it a feeling of light and space.

The open-plan design provides great flow from dining, kitchen and two living areas to the courtyard, with its stone feature walls and all-day sun.

Raked ceilings, beautiful white oak timber flooring and light weatherboards give the whole package a classic, laid back feel.

The judges congratulated Penny Homes on a “job well done”, and said their good product and decor selection contributed to the “excellent and appealing home”.

Show homes are a great opportunity to showcase the best you can offer your potential

clients, and the judges commented that “the builder and design team have done just that, with a well put together package demonstrating their design initiatives and building skills with very good all-round presentation.”

Mr Penny says the quality of the build gives his customers confidence.

“We have a little book at the entrance, and

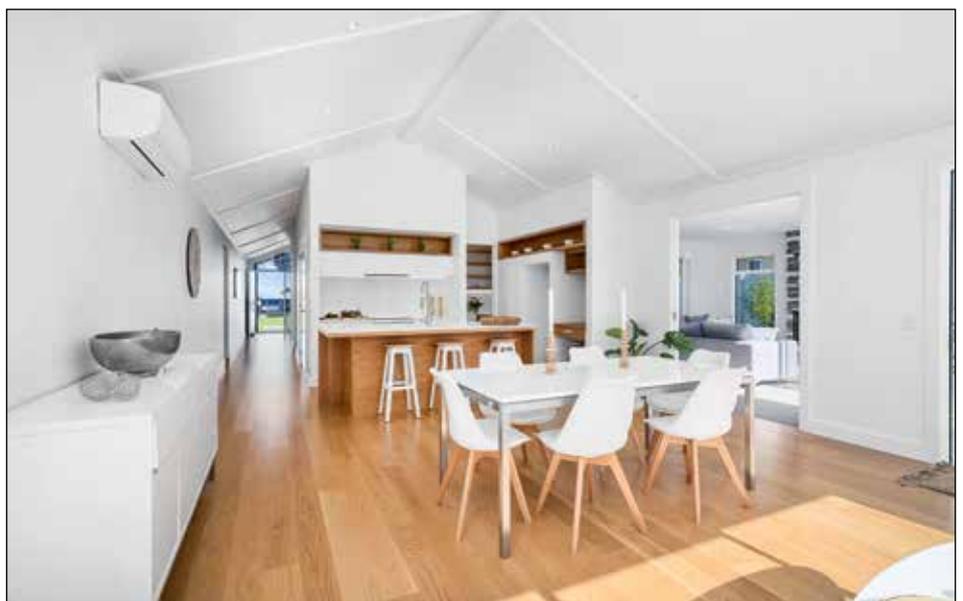
people can leave their comments in it as they walk out. We’ve had amazing feedback.

“People just absolutely love it, and our workload for the next 12 months is pretty well booked out.”

House of the Year is made possible through the support of PlaceMakers, Master Build Services, GIB, Nulook, CARTERS, Plumbing World, Resene and Bunnings Trade.



*This Taupo home was awarded the GIB Show Home category win at the 2017 House of the Year Awards.*



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# Mahia home's magic outlook delights judges

Sweeping 180° views and the environmentally-friendly living of Landmark Homes Gisborne's Mahia build impressed the judges sufficiently to take out the New Home \$550,000-\$700,000 category at the 2017 Registered Master Builders House of the Year Awards.

It was also awarded the Hawke's Bay East Coast Supreme House of the Year.

Landmark Homes Gisborne director Sam Bain credits his clients' simple and stylish taste, and the quality of workmanship for the win.

Landmark Homes Gisborne's team of four builders took 10 months to complete the build, and they spent many nights sleeping at the site due to Mahia's distance from the builder's own homes in Gisborne.

The remote location and reasonably tricky building platform also posed other challenges, but the end result is striking.

"The building site is exposed to the weather, and the access to the site was via a steep driveway. This meant that some subcontractors got stuck, and we had some challenges getting different trucks up there," Mr Bain says.

"Installing the big aluminium cavity sliding joinery was one of the most challenging but rewarding parts of the build," he says.

The judges were impressed, commenting that the aluminium cavity sliders created a wonderful flow to the wraparound deck. They said the end result is something the builder can be proud of for years to come.

The judges commented that the home provides a sensational outlook for its owners, further complimented by the good indoor/outdoor flow to the exterior living areas.

Vertical cedar cladding lets the building blend in with its natural surrounds, with generous windows enhancing the feeling of open space.

The home's light-filled interior offers relaxed modern living, and the home is fitted with its own solar power which allows its two ovens, two fridges and two freezers to be run off the grid.

Mr Bain says he was "pretty chuffed" about his company's success, and he will be entering again this year.



*This Mahia home was awarded the New Home \$550,000 - \$700,000 category win at the 2017 House of the Year Awards.*



"The awards are great for our reputation, and they give prospective clients the confidence that our team can build to a very high standard," he says.

House of the Year is made possible through the support of PlaceMakers, Master Build Services, GIB, Nulook, CARTERS, Plumbing World, Resene and Bunnings Trade.



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# Blenheim carpentry apprentice makes her mark on the industry

Olivia Ward from Hunt Construction was overwhelmed when she was awarded first place at the Upper South Island Registered Master Builders CARTERS 2017 Apprentice of the Year competition.

The 23-year-old from Blenheim said winning the regional Apprentice of the Year was an amazing feeling and a great opportunity to represent her region at the national competition.

"I was absolutely thrilled and overwhelmed with happiness when I won. It was an incredible feeling to win the title and to get to take part in the national competition," she says.

Having never picked up a hammer and nail before she entered a job in the trades, Olivia says becoming an apprentice was the best decision she ever made.

"I fell into this career when I really needed a job, and ended up helping out a local company building sheds. I quickly grew to love it, and I'm very grateful to have found this career path," she says.

Olivia entered the competition to make her mark as a woman in the carpentry trade.

"I feel very strongly about encouraging other women to get into the trades and promoting the opportunities available for them. Taking part in the competition opened so many doors for me to progress in a career I love, which was really rewarding," she says.

Olivia says while the tight time frame of the national competition practical component was a challenge, she found the whole competition experience exciting.

"The practical challenge was a busy and intense atmosphere with such a tight time frame for completion of the project. It's great to be able to look back now and see the areas where I could have improved and done things differently.

"The national competition was a real eye opener for me — it was like nothing I had



*Upper South Island Registered Master Builders CARTERS 2017 Apprentice of the Year Olivia Ward, employed by Hunt Construction in Blenheim.*

experienced before. It was great to meet like-minded people in the industry, and I learnt a lot about myself and the trade I'm in. All round, it was an amazing experience and such a rewarding opportunity for me."

Olivia encourages other apprentices thinking of entering the competition to give it a go.

"You have nothing to lose and a whole lot to gain," she says.

Entries for the Registered Master Builders CARTERS 2018 Apprentice of the Year are open until June 4. Apprentices interested in entering should visit [www.apprenticeoftheyear.co.nz](http://www.apprenticeoftheyear.co.nz)

for more information.

Apprentices, employers and young people aspiring to be part of the construction industry are encouraged to join the Registered Master Builders Facebook page at [www.facebook.com/registeredmasterbuilders](http://www.facebook.com/registeredmasterbuilders).

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

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# THIS YEAR'S WINNERS

The quality and variety of projects entered in this year's Commercial Project Awards was truly excellent. We would like to congratulate all our winners for 2018.

## Registered Master Builders Supreme Winner for the 2018 New Zealand Commercial Project

Project Viking, Christchurch  
- Calder Stewart Construction Limited

## Value Awards

### Commercial Project up to \$2 million Award

Cobb & Co Dunedin  
- Livingstone Building NZ Limited

### Commercial Project \$2 million - \$5 million Award

Māori Television, Auckland - RCG Limited

### Allied Concrete Commercial Project \$5 million - \$15 million Award

Russley Village Homestead, Christchurch  
- Simon Construction Limited

### Commercial Project over \$15 million Award

Project Viking, Christchurch  
- Calder Stewart Construction Limited

## National Category Winners

### Civic Project Award

He Tohu Exhibition, Wellington  
- The Fletcher Construction Company

### CARTERS Commercial Project Award

22 Boulcott Street, Wellington -  
McKee Fehl Constructors Limited

### Commercial Fit Out:

Māori Television, Auckland - RCG Limited

### Construction Marketing Services Education Project Award

Rolleston College, Christchurch  
- Hawkins

### Altus Health Project Award

Manaaki By Mercy, Dunedin - Naylor Love Construction

### Heritage/Restoration Project Award

St Mary of the Angels Church - Seismic Strengthening and Upgrade, Wellington  
- LT McGuinness Limited

## Industrial Project Award

Project Viking, Christchurch  
- Calder Stewart Construction Limited

## Winstone Wallboards Residential Project Award

585 Rothesay, Auckland  
- Dominion Constructors Limited

## Retail Project Award

Rydges Restaurant and Bar Refurbishment, Queenstown - Naylor Love Construction

## PlaceMakers Tourism and Leisure Project Award

Wellington International Airport  
- Terminal South Extension - Hawkins

## Gold Award Winners

### Civic Project Award

David O. McKay Stake and Cultural Events Centre, Hamilton - Livingstone Building NZ Limited

He Tohu Exhibition, Wellington  
- The Fletcher Construction Company

Matuku Takotako: Sumner Centre, Christchurch  
- Armitage Williams Construction Limited

The Executive Wing Ground Floor Redevelopment, Wellington  
- Naylor Love Construction

The Masters House, Hamilton  
- Ardent Building Developments Limited

The Salvation Army Christchurch City Corps  
- Arrow International (NZ) Limited

### CARTERS Commercial Project Award

22 Boulcott Street, Wellington  
- McKee Fehl Constructors Limited

ANZ Centre, Christchurch  
- Leighs Construction Limited

Te Henui Chapel, New Plymouth  
- Pepper Construction (2013) Limited

TVNZ Refurbishment, Auckland  
- The Fletcher Construction Company

Xero HQ, Wellington  
- Arrow International (NZ) Limited

### Commercial Fit Out

Cobb & Co Dunedin  
- Livingstone Building NZ Limited

EY Fitout Christchurch - Hawkins

Māori Television, Auckland - RCG Limited

The Wayward Pigeon Fit Out, Hamilton  
- RM Designs

Warren and Mahoney Christchurch Studio  
- Image Construction Limited

Xero HQ, Wellington  
- Arrow International (NZ) Limited

## Construction Marketing Services Education Project Award

Ara Institute of Canterbury - Kahukura Building, Christchurch - Hawkins

Rolleston College, Christchurch - Hawkins

Unitec Student Hub | Te Puna, Auckland  
- ASC Architects

## Altus Health Project Award

GCH Aviation Centre, Christchurch  
- Street & Cook Construction Company Limited

Hill Laboratories, Hamilton  
- Foster Construction Limited

Manaaki By Mercy, Dunedin  
- Naylor Love Construction

## Heritage/Restoration Project Award

Australis Nathan, Auckland - Peddle Thorp Christchurch Arts Centre Chemistry Building  
- Simon Construction Limited

Christ's College - Kitchen Tower, Christchurch  
- Naylor Love Construction



# NEW ZEALAND COMMERCIAL PROJECT AWARDS 2018

[www.commercialprojectawards.co.nz](http://www.commercialprojectawards.co.nz)

Church of Scientology International, Auckland  
– DPA Architects

St Mary of the Angels Church – Seismic  
Strengthening and Upgrade, Wellington  
– LT McGuinness Limited

#### Industrial Project Award

Project Solo, Auckland  
– Macrennie Commercial Construction Limited

Project Viking, Christchurch  
– Calder Stewart Construction Limited

#### Winstone Wallboards Residential Project Award

585 Rothesay, Auckland  
– Dominion Constructors Limited

Otautahi Education Development Trust Student  
Accommodation, Christchurch – Hawkins

Russley Village Homestead, Christchurch  
– Simon Construction Limited

#### Retail Project Award

Parkwood Tavern, Hamilton – RM Designs

Rydges Restaurant and Bar Refurbishment,  
Queenstown – Naylor Love Construction

The Good Home Bar, The Landing, Wigram Skies,  
Christchurch – Hawkins

#### PlaceMakers Tourism and Leisure Project Award

St Johns Methodist Church, Hamilton  
– Stewart Hanna Limited

Wellington International Airport – Terminal South  
Extension – Hawkins

### Silver Award Winners

#### Civic Project Award

ARISE Centre, Lower Hutt  
– Armstrong Downes Commercial

#### CARTERS Commercial Project Award

8 Nelson Street, Christchurch  
– Whyte Construction Limited

125 Queen Street, Auckland  
– Dominion Constructors Limited

Datacom, VXV Precinct, Wynyard Quarter,  
Auckland – The Fletcher Construction Company

EMA Business Hub, Auckland  
– Macrennie Commercial Construction Limited

Grand Central, Christchurch  
– The Fletcher Construction Company

Port Nelson Seafood Precinct  
– Scott Construction Limited

Quad 7 Office Development, Auckland  
– Macrennie Commercial Construction Limited

#### Commercial Fit Out

82 Wyndham Street Refurb, Auckland  
– Ignite Architects

125 Queen Street – Lobby Queen's Rise  
and Dining Precinct, Auckland  
– Dominion Constructors Limited

Christchurch NZ Fitout  
– Sheppard & Rout Architects Limited

Datacom Fitout, VXV Precinct, Wynyard Quarter,  
Auckland – The Fletcher Construction Company

HUAMI Restaurant, Auckland  
– Naylor Love Construction

#### Construction Marketing Services Education Project Award

Haeata Community Campus, Christchurch  
– Hawkins

Mother Bernard Towers Science Centre at St  
Mary's College, Auckland – RCG Limited

Rakahuri – New Build, Canterbury  
– Naylor Love Construction

Rototuna High Schools, Hamilton  
– Arrow International (NZ) Limited

Toi Ohomai – Te Ara o Mauao, Tauranga –  
Chow:Hill

#### Altus Health Project Award

Aorangi Specialist Centre, Palmerston North  
– Humphries Construction

Te Papaioea Primary Birthing Centre, Palmerston  
North – Isles Construction Limited

#### Heritage/Restoration Project Award

15 Victoria Avenue, Whanganui  
– DML Construction Limited

Church of the Holy Innocents, Canterbury  
– DPA Architects

Good Union, Cambridge – Hawkins

St Bartholomew's Church Kaiapoi, Canterbury  
– DPA Architects

#### Industrial Project Award

Mainfreight Air & Ocean, Christchurch  
– Calder Stewart Construction Limited

Waipapa Farm, Canterbury  
– Rural Building Solutions Limited

#### Winstone Wallboards Residential Project Award

Hereford Residences, Auckland  
– Naylor Love Construction

Tui Point Kensington Park, Auckland  
– Woodview Construction Limited

#### Retail Project Award

Anzac Avenue Retail and Carpark Development,  
Auckland – Woodview Construction Limited

KFC Fort Street Fit Out, Auckland  
– Lawton Building Limited

New World Papakura, Auckland  
– Babbage Consultants Limited and Macrennie  
Commercial Construction Limited Joint Venture

New World Whangaparaoa, Auckland  
– Babbage Consultants Limited and Savory  
Construction Limited Joint Venture

Tauranga Crossing Shopping Centre – Stage 1  
– Hawkins

The Lakes Village, Tauranga – Archistudio  
Victoria Street Redevelopment, Wellington  
– Naylor Love Construction

Waikiwi Tavern & Foundry Restaurant,  
Invercargill – Henderson Construction Limited

#### PlaceMakers Tourism and Leisure Project Award

ACG Tauranga Sports Complex – Hawkins and  
Babbage Consultants Limited Joint Venture

Chateau Marlborough Additions & Alterations,  
Blenheim – Scott Construction Marlborough

Christchurch Adventure Park  
– Amalgamated Builders Limited

CIAL Mars Airbridge, Christchurch  
– Leighs Construction Limited

Huia Pool Redevelopment, Lower Hutt  
– Naylor Love Construction

Kauri Bay Boomrock Lodge and Bunkers,  
Auckland – Spacecraft Architects

### Bronze Award Winners

#### CARTERS Commercial Project Award

New ACH Offices, Auckland  
– Lawton Building Limited

Property Brokers New Office Complex,  
Palmerston North – Maycroft Construction  
Limited

#### Commercial Fit Out

95 Union Street Freemans Bay, Auckland  
– Chain Construction

#### Heritage/Restoration Project Award

HNZC Centennial Flats Upgrade, Wellington  
– Maycroft Construction Limited

#### Retail Project Award

Redevelopment 194 King Street, Rangiora,  
Canterbury – Colin O'Neill Builders Limited

#### PlaceMakers Tourism and Leisure Project Award

Speight's Brewery Tour, Dunedin  
– Leighs Construction Limited

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# NEW ZEALAND COMMERCIAL PROJECT AWARDS 2018 SUPREME AWARD WINNER

## AN OUTSTANDING AND WELL CO-ORDINATED RESULT

The words complex, integrated design, and plant installation project can't explain what has been achieved here. The project demonstrates what can be achieved through a collaborative team culture.



**REGISTERED MASTER BUILDERS SUPREME WINNER FOR THE 2018 NEW ZEALAND COMMERCIAL PROJECT, INDUSTRIAL PROJECT AWARD AND COMMERCIAL PROJECT OVER \$15 MILLION VALUE AWARD**

**Project:** Project Viking, Christchurch  
**Owner:** Skellerup Industries Limited  
**Entrant:** Calder Stewart Construction Limited (Construction Company)  
**Project partner:** Beca (Engineer)

### Judges' comments:

This \$25M project required an innovative design approach, particularly in constructing the 1000 ton shot tower within the building to an Importance Level 3 seismic design. The building is the headquarters for a world leading manufacturing operation, which contributes significantly to the New Zealand economy. It is the public face of Skellerup in New Zealand, and hosts a myriad of overseas clients.

The big challenge was the time pressure to get the new Greenfield facility operational so that the manufacturing plant could return to full production following the February 2011 earthquake. Not having a fully-defined design brief and constant structural changes throughout the design phase was a challenge for all involved.

The judges were very impressed with the approach taken by the lead contractor, who worked closely with the client, consultants, sub-contractors and off-shore plant manufacturers to embrace and solve each challenge. This has created one of the world's leading 'Dairy Rubberware Vulcanisation Plants', which manufactures its own rubber on-site.

This project is deservedly a 'Supreme Winner', which demonstrates an 'end to end' engagement between client, consultant, contractor and sub-contractor, providing an outstanding and well co-ordinated result.



# NEW ZEALAND COMMERCIAL PROJECT AWARDS 2018

## CATEGORY WINNERS

### CIVIC PROJECT AWARD

**Project:** He Tohu Exhibition, Wellington  
**Owner:** Department of Internal Affairs  
**Entrant:** The Fletcher Construction Company (Construction Company)  
**Project partners:** Studio Pacific Architecture (Architect/Designer), Ecubed (Engineer), Story Inc (Project Manager)

#### Judges' comments:

This project created a special enclosure for New Zealand's most important constitutional documents, including the 1840 Treaty of Waitangi and the 1893 Women's Suffrage Petition. The contracting team demonstrated great skill in the integration and co-ordination of materials from the special glass cases for the individual documents, to the carved timber enclosure. The team have created a special place, that all New Zealanders need to visit and experience. They should be justly proud of their endeavours.



### COMMERCIAL FIT OUT PROJECT AWARD AND COMMERCIAL PROJECT \$2 - \$5 MILLION VALUE AWARD

**Project:** Māori Television, Auckland  
**Owner:** Trust Investments Property Fund & St Johns College Trust Board  
**Entrant:** RCG Limited (Architect/Designer)  
**Project partners:** Cape Limited (Construction Company), Octa Associates Limited (Project Manager)

#### Judges' comments:

The client worked closely with the design and construction team to create new offices and studio spaces for Māori Television. The team's focus on a collaborative and solutions-based approach set the foundation for the successful completion of the project, despite the challenges of the existing building, tight timeframes, and the highly technical specialist works required. The result exceeds expectations and celebrates Te Reo Māori.



### CARTERS COMMERCIAL PROJECT AWARD

**Project:** 22 Boulcott Street, Wellington  
**Owner:** Cheops Holdings Limited  
**Entrant:** McKee Fehl Constructors Limited (Construction Company)  
**Project partners:** architecture+ (Architect/Designer), Jasmx (Architect/Designer), BlackYARD Engineering (Electrical Engineer), Beca (Structural Engineer), Transpower NZ (Tenant)

#### Judges' comments:

This project transformed a group of old industrial buildings in the heart of Wellington into a state of the art office environment. They were stripped right back to their frames, carving out an atrium, strengthening and adding extra floor space, then knitted together into a cohesive whole with big open floor plates, despite multiple mismatched floor levels. The result is a delightful, characterful workplace, which anticipates a 5 Green star rating.



### CONSTRUCTION MARKETING SERVICES EDUCATION PROJECT AWARD

**Project:** Rolleston College, Christchurch  
**Owner:** HRL Morrison  
**Entrant:** Hawkins (Construction Company)  
**Project partner:** ASC Architects (Architect/Designer)

#### Judges' comments:

This new secondary school wraps around a sheltering internal courtyard, creating a sense of place on the greenfields site. The design embraces collaborative learning in an open environment. It includes facilities such as a gymnasium and theatre open to the wider community, which benefits from and engages with the school. The project was delivered under a "design, construct and maintain" contract, where maximum value had to be provided within a fixed budget. This has been impressively achieved.



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# NEW ZEALAND COMMERCIAL PROJECT AWARDS 2018

## CATEGORY WINNERS

### ALTUS HEALTH PROJECT AWARD

**Project:** Manaaki By Mercy, Dunedin  
**Owner:** Mercy Hospital Dunedin Limited  
**Entrant:** Naylor Love Construction (Construction Company)  
**Project partners:** McCoy & Wixon Architects Limited (Architect/Designer),  
 Chas. E. George & Sons Limited (Quantity Surveyor)

#### Judges' comments:

A committed and motivated team, which included the client at all phases, successfully managed to insert a highly technical, intensively serviced building onto a small, sloping residential site, on budget and to a very tight timeline. Up to 60 workers needed to be on the severely restricted site at any one time. The resulting building sits comfortably and effortlessly within its neighbourhood. The finish is of exceptional quality and the workmanship throughout is exemplary.



### WINSTONE WALLBOARDS RESIDENTIAL PROJECT AWARD

**Project:** 585 Rothersey, Auckland  
**Owner:** 589 Limited  
**Entrant:** Dominion Constructors Limited (Construction Company)  
**Project partner:** GMC Architects Limited (Architect/Designer)

#### Judges' comments:

This project, a European style mixed use residential and retail complex, encountered significant planning and compliance issues, as well as a difficult restricted site. The team worked together, amended the design to satisfy changing regulations and council requirements, managed the budget variations and kept the project on track. The result is an exceedingly high quality, economically successful development completed through team work and perseverance in spite of all the obstacles and barriers encountered on the way.



### HERITAGE/RESTORATION PROJECT AWARD

**Project:** St Mary of the Angels Church – Seismic Strengthening and Upgrade, Wellington  
**Owner:** St Mary of the Angels  
**Entrant:** LT McGuinness Limited (Construction Company)  
**Project partner:** Clendon Burns & Park Limited (Engineer)

#### Judges' comments:

All parties worked closely together on the complex strengthening and refurbishment of the church, which was damaged by the July 2013 quake. This included replacing the foundations and ornate columns supporting the roof trusses. All work was undertaken while the stained glass windows remained in place – a true test for the innovative methodology developed by the project team. The outcome is a finished church that looks identical to the original at its very best. It will stand the test of time.



### RETAIL PROJECT AWARD

**Project:** Rydges Restaurant and Bar Refurbishment, Queenstown  
**Owner:** Rydges Queenstown  
**Entrant:** Naylor Love Construction (Construction Company)  
**Project partners:** Warren and Mahoney (Architect/Designer)

#### Judges' comments:

All areas of the hotel needed to remain fully operational throughout construction. Having a 'customer-focused culture' on-site and meeting hotel management daily was key to achieving a successful project. Coordinating such a complicated project was a challenge, as well as having no as-built drawings. However, the project was well planned from a functional perspective and very well integrated with the other hotel facilities. The standard of workmanship across all trades was commendable. A great iconic hotel refurbishment result, for client and contractor alike.



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# NEW ZEALAND COMMERCIAL PROJECT AWARDS 2018

## CATEGORY WINNERS

### PLACEMAKERS TOURISM AND LEISURE PROJECT AWARD

**Project:** Wellington International Airport - Terminal South Extension  
**Owner:** Wellington International Airport Limited  
**Entrant:** Hawkins (Construction Company)  
**Project partners:** Warren and Mahoney (Architect/Designer), Beca (Engineer), Rider Levett Bucknall Wellington Limited (Quantity Surveyor)

#### Judges' comments:

This sensitive addition to a much-admired building was carried out in a complex series of phases to ensure the building was fully functional throughout the process. Creativity and detailed planning ensured both passengers and baggage handling could pass through the area of the works without compromising safety or security. The result is an addition so well integrated that it looks as though it was always intended as the completion of the southern end of the building.



### COMMERCIAL PROJECT UP TO \$2 MILLION VALUE AWARD

**Project:** Cobb & Co Dunedin  
**Owner:** Playground Pals Limited  
**Entrant:** Livingstone Building NZ Limited (Construction Company, Quantity Surveyor)  
**Project partner:** Architecture F+D=A Limited (Architect/Designer)

#### Judges' comments:

Passionate clients took on the brave task of fitting out one of New Zealand's most recognisable historic buildings, the Dunedin Railway Station, as a Cobb & Co family restaurant. It was completed on time and on budget, with the City Council as landlord and Historic Places constantly looking over their shoulder. Although Hamilton-based, the contractors hired virtually all labour and subtrades locally, at the client's insistence. They showed outstanding management skills to bring the trades together for this unique project.



### ALLIED CONCRETE COMMERCIAL PROJECT \$5 - \$15 MILLION VALUE AWARD

**Project:** Russley Village Homestead, Christchurch  
**Owner:** Russley Village Limited, Generus Living Group  
**Entrant:** Simon Construction Limited  
**Project partners:** Dalman Architects (Architect/Designer)

#### Judges' comments:

This was a very restricted site, in the centre of an occupied retirement village, and adjacent to another project by a different contractor. Safety, particularly of the residents, was a paramount consideration throughout the duration of the works. The building successfully conveys a "country club" atmosphere, incorporating community activities such as the cafe, restaurant, lounge, and snooker room. The workmanship is exemplary throughout and the finish is of the highest level, incorporating bespoke features and imported materials and fixtures.



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# NEW ZEALAND COMMERCIAL PROJECT AWARDS 2018

## SUPREME AWARD WINNER

# Dairy Rubberware Development and Manufacturing facility wins Supreme Commercial Project of the Year

**P**roject Viking, Skellerup's Dairy Rubberware Development and Manufacturing facility in Christchurch, was awarded the Supreme Commercial Project of the Year at SkyCity in Auckland recently.

The prestigious New Zealand Commercial Project Awards, owned and run by the Registered Master Builders Association (RMBA), set the benchmark for commercial construction in New Zealand.

The facility, entered by Calder Stewart Construction Ltd, was designed to optimise Skellerup's production needs, integrating their design and product development functions.

An incredible 182,000-plus man-hours went into this five-stage project, and the massive 18,900sq m building is functional, practical and sustainable, providing room for growth into the future.

Judges said this \$25 million project required an innovative design approach, particularly in constructing the 1000-tonne shot tower to an Importance Level 3 seismic design.

"The big challenge for the team was the time pressure to get the new Greenfield facility operational, so that the manufacturing plant could return to full production following the February 2011 earthquake.

"Not having a fully-defined design brief, and constant structural changes throughout the design phase was a challenge for all involved," they said.

"We were very impressed with the approach taken by the lead contractor, who worked closely with the client, consultants, subcontractors, and off-shore plant manufacturers to embrace and solve each challenge.

"This has created one of the world's leading 'Dairy Rubberware Vulcanisation Plants', which manufactures its own rubber on-site.

"This project is deservedly a Supreme Winner — an outstanding and well co-ordinated result."

As well as the Supreme Award, the facility also took out the category win for the Industrial Project Award, and the Value Award for a



*Project Viking, Skellerup's Dairy Rubberware Development and Manufacturing facility in Christchurch, was awarded the Supreme Commercial Project of the Year at SkyCity in Auckland recently*

project over \$15 million.

Registered Master Builders chief executive David Kelly says this project embodies the end-to-end teamwork and collaboration that goes into creating New Zealand's top commercial buildings.

"What a fantastic project to acknowledge in our sixth year of the Awards. These awards celebrate the contribution of the entire project team and their collaboration when building the quality environments where we all live, work, and play," Mr Kelly says.

"This project was managed through Building Information Modelling (BIM), which is a collaboration and management software used to forge partnerships, embed innovation and ensure efficiency.

"This year, we saw more than 25% of entrants use BIM to manage their projects, and it's fantastic to celebrate these projects and see the Supreme Winner leading the way.

"Celebrating the winners of this years' Commercial Project Awards, and the innovative approaches they have used, is a great way to share our learnings and innovations to move

our industry forward," Mr Kelly says.

Over the past six years, the New Zealand Commercial Project Awards have celebrated the best quality commercial builds around the country, with projects in Dunedin, Whangarei, Wellington, Auckland, Queenstown, and now Christchurch taking out the Supreme Award.

Other 2018 winners around the country included Maori Television in Auckland, which won Gold and category awards in the Commercial Fit Out category as well as the Value Award \$2m - \$5m; Manaaki By Mercy in Dunedin, which won Gold and category awards for the Altus Health Project; the He Tohu Exhibition in Wellington, which won Gold and category awards for the Civic Project; and Rydges Restaurant and Bar Refurbishment in Queenstown, which received a Gold award and category win in the Retail Project category.

Registered Master Builders' New Zealand Commercial Project Awards are sponsored by PlaceMakers, Altus, GIB, Allied Concrete, Construction Marketing Services and CARTERS.

Readers can view full results and comments on pages 8-14 of this issue of *Building Today*, and at [www.commercialprojectawards.co.nz](http://www.commercialprojectawards.co.nz).

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## Two iconic roofing brands come together

Two of New Zealand's oldest roofing companies, Calder Stewart Roofing and Dimond Industries will come together under the new name of Dimond Roofing.

The new brand has been created to represent the best parts of two iconic roll-forming brands that have existed in New Zealand for many years.

Dimond Roofing is now the largest roll-former of long run roofing material in New Zealand, with sites from Invercargill to Whangarei. It employs more than 170 staff at its 11 locations around the country.

The move comes after Fletcher Building completed the purchase of Calder Stewart Roofing in April 2017 to operate alongside Dimond Industries, under its Fletcher Steel group of companies.

Fletcher Steel general manager Hamish McBeath says with the purchase of Calder Stewart Roofing last year, Fletcher Steel has the opportunity to think about how the two roofing businesses come together in the marketplace.

"Both brands have a strong heritage, but the opportunity to have them come together under one brand is exciting. Also, as part of the

purchase agreement, there is a time limit of how long we can use the Calder Stewart Roofing name for," Mr McBeath says.

"So it has been a priority for the team over the past six months to work through our options and develop a new brand that encapsulates the best elements from each existing brand."

Dimond Roofing will continue to bring innovative roofing solutions to the residential and commercial sectors, such as the recently developed Tricore insulated roof system, designed and tested in conjunction with Nuralite.

Fletcher Steel head of marketing Neil Watson says the process to create a new brand has been a rewarding experience for everyone involved.

"With such a strong heritage we were able to work through which elements were most important to our customers and the architectural community," Mr Watson says.

"The new brand will be rolled out in the South Island initially at our sites in Dunedin and Christchurch, with the remaining sites being rebranded through the year.

"Our people are passionate about helping

customers gain the edge in their markets, and the new brand will support this passion going forward."

### About Fletcher Steel

Fletcher Steel trades under the brands Easysteel, Dimond Roofing, Fletcher Reinforcing, Fletcher Wire Products and Pacific Coil Coaters.

It employs more than 650 staff through its national network of steel processing and distribution sites, and services the manufacturing, construction, steel fabrication, roofing and general engineering sectors in New Zealand and the Pacific Islands, supplying high quality steel products.

### About Fletcher Building

Fletcher Building's vision is Building better together — and this unites 20,000 people who work in 35 different businesses across more than 40 countries around the world.

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# Thousands of kiwi homes — the Swedish way?

*Building Today* talks to PrefabNZ membership and communications manager Alice Boulton. PrefabNZ is a partner and sponsor at the buildnz designex trade show being held at the ASB Showgrounds in Auckland on July 4-5.

New Zealand has a challenge — to build 16,000 homes in the first three years of the 100,000, 10-year KiwiBuild programme — the Labour Government's initiative to deliver much-needed affordable housing.

As the saying goes, you can't keep doing the same thing and expect a different result. PrefabNZ proposes that offsite construction must be part of any rapid quality build solution.

New Zealand's population is small, and there is the opportunity for a "joined-up approach" between policy makers, implementers at the MBIE, and the construction industry.

What can we learn from others who have achieved similar or greater targets? Sweden built 1 million homes over 10 years from 1965 to 1974 in the Million Programme from a population base of 8 million people — just double that of New Zealand's.

The Million Programme was the Swedish Government's response to acute housing shortages. The programme's goal was to provide affordable housing, keep open spaces, improve traffic congestion, and encourage

residents to walk, ride bicycles and use public transport.

Densities were to be very concentrated, and all units were to be within 500 metres of public transport.

There was an increased expectation around the standard of living, so demolition of older housing stock occurred.

The Swedish government also exerted legislation changes, including:

- price control and property taxes on house sales,
- new land acquisition rules for local authorities,
- extending urban development boundaries and merging municipalities for creating town planning capacity,
- providing state loans with low rates,
- encouraging building techniques to be developed,
- provided subsidies and incentives to building companies to start construction for affordable housing,
- rigorous rent control under a specialised housing department,

- encouraging tenant-owned co-operatives, and
- creating municipal-owned building companies.

The Million Programme focused mostly on high-rise buildings with precast concrete structures.

At its peak, 120,000 units per year were produced during that period, with 75% being apartments in multi-storey buildings.

Most of the buildings of the era have survived quite well with routine maintenance, but there was criticism about the uniform design and poor architecture.

Interestingly, most of the residents who ended up in these units were new immigrants as Swedes tended to shun them.

With the advancement of technology and innovative construction, KiwiBuild targets don't appear out of reach compared to the Swedish Million Programme.

For success and long-term use of any new developments, exceptional design, planned infrastructure and medium density must be added to government legislation.

## Building supplies co-op triples member numbers

"A phenomenal response". That's what Combined Building Supplies Co-operative chair Carl Taylor said after the number of signed up co-op members more than tripled to 76 soon after the co-op's launch last month.

"There have been more than 100 downloads of the member application form, and negotiations have started with new suppliers," Mr Taylor says.

"We have been inundated by calls and emails from people all over the country. There's an excitement everywhere about the level playing field, purchase power-wise, we have created with the co-operative."

For the first time, CBS Co-operative enables all members — including anyone in the construction industry — access to the same low rates that, up until now, only high-volume group builders have had access to.

"This response has put a significant pressure on the timing of a national rollout," Mr Taylor says.

"We had intended to be in Auckland by the end of this year, but the inquiry level from the top of the North Island may bring that forward."

Mr Taylor says the co-operative won't be rolling out beyond Canterbury until "all ducks are in a row" with regards to suppliers in other regions, as well as "on the ground co-operative support".

Check out the web site at [www.cbcoop.co.nz](http://www.cbcoop.co.nz).



Combined Building Supplies Co-operative chair Carl Taylor (left) at the co-op's launch last month. Housing and Urban Development Minister Phil Twyford is also pictured.

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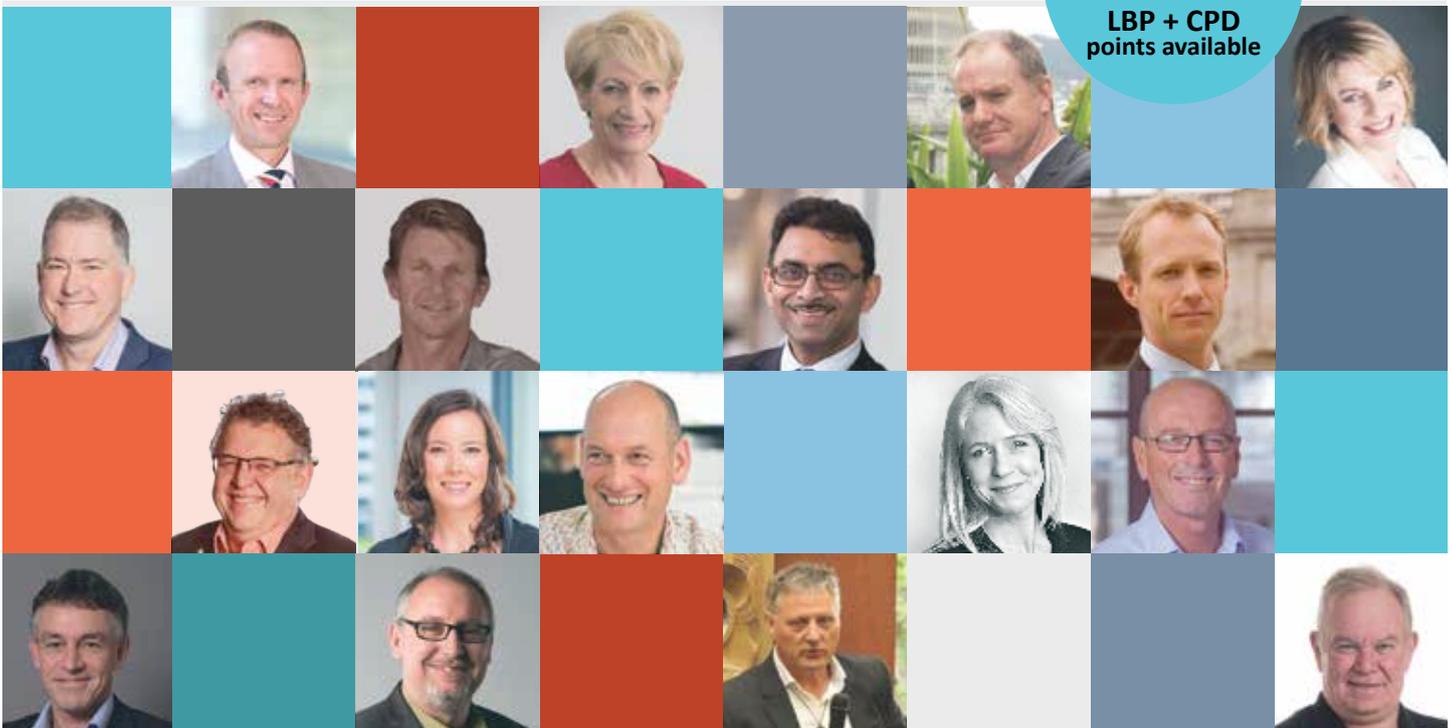
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## BT's Back in Time

### 20 years ago — May 1998:

- New Zealand men chose to take unnecessary risks because of their macho attitudes to workplace accidents, according to Labour Minister Max Bradford when launching occupational safety and health qualifications.

The Minister said 14 deaths in the nine months to the end of March 1998 made the building industry one of the most hazardous to work in.

With apologies to the political incorrectness of the term, he referred to the “don’t be a girl” approach males often took to danger.

Mr Bradford said the industry needed to be more proactive about safety, and he was delighted with the BCITO initiative of putting in place occupational safety and health training.

### 15 years ago — May 2003:

- The Registered Master Builders Federation Board and the Guarantee Company approved the introduction of the new Master Build Guarantee which was to come into effect in July 1998.

The new Guarantee, like the others before it, was compulsory for all work valued over \$25,000.

RMBF chief executive Chris Preston reminded members of the compulsory nature of the Guarantee, and that not issuing one was against the rules of both the Guarantee Company and the Federation.

### 10 years ago — May 2008:

- The BCITO introduced a tailor-made Carpentry Gateway package for students interested in pursuing a career in the construction industry.

Students were to work onsite for one to two days a week during the school term, and were to be equipped by their school with the resources they need (eg, a basic tool kit and the theory and practical learning assessment package).

The package included theory learning and practical application. The theory learning was done in the classroom and supported by on-site work experience.

Gateway still is a government-funded secondary school programme designed to strengthen the pathway for students from school into the workplace. Year 11 to 13 students can take part in the programme to gain new skills and knowledge through work experience in their local community.

Offering part-time workplace experience and learning through the programme allows employers to “evaluate” potential new employees to see whether they will fit within their team in terms of ability and attitude.

### 5 years ago — May 2013:

- Dunedin’s Forsyth Barr Stadium was named the Supreme Award winner in the inaugural New Zealand Commercial Project Awards.

New Zealand’s first under-cover stadium, and the world’s largest natural grass, permanently-covered stadium, it was originally opened for the Rugby World Cup in 2011.

The project was carried out in an extremely challenging environment – attempting a whole series of innovations under rigid time and cost constraints, the judges said.

It only succeeded through meticulous planning, allied with a creative approach that saw the team continually searching for ways to “do it smarter”. It could easily have been a debacle, but instead was a magnificent tour de force, and was a credit to all involved, they said.

# Wet frames?



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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



For more information visit us online.  
[www.hiandri.com](http://www.hiandri.com)



# Loyalty arrives when respect is a two-way street

Atlas Fibrous Plaster Co Ltd owner Bryce Clifford has been working in the interior systems industry his entire working life or, as he would say, "since Noah built the ark".

Well known in the Hawke's Bay and beyond, Mr Clifford is not only an employer of award-winning apprentices, but also a businessman who attracts and retains outstanding people.

He takes pride in passing his knowledge and experience on to his employees, while also encouraging his long-term employees to do the same.

"I make good tradespeople out of the young people coming through the building process. I've trained over 50 apprentices, and have another six currently in training," Mr Clifford says.

"At Atlas Fibrous Plaster you've got guys with 10, 15, 30 years' experience willing to pass on a

lifetime of knowledge. It doesn't matter to me if you've never been in the industry before. As long as you are willing to put the time into learning, I'm willing to give you the opportunity to make something of yourself.

"Industry training is its own reward. It has been, and will always be the future of this company. When an apprentice qualifies, I am proud of them as I know that a qualification is something they will have for the rest of their life.

"I don't have any formal training in people management as such, but my style is to put people at the forefront of all business decisions. This has served me well - it's how I created the culture that I want in the business.

"Being honest and up front, acknowledging good work and letting my team have input into the decision-making process are all great

things to practise in business.

"I give my team members the chance to prove themselves, not just to me but also to themselves.

"Loyalty comes when respect is a two-way street. I'm not only the boss when I hire a new team member — I might also be mum, dad, grandad, loan shark and general life therapist.

"We have a diverse team — all ages from all walks of life. From the start, I am there to support them at whatever stage they are at."

Perhaps the biggest secret to his success is that he simply enjoys what he does.

"If you enjoy coming to work every day, your team can tell and they feed off that."

For more stories about legendary bosses like Bryce Clifford, visit [mybosslegend.nz](http://mybosslegend.nz).

## 'Wise words' from a legendary employer ...

- *An effective leader is bald and has a mo (just kidding) — is willing to put time into developing his employees.*

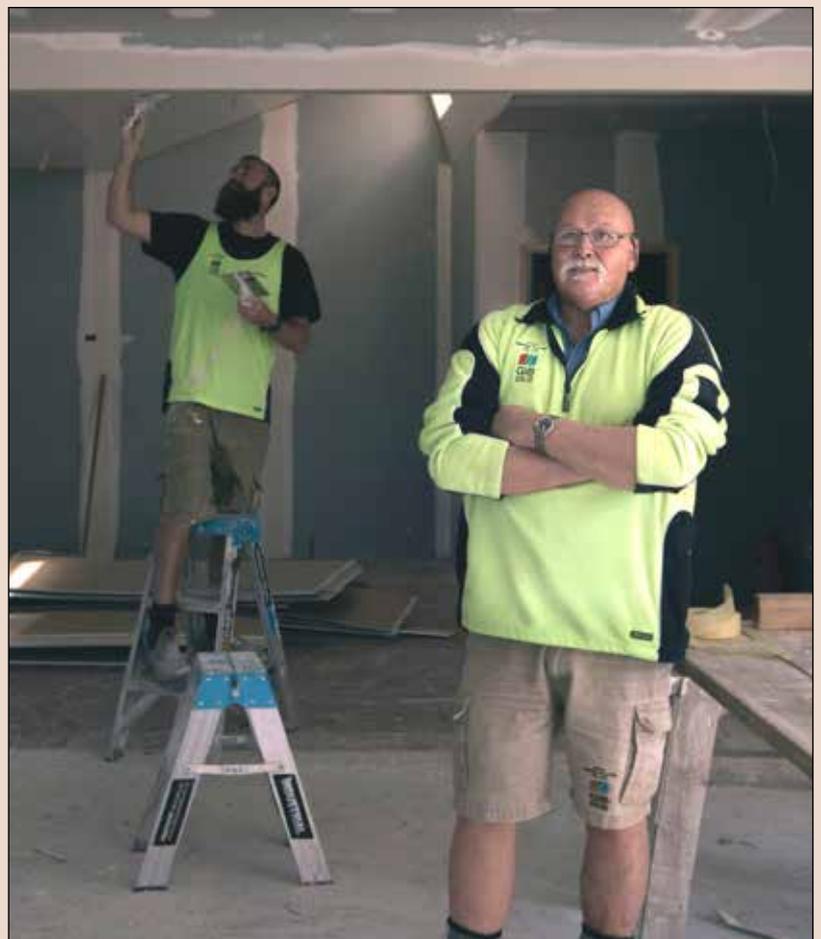
- *A commitment to industry training means giving people the opportunity to prove themselves, to make something of themselves.*

- *The best business decision I ever made was training apprentices.*

- *Lifelong learning means keeping up with industry trends and, with the input of others, doing something outside of the square.*

- *At the end of a tough week I go home to my squeeze (wife) and unburden the week.*

- *In five years I hope one of my team is doing all the work and I'm still collecting a good part of the money (ie retired).*



**Bryce Clifford, Atlas Fibrous Plaster Co Ltd**

*Atlas Fibrous Plaster Co Ltd owner Bryce Clifford.*



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# Building in their blood

*Highmark Homes founder Bob Hunt is celebrating his 50th year in the building industry this year. You don't survive that long in a traditionally volatile sector through luck — it takes great knowledge, great systems and great management. And it's those qualities that Highmark Homes is passing on to the next generation of builders through its licensing programme.*

"Over the years, Highmark Homes has built many thousands of houses in the 'golden triangle' of Bay of Plenty, Waikato and Auckland," Bob says. "And we had requests from other areas too. It was this demand for our homes that made me realise the value of our experience."

"To be a builder these days you must have a Licensed Building Practitioner

school in order to start building. But I soon learned that you need more than just practical skills, and that was the foundation of all the systems Highmark Homes has in place today. Now my son Ryan is our General Manager, and ensures Licensees have all the tools and technology they need to run successful and profitable businesses."

Ryan says Highmark Homes has more than 40 main house plans with an infinite number of variations, and custom design plans for clients too. "At Highmark Homes, we can put together first or starter homes relatively cheaply, and build right up the range to five bedrooms, with specialist homes to suit farms, orchards or retirement homes too."

"On top of our nationally recognised brand, we offer licensees a huge range of knowledge, skills, procedures and,



qualification, and to succeed you also need a whole lot of industry knowledge under your belt," Bob says. "But, just as a few entrepreneurs have building skills, so many builders don't have business skills."

"Our unique offer is that we can take builders who are keen to build their business and help them grow by using the procedures we've developed over many years. We'll teach them the art of growing a business, developing their sales and marketing techniques, and give them the management and financial control systems to help them become successful business owners in a relatively short time."

## FROM STARTER HOMES TO RETIREMENT HOMES

Bob has building in his blood, as he explains. "My father was a structural engineer and boat builder who took to farming, and I couldn't wait to leave

of course, volume purchasing benefits. For any quality builder looking to grow their business into a sizeable company, those are big attractions."

## NEVER LOOKED BACK

Jenine and Reuben Weber of Masterton recognised the potential of Highmark Homes back in 2007. "We were only 25 at the time, but as soon as we saw the Highmark Homes advert we felt it was us," Jenine says.

"Reuben is a residential builder and I'd been in sales in the travel industry, and we wanted to settle down, work together and have a family."

With their combination of sales and building skills, Reuben and Jenine took the big jump. "Perhaps our youth gave us the courage because we never looked back. Our first two years were hard, because, of course, the GFC hit just after we started, and the building sector went through one of its downturns. "But being



*Jenine and Reuben Weber*

part of Highmark saw us through and allowed us to expand in a way we couldn't have on our own."

These days, the couple have two children aged six and four, but Jenine is still running sales and marketing for their company. "Compared to my previous job, I actually have a lot more balance in my life," she laughs. "Thanks to Bob, Ryan and the team at Highmark, we've learned how to manage a business, and we are with a brand that adapts rapidly to changes in the market. I actually love what we do, and being local to Masterton has been a real advantage. We've built homes now for people I used to send on holiday!"

## FOR GOOD LOCAL BUILDERS

Bob and Ryan Hunt are keen to expand Highmark Homes around the country, and are now looking for experienced builders wanting to benefit from the brand and its proven designs in their own area. "The investment varies according to area, but is generally between \$75,000 and \$105,000," Bob says. "Turnover will depend upon the effort you put in and how many projects you are prepared to take on, but using our systems you can grow as large as you like — and create a real asset for your future."

"As Jenine and Reuben have found, Highmark Homes has the skills and experience to help you create a very successful business. For the right people, it's a formula for ongoing success. Give Ryan a call and find out more."



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# Procrastination — it'll cost you dollars!

Terry Sage of Trades Coaching New Zealand gets up on his soapbox to tell us all — again — about the perils of procrastination.

It's not often I get on my soapbox and have a real good moan. Well, yeah, I do but not that often, although the kids will tell you a different story of course — and don't even ask the Mrs!

I also try very hard not to repeat topics on these pages, but today it's soapbox time, and on a topic which has appeared more than once.

Which, in itself, brings up an interesting point — if I have written about this several times why isn't anybody listening?

So, what's got the feathers all ruffled yet again? It's that painful, costly word — procrastination. It's been a week of it for me — well, when I say a week of it, it's more like the week three cases of it all came together for the perfect storm.

Case 1: A client said "what do you think I will get if I sold the whole damn lot?" My thoughtful, well-worded reply was "really, why do you want to sell?" — when I might have been thinking "not a bloody chance mate, you're a lazy bleep".

But, truth be told, we could swap out the lazy tag for the procrastination word. The issue has been that this guy has a product/service to sell nationally, and the initial brief was to find one top-class salesperson in each of a dozen zones and go for gold.



Six months later he has had some real bad experiences and is having doubts around the product. Truth is he has just picked the wrong person, so we had to come up with a new strategy.

Rather than just have one gun in each area, we decided to go for lots of average salespeople and figure that the best will shine.

Clarifying the change of heart is the fact that once the sale has been made, that's the end of the client-salesperson contact, after which the client is then serviced from head office.

So as long as a sale is made, the relationship is then built by the gun service team.

The procrastination is that he was supposed to advertise for the mass sales team eight weeks ago and has not done it, so the sales have been slow, hence the self-doubt.

He got a well-placed kick up the you know what, in the form of a come on mate motivational speech, and the adverts have now been placed.

Case 2: The company lost a salesperson, so the owners decided to save the expense and go back on the road themselves.

When this was tabled, my advice was "really, don't you think that is a step backwards as you have been moving forward ever since we established the sales team"? Five months later, turnover is going down, stress is showing and they are asking the same questions they were asking two years ago.

Maybe not the a full-blown case of procrastination, but I did ask them to think very seriously about this decision five months ago, and they are only just getting around to doing so.

Case 3 is by far the worst example. It is simply a case of taking five weeks to getting around to making a phone call.

The call is just to invite somebody to lunch and ask for some advice, which he will be oh so willing to give. The advice could make a huge difference in the ongoing launch process of a fantastic product.

I can't even come down hard on this chap and give him a huge kick as he doesn't listen that often.

So having to deal with cases 1 and 2 in one week actually gave me the kick I needed to get my own house in order — lunch is booked for next Wednesday.

If you need to do something then get it done because procrastination can cost a company huge dollars.

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THE BUSINESS SIDE OF CONSTRUCTION

# Short-term thinking

Architect Don Bunting cautions the industry about the inherent danger of following minimum standards.



Common phrases once used in our industry when discussing a proposed new project were:

- What standard do you want — good, better, or best?
- The three key factors in building are cost, time and quality, and the client can only define two of the three.

The rationale behind the first was to establish a clear understanding among all parties — client, financier, Building Consent Authority (BCA), the building owner and building occupier — about what the designer and contractor were proposing, and what that might mean in terms of amenity, maintenance costs and building life.

It also allowed a discussion to take place regarding social responsibility, both aesthetic and environmental.

The second phrase ensured that the intended time/cost of the project could be met. If the client chose time + cost then the design team had to control the quality level, be it good, better, or best.

If the client chose quality + time, then the design team had to set the cost estimates.

## The code

Under “purpose”, the Building Act states: To ensure that people who use buildings can do so safely and without endangering their health. All well and good.

However, the Building Act also states: A person who carries out any building work is not required by this Act to achieve performance criteria that are additional to, or more restrictive than, the performance criteria prescribed in the building code.

While this sounds perfectly logical, the problem can be summed up in two words: acceptable solution.

The Building Act requires the Ministry of Business Innovation and Employment (MBIE) to create and maintain acceptable solutions for use in establishing compliance with the building code and further.

A person who complies with an acceptable solution must be treated as having complied with the provisions of the building code.

Common effects of these parts of the Building Act are:

1 BCAs favour consent applications based on acceptable solutions.

2 So most designers and builders, particularly for residential buildings, take this easy pathway to compliance.

The result is that most residential buildings are designed to minimum standards of compliance.

## Basic physics

A more concerning effect is that less scrutiny is applied to such consent applications, leading to an increased potential for non-compliance.

This is especially likely where the building project is for a difficult or demanding site location that could encompass issues such as poor soil conditions, high wind, high rainfall, thermal or salt issues.

It could then mean that a design that unknowingly exceeded the scope of an acceptable solution avoids detection during the consent approval process.

Scope is an issue that cannot be overlooked when deciding on a construction product or system.

One of the simplest errors is when a window system, designed for use up to three storeys, is specified for a taller structure. Year One in construction physics should tell even the most inexperienced designer that weather patterns become more extreme the taller a building is.

I also recall a well-known contractor saying that any building constructed in Wellington required all flashing depths to be increased by 100%. Basic physics.

## What is scope?

The Oxford Dictionary definition is: The extent to which it is possible to range or: A purpose, end, or intention.

Neither the Building Act, nor acceptable solutions to the Building Code, nor Standards bother to define the term “scope”.

NZS 3604 under “Scope” states: Timber-framed buildings within the limits specified, while E2/AS1 simply defines scope as buildings complying with NZS 3604.

These roundabout ways of avoiding the key issue (ie what do you mean precisely by the term scope?) may be essentially correct, but are unhelpful for someone choosing a product,

or for a product manufacturer trying to inform prospective users of their products.

An even less helpful way for product manufacturers is using either a Standard or, perish the thought, an acceptable solution, as their definition of scope.

Is it asking too much to expect product manufacturers — and designers, and builders — to know what products can and can't do?

Is it part of the lazy thinking implied in a concerted push by BCAs and others for everyone to design to minimum standard acceptable solutions?

Wait a minute. There's the problem. Most buildings don't fall within the scope of E2/AS1 or NZS 3604, or any other standard or minimum guide.

Whether you agree or not, have a look around your city or town and count the number of buildings, many under 10 years old, that are having to be virtually rebuilt.

Houses, schools, hospitals, apartment blocks and office buildings are all potentially designed to a minimum standard, and far too many failing within 10 to 15 years of their intended life of 50 years under the Building Act and Code.

A radical change in attitude and greater professionalism is needed.

## Mid-western architecture

Humorist Bill Bryson once said: “I come from Des Moines, because someone has to.”

Minnesota-based novelist John Sandford was even more cutting about this mid-western city when he said its architectural style is known as 20th Century Hotel — “large, beige buildings apparently designed to not piss anybody off.”

The capital of the State of Iowa is actually an attractive river centre around which the picturesque Clint Eastwood movie *The Bridges of Madison County* was filmed.

Its most recent claim to fame was as a bellwether city in the presidential election cycle.

However, I'm not sure that calling it the city that elected Donald Trump provides a sought-after image.

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## Building Consents Information

For All Authorisations, March 2018

Dwellings	\$1,239,772,000
Domestic Outbuildings	\$17,716,000
<b>Total Residential</b>	<b>\$1,257,488,000</b>
Non-residential	\$713,879,000
<b>Total All Buildings</b>	<b>\$1,971,367,000</b>
Non-building Construction	\$31,812,000
<b>Total Authorisations</b>	<b>\$2,003,178,000</b>

### Number of new dwellings consented

	Mar 2018	Feb 2018	Mar 2017		Mar 2018	Feb 2018	Mar 2017
Far North District	26	28	58	Horowhenua District	15	29	19
Whangarei District	60	58	52	Kapiti Coast District	20	23	17
Kaipara District	22	29	25	Porirua City	22	27	20
Rodney District	53	57	122	Upper Hutt City	23	76	15
North Shore/Albany Wards	238	226	280	Lower Hutt City	66	45	28
Waitakere Ward	44	49	55	Wellington City	110	43	45
Auckland Wards	277	201	231	Masterton District	10	15	12
Manukau/Howick Wards	258	133	62	Carterton District	21	6	15
Manurewa-Papakura Ward	162	76	114	South Wairarapa District	14	4	8
Franklin Ward	50	37	78	Tasman District	61	42	37
Thames-Coromandel District	25	32	26	Nelson City	12	37	20
Hauraki District	10	9	9	Marlborough District	23	18	22
Waikato District	54	53	81	Kaikoura District	4	1	2
Matamata-Piako District	23	6	21	Buller District	1	5	5
Hamilton City	123	95	123	Grey District	7	1	7
Waipa District	59	31	31	Westland District	3	2	7
Otorohanga District	3	2	4	Hurunui District	6	13	18
South Waikato District	5	3	6	Waimakariri District	55	74	57
Waitomo District	2	2	2	Christchurch City	272	169	278
Taupo District	24	30	15	Selwyn District	58	83	97
Western Bay of Plenty District	44	53	46	Ashburton District	16	11	16
Tauranga City	134	92	169	Timaru District	13	13	14
Rotorua District	5	7	7	Mackenzie District	7	9	7
Whakatane District	8	11	8	Waimate District	0	0	0
Kawerau District	1	1	0	Chatham Islands Territory	0	0	0
Opotiki District	2	3	1	Waitaki District	9	4	6
Gisborne District	6	9	6	Central Otago District	15	13	35
Wairoa District	1	0	1	Queenstown-Lakes District	66	111	107
Hastings District	18	32	19	Dunedin City	34	23	60
Napier City	32	25	16	Clutha District	4	0	4
Central Hawke's Bay District	6	4	5	Southland District	7	7	7
New Plymouth District	31	34	45	Gore District	1	1	1
Stratford District	2	4	3	Invercargill City	21	10	12
South Taranaki District	1	2	4	Area Outside TA	0	0	0
Ruapehu District	1	5	6				
Wanganui District	14	12	9	Total	2926	2412	2779
Rangitikei District	4	2	0				
Manawatu District	9	10	14				
Palmerston North City	91	34	23				
Taranua District	3	0	4				

• 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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