

BUILDING TODAY



THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION

VOLUME 28 NUMBER 9

OCTOBER 2018

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FROM THE EDITOR

Ever wondered about taking part in one of those staircase challenges, like the ones hosted by the Sky Tower in Auckland?

Turns out that new RMBA president — and Ruakaka firefighter — Darrell Trigg is a dab hand at them, completing events in Auckland, Melbourne and New York.

We profile Darrell in this month's issue, and reveal the philosophies he uses in the operation of his own business, and the high-priority industry issues he sees as being essential to overcome in order to run a successful building business.

We also present the 10 finalists who will battle it out in Auckland early in November for the title of Registered Master Builders CARTERS 2018 Apprentice of the Year.

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New RMBA president a high climber

By Building Today editor
Andrew Darlington

Climbing a 2000-step New York stairwell in 50°C heat for 33 minutes — it's not a problem for newly-elected Registered Master Builders Association president Darrell Trigg.

He's taken similar challenges in his stride, including the Sky Tower three times and another one in Melbourne twice. And it's all in support of various charities.

Darrell has spent 30 years in the NZ Fire Service, and is currently the Chief Fire Officer of the Ruakaka Fire Brigade in Northland.

He was one of 900 firefighters who raced up the 1103 stairs in the Firefighter Sky Tower Stair Challenge in May, raising more than \$1.2 million for Leukaemia & Blood Cancer NZ.

And he was one of 400 firefighters who ascended the 80 floors of 3 World Trade Center at the 4th annual New York City Memorial Stair Climb in July.

Each climber honoured one of the 23 NYPD, 37 PAPD and 343 FDNY personnel killed on September 11, 2001, with the event raising \$US73,000 for the Ray Pfeifer Foundation.

"You meet some fantastic people at these events. It's just like the Registered Master Builders Association — it's an organisation about people," Darrell says.

"You've got to be reasonably fit — in New York it was 38° at 10am, and an estimated 50° in the stairwell. I took 33 minutes to do the 1920 steps — a bit under twice the number in the Sky Tower challenge."

The 48-year-old smiles when he recalls the older participants' strategy to make it to the top.

"It's harder than it sounds. The more experienced guys start off slow and steady — and soon enough, we're passing these young guys who have taken off at full speed and run out of steam a third of the way up!"

When it comes to the New Zealand construction industry that he's now been a part of for more than 25 years, he says he loves creating something out of nothing.

He says he has an "intense interest" (rather than a "passion", a word he says is too overused), to succeed, and to help others succeed.

On his web site, you'll spot Trigg Construction's motto — "Your Construction Partner".

"We look to 'partner' with our clients. Our inclusive and transparent methodology



involves all parties, every step of the way — allowing for full collaboration and an extremely responsive construction process.

"We work from the outcome backwards. Our client's purpose is our starting point: we create a vision to match their desired outcomes, working backwards to identify the scope, and analysing all of the costs involved.

"We ask clients: What do you want to achieve? And what will it look like in 20 years' time? We look long-term, and to future-proof our work and the client's interests. That's how I like to rationalise things."

So what does Darrell see as one of the biggest challenges to New Zealand builders these days?

Look at Elevate

"The business side needs work. Builders can be a bit apathetic, and we need to change their mindset — to work more on the business, not just in it. Companies big and small need to allocate time for this."

Darrell recommends all RMBA members take a look at Elevate on the RMBA members web site, which he says contains a mine of business-related information.

There are a collection of short videos on Elevate to help construction company owners — for example, it has helped him in the process of bringing in a new employee.

Previously though, Trigg Construction had cut back on employees when work became scarce in Whangarei and the surrounding area a few years ago.

"It can be tough in the provinces, and hard to keep employees when there are gaps in the workflow," he says.

"So we encouraged our employees to form businesses of their own, and to contract back to Trigg Construction. This meant they could work for others when we were light on work."

Darrell's company had been involved in residential and commercial building for years, but recently decided to focus solely on the commercial sector.

"It means we can get alongside our clients and their team right from the start. We partner up, and build as simply as possible to yield better returns for our clients.

"In the provinces it's more of a challenge. Lease returns on commercial and industrial space are lower than in the cities, but the cost is very similar — so you have to get creative to get things over the line.

"At the design stage, we'll ask how the building's future tenants will operate — again, we visualise the outcome then work backwards."

It's obviously a successful and effective approach.

"It was the right time for us to evolve into the commercial sector. The difference is that with residential the job can be seen as an emotional transaction, whereas in commercial it's a business transaction. So you end up having different conversations with stakeholders."

Darrell says it's an exciting time to be president of the RMBA, and the construction industry is an intriguing place to be to make money right now.

"Even though it's busy, there is carnage in the industry. There are opportunities for lots of work, but builders must be mindful of outcomes and contractual risk.

"Risk allocation, contracts, T&Cs — builders have to be wary, and the small print must be read and understood thoroughly.

"General conditions in contracts are mostly the same, but it's the changes to those conditions that must be clearly acknowledged and considered.

"Contractual risk regarding things such as price rises during a project build must be fully understood, especially by younger builders.

"I urge all builders to get help if they need it before signing any contract. For instance, RMBA members can get help from the Association's legal partner, Hazelton Law.

In the meantime look out for the Association's new president as he makes his way around the country over the coming months to visit members and local branches.

And if your office happens to be in a multi-storey building, don't be surprised if he doesn't take the lift!



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Who will become Registered Master Builders CARTERS 2018 Apprentice of the Year?

The future leaders of New Zealand's construction industry are preparing for a showdown at the Registered Master Builders CARTERS 2018 Apprentice of the Year competition in November.

Each finalist has already demonstrated a high level of knowledge and professional skills on the tools in their respective regional competitions, which earned them the title of regional Apprentice of the Year and a place at the national competition.

To take out the top prize, the apprentices will undergo an intensive 45-minute interview with the national judging panel, then they will compete in a practical carpentry challenge, the product of which will be

donated to a local charity.

The practical challenge is to be held on November 9 at the ASB Showgrounds in Greenlane, Auckland, and will be open to the public.

The competition is taking place alongside the Auckland Build Expo, which will bring together industry professionals and leaders from across the construction sector.

The winner of the Registered Master Builders CARTERS 2018 Apprentice of the Year will be announced at an awards dinner following the practical challenge.

Introducing the Finalists:



Callum Cradock
Northern

The 20-year-old from Warkworth trained through the Building and Construction Industry Training Organisation (BCITO), and is employed by Warkworth Construction Ltd.

The judges say Callum showed impressive thought, planning and consideration in his project, and displayed clear leadership skills.

"Callum presented his project in detail, including the challenges of subcontractor management, plan changes and tricky curved skirting boards. He has a maturity about him that belies his age, and goes about his work with confidence and pride.

"As Callum gains more experience in the industry, he will grow into a fantastic carpenter with a bright future ahead of him."



Thomas Monnery
Auckland

The 22-year-old from Auckland trained through the BCITO, and is employed by Hutton Builders Ltd.

The judges say Thomas displayed an excellent understanding of his project, and the industry as a whole.

"Thomas confidently displayed his sound knowledge of the project, methods of construction, and site safety.

"This was backed by his peers, who spoke highly of Thomas' attitude towards his craft and the environment he works in.

"Thomas is a very driven and competent young man who will be an asset to the industry in years to come."



Sam Pulis
Bay of Plenty Central Plateau

The 24-year-old from Tauranga trained through the BCITO and is employed by Gudsell Designer Homes Ltd.

The judges say Sam has a high level of industry knowledge and skill at this stage of his career.

"Sam entered the competition in 2017, and in the past year he has set goals to gain knowledge and experience to take out the win in 2018.

"He has taken his building knowledge and project leadership abilities to another level.

"Sam's determination to succeed in everything he does is clear and evident. Knowledge, ability and drive has set him up for a bright future."



Curtis Taukiri
Waikato

The 22-year-old from Hamilton trained through the BCITO, and is employed by Linux Homes Ltd.

Curtis impressed the judges with the skills he had learned from his apprenticeship.

“Curtis was a clear winner of the competition, topping all four of the entry components — the written assessment, practical assessment, interview with the judges and the site visit.”

“His building knowledge is outstanding. Curtis has an exceptionally bright future ahead of him, and will be an asset to the building industry.”



Corbin Mills
Central North Island

The 22-year-old from New Plymouth trained through the BCITO, and is employed by B D Hill Building Ltd.

The judges say Corbin impressed with his all-round ability, scoring highly in each component of the competition.

“Corbin gave a great interview, and has strong communication skills on and off site. He is an apt apprentice, with an eye for detail and the skills for precision tasks.”



Peter Ravn
Central South Island

The 26-year-old from Christchurch trained through the BCITO, and is employed by Armitage Williams Construction Ltd.

The judges say Peter impressed with his excellent practical skills, and showed he has the all-round skills to be the competition winner.

“Peter is a complete all-round professional in the building and construction industry.

“He blew away the judges with his strong practical abilities, unique project submission, and calm demeanour demonstrated on site.”



Kyle Tonks
Lower North Island

The 22-year-old from Porirua trained through the BCITO, and is employed by Tonks Residential Construction Ltd.

The judges say it was evident from Kyle's project submission and interview that he had an in-depth knowledge of the building process.

“Kyle has stepped up to lead from the front, and is now running the family business. His ability to communicate both in writing and verbally will put him in great stead for his growing development.

“The quality of his work and the scope of understanding of the full arena of building was a pleasure to see. With his drive and skill combined, he has a big future ahead of him in the industry.”



Matthew Morison
Hawke's Bay East Coast

The 22-year-old from Waipukurau trained through the BCITO, and is employed by Waipukurau Construction.

The judges say Matthew is an outstanding young man who capably demonstrated his wide range of skills.

“Matthew impressed in his project submission, interview and site visit, especially with his passion for health and safety. He showed great product knowledge and leadership qualities on site.

“Matthew is a well-grounded young man who is motivated to succeed, and will go far in the building industry.”



Thomas Ashley
Upper South Island

The 26-year-old from Nelson trained through the Nelson Marlborough Institute of Technology, and is employed by Tasman Homes Ltd.

The judges say Thomas showed great insight into all aspects of building.

“Thomas has a very positive attitude towards his work, matched with a high level of skill. He has a good understanding of the construction process, and exhibits the thinking, attitude and confidence that will see him excel as a qualified carpenter.

“He is a deserving winner with the skills and potential to go far in the building industry.”

Angus Gray
Southern

The 22-year-old from Lake Hawea trained through the BCITO, and is employed by Bagley Construction Ltd. The judges say Angus has a passion to be successful in life, and that has transferred to his passion for building.

“Angus has a very in-depth knowledge of building systems, compliance and construction techniques. His work has been produced to a very high standard, and displayed various building techniques. He has a clear vision on where he wants to go in the industry, and knows the processes to achieve this.”



Owner's dream home scores top award

Takahe Construction's top work on a Christchurch home has not only wowed their client, but House of the Year judges too.

The company was awarded the Renovation of the Year award at the Canterbury and Mid & South Canterbury Registered Master Builders 2018 House of The Year competition.

They were also awarded a Gold Award and category win for the Renovation over \$1 million Award, along with the Interior Design Award and the Outdoor Living Award.

Takahe Construction director Tim Forman says the win was great, as it acknowledged the hard work of the whole team.

"We had formed a great relationship with the client, who encouraged us to enter the home into the House of the Year competition. He believed the team deserved the recognition," he says.

This wasn't the first win for Takahe Construction, who have been entering homes in the competition since 2012. They've had a string of successes, and have won several Gold Awards for their builds.

Takahe Construction had to confront a range of challenges while working on the project, including dealing with severe structural damage from the Canterbury earthquakes.

"Our original contract was earthquake repair. This meant re-leveling the house and stripping everything back to meet the original standard.

"We also had to manage the logistics of operating cranes around an existing structure in a residential area," Mr Forman says.

"The end result was stunning. It was also functional for the clients who are entertainers and enjoy hosting extended family for Sunday lunches. They wanted the best, and wouldn't have accepted anything less."

House of the Year judges were impressed by the challenges Takahe Construction had to overcome when repairing and renovating the quake-damaged home.

They applauded the company's ability to create an elegantly composed home while maintaining the original character.

Takahe Construction has been a Registered Master Builder since 2011. Mr Forman believes



Takahe Construction was awarded the Renovation of the Year award at the Canterbury and Mid & South Canterbury Registered Master Builders 2018 House of the Year competition for this Christchurch home.



the relationship offers their company a lot of support when working within the industry.

"At the end of the day builders are builders. I believe the Registered Master Builders Association can help you become a better businessman through resources such as contracts, legal information, and like-minded contacts within the industry."

He is confident this award will cement his

company's place in the high-end architectural, new build, and renovation market.

"Entering House of the Year and winning these awards definitely builds our reputation for quality amongst our clients and peers."

House of the Year is made possible through the support of PlaceMakers, the Master Build 10-year Guarantee, GIB, Nulook, CARTERS, Plumbing World, Resene and Bunnings Trade.



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Beautifully crafted Taupo home wins regional Supreme Award

Workmanship, innovation and creativity are core values upheld at The Craftsmen Ltd, and this was confirmed when their Taupo home won the Bay of Plenty Central Plateau Registered Master Builders 2018 Supreme House of the Year Award.

The home was also awarded the Craftsmanship Award, the Interior Design Award, the Heart of the Home Kitchen Award, and the Outdoor Living Award.

The Craftsmen Ltd director Richard Stewart, a Registered Master Builder for eight years, says winning the award was a special moment, and reaffirms the hard work he and his team had put in to the build.

"We were thrilled to receive the award. It's a great result for our fantastic team of builders and subcontractors, who always go the extra mile for us," he says.

"My goal for the evening was to win the category award, and anything after that was a bonus.

"I've always felt the Craftsmanship Award would be a special one to win, so I was thrilled to win it with this beautiful home — it's nothing short of stunning.

"The elements of this house work incredibly well together. The combination of Fijian kauri, cedar, maire, concrete and the bespoke glass throughout give it a warm and welcoming feeling.

"The indoor/outdoor living is the kind of space dreams are made of!"

Mr Stewart remained humble when discussing the design of the build, and credited the creativity of the owners.

"The owners did an amazing job on the design. When you walk through the home everything feels so well thought out and perfectly designed. This, along with the level of craftsmanship that we achieved, well and truly gave the home its wow factor."

House of the Year judges praised the home's quality workmanship.

"This cedar-clad house is a contemporary version of two opposing skillion roofs, which are offset to bring light into the interior of the home," they said.

"A central kitchen anchors the heart of the



The Craftsmen Ltd was awarded the Bay of Plenty Central Plateau Registered Master Builders 2018 Supreme House of the Year Award for this Taupo home.



home, featuring beautifully crafted built-in plywood joinery and ceilings. The living areas provide the owners with spectacular views across to the reserve, lake and mountains beyond.

"Congratulations to the team at The Craftsmen Ltd for this outstanding achievement."

Mr Stewart credits the Registered Master Builders Association for the support they

provide to members and the opportunity to enter House of the Year.

"The House of the Year awards give us credibility among our peers, and reassures our clients of the high-quality work we produce."

House of the Year is made possible through the support of PlaceMakers, the Master Build 10-year Guarantee, GIB, Nulook, CARTERS, Plumbing World, Resene and Bunnings Trade.



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Hospital refurbishment wins at Commercial Project Awards

Naylor Love's commitment to quality craftsmanship has won them the Altus Health Award at the 2018 New Zealand Commercial Project Awards for their Manaaki by Mercy project.

The project involved a total refurbishment of the building, owned by Mercy Hospital

Dunedin, which houses a surgical facility and chemotherapy unit.

Naylor Love director Ian McKie says the team was ecstatic with the win.

"Overall we were very happy with the result. Our client also really appreciated the win," he

says.

The team had to overcome several challenges throughout the build, which Mr McKie says helped it stand out from the competition.

"We had the challenge of working within an extremely tight construction site, all while making sure the hospital operations could continue," he says.

"We believe the end result for our client was first class."

Commercial Project Awards judges commended the project for its exceptional quality and exemplary workmanship. They also acknowledged the high level of technical skill that was needed for the complex build.

"The project required up to 60 workers to be on the severely restricted site at any one time, working around an existing protected tree and with a four-metre excavation. Despite this, the project was brought in on budget, and to a very demanding timeline.

"The resulting building sits comfortably and effortlessly within its neighbourhood. It is a project everybody involved in can be justifiably proud of."

Naylor Love is member of Registered Master Builders Association, a relationship which Mr McKie says is highly valuable for their company.

"Being part of the organisation that represents the industry has been valuable for improving our brand image and awareness.

"It has also allowed us to be a part of the Commercial Project Awards, which has been great for us to showcase our range of projects," he says.

"For us, the biggest benefit overall is having the industry body supporting us at a national level wherever we need it."

This achievement for Naylor Love follows a series of previous successes at the Commercial Project Awards. Their Dunedin projects alone have won four national awards, alongside two Supreme awards.

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



Manaaki by Mercy was awarded the Altus Health Award at the 2018 New Zealand Commercial Project Awards.



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Landmark Auckland University business school building turns 10



The iconic Sir Owen G Glenn Building, home to the University of Auckland Business School.

The iconic Sir Owen G Glenn Building, home to the University of Auckland Business School, has turned 10.

The distinctive six-storey, stainless steel and glass structure, crouched between tree-lined Symonds Street — the major artery through the University's city campus — and the Auckland Domain, can accommodate 2500 students, extends 80,000 sq m above and below ground including the car park, and has won numerous architectural awards.

The building houses fully-equipped lecture theatres, computer labs, work rooms and social spaces, along with a cafe and on-site bank, clustered around a spectacular 26m-high atrium.

Investment in the future of New Zealand

Major donor and entrepreneur Sir Owen Glenn says he viewed his investment in the building and school as an investment in the future of New Zealand.

"Ten years on, in this age of disruption, the need is even greater for business schools to nurture a new breed of graduate," he says.

"In other words, a graduate who's innovative, entrepreneurial, business-savvy, globally connected and capable of having an economic and social impact.

"This world-class building symbolises and facilitates this."

Business School Dean Professor Jayne Godfrey says the building is the envy of business

schools worldwide.

"Our home is an award-winning, purpose-built building. It is a place of light and learning, where business, academia and government come together to help shape the future of business in New Zealand," she says.

Designed by architect firms Francis-Jones Morehen Thorp (FJMT) and Archimedia, the Sir Owen G Glenn Building was completed in 2008, and has won numerous awards, including an NZIA Auckland Architecture Award, and was shortlisted at the World Architecture Festival Awards.

Construction like 'climbing Mt Everest'

Archimedia principal Lindsay Mackie says the architecture "creates a series of organic, flowing ribbons in a gesture of invitation, outreach and optimism", and recalls that the builder compared its construction challenges to "climbing Mt Everest".

The Labour Government of the day contributed \$25 million, with matching donations from philanthropists, trusts, foundations and businesses.

Donors, staff and friends of the Business School attended a celebration to mark the anniversary.

It was announced that funding from Sir Owen would pay for new scholarships for up to 10 undergraduate students to spend a semester each at universities in the United States and China, along with a stint in Hong Kong.



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BCITO's 12,000th apprentice paints a bright future

The number of Kiwis engaging in construction apprenticeships is at record highs, as the industry's demand for skilled workers continues to surge.

The Building and Construction Industry Training Organisation (BCITO) now has 12,000 apprentices actively training at the same time. This is its highest number ever, but it still needs more.

"12,000 apprentices in training is a record number for the BCITO. But it isn't nearly enough," BCITO chief executive Warwick Quinn says.

"We need many more people to enter the industry and start formal training now if we are to have a hope of reaching targets which will make a small dent in the sector's skills shortages.

"Our apprentices are setting themselves up for a prosperous and rewarding future, and it's never been a better time to enter the industry and trade up.

"Employment forecasts for the construction sector which the BCITO covers suggest there will be 37,100 new and 44,500 replacement job openings in the next five years," Mr Quinn says.

In addition, the recently released National Construction Pipeline Report predicts construction activity to remain at its current elevated levels until the end of 2020, with sustained growth expected from 2021 to over

\$41 billion in 2023.

Mr Quinn says the construction sector must diversify and attract more women, Maori, Pasifica and Asian workers.

"The record low birth rate in 2003 means the number of school leavers today has never been lower, and this is adding pressure to an already stretched sector.

"We have a small window of four to five years to address some of our concerns before birth rates plummet to record lows. So, if you think we have a skills shortage now, just you wait."

Meanwhile, the BCITO's 12,000th apprentice, 21-year-old Cherie Stewart, is painting her way to a brighter future.

Employed by Auckland-based painting and decorating business Profile Property Services Ltd, Ms Stewart was eligible for the first two years of her painting and decorating apprenticeship "fees free".

Her new career not only makes financial sense — it's also a lot of fun.

"We work as a team and have a bit of banter. Plus, I know that I'm embarking on a career which will enable me to Earn and Learn without racking up a student loan," Ms Stewart says.



From left: Painting and decorating apprentices Eden Paraha and Cherie Stewart, Minister for Building and Construction Jenny Salea, and Profile Property Services employee Christine Wolfgram.

The number of employers who are offering formal training through the BCITO has also reached record highs, with 15.3% growth in the past two years.

Profile Property Services Ltd owner Paul Eaton has taken on four apprentices, and encourages others to do the same. He says an apprenticeship was a condition of Ms Stewart's employment.

"Cherie is really reliable and willing to learn. She has a lot of potential, and we wanted to put her on a path to a successful career with a secure and well-paid future.

"BCITO apprenticeships offer wrap-around training and support which ensures she is working to industry best practice, and her skills are recognised. It also ensures our clients get a quality result," Mr Eaton says.

Research urgently needed to understand construction suicide rate

Further research to uncover what is fuelling the alarmingly high rate of suicides in construction will be urgently undertaken by industry organisations.

Site Safe NZ, in partnership with the Building Research Association of New Zealand (BRANZ), have announced that they will be leading a new, in-depth study to uncover the underlying trends behind the high number of suicides in the industry.

Site Safe chief executive Brett Murray says understanding the problem is the first step to prevention.

"This vital research will help us get the data we need to understand the bigger picture. Unlike Australia, where the high rate of suicide in construction has been recognised for years, in New Zealand we are still coming to grips with the scale of the problem," Mr

Murray says.

The study aims to analyse the coroner's findings of all suicides of construction workers from 2007 until 2017 — some 339 cases — to better understand any common factors.

"Having access to these cases will give us a real opportunity to take an in-depth look at this issue.

"By undertaking this research, Site Safe hopes to shed some light on what is driving poor mental health in construction, so we can then work alongside industry and government to put in place effective prevention programmes."

The announcement comes after an initial BRANZ scoping study suggested that a "macho" or "harden up" culture was one of the key factors behind high rates of suicide in construction, and that further research was

urgently required.

According to the Suicide Mortality Review Committee (2016), construction has the highest suicide rate of all industries in New Zealand.

At 6.9% (or 15.4 deaths of men of working age per year over the five years analysed), it is marginally higher than farming and forestry, which sits at 6.8%.

"For many years we've put the focus on safety, rather than looking at people's health more broadly," Mr Murray says.

"It's time we recognised that we must do more and prevent suicide from having a tragic effect on the lives of so many Kiwi families."

It is expected the study's initial results will be available early next year.

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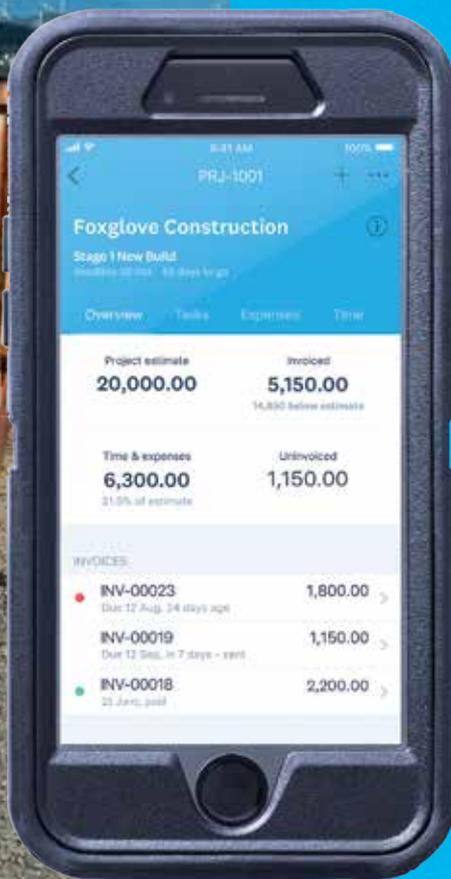
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Sub-Saharan Africa's construction industry to grow the fastest

Sub-Saharan Africa will have the fastest-growing construction industry among all major regions in the world over the next five years, growing on average by a compound annual growth rate of 6.6% a year from 2018 to 2022.

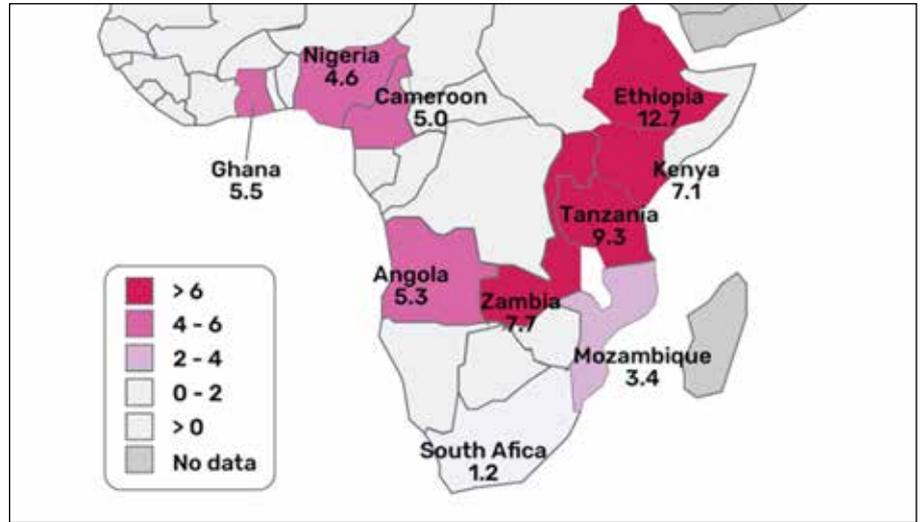
According to GlobalData, a leading data and analytics company, total global construction output is forecast to rise to US\$12.9 trillion by 2022, up from US\$10.8 trillion in 2017.

The company's recent report says regionally, Africa will become a major player in global construction over the next five years.

There will be a steady acceleration in construction activity in Nigeria over the forecast period, supported by government efforts to revitalise the economy by focusing on developing the country's infrastructure.

However, Ethiopia will be Africa's star performer, where its construction industry will continue to grow in line with the country's economic expansion.

The outlook for Tanzania remains positive, with



Sub-Saharan Africa, real average percentage construction output growth change, 2018-2022.

construction growth anticipated to stand at over 9% in 2018-19.

The fast pace of growth there can be attributed to the construction of commercial and

residential buildings, and ongoing infrastructure construction projects, including the Standard Gauge Railway and the expansion of Mwanza International Airport.

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Combined Building Supplies Co-op welcomes Bunnings Trade NZ as major supplier



“A major win for shareholders.”

That from Combined Building Supplies Co-operative (CBS) spokesman Ian Lamb, who says the recently signed agreement with Bunnings, which is worth many millions of dollars to the Co-op’s shareholders, gives CBS shareholders New Zealand-wide access to the equivalent of group home buying rates.

“This gives our shareholders New Zealand-wide coverage, with 55 stores from Whangarei to Dunedin and five new stores to come,” Mr Lamb says.

“These locations mean our member shareholders can be confident that when they are pricing projects in a location away from their usual business base, the price is consistent up and down the country,” he says.

“We are extremely pleased to have Bunnings on board. They are a well-respected, well-run business, and we look forward to a strong and long relationship with them.”

Bunnings Trade New Zealand commercial manager Des Bickerton says Bunnings is excited to work with CBS to bring innovation to the market, and they look forward to growing the relationship.

“Bunnings New Zealand aims to increase annual sales revenue from \$1.3 billion in the June 30, 2018 year to \$2 billion by 2023, which will see new stores in regional and metropolitan areas, and more than 1200 additional jobs,” Mr Bickerton says.

CBS chairman Carl Taylor adds that the growth Bunnings is planning bodes well for CBS shareholders.

“As well as the increased access Bunnings offers CBS Co-op members to trade products and everything a full DIY store provides, it’s important for CBS to be working with suppliers who are strong and strategic in their business planning,” he says.

The Co-op is currently negotiating with a number of suppliers, and Mr Taylor says other significant signings are not far away.



Combined Building Supplies Co-operative Ltd director/chairman Carl Taylor speaks at the Co-op’s launch in April this year, with Minister for Housing and Urban Development, Hon Phil Twyford in the background. Image: Matthew Percival Photography



Bunnings Trade New Zealand commercial manager Des Bickerton (left) and Combined Building Supplies Co-operative Limited director/chairman Carl Taylor.



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New steel compliance documents developed

Steel Construction New Zealand (SCNZ) has published two new compliance documents.

SCNZ, New Zealand's pre-eminent industry organisation, says the globalisation of structural steel supply chains for New Zealand building and infrastructure projects means more robust procurement practices are required to demonstrate product conformity than are currently stipulated in the relevant material supply standards and the New Zealand building regulations.

Accordingly, SCNZ has developed the *New Zealand Guide to the Sourcing of Compliant Structural Steels*, in collaboration with the Heavy Engineering Research Association (HERA).

"The Guide will simplify the local practice for demonstrating the conformity of structural steels," SCNZ manager Darren O'Riley says.

"It applies a risk-based approach to determine what evidence of conformity is warranted for

structural steels.

"In particular, it identifies if project-specific, third-party testing of any steel is required."

The second publication is *New Zealand Structural Steelwork Specification in Compliance with AS/NZS 5131*.

This document standardises the specification of structural steelwork requirements across New Zealand.

Significant efficiency increase

"This document will significantly increase efficiencies in project delivery and cost, improve quality and compliance, and provide long-term value," Mr O'Riley says.

"Combined with Steel Fabrication Certification (SFC), an industry-led quality assurance scheme for SCNZ structural steel contractors that was launched in 2014, our community can expect minimised risk, and fit-for-purpose and value-engineered outcomes for structural

steelwork projects in New Zealand.

"This specification document has been configured to apply to general structural steel framing for buildings and structures.

"It is intended to be the implementation tool to embed the requirements of the recently published New Zealand Standard AS/NZS 5131 (Structural Steelwork – Fabrication and Erection) into New Zealand engineering and steelwork procurement practice."

Mr O'Riley says that to enable ongoing improvement, the document has been designed to be updated regularly, based on reviews and user feedback.

These compliance milestones follow 2017's announcement to make SFC a mandatory condition of SCNZ membership from 2020, to this year extending SFC to include site erection.

For further information about SFC and to download copies of the documents, visit scnz.org.

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More factors to consider with property finance

Interest rates should not be the deciding factor in your choice for property finance as there are so many more factors to consider, according to Hamilton-based Omega Capital.

These include:

- Interest-only loans
- Interest, either cash flowed or capitalised
- Quick approvals
- The flexible loan-to-value ratio
- Drawdown structures to suit building schedules
- Loan terms

The mainstream banks have tightened their credit and lending criteria, particularly where there is construction risk involved.

And it's making it hard for builders to get ahead and take the development opportunities when they present themselves, Omega Capital's Olivia Fraser says.

"We are seeing the main banks say yes but really mean no, and they are often using what seem to be feeble excuses to refuse further lending or new lending to good long-term customers," Ms Fraser says.

"Their LVRs are more restrictive, and the compliance they need to adhere to in order to even process the application is putting it in the too hard basket for many.

"Omega Capital takes a personal approach. Instead of being restricted by the boxes that must be ticked on a mainstream bank page, we are a private lender and, therefore, can look at the whole picture, and tailor a loan structure to suit your project.

"I have seen a lot of people get hung up on just the interest rates, and take a loan from the bank. However, there are more considerations than just the interest cost, and our flexible approach can be a real benefit."

Omega Capital has been in the property finance industry for a long time, and has provided short-term, interest-only finance for land developments and construction all over New Zealand.

The company has sat on both sides of the table, building spec homes and completing residential subdivisions and commercial buildings themselves, as well as financing them.

Partnering and building a relationship with a property finance lender that

understands the process of spec building, and one that clients know with confidence will support them when they see an opportunity to acquire land to build on, is a major piece of the puzzle.

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Training gets the best out of your people

Formstress Precast Concrete has been operating in Auckland for more than 50 years. During Greg Johnston's time at the helm, he has focused on pushing his employees to excel — in and out of the workplace.

"Being a leader is all about supporting your people to give their very best to everything they put their hand to," he says.

For Mr Johnston, work is not a place you come just to do a job and earn money — it's a chance to shape yourself into the person you want to become through training, mentorship and hard work and, most importantly, within a supportive environment.

"Training gets the best out of people, encouraging them to aim high."

An example of this was when his apprentice, Will Wara, won the 2017 Concrete Industry Apprentice of the Year Award.

"Will has progressed quickly through the ranks, from apprentice to foreman, due to his attitude and enthusiasm.

"As an employer, I feed off the initiative of my people, encouraging them to challenge themselves and think outside of the box, because I believe a successful precast project will always be the result of a team approach."

Because of his supportive nature, Mr Johnston's employees are not just like a family to him — they are family to each other, with many of his new employees introduced to him

by aunts, uncles and parents that have worked in the company previously.

"Many of my staff have been with the business for more than 10 years. If you build a great environment there's no reason for your team to leave."

For more stories about legendary bosses like Greg Johnston, visit www.mybosslegend.nz.

'Wise words' from a legendary employer . . .

- *An effective leader knows that if you're positive, your people will follow your lead*
- *Our biggest asset is our people. I have great leaders, foremen and leading hands — we solve problems as a team.*
- *Life-long learning makes better people. Better people make better workers.*
- *at the end of a tough week I run around after our three boys. We are pretty active!*

Greg Johnston, Formstress Precast Concrete



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BT's Back in Time

20 years ago — October 1998:

- Demolition work had begun on the \$100 million-plus redevelopment of Auckland's Princes Wharf. The first stage of construction included the refitting of four of the wharf's sheds into 235 apartments, commercial and retail space, and the redevelopment of the vacant space below the Ports of Auckland Authority building.

The final stage involved the reconstruction of the two remaining sheds into penthouse apartments and what was to become the Hilton Hotel.

The design also incorporated new passenger facilities for cruise ships to be completed in time for the year 2000 and the America's Cup challenge.

15 years ago — October 2003:

- RMBF chief executive Chris Preston joined RMBF volume residential builders at a special lunch in Auckland with Commerce Minister Lianne Dalziel.

Mr Preston said the Minister was open and frank about Government policy and direction. Members discussed training, immigration policies, mandatory principal bonding and the need to ensure the industry remained stable.

They also raised concerns regarding consultants raising consumer expectations regarding the repair of leaky homes, saying such expectations were unrealistic.

10 years ago — October 2008:

- The Registered Master Builders Federation urged the Government and Reserve Bank to reverse the slow-down in the construction industry.

RMBF acting CEO Chris Preston said recent building consent figures released by Statistics New Zealand indicated an emerging crisis for the industry.

"We're not at crisis point yet but if this trend continues, we will be. Clearly that's bad for the industry and, therefore, bad for all New Zealanders," Mr Preston said.

"It's time for the Government and Reserve Bank to recognise the significant impact high interest rates and low immigration are having on construction, and to take action to stimulate the industry back to acceptable levels."

5 years ago — October 2013:

- A new report forecast the volume of construction output to grow by more than 70% to \$15 trillion worldwide by 2025.

The benchmark global study — the third in a series from Global Construction Perspectives (GCP) and Oxford Economics — showed the meteoric growth, which outpaces that of global GDP, will be concentrated in three countries — China, the United States and India.

China overtook the United States to become the world's largest construction market in 2010, and was expected to increase its global share from 18% in 2013 to 26% in 2025, despite an expected slowdown.



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Judicial review of CCA determinations rare



In this month's article I wish to review the decision of *Anderson & Another v Swindells & McDowall Renovations Ltd*, which concerned an adjudication determination under the Construction Contracts Act 2002.

Judicial review is rarely available in the context of Construction Contracts Act 2002 adjudications because, if freely available, it could thwart the fast-track payment provisions contained therein.

Facts

- On February 7, 2016, Anderson and Volka ("the owners") entered into a written construction contract with Epsom Renovations Ltd for work to be done to their Logan Terrace property.
- The nature of the work was rear site excavations, construction of retaining walls, internal works including installing a new stairwell, creating storage area, replacement windows and deck. The estimated cost of these works was \$453,200, subject to adjustments.
- The work commenced on February 15, 2016 and, as at May 31, 2016, it was only 50% complete. At this date, Epsom Renovations sold its business to McDowall Renovations Ltd, absent any documents novating or assigning the building contract.
- Building work thereafter progressed for a short time before a dispute arose between the parties. Anderson and Volka disputed their liability to pay the outstanding invoices, and McDowall suspended work on the site until its

Timothy Bates of Auckland law firm Legal Vision reviews a decision concerning an adjudication determination under the Construction Contracts Act 2002.

outstanding invoices were paid. The six invoices submitted by McDowall but not paid amounted to a total of \$56,930.32.

- Anderson and Volka initially maintained that not only were they not liable to meet the invoices but that they were entitled to a counterclaim in excess of \$100,000.
- On November 16, 2017, an adjudicator was appointed, and by way of general summary these issues were referred to adjudication:
 - a) Was McDowall entitled to be paid its \$56,930.22?
 - b) Had the owners established its counterclaim of \$47,161?
 - c) Who was liable to pay the adjudicator's fees and other legal expenses?
- The adjudication was determined on the papers, and was issued on January 31, 2018. The key finding was that the invoices rendered by McDowall were not responded to by method of compliant payment schedules, and these became payable by operation of the deeming provisions of the Construction Contracts Act 2002.

As regards the counterclaim brought by the owners for delay, he denied this claim on the basis that delay had been raised late in the contract.

They had also allowed the contract to be extended by allowing the interior works to be started at or around the same time (I take it he meant at the time the delay was raised by them).

The adjudicator did find in favour of the owners in terms of two minor defective works and, ultimately, ordered that they pay to McDowall the sum of \$37,728.97 (less the deposit held) plus legal fees and interest of approximately \$8000.

The owners sought judicial review of this decision primarily upon the basis that the adjudicator had acted outside of his jurisdiction by deciding the McDowall claim on the basis of non-responded payment claims.

The owners argued that this aspect was never part of the matters that were referred to him for determination. The owners argued that they had never been afforded the opportunity to put submissions to the adjudicator on this point, nor the corollary point of whether, in fact, the invoices were, in fact, compliant payment claims for the purposes of section 20 of the Act.

In addition, the owners argued that the

adjudicator:

- had failed to take into account relevant considerations;
- had taken into account irrelevant considerations;
- had failed to give coherent and adequate reasons for his findings; and
- had failed to make findings on the important issues that were raised for determination.

High Court findings

As a preliminary point, Justice Davison noted that the owners faced a high legal hurdle and had to demonstrate that the adjudicator had made a significant and substantial error of law, or that there had been a fundamental and substantial breach of natural justice to warrant the court exercising its discretion to grant judicial review relief.

He then found that the adjudicator had never been asked to determine whether, in fact, the owners had ever responded to the invoices in the form of compliant payment schedules, which was outside of his reference.

He noted further that the principles of natural justice had been seriously breached, in that neither party had been given the opportunity to prepare submissions on this aspect.

Furthermore, this had a compounding effect in that he then did not go on to decide on whether, in fact, McDowall had completed the work represented by the invoices and was entitled to payment.

In addition, he found that the adjudicator's reasons were inadequate and, in some instances, cryptic, and that he had, in fact, taken irrelevant considerations into account in making his decision.

In addition, he had failed to take into account relevant evidence of a building expert as to time delays and building costs on this project.

The adjudicator's determination was quashed, and the owners were entitled to an award of 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.

Legal Vision specialises in providing legal advice to the Building Industry

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Respect

Architect Don Bunting wonders whether we lack respect for each other, and whether the industry also lacks a moral compass.

As a tribute to the recent loss of the Queen of Soul, Aretha Franklin, I will use the title of her song Respect as this month's theme.

Aretha and her songs came back to me in June while I was travelling through the wilds of Arnhemland in Australia's Northern Territory.

This is a strange and mysterious place, with life forms hidden among the extensive wetlands, which are interspersed with dry, broken rock escarpments.

The streaky, mineral-rich sandstone has been slowly eaten away over millennia, creating a wildly dramatic landscape. It's a very spiritual place, with only subtle signs of human habitation.

The only comparable place is Monument Valley in the USA where clusters of vast sandstone buttes rise above the barren valleys.

I once spent the night there, camping with the local Indians, talking with them about their long connection with such an inhospitable landscape.

American Indian and Aborigine still show deep respect for their challenging environments because they once needed to preserve the scarce resources available if they wished to survive.

It is now believed that Aborigines have been surviving successfully and respectfully in Australia for at least 60,000 years. It is not possible to say we show the same feeling for the earth today.

Australian architect Glen Murcutt said buildings should touch the earth lightly, meaning this in both a physical and spiritual sense. He could have simply used the word respect.

Respecting others

Downer New Zealand chief executive Steve Killeen recently said we need to respect our people as an industry and as a community.

This was in a *New Zealand Herald* article, where he expressed his view on the need to end construction's boom and bust mentality.

He also said, when describing current approaches to construction contracts, that low margins and contracts that transfer a high level of risk create knife-edge, unsustainable terms.

His answer in contractual terms was to develop more collaborative agreements, but he didn't say how the industry might achieve this nirvana. Through more respect perhaps.

Personal experience

I remember in my long tenure as Chair of the NZS 3604:2011 Timber-framed buildings Standards committee being regularly criticised by our bureaucratic masters for taking too long deliberating on certain key aspects of the new Standard.

This showed a lack of respect for me and for my hard-working — and unpaid — committee members.

Some eight years on, our hard work has produced a strong and robust approach to light timber design.

I am not aware of this type of effort occurring today, especially with Standards New Zealand having been gobbled up by something inexplicably called the MBIE.

What's in a name?

Question. Is it possible for the construction industry to respect or relate to a government organisation called the Ministry of Business, Innovation and Employment (MBIE)?

The original Department of Building and Housing was "disestablished," to use the bureaucratic term, in 2012. Since then, to find out anything inside the MBIE web site is like trying to solve a Chinese puzzle.

The industry waits with trepidation for who the next target for "disestablishment" might be.

If I was an organisation operating in the ubiquitously named "Moonshine Road", I would be more than a little concerned. You know who you are.

Two-way street

Respect is a two-way street. It requires both parties to respect the value and professionalism of the other.

One key relationship in our industry is that between the applicant for approval and those receiving and vetting documents for a building consent.

From direct, personal experience, this



relationship clearly lacks any level of respect either way. The word "adversarial" would more accurately describe what takes place.

Sad. Should not happen. The relationship has to be fixed and soon.

Steve Killeen's earlier words on construction contracts is prescient when considering another key relationship in our industry — that between client and contractor.

If Mr Killeen is right in talking about a high level of risk and knife-edge, unsustainable terms, then something is seriously wrong with our current approach to contractual arrangements.

What has changed since the perhaps more stable era of the 1960s and 70s might offer a clue. There is now far less clarity around who the client to a typical contract is, even where the end user of the building is clear, such as a school building.

Now the instigator, the financier, the ultimate owner and the end user can often be not only different but also unclear at the time a construction contract is signed.

Also, the management team may have allegiance only to the original instigator of a project, while the professional, design input is typically a subcontract, with no direct influence on quality or in determining contractual terms.

This lack of power and influence for design professionals is, or at least should be, of serious concern. Need to save money during the project? Why not change to a cheaper roof?

This is a real example from my sole experience with a project-managed contract in the late 1980s.

My feeling of frustration due to a complete lack of influence over making what was clearly a wrong decision continues to rankle today.

How the industry still achieves such brilliant buildings in so many cases is some sort of miracle. More to the point is how often the result, for one party or other, or for society, is less than stellar.

Debt recovery: Carefully weigh up all the options

Terry Sage of Trades Coaching New Zealand says when it comes to chasing debts you'd do well to put aside your pride and carefully weigh up the options.

Here's a topic that has popped its ugly head up twice in the past few weeks, so I thought it would be a good idea to give it a bit of word time.

It's that gnarly issue about not getting paid. You have done the work, the clients are happy, lots of thank yous were given, and the invoice was sent.

Only then there is no reply from letters, emails, texts or calls. Not only is it so damn frustrating, it is immensely stressful and can take months to recover from. It can also, in extreme cases, ruin a company.

So what are the options? There are many but the first consideration is the amount that is owed. It costs money to chase money, and you have to weigh up whether it is worth spending \$2k to chase \$1k.

Maybe you are thinking that you can on-charge the debt collection fees. Well, yes you can, but only if it is clearly stated in your terms of trade and if every client gets a copy.

Even then, the amount of time you have to spend on the chase has to be accounted for. Will it all be worth it when those hours could have been spent on bringing in more money.

Yes, you're now saying "doesn't matter what the amount is, it's the principle that counts",

and now your pride is taking over.

We all hate losing, especially if we are in the right. But put the moral point of view on hold and look at it purely as a business transaction.

If it's a small amount you could try the small claims court. I believe it is a negotiated amount up to \$15,000 allowed here.

It's a reasonably fast service and not overly expensive, there is a small filing fee, and within a couple of months you should have a hearing date. It's then just you and them in the room with a mediator.

The best part is there are no lawyers' fees as they are not allowed in the room. The worst part is it means you have to present your side in the room, across a small table, with the guilty party looking at you, and while keeping all emotions and anger at bay.

It's a big ask and can be unpleasant. The outcome is legally binding but if they don't pay then you still have to chase through the courts.

For amounts larger than \$15,000 you have the full portfolio of the New Zealand judicial court system at your disposal. It's a system that works, thankfully, but it can be slow and costly.

A client recently was told to allow \$25,000 to 30,000 in legal fees, allow 18 to 24 months before they see an outcome, and that there



were no guarantees — but they were chasing more than \$100,000.

A big question and one that needs to be considered early on in the chase is do they actually have the money to pay you or the means to raise it? If they don't have either are you spending money just to prove a point?

So the two scenarios that came to light in the past week were at the opposite ends of the spectrum.

The \$100,000 plus debt is in the hands of the lawyers and is now going to court (eventually).

Fortunately, the company is in a position to be able to continue and cover the legal bills, but a loss of \$100,000 will certainly hurt and take time to recover from.

The other client had an unpaid invoice of \$4000, and the people who owed have vanished — or so they thought. A thousand dollar bill paid to a private investigator has uncovered them, and now papers have been served for a small claims court hearing.

The jury is out on a successful ending here, but it was decided a cost of \$1000 and filing fee was worth the chance.

If you ever find yourself in the unfortunate scenario of financial loss, you have to weigh up all the options and then make a decision that will sit with you for years to come.

One piece of advice — as much as we would like to go and knock on their door and demand payment, this can lead to more trouble than its worth.

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THE BUSINESS SIDE OF CONSTRUCTION

Are mooted Accredited Employer changes for the best?

Building Recruitment managing director Kevin Everett presents his first column for *Building Today*, warning that increasing salary thresholds for imported labour will have a major negative impact on local construction-related companies.

It is with great pleasure that I have been invited to contribute a regular column in *Building Today* which I hope will provide valuable information and tips to help readers with recruitment issues.

With more than 30 years' industry experience, Building Recruitment is more than a recruitment specialist. We are focused on what's best for our industry and our people. We always work professionally and ethically, and are here to support you and your industry.

Services we provide can be found at www.buildingrecruitment.co.nz, so if you need permanent or temporary labour, don't hesitate to call us.

They give and then take it away!

We all know the construction industry has been facing major skill shortages while the industry is booming.

The Government is pushing Kiwibuild, and is responsible for major infrastructure projects, the volume of which we have never seen before, including new motorways, tunnels, rail systems, hospitals, education and much more.

All this requires skilled labour — not just for the projects themselves, but in the supply of materials too.

In my first column, I'd like to discuss some possible future issues I've identified that could have a massive impact on the industry.

Last year, the Government suggested that companies should look to the Accredited Employer process, which enables employers to gain pre-approval to bring skilled employees from overseas.

This process offers two main benefits:

- Fast tracking of visa applications which will take days rather than months.
- It offers the employee a pathway to residency, even if they don't have enough points.

Once a company has gained accreditation, the main criteria is that the employee is to be paid \$55,000 per annum, and is offered full-time employment.

This process has been used to great effect — maybe you are already one of the many Accredited Employers out there?

However, it has come to my attention that New



Zealand Immigration (NZI) is planning to increase the Accreditation Employer salary threshold from \$55,000 to \$73,300.

I have spoken to NZI and, although this has yet to become official, it has been confirmed by numerous sources within the immigration agency networks we work with.

They say the change has been approved internally, and it's just a matter of time before it's announced, with a suggested start date of December 2018 or January 2019.

Although this threshold hasn't increased in 10 years according to NZI, it will create major issues for our industry which may not have been clearly thought through.

This increase is going to put pressure on companies looking for factory, warehouse, customer service and administration staff.

These roles are currently paying a \$55,000 to \$60,000 salary. Increasing this to \$73,300 will lift these salaries above the current market rate for those positions.

This is not only going to impact us on building sites, but on the entire supply chain, for example frame and truss. Many manufacturers in this sector are accredited for manufacturing staff roles. After speaking to a major frame and truss manufacturer, they confirmed this is going to cause major issues for them, and could impact on their ability to meet market needs.

So the question is why?

Why is the Government not considering the impact this change will make on an industry that is already struggling?

Let's take trades from overseas as an example. Our building practices are different to most other countries, so we need to give imported

tradespeople time to adjust.

It is fair to say that until they get up to speed, we cannot offer people who have no previous experience and who require training the same salary as an experienced local tradesperson.

There is an alternative option, which is to offer these skilled workers a three-year working visa. The process required — outside of the Accredited Employer arrangement — takes months to get over the line.

Then after three years where does the employee go? If they don't have the 160 points required to gain residency, they need to either re-apply for another working visa or leave the country.

There is another crazy situation here. The Government expects people to move to New Zealand on working visas with no guarantee of residency — that is, to leave their home and family with no long-term assurances. This is not an attractive option for most.

With Auckland being the most critical region for skilled labour, NZI has offered a backstop to help people gain residency.

Let's say we have a builder who has completed three years' employment in Auckland. They still cannot gain residency if they have gained only 140 points.

NZI will offer them an additional 30 points — enough to gain residency — if they leave Auckland and work elsewhere in New Zealand. But how does that help the Auckland market?

We are experiencing this right now, where we have clients losing staff to other regions. In all examples it has left businesses in a very difficult situation.

If someone gains residency outside of Auckland, it is my understanding that they cannot then work in Auckland for two years. This is a dangerous game NZI is playing, and one they should reconsider.

So if you are going through the accreditation process, ensure you discuss these issues with your agent or NZI themselves, as this could be a waste of valuable time and effort, as well as money.

We have still to confirm what will happen to those already employed under this scheme. Will employers be made to increase their salaries when this comes into effect? I doubt it, but nothing surprises me.



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FISHING TODAY



With Bostik Gone Fishin presenter Graeme Sinclair

The 'bling thing'

I remember filming in Kaikoura quite some time ago when Brent, a local guide, wanted to prove to me that blue cod would eat just about anything.

He wrapped a piece of yellow electrical tape around a hook, dropped it over the side and within a few seconds had hooked a cod.

Today, tackle stores are filled with angling bling! Bright, shiny, colourful, deadly, very attractive looking – and all supported by a great story.

We got to test two examples recently – micro jigs and Glowbites – both of which now have a permanent place in my tackle box.

Jigs have been around for years, but the idea of using very small examples has been proving deadly.

Our experiments have encompassed the range supplied by Pure Fishing. As well as a great range of sizes and colours, they also boast a number of shape variations which all induce a different movement or flutter. A good article on micro jigs was published in the October issue of *NZ Fishing News*.

Glowbites are a bulbous, colourful, tasselled weapon of the kaburra style that boast one intriguing difference – they have a flashing light in the head.

Wes Braddock got the idea from a toy owned by one of his children, and started experimenting. The experimentation included setting up a Go Pro camera with two lures positioned out front. One kaburra had a light in the head and the other was standard. You do not receive a prize for guessing which one got most of the attention.

Wes was initially interested in kingfish, but Glowbites are dynamite on snapper, blue cod and almost anything that swims. When the fishing got hard while we were testing them, we just added a little piece of bait to each hook and away we went again, hooking a prodigious number of snapper.

Movement seems to be the key, although you will still get action by leaving the rod in the holder. Wes was fishing two rods at times – that is, until he tangled me for the second time.

A Glowbite in the rod holder doing its own thing still works, such is the power of that light.

There was a time when I delighted in hunting down kingfish with a spear. Kingfish are inquisitive, and to make the most of their curious nature I clamped a bicycle bell on my spear gun.

I would dive down, sit on the bottom and make a prolonged but very soggy sounding ring which often resulted in a kingi swimming by. Whack!

When it comes to fish and fishing, there are a number of senses you can appeal to!

Sight, sound, smell, movement, colour, shape

– they all play a part, and that is why the "bling thing" feeds a voracious angling community. We are all looking for an advantage, and micro jigs and Glowbites are two recent examples.

As an angler, and especially one filming a fishing show, I am always looking for places where the fishing is so good that bling becomes almost irrelevant.

At this time of year, the Bay of Islands can be amazing for snapper and kingfish, and the Hauraki Gulf becomes the scene of accessible gannet workups.

As the water temperature increases, snapper move in to spawn. Generally, this movement starts in the north and drifts ever southward. Pretty soon you will see plenty of boats anchored around the Auckland harbour bridge, and snapper will be found way up in the farthest reaches of the harbour.

Further south we encountered excellent snapper and kingfish action just north and west of Wellington, and around Banks Peninsula fishing for gurnard is excellent.

Drift south of Christchurch, and elephant fish can be caught surfcasting off the beach. Elephant fish have rebounded quite dramatically, especially since the inshore commercial fleet volunteered to stay at least a mile offshore.

That move has improved the commercial and recreational catch. The fish spawn without undue interference, and a better spawn means a population increase. Simple really! It is amazing what can be achieved when we all work together for the betterment of our fish stocks.

One other species that has dramatically increased in range and number is yellowtail kingfish. Kingis are popping up everywhere, and although live baiting is a dead cert, the "bling thing" is tailor-made for this species.

You can catch them on poppers, trolled lures such as Rapalas, soft baits, and a variety of jigs worked in different ways, including the aerobic workout called speed jiggling.

In most places around New Zealand the fishing is productive or improving, especially where the various groups work together, and no one knows a region better than the people who live in it.

In the 25 years since *Bostik Gone Fishin* first hit television screens, a lot has changed. Equipment is much better, electronics superb, and social media communicates where the action is, almost as it happens.

As we get better at finding fish and develop new ways to catch them, it becomes important to know what impact our activities are having.

Commercial, recreational and customary fishers, and environmental groups, have a responsibility to manage our fisheries sustainably. We should leave enough of each species in the ocean each year to ensure that they not only survive but thrive.

It's not rocket science, but it does require us all to get around the table and work productively. It means having a conversation!

Tight Lines!



Wes Braddock (left) and Graeme with their Glowbites.

Building Consents Information

For All Authorisations, August 2018

Dwellings	\$1,313,352,000
Domestic Outbuildings	\$20,547,000
Total Residential	\$1,333,899,000
Non-residential	\$599,080,000
Total All Buildings	\$1,932,978,000
Non-building Construction	\$33,923,000
Total Authorisations	\$1,966,901,000

Number of new dwellings consented

	Aug 2018	Jul 2018	Aug 2017		Aug 2018	Jul 2018	Aug 2017
Far North District	28	23	21	Horowhenua District	28	37	32
Whangarei District	43	50	83	Kapiti Coast District	10	25	19
Kaipara District	21	8	19	Porirua City	14	19	24
Rodney District	87	54	92	Upper Hutt City	14	20	20
North Shore/Albany Wards	443	248	268	Lower Hutt City	35	22	19
Waitakere Ward	59	119	36	Wellington City	94	41	129
Auckland Wards	297	365	469	Masterton District	24	16	17
Manukau/Howick Wards	221	127	121	Carterton District	3	8	9
Manurewa-Papakura Ward	137	256	115	South Wairarapa District	8	9	7
Franklin Ward	54	81	93	Tasman District	22	27	38
Thames-Coromandel District	34	16	36	Nelson City	17	11	20
Hauraki District	11	6	17	Marlborough District	23	13	27
Waikato District	66	64	74	Kaikoura District	4	2	2
Matamata-Piako District	15	9	11	Buller District	1	7	2
Hamilton City	154	116	99	Grey District	4	1	6
Waipa District	66	48	78	Westland District	4	1	10
Otorohanga District	13	2	6	Hurunui District	7	7	9
South Waikato District	3	2	6	Waimakariri District	52	61	60
Waitomo District	4	2	4	Christchurch City	173	133	244
Taupo District	33	25	25	Selwyn District	107	65	139
Western Bay of Plenty District	30	24	44	Ashburton District	14	6	9
Tauranga City	150	87	132	Timaru District	21	20	20
Rotorua District	18	7	25	Mackenzie District	13	8	9
Whakatane District	10	9	12	Waimate District	2	5	2
Kawerau District	0	0	0	Chatham Islands Territory	0	0	0
Opotiki District	2	1	0	Waitaki District	12	24	12
Gisborne District	8	5	7	Central Otago District	22	41	35
Wairoa District	0	2	1	Queenstown-Lakes District	100	143	111
Hastings District	36	30	37	Dunedin City	27	41	45
Napier City	22	21	28	Clutha District	8	3	3
Central Hawke's Bay District	0	2	6	Southland District	10	7	7
New Plymouth District	35	29	42	Gore District	2	18	0
Stratford District	1	2	2	Invercargill City	5	8	8
South Taranaki District	5	1	5	Area Outside TA	0	0	0
Ruapehu District	3	3	5				
Wanganui District	14	6	5	Total	3075	2752	3166
Rangitikei District	5	8	0				
Manawatu District	10	12	19				
Palmerston North City	54	31	38				
Taranaki District	3	2	1				

Source: Statistics New Zealand



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