

# BUILDING TODAY

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION



VOLUME 29 NUMBER 7

AUGUST 2019

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

## INSIDE:

AUCKLAND'S URBAN  
SPRAWL ACCELERATES:  
MORE THAN 34,000 HOMES  
TO BE BUILT IN CITY'S SOUTH

ALSO INSIDE:

NEW AWARDS TO CELEBRATE INNOVATION > BCITO TRADES COLLABORATION SUCCESS



## Weatherline gets thumbs up from down south.



Winstone Wallboards' recently launched GIB Weatherline® Rigid Air Barrier has just been installed on its first South Island home – and it has received rave reviews.

Christchurch installers Keith Cochrane and John Molten found the new exterior plasterboard easy to use, and said being able to score and snap it made the process fast and straight forward.

“To have the house closed in so quickly keeps the timber dry and makes for a nice working environment, as there’s no wind or moisture finding its way in. It’s a big advantage to have the house lockable and secure once the windows are in,” says Keith, a Club GIB® Installer (CGI) member offering supply, fix and stop services predominately in the group housing sector.

The trump card for GIB Weatherline® is its ability to close houses in fast, thanks to its glass faced gypsum core rigid area barrier. But the product offers a raft of other benefits too. The pair noticed that it significantly cut down external noise even before the installation of insulation and internal linings, plus it made for an excellent bracing system, and reduced waste.

“It’s great once you have GIB Weatherline® installed as

bracing systems because you can take all the cross bracing down. That makes it really easy to work inside and you know the house is not going to move,” says fixer John, who is a builder by trade.

“Waste can be minimal particularly if you can tell the pre-nailer to set the frames out at 1200 centre. Cut to length sheets make installation even faster and reduce waste even further which is good for the environment.”

The pair needed a little time to get used to the taping, adding that a tape-master would be brilliant for the flat tapes, but both agreed GIB Weatherline® was a stellar product that performed really well.

“The product as itself is really good and we would both use it again”.

**For further information call the  
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## FROM THE EDITOR

Auckland's urban sprawl is set to continue apace, as approvals were passed for two structure plans for more than 34,000 houses to be built in south Auckland over the next 30 years.

The Auckland Unitary Plan states that Greater Auckland could grow by another 720,000 people to 2.4 million by 2050 — and that 94,000 of those people will be housed in the Drury and Pukekohe areas 20km south of the city. This is another significant boost for the construction sector in Auckland.

Meanwhile, if you fancy becoming a "construction tycoon" then go to page 18 and see if you've got what it takes by playing BDO's interactive online game that immerses players in the super-competitive construction business world.

**Andrew Darlington** — Editor

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## New awards to celebrate innovation in the sector

### Chief's Chat

By CEO David Kelly

I think, unfairly, the perception of the construction sector is often of it being reluctant to innovate, and dragging its heels towards embracing technology.

But this perception is changing with the introduction of Building Information Modelling (BIM).

BIM is now becoming commonplace on New Zealand construction sites, and is transforming the way we manage commercial and complex projects. It is delivering the step change in productivity and efficiency we have been looking for.

To celebrate New Zealand's take-up of this transformational technology, we are holding the first ever BIM Innovation Awards at Constructive Forum 2019.

We want to celebrate the outstanding collaborative teamwork the sector is delivering with BIM.

BIM software improves collaboration between designers, contractors, developers, manufacturers and engineers.

And in many cases now, using BIM is one of the key requirements from clients. We expect the proportion of projects using BIM in 2019 will rise to 67%.

#### An opportunity to build twice

BIM offers a way to manage the ever-growing complexity of buildings by collecting and comparing information — and anyone working in the industry knows how complex modern buildings are.

BIM gives the opportunity to build twice. First, we prototype everything digitally. This allows us to mitigate any issues before we build on site — minimising construction delays and project costs.

BIM provides a way of building the large projects our towns and cities require in a more efficient and productive way.

BIM has come a long way in New Zealand very quickly. While design consultants have embraced BIM, we are now seeing greater pick-up across the construction and operation phases as well.



For many in the room at our first Constructive Forum in 2016, BIM was a recent technology. But at last year's Forum it was clear most large projects use BIM.

Many of the larger projects that entered our 2019 Commercial Project Awards, such as the library in Christchurch and schools in Auckland and Queenstown, relied on BIM, and this really did contribute to their successful delivery.

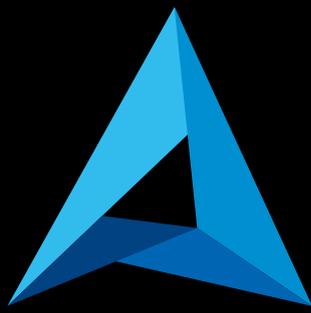
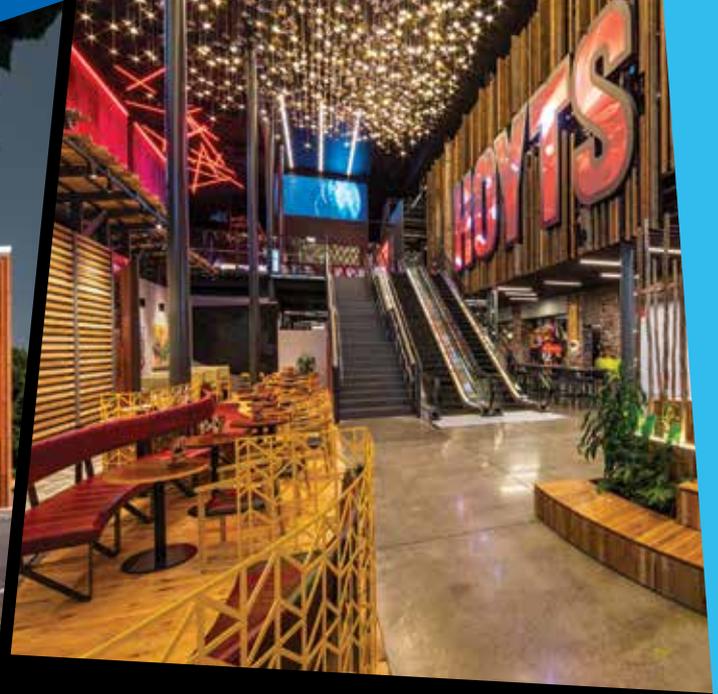
As a sector, it is great to see that we are moving and innovating. We need to embrace new technologies and share our knowledge and learning if we are to improve sector productivity to deliver the quality buildings that meet people's expectations and requirements.

As more people use BIM, more people become aware of it and can see the value of it.

These awards are an opportunity to recognise the teams who are successfully collaborating using BIM software during the design and construction stages of their projects.

We hope that having these awards will encourage more people to get involved in the conversation around BIM, and get more people doing it.

Entries are now open for the awards, and we will announce the winners at this year's Constructive Forum on September 12.



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# Centralised deck creates indoor outdoor flow



## Peter Ray Homes

- National Winner 2018
- Volume/Group Housing New Home \$450K - \$700K



### Successes

John Baugh from Peter Ray Homes said their key achievement was that they used a range of materials on the inside and outside of the home. This created a modern aesthetic that still felt homely with the feel of a country lodge.

"We spent a lot of time working with our clients designing the home and making sure that there was attention to detail with the specifications and finishings. Our design consultants worked with the owners to make sure that the interior finishes, fittings and colour scheme all complemented each other."

### Challenges

John said that one of the biggest challenges was managing a very tight deadline to accommodate the owners.

"We had a scheduling challenge as the owners didn't want to move into a rental after moving out of their old home. We pride ourselves on the organisation of our builds, and we managed to meet the four and a half months build time frame which was tight for a house of that size."

### Judges comments

Judges said this home was well designed and sets a high standard for others to follow.

"This home has been well designed for comfortable living, with sound detailing and appropriate choice of materials throughout. The house is well built, providing exceptional value for money. It sets a high standard for others to follow."

House of the Year is made possible through the support of the following sponsors:



# Terrific use of timber steals the show

## A J Saville Builder Ltd

- National Winner 2018
- GIB Show Home



### Successes

Allister Saville from A J Saville Builders said the main achievements were the level of detail in the timber work and the craftsmanship.

"This was a huge team effort. There was a lot of detail involved in the timber work, such as the wall-to-ceiling timber details. To be able to actually use timber instead of painted materials, which get filled and painted, certainly shows off the skills of our tradesmen who were involved in the project."

### Challenges

Allister said the key challenges were with the preparation and maintaining a high level of quality.

"Everything had to be worked out and prepared well before we started building. A lot of the preparation followed all the way to the finished project. Also, as it was going to be a show home, it was important to have a high level of quality from all the trades involved. This meant taking the time to design the building that would produce a great result."

### Judges comments

Judges said this home was well crafted and designed to capture all-day sun and the surrounding views.

"This home has all the benefits of modern fixtures and fittings. The home has been well designed to capture all-day sun and magnificent surrounding views. The builder and architect have achieved a great result, demonstrating their design initiatives and building skills with a very good all-round presentation. It is an excellent and very appealing home."

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# BRIGHT FUTURE AHEAD FOR BAY OF PLENTY APPRENTICE



## SAM PULIS

**BAY OF PLENTY WINNER  
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Sam is employed by Gudsell Builders and was trained through the Building and Construction Industry Training Organisation (BCITO).

### **SUCCESSSES**

Sam Pulis said that the competition was a great opportunity to see what he was capable of.

"I'm really proud of myself for doing well in the national competition under the time pressure and stress of people watching. I feel like the competition has earned me more respect from my peers. They can now see that I've worked really hard to get to where I am."

### **CHALLENGES**

Sam Pulis said the main challenge was completing the practical challenge at the national competition.

"The six-hour build at the national event was quite daunting. Having such a short time to finish what I had to build, while having a hundred-odd people looking at your project, was hard. It was probably the fastest six hours of my life."



### **JUDGES COMMENTS**

Judges said Sam has taken his building knowledge and project leadership abilities to another level.

"Sam is extremely driven to achieve the best he can. He is a very good communicator and has a high level of industry knowledge and skill at this stage of his career. Knowledge, ability and determination has set him up for a bright future."

### **EMPLOYER COMMENTS**

Matt Gudsell, from Gudsell Builders, said he encouraged Sam to enter the competition for the experience.

"Sam had entered before, and I encouraged him to enter Apprentice of the Year again so he could gain some more great experience. I also thought it was important for him to see how he gauges himself against other apprentices throughout the country."

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# Clever thinking creates innovative and unique build

## Mezz Box

Innovation Award Winner

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CARTERS Commercial Project

ENTRANT

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PROJECT PARTNERS

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### Successes

Steve Ross from Stewart Hanna said the build was successful due to their creative thinking and unique design.

“It was great to get recognition for creating something outside the box. The key standout was the uniqueness of the design and construction, from being built on the ground then placed on top of another building three stories up. Clever thinking brought it all together, and instead of turning our backs to the river like most Hamilton buildings, our design faced the river.”



### Challenges

Steve Ross said there were challenges with the time frame, logistics, and managing the build alongside Hamilton City Council.

“The time frame was definitely the main challenge. There were also unknown factors such as having to build the building and then swing it up on a crane. We were also doing this project while Hamilton City Council were developing Victoria Street Park on the river. A lot of communication was needed to coordinate requirements.”



### Judges comments

Judges said the Mezz Box is a striking addition to a main street Hamilton building, and they were impressed by the team’s collaboration.

“We were impressed with the collaboration of the whole team, who built an extension on the third floor of a fully-tenanted building. Their innovative solution sped up the construction process, improved quality control, and reduced the impact of the build on existing tenants.”

The New Zealand Commercial Project Awards are made possible through the support of the following sponsors:



# Mitre 10 names new CEO

Following an international search, Australian retail leader Chris Wilesmith was appointed the new chief executive of home improvement retail co-operative Mitre 10 (NZ) Ltd.

Mitre 10 chairman Martin Dippie says he is thrilled with the appointment.

"Chris is a highly accomplished retail leader, having spent more than

30 years in specialty, big-box and omni-channel retail," Mr Dippie says.

"This is an exciting time for our business, with every retailer challenged to adapt to a world that is rapidly changing around us.

"Innovation, leadership and courage are required, and we see Chris as expertly placed to lead Mitre 10 through the exciting times ahead.



New Mitre 10 chief executive Chris Wilesmith.

"Importantly, he will also be an excellent fit for our unique and special culture."

A career retailer, Mr Wilesmith has held roles with Woolworths, Dick Smith and Supercheap Auto, where he is currently managing director for the company's Australia and New Zealand operations.

A graduate of the Australian Graduate School of Management, Mr Wilesmith says he's excited to join Mitre 10.

"It is a real honour to be offered the opportunity to join a team that has built an iconic brand that means so much to New Zealanders," Mr Wilesmith says.

"What excites me is the Mitre 10 culture; its focus on team, community, and fascination with growing a global best practice organisation into the future for its suppliers, partners and customers to benefit from," he says.

A keen mountaineer and cyclist, Mr Wilesmith is looking forward to moving his family to New Zealand where he will commence the role in early September.

The Board appointed an executive recruitment firm to conduct the search, which took a little over four months.

Former chief executive Neil Cowie left Mitre 10 in February 2019 after five years in the role.

Mr Dippie commended him for leading the company through a time of impressive growth, and ensuring the company is in an excellent position for the future.



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# Auckland's urban sprawl accelerates

More than 34,000 homes expected to be built in Drury and Pukekohe by 2050

The Auckland Council has approved two structure plans for more than 34,000 homes to be built in the Drury and Pukekohe areas in South Auckland over the next 30 years.

The affected areas will cover about 1900 hectares of land immediately surrounding Drury-Opaheke, and 1300 hectares surrounding Pukekohe-Paerata that have been zoned as future urban areas in the council's 2016 Auckland Unitary Plan.

A report to the Auckland Council's Planning Committee allows for up to 22,000 residential dwellings in the Drury-Opaheke area, and a further 12,500 dwellings in the Pukekohe-Paerata area.

"The residential zones proposed would provide for a range of living types from larger sections around the fringe to more intensive dwellings, such as town houses and apartments, around

proposed new centres and along public transport routes."

Planning Committee chairman Chris Darby says getting the structure plans to the point of sign-off has involved a lot of work since 2017.

"It's been a long process. But we've had some wonderful community engagement and feedback from the affected stakeholders and mana whenua," Mr Darby says.

"These are future growth areas that were signalled in the Auckland Unitary Plan, so we're not operating outside of what we've already planned for.

"And we've always identified Pukekohe as a satellite town along with Warkworth."

According to the structure plans, the population of Drury-Opaheke is expected to grow by 60,000 people over the next 30 years, while Pukekohe-Paerata's population is

projected to increase by about 34,000.

Both plans also include sites designated for light industry and retail development, and the council reports say they are both expected to create more employment in the area.

The council claims the development is expected to create 12,000 new jobs in Drury-Opaheke and 5000 new jobs in Pukekohe-Paerata.

The Drury-Opaheke Structure Plan highlights the city's future population growth projections and the need for more land to accommodate its residents.

"The Auckland Plan (2050) signals that over the next 30 years Auckland could grow by another 720,000 people to reach 2.4 million.

"To meet the challenges associated with

*Continued page 14*

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- Queenstown** Thurs 19 September  
Queenstown Events Centre

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# More than 34,000 homes planned for South Auckland

From page 12

population growth in Auckland, the Auckland Plan anticipates that land for an additional 313,000 dwellings and about 263,000 additional jobs will be needed to support this growth. Part of that growth will occur in southern Auckland."

Both Drury-Opaheke and Pukekohe-Paerata are listed as part of Auckland's southern growth area (also including Takanini) which is about 20km south of the Auckland city centre, and will account for 45% of the city's future urban areas.

The Auckland Unitary Plan established a Rural Urban Boundary around Drury-Opaheke to create a limit on where future development could take place.

### Protecting prime land

Mr Darby says it's also important that the city's future growth doesn't impact on the elite and prime soils in the area, which he describes as the food basket of Auckland, and is vital to the region's horticultural industry.

"When we considered the Auckland Unitary Plan we were cognisant of that and we identified the need to protect those elite soils."

He says while there's always the risk that more land could be signed off in the future for development in the Pukekohe and Drury areas, it wouldn't be easy for developers to get approval if it is on prime horticultural land.

"The Resource Management Act allows private developers to bring forward plan change proposals. But I think in this day and age I would not expect the council to ignore the importance of that land.

"And I would be gobsmacked if the Environment Court ignored the value of those soils," Mr Darby says.

He says such plan changes would have to be heard by independent planning commissioners, and then parties involved would have the right to appeal to the Environment Court.

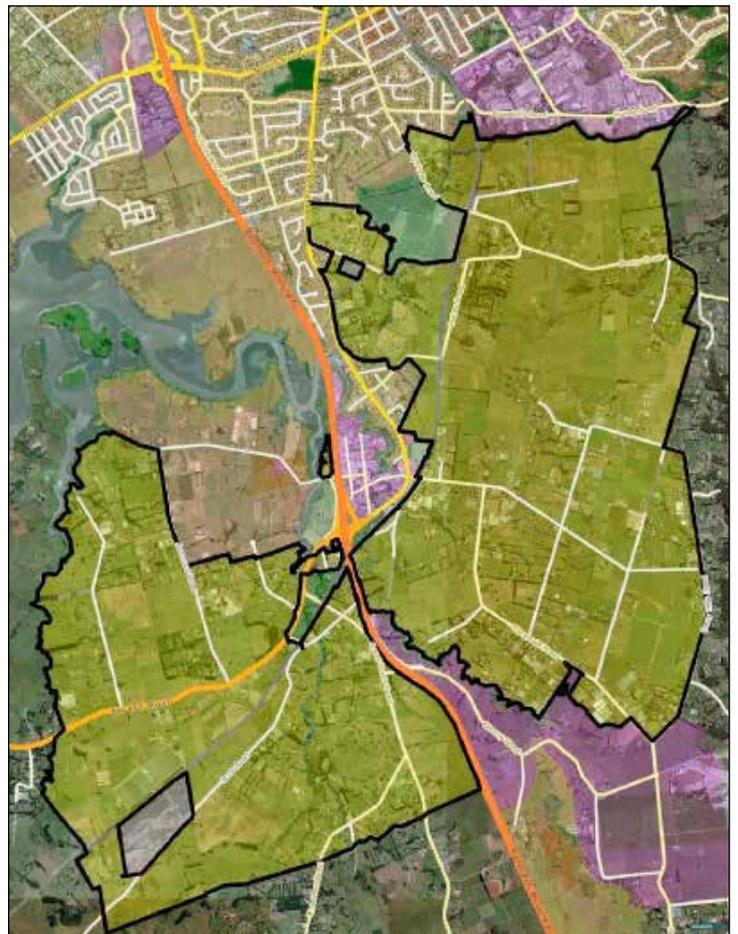
### Rail network electrified

Under the Auckland Transport Alignment Project (ATAP), which was announced by the Government and Auckland Council in April last year, the rail network will be electrified from Papakura to Pukekohe, and the Southern Motorway will be widened between Papakura and Drury.

Next year work will start on train services from Hamilton and Auckland, which involve electrifying the line through Pukekohe.

Mr Darby says such growth has to include public transport in order to avoid simply adding more cars to Auckland's gridlock problem.

"In this climate change age that's not something we can afford to carry on with. It has to be supported by public transport."



The Drury-Opaheke structure planning process applies to the land area coloured yellow enclosed by the black line. The total area is about 1921ha. It includes Opaheke in the north east, Drury in the south east, and part of Karaka, sometimes referred to as Drury West.

The existing Drury village is located near the middle adjacent to the Southern Motorway (orange), but is not part of the Drury-Opaheke structure planning area.

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# BCITO trades experience collaboration a success

Switched On has entered into a partnership with the Building and Construction Industry Training Organisation (BCITO) and Hillmorton High School in Christchurch to provide trades experience opportunities for Year 12 and 13 students and a seamless transition into trades-based vocations.

Switched On is a commercial fit-outs, residential renovations and alterations, and repairs and maintenance company based in Christchurch.

The second-generation family business has completed more than 25,000 projects in its 36-year history.

Tavita Nu'u was the first student to be placed in the programme after having spent two days per week working with Switched On painters, builders and electricians.

Tavita says he learned a lot of new skills during his work experience.

"I've learnt how to build and paint and use a variety of tools, but also about safety on the worksite — how to be responsible not just for myself but for others as well.

"The team is awesome. They are very experienced and are always sharing with me what we're doing and why. We also have a few laughs while we're working hard to finish the job.

"I want to be an electrician, so this programme has helped me to find a way to achieve that goal."



From left: Switched On trade services manager Ken Howat, BCITO business development advisor Amanda Williams, student Tavita Nu'u, Switched On electrical operations manager Bill Kells, and Hillmorton High School deputy principal Andrew Carswell.

Switched On trade services manager Ken Howat says the success of their first placement encouraged them to roll the programme out further.

"Tavita fitted in well with the team, and we were really impressed with his work ethic. Based on this success we are keen to extend this programme and help as many young people as we can.

"We have over 120 contractor partners, so we can facilitate any area of trade work students are interested in.

"To us it makes good social impact sense, but also good business sense. We need young people coming through to sustain the trades, so this partnership is an investment in the future of our industry."

BCITO business development advisor Amanda Williams says offering trades-based opportunities to students who are still at school will help address a skilled labour shortage.

"Many young people leave school without really knowing what opportunities are available.

"This partnership enables students to explore the construction industry and environment, and to try different trades while still having the support of their school environment," Ms Williams says.

"Every year we need 56,000 apprentices across all sectors, so this programme helps to tap into a wide pool of talent and reduces the chance of students missing out on this opportunity.

"As well as engaging young school leavers and their whanau, this is a great way for industry professionals to play an active role in mentoring our future tradespeople."

Hillmorton High School deputy principal Andrew Carswell says work-based programmes make a significant difference in the lives of their students.

"Programmes like this are important for our school community because it opens up a whole new world for our students.

"There are many benefits — such as getting up and being on-site at 7.30am, which establishes a pattern of behaviour that is really important.

"We've also noticed an increase in attendance and engagement in other school activities, because these students have a real sense of direction and are excited about the next step in life."

Switched On is now working with Hillmorton High School and the BCITO to further the programme and match more students with trades experiences in the Christchurch community.

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# BDO helping to build future construction tycoons

**B**DO has integrated its business advisory expertise into Construction Tycoon, an interactive online game that immerses players in the construction business.

Players can create their own company, build a property portfolio, and put together a team strong on logistics, worksite safety and money management.

Construction Tycoon is the first of this type of game to include real-world support within the construction industry.

Support from partners includes the Xero login system, the BCITO's work-ready portal, Fletcher Building, Microsoft, Ministry of Social Development services, BDO's advisory services and BNZ loans.

There are real-world scenarios to show what goes on in business, and the game also highlights the skills needed.

BDO construction sector head James McQueen says up until now there has been little assistance available to really help aspiring and existing members of the construction industry learn the ropes in a risk-free



environment.

“Construction Tycoon addresses that need. For an organisation like BDO that has literally hundreds of clients in construction-related industries, this was a great opportunity to provide some real-world advice.”

## Who can play Construction Tycoon?

Whether you work in the construction industry, have apprentices who need to learn the ropes, or have secondary school-age children who want to understand the industry, you can gain a lot from playing Construction Tycoon.

For more information, visit [www.bdo.nz/en-nz/services/advisory/tycoon](http://www.bdo.nz/en-nz/services/advisory/tycoon).

## Key conference for building sector

**T**he Building and Construction Regulation and Law Conference is a key event for those in New Zealand's construction sector.

Attendees will have the opportunity to acquire in-depth knowledge about the latest legal developments, from compliance through to the potential impact of forthcoming legislative reform, and learn from legal professionals and experienced sector leaders.

The conference presents an opportunity to be inspired by industry experts and peers, gain expert knowledge and legal insights on latest developments affecting the construction sector, and network with others in the industry.

Key themes of the conference are:

- Building system legislative reform,
- Risk management and liability,
- Disputes solving,
- Learning lessons from failure, and
- Government procurement and supply chain management.

Organisations involved in the conference are the Building Industry Federation, Construction Strategy Group, Building Disputes Tribunal, Construction Health and Safety NZ, AUT, Massey University, Chapman Tripp, Anthony Harper and Kensington Swan.

# 30 REASONS TO LEAVE YOUR OTHER (PLUMBING MERCHANT THAT IS)



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# Free gate kit with EliteScreen panel kits

A new modular aluminium screening kit with a patented no weld system is now available in New Zealand.

And for a limited time only, customers will receive a free gate kit when three or more EliteScreen panel kits in either 1800mm (wide) or 2400mm (wide) are purchased from PlaceMakers (one free gate kit per order).

The simple push-together system makes it quick to install with no welding or screwing required, providing that flawless look.

Slats can be easily adjusted, with 9mm, 15mm and 20mm spacing blocks included in the kits.

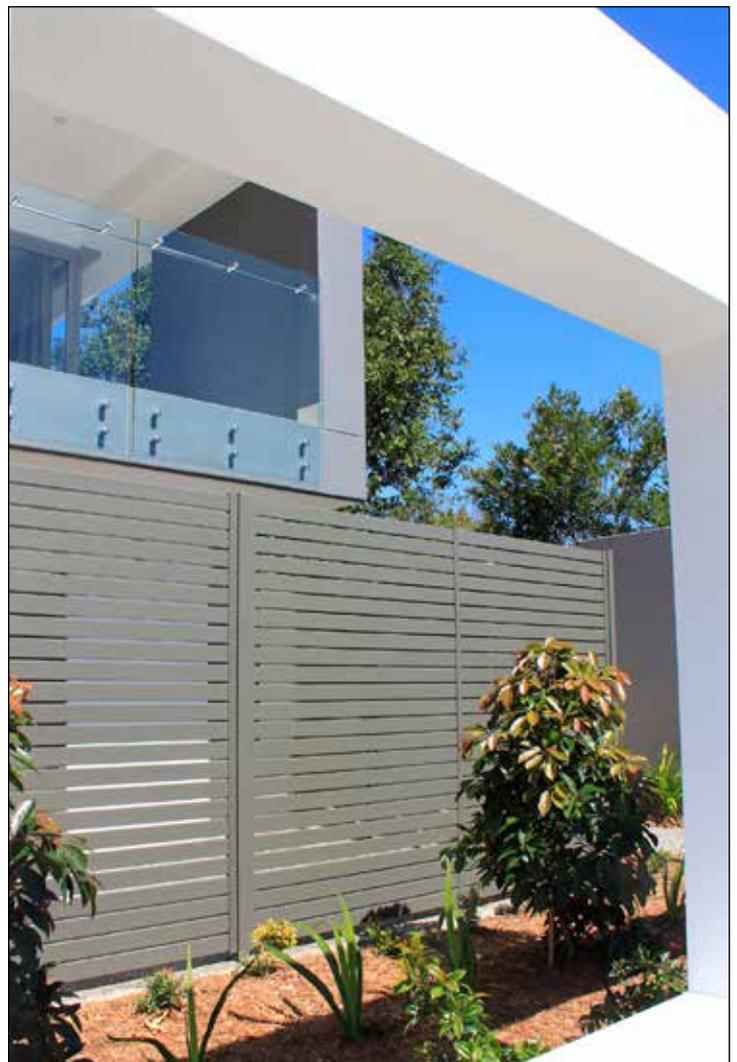
Desired widths and heights can also be easily cut to size on site.

Available in a range of contemporary powder-coated colours, there is certain to be one that will be ideal for customers' next outdoor and landscaping projects.

Looking for louvres? Simply convert the slat into a louvre by installing the louvre brackets.

EliteScreen won't rust, comes in complete kitsets, is lightweight, easy to transport, and comes with a 15-year Durability and 10-year Coating Warranty.

For more information visit your local PlaceMakers store, or visit [www.elitescreen.co.nz](http://www.elitescreen.co.nz).



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or

[allnexconstruction.com](http://allnexconstruction.com)

## Are you looking to grow your business?

Small businesses are the engine behind the New Zealand economy. We are here to help you grow yours online.

[growyourbusinessonline.co.nz](http://growyourbusinessonline.co.nz)

Proud to have recently renovated Building Today's website!



**GrowYourBusinessOnline**

Website development, maintenance and marketing.

# Top fastenings systems company dedicated to working safely

Senco is an international brand that designs with safety in mind, and it has developed extensive resources and safety programmes for the industry to encourage and promote what it calls a “Senco safe” workplace.

Senco has a policy of promoting and implementing extensive safety practices to ensure the well-being of every employee.

The company has devised the same safety practices in its own workplace with regard to

general tool use, and specifically for the range of fastening tools and systems it manufactures.

These practices include:

- Wear safety glasses before picking up any tool. Operating equipment without proper eye protection puts operators at risk of permanent injury.
- Only connect air powered tools to clean, dry, regulated compressed air.

- Never exceed the maximum air pressure or use bottled gas with air powered tools.

- Keep your finger off the trigger when not driving fasteners.

- Never use a tool that has a damaged or altered safety springs or trigger.

Don't hesitate to remind co-workers on your work site if you ever see them mishandling a tool. The injury you prevent could be your own.

## Safety procedures

Best practices to follow when using Senco pneumatic nailer systems are:

### Fittings/Couplers

- Ensure tight install.

### Main Body

- Check for air leaks (gaskets, tool body).
- Ensure all screws are tight (top and rear caps).

### Work Contact Element/Safety/Nose Piece

- This is the most important feature. Check that it is free and clear of debris before using.

### Trigger

- Check trigger mode before using.

### Depth of Drive Adjustment

- Check that it is free and clear of debris before using.

### Magazine

- Do not load with trigger and/or WCE engaged.

### Compressor and Hoses

- Check prior to starting work (ensure no cracked hoses, and that the compressor is functioning correctly).

### Pressure Adjustment

- Set correctly (70 to 120 psi).
- Check tool or owner's manual for correct inbound pressure.

### Types of Collation

- Be cognisant of flying debris from plastic strips or sparks from wire-weld fasteners.

### Fastener

- Ensure you are using the correct fastener for the application.

### Preventing accidental discharge

- Remove your finger from the trigger the second you stop firing every time and it will become a reflex.
- Always keep your tool pointed down and away from yourself and others when not in use, and never walk around with your finger on the trigger.
- Always make sure air powered tools are pointed at the ground when attaching air supply lines.
- Assume a tool is always loaded with fasteners and ready to fire, so never point it at yourself or others at any time.

### Drive fasteners safely

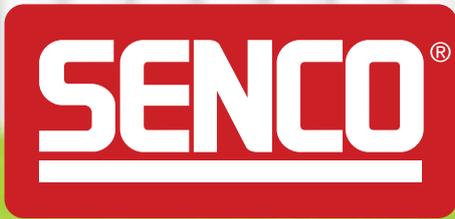
- Tools should only be fired into your work surface, and never fired into surfaces that are too hard for fasteners to penetrate.
- Be careful not to drive fasteners too close to the edge of a work surface or at too steep an angle.

### Ensure mechanical integrity

- Tool safeties, springs and triggers should never be altered or removed.
- Inspect and clean tools daily to make sure the safety and triggers are moving freely. Never use the tool if either the safety or trigger sticks or binds. And never use it if any parts are missing, inoperable, loose or damaged.

### Treat tools with respect and caution

- Tools should always be disconnected before maintenance is performed on them, or if operators are leaving their work station.
- Always use parts and fasteners recommended by the tool's manufacturer, and never modify a tool.



# Professional Fastening Systems



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Visit Building Today's new-look web site at [www.buildingtoday.co.nz](http://www.buildingtoday.co.nz), hit the Competitions link and correctly answer the Building Today Trivia Question to go into the draw for a Senco SGT90i gas framing nailer!

## 'Huge risk to swap out proprietary screws'

With the recent surge of various screw designs and applications appearing on building sites, building inspectors understandably find it very difficult to police the quality and performance of each brand of fastening.

MiTek provides a solution to assist building inspectors and builders in the hope that this initiative will be beneficial for the industry.

Paramount for Mitek is that the company manages as much of the process as practical to reduce building site errors.

### Specifically designed

StudLok is specifically designed for structural timber frames produced in New Zealand, and all MiTek products are tested against actual New Zealand construction methods.

Mitek says it questions how overseas test reports benefit New Zealand builders.

It says New Zealand uses different timbers and has different building codes, so having something tested in America or Europe may not comply to New Zealand requirements.

This is even more important with regard to structural performance of timber frames.

Mitek aligns its StudLok screws to the company's Timber Structure Software and engineering because it says "the best people to determine the truss loading/hold down requirement are the truss detailers using the software".

"It's a huge risk swapping out a proprietary screw in substitution for a critical fixing. Who really wants to take on that liability?"

# MiTek®

Leading building connections

## Stud to top plate fixing made easy

### Ask for STUD-LOK™ SL170

STUD-LOK™ SL170 has been specifically developed to provide an easy option, applied through the very top plate or capping plate, when fixing top plate to studs as per the requirements in Section 8 NZS 3604:2011 and forms an integral part of the MiTek® Truss and Frame design layout.



## Auto-feed systems increase productivity



When it comes to choosing fasteners, the superior holding power of screws over nails is obvious, but the time-saving advantage of driving nails has always tipped the balance in their favour — until now!

Quik Drive auto-feed screw driving systems are ideal for a broad range of fastening

applications because they feature quick-loading screw strips, precise countersink adjustment, and a patented auto-advance mechanism.

Now you can improve the quality and durability of your work while reducing time and money spent on the job.

[www.strongtie.co.nz/products/quikdrive](http://www.strongtie.co.nz/products/quikdrive)

## Panel easy to cut, nail, screw and drill

IBS RigidRAP is a high-quality, 8mm-thick Oriented Strand Board 3 (OSB3) product for use as a rigid air barrier and structural bracing panel.

OSB3 is an engineered wood-based panel consisting of wood strands which are bonded together with a synthetic resin and pressed together in layers.

The top and bottom layers are oriented longitudinally in line with the panel length, and the middle layer strands generally lie in a cross-wise direction. The absence of natural imperfections such as knots provides certainty of performance.

The product comes laminated with a BRANZ-appraised watertight wall underlay. Coupled together with the board itself, it provides a piece of mind irrespective of the weather conditions outside.

Features include:

- Lightweight board — one-man lift.
- Easy to cut, nail, screw and drill.
- Speed up construction by working inside and outside the building at the same time.
- Engineered in Germany from high-quality material.
- Moisture-resistant and load-bearing panel.

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



## Stylish modular aluminium handrails

Promenaid handrails are a stylish addition to any home or business and are easy to install using a patented clip and screw system.

They balance smart sophistication with everyday functionality, and add refinement that extends throughout the house, from walkways to stairways to baths and showers.

Promenaid satin-anodised aluminium handrails are available in satin black or champagne silver to complement modern and traditional decor.

The new Promenaid TrueWood wrapped aluminium handrail, in red oak, is the world's first and only fully functional handrail with the warmth and natural beauty of real wood.



Users can combine any handrail with their choice of solid metal brackets and fittings, in satin black or triple-plated in matte nickel for enduring beauty.

They're ideal for almost any residential and commercial project, inside and out, and can be found at Bunnings Warehouse stores.

[promenaid.com](http://promenaid.com)

## Basins get a makeover!

The bathroom has become the latest space to benefit from a fresh kind of craftsmanship — an area where art and artisanal skills come to the fore.

Kohler embraced the look many years ago with the introduction of its Artist Editions collection.

In the current market there are five designs that are proving popular — two of which are made from spun glass.

Briolette is a faceted glass vessel basin inspired by the precisely cut surfaces of precious stone. The Kallos Spun Glass basin is an under-counter model whose distinctive architectural patterning is reminiscent of fine crystal.

The newly-released Dutchmaster Blush Floral and Midnight Floral vessel basins are a visual splendour with their big, bold, lush florals on a deeply dark, moody background.

Kohler's Derring Wading Pool self-rimming basin is a true stand-out in terms of hand-made textural beauty that is a stunning partner with timber and stone finishes.

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



# BT's Back in Time

## 20 years ago — August 1999:

• Members of six more local Registered Master Builders Associations were to have their subscriptions cut by 50% to 60% as their associations were due to centralise day-to-day administrative activities in Wellington.

Taranaki, Whanganui, Manawatu, Wairarapa, Nelson and Blenheim joined Auckland, Waikato, Canterbury, South Canterbury, West Coast, Otago, Gore and Southland in centralising their admin functions, with Regional Services Officers (RSOs) meeting the needs of members in those areas.

RSOs were being sought for each region, with RMBF chief executive Trevor Allsebrook amazed at the number and calibre of applications being received.

## 15 years ago — August 2004:

• The South Island's first Mitre 10 MEGA store was opened in Hornby, Christchurch, employing 80 staff and creating up to another 30 jobs in the region. The store offered up to 40,000 home improvement products, and included a drive-through timber yard, garden centre and children's play area.

Mitre 10 communications head Peter Stewart said the store was opened in response to consumer demand, and would offer specialised knowledge of the local market and a unique range of products.

Mitre 10 was rolling out 20 MEGA stores nationwide over the following three years after opening its first two stores in Henderson, Auckland, and Hastings.

## 10 years ago — August 2009:

• Legislation to speed up the building consent process and reduce costs for builders was passed by Parliament.

The Building Amendment Act 2009, which came into force on August 1, was a practical first step in the Government's plan to cut red tape.

Building and Construction Minister Maurice Williamson says the Act signalled a move to more efficient and practical approaches to building, and could lead to better value for money for consumers.

Changes included new national multiple-use approvals, a streamlined process for making changes to building consents, and removal of the mandatory requirement to apply for a Project Information Memorandum (PIM).

## 5 years ago — August 2014:

• Housing New Zealand's innovative new billion dollar agreement with the contractors who maintain its 69,000 properties took effect.

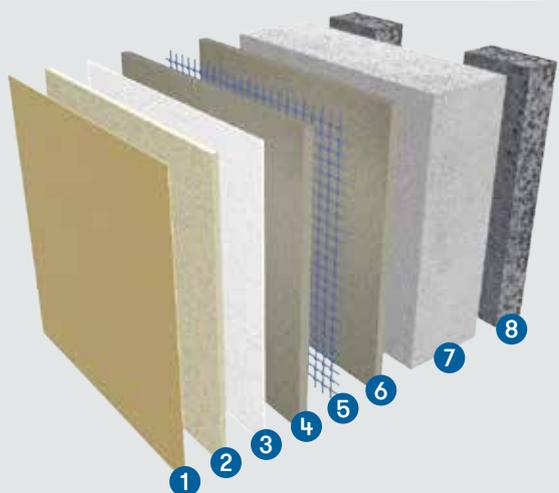
Housing New Zealand contractors engaged more than 4500 tradespeople who spent two million hours annually performing some 390,000 maintenance jobs on Housing New Zealand homes.

Over the next five years Housing New Zealand was to invest \$200 million a year via its new Next Generation Performance Based Maintenance Contract (PBMCM).

Housing New Zealand Property Services general manager Marcus Bosch said the contract pushed customer service and performance to the forefront.



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# When does innocent representation become actionable misrepresentation?

Timothy Bates of Auckland law firm Legal Vision examines a case concerning the purchase of a leaky unit that invoked clauses in the Contract and Commercial Law Act.

This month's article reviews the recent Court of Appeal decision of *Ridgeway Empire Ltd v J Grant*. This was an appeal by Ridgeway of the earlier High Court decision of Justice Palmer.

The brief facts of this case are summarised as follows:

**A** Ms Grant purchased a residential unit from Mr Ridgeway in 2009.

**B** Ridgeway Empire Ltd had owned the unit since December 2003, and its director (Mr Ridgeway) had lived in the unit since 2007.

**C** Thereafter, he moved into the adjoining unit.

**D** Mr Ridgeway marketed the sale of the unit. He showed Ms Grant through the unit and spoke to her directly about the unit.

**E** Prior to entering into the purchase agreement, Ms Grant asked Mr Ridgeway whether the unit leaked, and whether it was a leaky building.

**F** He replied to the effect it did not leak and was not a leaky building.

**G** Although Mr Ridgeway did not know it at the time, the unit was leaking and was a leaky building.

**H** In early 2004, Mr Ridgeway had carried out alterations to Unit 4 and discovered water had been leaking from the fourth floor deck. The wood was found to be wet but not rotten at that time. Mr Ridgeway obtained a safe and sanitary report which recorded the deck was safe and sanitary.

**I** This report was supplied by Mr Ridgeway to Ms Grant, but there was no explanation of the fact that repairs had been carried out because water was leaking from the deck above. The failure to disclose this fact was critical to the Court of Appeal's eventual finding.

**J** Significantly, the leaks ultimately discovered had their origins from this deck.

In the High Court, Justice Palmer found that the comments in F above by Mr Ridgeway were an unqualified representation of fact which was false, though innocently made.

The Judge also found that the assurance was intended to induce Ms Grant to enter into the agreement to purchase, and she reasonably relied upon it in doing so.

In the High Court, Ms Grant was awarded:

- damages of \$474,101 being the repair costs, and
- general damages of \$25,000 for stress and anxiety.

On appeal, Mr Ridgeway argued that there was no actionable misrepresentation, with the statement in F being nothing more than opinion, not an actionable representation of fact.

He was merely stating his opinion based upon his experience of owning and living in the unit.

The court referred to section 35 of the Contract and Commercial Law Act 2017. The enquiry to be made was as to what a reasonable person would have understood from those words in the circumstances.

The court noted that where a party with superior knowledge takes it upon itself to make a representation of fact without qualifying it by reference to the basis for its assertion, it will generally have to accept the consequences of being wrong.

Ultimately, the Court of Appeal dismissed this ground of appeal and found that since Mr Ridgeway had made these unqualified representations of present fact, he must accept the consequences of them being shown to be false.

Even if the parties should be taken to have understood that Ms Grant was merely enquiring about Mr Ridgeway's knowledge of weathertightness issues, the problem for Mr Ridgeway is that he did not disclose all material facts known to him.

He failed to tell her about the serious nature of these leaks from the past, but instead provided her with a safe and sanitary report which did not refer to these leaks.

Mr Ridgeway also argued on appeal that it was not reasonable for Ms Grant to rely upon these statements, because she ought to have done her own more thorough due diligence on the unit's weathertightness or made the agreement conditional upon a building report.

This ground of appeal was also dismissed on the basis that the statements from Mr Ridgeway in response to her question as set out in F was



clear and unequivocal.

She relied upon this representation and this induced her to enter the contract.

The comment was made by the court that if Mr Ridgeway was to avoid liability in this instance, he would have had to have disclosed all material facts known to him, bearing on this issue.

The appeal was dismissed, and the damages amount was upheld, as Mr Ridgeway had not provided any evidence of betterment in the repair costs.

**Note:** This article is not intended to be legal advice (nor a substitute for legal advice). No responsibility or liability is accepted by Legal Vision or *Building Today* to anyone who relies on the information contained in this article.



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# Power to the people

Architect Don Bunting muses about power usage and the planet.

John Lennon's 1971 song *Power to the People* was an impassioned cry for political power for the young and disenfranchised.

Just three years earlier I had been caught up in the first of the student demonstrations in the Rue St Michel in Paris.

There I saw the power of the French police being used in an unnecessarily brutal fashion against a few thousand unarmed students led by Daniel Cohn Bendit, later known as Danny the Red.

Crouched inside the glass frontage of a cafe, I watched the glass bend inwards as the police crushed the students against the shop fronts before beating them with batons and marching them off to the waiting police buses. Not an experience I wish to repeat.

The Vietnam War was the main catalyst for the student uprising throughout Europe and the UK in the late 1960s and early 1970s.

However, there was also a general level of frustration that the voice of my generation was not being heard.

And one key concern was about nuclear proliferation, both peaceful in the form of nuclear power stations, and warlike in the form of American nuclear missiles being installed in many NATO countries.

Today we forget how real, at least to politicians, the threat of a war between East and West was.

## A nuclear New Zealand

I suspect that few know that during the 1960s and 1970s the Government was investigating the potential for a 1000 megawatt nuclear power station on the shores of the Kaipara Harbour north of Auckland.

Unbeknown to most of the New Zealand population, engineering staff of the NZED were being enrolled in overseas training courses, and an undergraduate course in reactor engineering was established at the University of Canterbury.

The discovery of the Kapuni and Maui gas fields and a slowing of consumption growth allowed the proposed nuclear power proposal to be delayed, but even as late as 1976 nuclear power was still listed as one of the main options for thermal generation beyond 1990.

Fortunately, someone saw sense, and in 1977

shelved the idea for at least 15 years. By then political and public sentiments were such that the idea was quietly forgotten.

But we came very, very close to joining France (80% nuclear power generation) and other European nations on the nuclear pathway.

## Energy use

In 2014, 39% of world electricity production was coal-fired, 22% gas, 17% hydroelectric, 11% nuclear and 5% oil. The remaining 6% came from a variety of sources, including renewables.

While concerns about global warming have highlighted the need to reduce reliance on fossil fuels for all energy uses, not just electricity production, there are no signs of any significant changes in the statistics of energy use occurring yet.

Yes, solar power is back on the table for residential consumption, and electric cars are becoming more prevalent and more affordable.

But both these small but important changes also place significant demand on power during manufacture.

And storage methods, specifically batteries, are expensive to make and require the use of lithium or other scarce minerals.

There's lots of feel-good factor, but it's unlikely to offer the complete answer to either our energy needs or provide an effective means of reducing the amount of CO<sub>2</sub> and methane in the atmosphere.

## What else are we doing?

What is the construction industry doing to reduce energy use and, in particular, reduce reliance on fossil fuels, directly or indirectly?

As far as I can tell, not very much at all. By far the most economic building is the one you don't build.

A perfect example of this is the decision to build a large conference centre in Auckland. It's just not needed for New Zealand companies or organisations; it's simply too big and too expensive.

The idea seems to be that "if we build it they will come".



The apparent intention is that by building a large conference facility New Zealand will suddenly become an attractive destination for large conferences by overseas organisations. Won't happen.

There are more than enough overseas examples to show that these centres are uneconomic and seldom used more than a few times a year.

And surely the future, at least the future for the planet, should be virtual conferences. Imagine the saving in time and air travel alone if attendees remained in their own country and attended online?

## A fictional truth

In Amor Towles' novel *A Gentleman in Moscow*, he provides a grim picture of life in the early Soviet Republic:

"Thus was born the golden age of prefabrication, cement-walled, five-storey apartment buildings containing 40 square metre living spaces with ready access to communal bathrooms.

"So ingenious was the design of these new apartment buildings, so intuitive their architecture, they could be built from a single page of specifications — regardless of which way the page was oriented.

"Within six months thousands had sprung up. And so systematic was their realisation you could mistakenly enter any apartment and feel immediately at home."

An unlikely scenario for today you might think. But stroll through Auckland's inner city streets — and no doubt other cities provide much the same view — and see that building cheap and shoddy blocks of apartments is alive and well in 2019.

They're poorly constructed, likely to be ready for demolition within 30 years, and provide substandard accommodation for those who can afford nothing better.

# Moderation and timing needed to save the planet

Terry Sage of Trades Coaching New Zealand, despite risking being placed on a Greenpeace hitlist, points out the downsides to a couple of favoured current and future Green technologies.

How many times have you had a conversation about “red tape” and government intervention — and how it makes your job so much harder and just ends up costing more money without any practical gain?

The answer to that question is way too many times and, guess what? They’re trying to do it again.

The scary thing is their timing, as the day before this particular government announcement was made I was on the phone arranging a test drive to decide if I should buy the 4.7 litre or 5.7 litre V8. I have had the phone checked for bugs.

So what was this great announcement? It was an offer to buy electric and receive an \$8000 discount, or buy a gas-guzzling monster and pay \$3000.

Really? What are they thinking? Actually, I don’t think they are thinking at all, or not thinking rationally anyway.

Before I get labelled anti-environmentalist and end up on a Greenpeace hitlist, I am all for saving the planet. I just believe in moderation and timing.

Also, I’m by no means an expert on Green stuff, and certainly can’t call myself an authority on batteries, diodes and condensers, but I do read and I do listen to things.

Electric vehicles in the brochures sound a no-brainer — zero emissions, 100km for less than a tube of M&Ms, fancy displays on the dashboard — come on, who wouldn’t want one? But what aren’t they including in the glossy stuff?

I will be the first to say I can’t guarantee the following points are 100% factual; rather, they are snippets from things I have heard or read.

Let’s look at the batteries. Apparently a certain component to make them — lithium — comes from a very limited supply source.

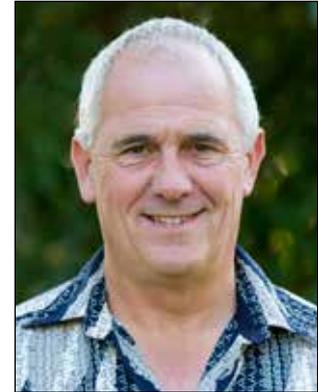
The demand for this raw source has turned a few areas into lawless societies, with massive increases in crime and black markets.

Like all batteries, they don’t last forever, and the demand for replacements is outstripping the ability to manufacture them which, in any economy, pushes the price up and up.

Plus the older the battery the less power you get out of it equals fewer kilometres between plug-ins.

With regards to servicing, people I know paid \$9 for a full service which is cool. But then I’ve heard of another invoice for \$1200 for a standard checkover — go figure.

Talking to a mechanic the other day, it seems very few garages actually know what to do to



these cars.

Then comes the purchase price. Do you really want to pay that much for a car that won’t get you to the beach and back without an overnight stop and a long extension lead?

There’s all this talk about carbon footprints — well, one article said the footprint to produce an electric car is many times larger than a standard smoky car.

The announcement listed the most popular electric cars, those being the good old Hiace and, of course, a ute — standard equipment for the construction industry,

Can you imagine running a trade-based operation with a fleet of Duracell play cars?

Well, actually I can, but not for another 10 years or so, hopefully sooner.

We were nowhere 10 years ago, but in another 10 years we may be everywhere, including cheap electric vehicles that can travel 1000km before needing a plug-in.

So Beehive do-gooders, think before you try and force us to pay more money or end up with a car that won’t suit.

Yes, the intent is moving in the right direction, but you are way too early people. And you are running to your usual mandate — over-promising and under-delivering!

Unfortunately, as I said, the timing piqued my frustration, and I’m a self-confessed petrolhead. I can’t even bring myself to buy diesel, and I’m really trying, honest.

Then to tell me my 5.7 litre V8 Hemi might come with a \$3000 invoice just ruined my bacon and egg brekky that morning.

## Become a fully-trained Business Coach

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**Trades Coaching  
New Zealand**

THE BUSINESS SIDE OF CONSTRUCTION

# Recognising resignations . . .

Tradie HR director Leigh Olsen has some helpful advice for business owners and managers in dealing with staff resignations in a professional and positive manner.



How many of you know of people who have been “written off” by their employers after handing in their notice? Ever heard the expression “they are dead to me now”? Maybe this has happened to you?

I remember resigning from a role, and I was almost instantaneously excluded from, well, just about everything. No longer invited to meetings, no longer a part of the project team that I had helped set up, no longer asked for my opinion or even asked to lunch.

I had suddenly ceased to exist. All those years of service conveniently forgotten and why? All because I had chosen to move to another company.

## Why do people leave a business?

They may want a career change, go studying, head off overseas, leave for personal reasons, or maybe they have just found something better. Whatever the reason, your reaction to their resignation is important. Why? Because your credibility as a leader or manager depends on it.

People inside and outside your business will be watching to see how you handle the resignation. Handle it well and you may be commended. Handle it poorly and you will be criticised.

Recently I spoke to a project manager who had given in his notice to join one of my clients. Nothing unusual in that, as people resign from companies every day.

What was unusual about this case is that his company technically suspended him whilst they “thought” about his resignation. This action is completely unlawful, completely unreasonable and just plain wrong.

This man was made to feel like he had committed a criminal act. What it did do, he told me, was reinforce his decision to leave.

## How do you behave?

Let’s face it though — resignations can be upsetting and troubling, especially when they come out of the blue.

You may be left wondering how you could stop them from leaving, asking yourself why are they leaving, and then thinking how you’re going to replace them? It can be a lot to take in.

Here are a few of the things that may help to bring a sense of calm and order to a potentially challenging situation:

**1 Focus on responding and not reacting:** Take a deep breath and take some time to consider the resignation. Don’t take too much time though — I knew of one manager who took five days to respond which is bordering on rudeness.

**2 Acknowledge their resignation:** If the employee has emailed you or they have resigned via text, please pick up the phone — or better still, if you can, go and see them.

A personal touch is best here as it shows the employee that you care. It is advisable to follow the call or visit with an official written acknowledgment of their resignation.

**3 Work with them:** Talk to your employee to find out what they want to do in the notice period. What message would they like you to say about their pending departure with the team, their colleagues, the wider business? The more you can include their wishes at this time, the better.

Digging your toes in and wanting to get them out of the business as soon as possible will just add more stress to the situation — and remember, people are watching.

## What if they are moving to a competitor?

I’m often asked: what do I do if my employee is going to a competitor?

Now there may be situations where it makes sense, due to sensitive company information, that it might not be appropriate for them to attend that strategy day, or a particular event.

But please talk to them first, and explain why before removing their name from any list, invitation or meeting.

Most people understand, and often I have found that employees who are departing are

really accommodating at this time, and don’t want to rock the boat.

Many people are nervous about resigning, worried their boss will react poorly and treat them differently. A lot don’t want any fuss, and just want to work out their notice period as normal.

For those that have had employees behave inappropriately in their notice period, I have found that talking to them, gently reminding them they are still an employee with responsibilities, and reinforcing their value to the team/company is often enough to bring about a change in behaviour.

## A gracious send-off

Sending off an employee, no matter how long they have worked for you, with an appropriate farewell that they are comfortable with is, in my opinion, important. The reasons for this are:

- It creates a nice lasting impression for your employee.
- They are recognised for their contributions.
- Their colleagues get an opportunity to show their appreciation.
- It reinforces a culture of “we care” for our people.
- It is morally and ethically right.

Allowing an employee to exit a business with grace and dignity should be the norm and not the exception.

At Tradie HR we help business owners and managers navigate their way through such exits, because we know your departing employees are walking advertisements for what it is like to work at your company — and we want that to be a great piece of PR!



Tradie HR is a unique service, providing Human Resource support tailored to Kiwi trades businesses of all shapes and sizes. Because whether you are starting out or gearing up to take your trades business to the next level, getting the people stuff right is crucial to your success.

We look forward to talking with you. Call Leigh Olsen for a free consultation.

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**HR Essentials**  
**People Strategy**  
**Problem Solving**

# Building Consents Information

For All Authorisations, June 2019

Dwellings	\$1,226,061,000
Domestic Outbuildings	\$12,222,000
<b>Total Residential</b>	<b>\$1,238,283,000</b>
Non-residential	\$502,504,000
<b>Total All Buildings</b>	<b>\$1,740,787,000</b>
Non-building Construction	\$43,696,000
<b>Total Authorisations</b>	<b>\$1,784,483,000</b>

## Number of new dwellings consented

	Jun 2019	May 2019	Jun 2018		Jun 2019	May 2019	Jun 2018
Far North District	33	44	20	Horowhenua District	26	33	13
Whangarei District	52	71	53	Kapiti Coast District	8	23	18
Kaipara District	9	18	10	Porirua City	55	42	16
Rodney District	61	60	67	Upper Hutt City	16	12	6
North Shore/Albany Wards	264	290	234	Lower Hutt City	52	24	29
Waitakere Ward	72	385	79	Wellington City	134	146	288
Auckland Wards	402	417	296	Masterton District	14	19	18
Manukau/Howick Wards	106	178	166	Carterton District	8	9	5
Manurewa-Papakura Ward	191	261	85	South Wairarapa District	1	4	9
Franklin Ward	56	66	74	Tasman District	56	31	30
Thames-Coromandel District	28	30	21	Nelson City	22	26	50
Hauraki District	1	14	9	Marlborough District	20	26	24
Waikato District	65	58	45	Kaikoura District	2	1	6
Matamata-Piako District	35	39	13	Buller District	3	4	3
Hamilton City	113	210	156	Grey District	3	3	6
Waipa District	29	60	44	Westland District	5	3	5
Otorohanga District	2	3	1	Hurunui District	9	8	10
South Waikato District	4	4	7	Waimakariri District	39	45	71
Waitomo District	0	1	1	Christchurch City	236	250	166
Taupo District	37	30	18	Selwyn District	72	93	100
Western Bay of Plenty District	39	51	31	Ashburton District	9	17	17
Tauranga City	95	78	108	Timaru District	10	13	7
Rotorua District	12	23	9	Mackenzie District	13	12	11
Whakatane District	8	14	3	Waimate District	3	3	3
Kawerau District	0	0	0	Chatham Islands Territory	0	0	0
Opotiki District	5	2	7	Waitaki District	11	17	7
Gisborne District	9	7	9	Central Otago District	16	25	29
Wairoa District	1	2	0	Queenstown-Lakes District	68	94	84
Hastings District	28	47	16	Dunedin City	43	33	26
Napier City	9	27	25	Clutha District	12	14	6
Central Hawke's Bay District	11	6	4	Southland District	14	15	14
New Plymouth District	43	35	33	Gore District	2	2	2
Stratford District	3	4	0	Invercargill City	16	7	9
South Taranaki District	8	9	2	Area Outside TA	0	0	0
Ruapehu District	1	11	1				
Whanganui District	13	8	15	<b>Total</b>	<b>2881</b>	<b>3687</b>	<b>2792</b>
Rangitikei District	3	8	4				
Manawatu District	7	22	10				
Palmerston North City	28	39	28				
Taranaki District	0	1	0				

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

Source: Statistics New Zealand

## Win with BT!



Visit Building Today's new-look web site at [www.buildingtoday.co.nz](http://www.buildingtoday.co.nz), hit the Competitions link and correctly answer the Building Today Trivia Question to go into the draw for a Senco SGT90i gas framing nailer!

Congratulations go to Mike Austin of Taupo who was the lucky winner of last month's Senco SGT90i gas framing nailer, and Daniel Nehoff of Oamaru, who wins the Showerdome.

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# Wet frames?



## Don't let rain cost you time and money.

Hiandri Packers have been successfully used since 2014, with most frame and truss manufacturers now installing Hiandri at the request of their customers.

Join the growing number of builders and construction companies benefiting from this product. Hiandri – the most cost-effective choice for drying out wet bottom plates and frames.

**A tried and tested solution for all concrete and timber floors.**

### Key features of Hiandri Packers:

- No more costly delays waiting for frames to dry
- Floors dry out faster and don't retain water
- No more expensive dehumidifiers and heaters
- Faster and easier to fix hold down bolts
- No more carrying the frames – you can slide into position
- Easier to cut out doorways
- No wasted time spent sweeping water off the slab.



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

