

BUILDINGTODAY

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VOLUME 30 NUMBER 7

AUGUST 2020

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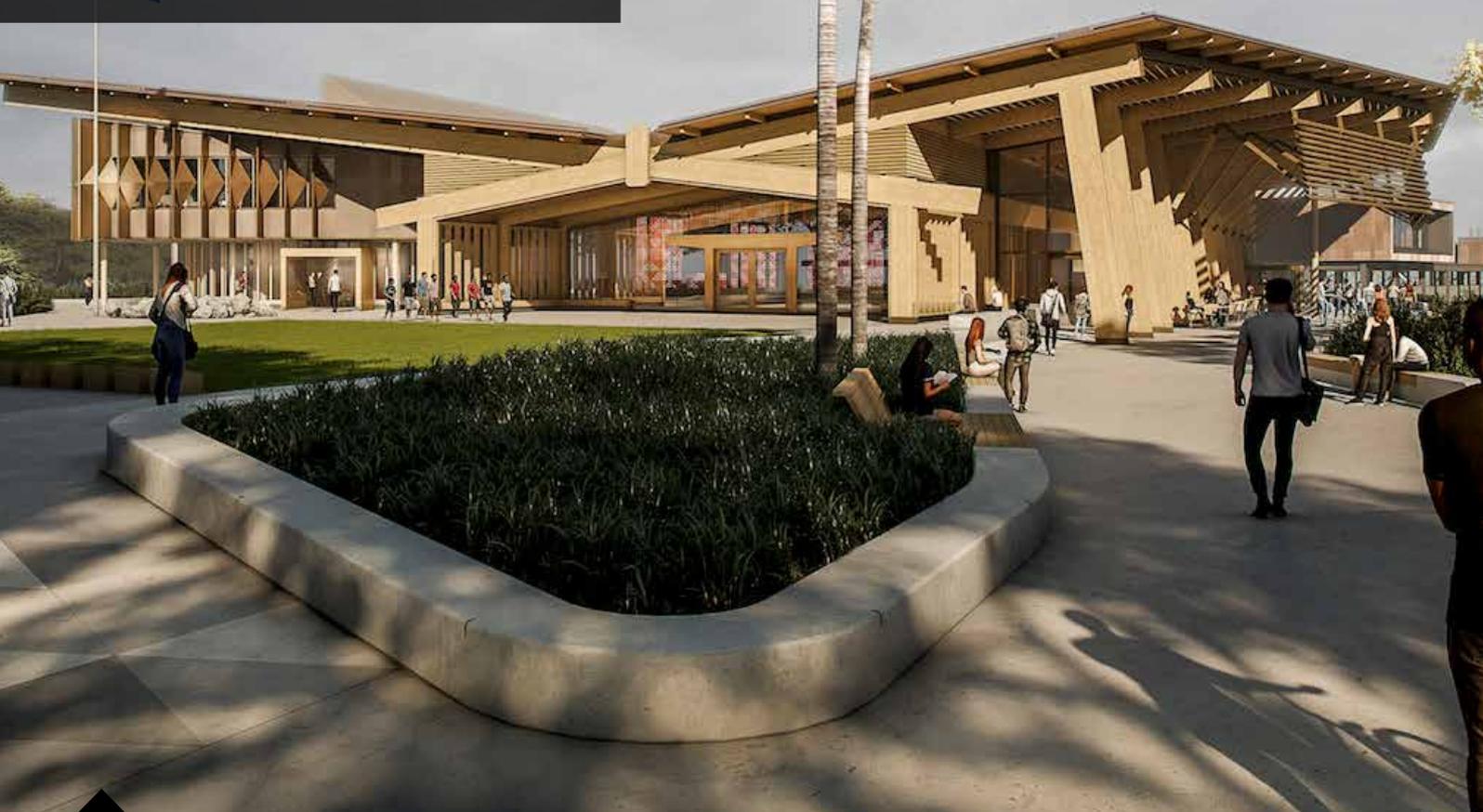
INSIDE:

THE PA — AN \$85M
BOOST TO THE
WAIKATO REGION

3D PRINTER BUILDS
TWO-STOREY HOUSE



Outgoing RMBA
president Darrell
Trigg looks back on
his two-year term



ALSO INSIDE:

NEW DIRECTION FOR RMA > 'SHOVEL-READY', BUT WHERE AND WHEN?



New GIB LiteSet 90[®] Basecoat Compound

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4-9 RMBA NEWS

Time's up! Outgoing RMBA president Darrell Trigg looks back on his two-year term.

10-22 NEWS

New direction for RMA; 3D printer builds two-storey home; Building begins for Waikato landmark, "The Pa"; 'Shovel-ready' but where and when?

24 INDUSTRY OPINION

Timber manufacturer director Bruce Larsen: Turbulent times for the New Zealand forest industry.

28-35 ROOFING

Tradeswoman of the Year win shows industry's strength; Rebirth of an icon — the Christchurch Town Hall gets a new roof; A test of character.

36-38 FASTENERS

Superior European steel used for company's tool production; Titan Turbo's special thread design; WSV Subfloor Screw — Less torque. Less time.

39 BCITO NEWS

CEO Warwick Quinn: Now it's up to the sector to do the right thing with Government financial support.

41-46 COLUMNISTS

A better way; The risks for the building sector of a Trans-Tasman bubble; Leaky building claims revisited; Where do they go? Employee one-to-ones — a no brainer.

FROM THE EDITOR

In this issue columnist Mike Fox succinctly points out the glaring differences in the post-Covid construction stimulus packages that have been rolled out either side of the Tasman.

And he has some words of warning should the Trans-Tasman bubble ever come to fruition — because it'll almost certainly result in a construction brain drain heading west from these shores due to the effectiveness of the Australian approach.

Elsewhere, the call is the same from right across the building sector — more urgency is required around details of the Government's much-vaunted "shovel-ready" project scheme.

A concrete timeline for this is necessary as increasing numbers of workers face redundancy, and business confidence in the sector plummets. Fingers crossed the industry sees some firm action and direction soon.

Andrew Darlington, Editor

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Time's up!

By RMBA president Darrell Trigg

Believe it or not, my role as RMBA president comes to a close at the end of August at the Master Builders AGM.

As everyone says, where did the past two years go? And how did they slip by so fast?

It has been a real privilege to get around the country and meet the members that range from extremely large businesses to one employee.

The passion for the Master Builders brand, their people and the industry has been fantastic to experience.

I look forward to continuing to support them all at events such as Apprentice of the Year, House of the Year, and NZ Commercial Project Awards, together with all of their local events.

As I reflect on the past 24 months, there are a few key themes that float to the top.

Passion

Travelling to pretty much every corner of the country, I was always warmly greeted, and not surprised by the passion the guys and girls had for what they do.

Business owners were keen to share experiences of building New Zealanders' homes and workplaces, and they were all extremely proud of what they and their teams had achieved.

We have to enjoy what we do. Having a real passion for your chosen vocation is key to being happy at work, as it drives the need to constantly improve, and smooths out the times when things get a bit tough.

Being a passionate leader in your business drives the same behaviour from your teams, and is easily articulated to your clients. It becomes infectious — remember we are not providing a service, we are providing an experience!

People

Believe it or not, we're not in the building game — we're in the people game.

Construction of homes and workplaces does not happen on its own. These buildings are complex things to put together, notwithstanding the battle that we all go through just to get them to site!

It goes without saying that surrounding ourselves with the best people we can helps us reap dividends far beyond what we can predict.

Having great people and developing them into even better versions of themselves is time and

money well invested.

Travelling around, I have met some fantastic people from all parts of the industry from site and consultant, to supply, subcontracting and support services.

I would like to acknowledge the fantastic work that RMBA chief executive David Kelly, the senior leadership team, and the entire staff of Registered Master Builders and Master Build Services does not only for the members, but the entire industry.

The RMBA is a great organisation that does a lot of work for its members and for "NZ Inc".

The organisation tirelessly looks at ways to benefit the building sector as a whole which, in turn, benefits members and non-members.

This was never truer than during the recent Covid-19 lockdown. Their workrate went up in helping members navigate the lockdown and preparing for the return to work. Thanks team!

Business

Up and down our amazing country I have met and experienced with true amazement the fantastic initiatives and sheer brilliance of businessmen and women, young and old.

There is no one rule that reigns supreme for the success of a business in the construction sector — there are so many factors such as location, target market and size of business.

The one constant is that the successful people are the ones that become students of business — it is imperative that we are better at business than we are at building!

When we build our business, we need to decide what are our personal strengths and weaknesses, and what role do we want within our business. Fill all the other roles around you well and your business will rock!

The RMBA has a focus on helping members build better businesses. This core offering recognises that members are great builders, but to stay in the game and grow, a focus on business first is key.

I would like to acknowledge the support of my wife and business partner of 28 years, Marlene, for supporting me forever.

I am passing on the role of President, but will be staying on as a Director, and look forward to catching up with you soon.



EX-SOFTWARE MANAGER NAMED CENTRAL SOUTH ISLAND'S TOP BUILDING APPRENTICE



MARK SMITH

CENTRAL SOUTH ISLAND WINNER
REGISTERED MASTER BUILDERS
CARTERS 2019 APPRENTICE OF THE YEAR

Mark is employed by Premium Homes, and was trained through the BCITO.

SUCCESSES

Mark decided to become a builder in 2017, making a big career change from software development. His success at the regional competition showed he made a smart decision.

"It was quite a shock when my name was called out. When you are learning and developing your skills it is key to build confidence in yourself so you can make quick decisions on the job. The competition gave me a new belief in my abilities, and I loved competing against some of the other talented apprentices from the different regions."

CHALLENGES

Mark performed exceptionally well at the regional competition, but he wasn't expecting to create such a successful build.

"It's very daunting at the start looking at the plans and realising how much you have to complete in such a short amount of time. I wasn't sure I would be able to finish everything in time and create something of an above-average quality. In the end, it is a great way to find out how to handle stressful situations, and I gained a lot from having to make snap decisions when fixing or compensating features of the build."



EMPLOYER COMMENTS

Andrew Breward wasn't surprised at Mark's success at the Apprentice of the Year competition, believing his intelligence and maturity would be demonstrated in the quality of the build.

"Mark is incredibly diligent, both in the quality and timeliness of his work. He rarely makes mistakes. When you're an apprentice, you have a lot to wrap your mind around, but Mark has a level head. He takes a measured approach and often delivers high-quality work."

"Myself, Mark's family, as well as his fiancé and her family were all there encouraging him from the sideline. For a while we all thought he wasn't going to finish in time, but he stayed calm and pushed through. His background in business and software development often gives him an advantage in understanding the importance of preparation for a project. I think it was this experience that allowed him to create such high-quality work in the time frame. We were all really proud of him."

PRINCIPAL PARTNER



EVENT PARTNER



Superb Pukekohe masterpiece

Jennian Homes

National Winner 2019

• Volume/Group Housing New Home
- up to \$450K



Successes

Jennian Homes' Vincent Costello was proud of the workmanship his team delivered.

"Our team of locals created an amazing home. The house is small but doesn't feel it. The open designer kitchen utilises the space perfectly, creating an elegant and functional living area. The space is an entertainer's dream, crafted with exceptional workmanship."



Challenges

The end result was perfect for the owners. However, the team had to push themselves to finish the build in time.

"Keeping the workmanship quality to a high standard was our team's number one priority from the beginning and throughout the project. We wanted to make sure that the final build was exactly what the client wanted. And within budget!"

"It was difficult to complete the build in the allocated time, but like always the team pulled together, and we are all just thrilled with the result!"



Judges' comments

Competition judges valued the high-quality build's use of space and layout to create a welcoming environment.

"This compact 140 square metre home is a great example of what can be achieved with good design and innovative use of appropriate product selection. It offers a well-balanced layout, complemented with clever use of colours and textures. Built to a great standard, this home offers its owner a rewarding package second to none."

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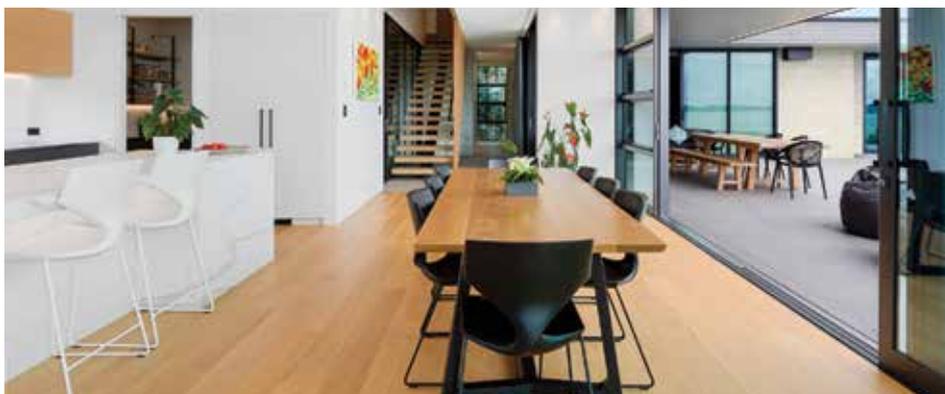


Detailing and craftsmanship make for a winning combination in Whakamarama

D&B Construction

National Winner 2019

• Resene New Home – over \$2 million



Successes

D&B Construction managing director Dave Merrett was thrilled to take out the category, praising his team's craftsmanship for the impressive and striking build.

"It is a clever and beautiful design, and the addition of the cantilever took the build to the next level, offering a seamless flow between the pool and indoor lounge."

"It is great to see our guys get praise when it's due. Our team all strive to achieve the highest level of quality with each project, and this award recognised the skill, time and passion they put in."

Challenges

While the surrounding area offered striking vistas for the home owners, the serene location required much consideration and planning before the project could begin.

"The key challenge of the build was finding the most optimal space for it. The coastal set back lines near the property borders, as well as the civil works involved with making sure the home would sit in an uncompromised position, created a few headaches in the planning stage. But everything became straightforward once we actually started building."

Judges' comments

Judges praised the build for its contemporary stylings and the expert use of location.

"The build demanded a good understanding of appropriate detailing and concentrated effort by the team. The builder and his subtrades stepped up to the challenge and achieved an incredible result."

"The high standard of craftsmanship throughout this build, combined with the home's innovative design, is a credit to all those involved."

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NZ Commercial Project Awards 2020

The winners of the 2020 NZ Commercial Project Awards are announced in October. Look at these amazing entries competing in the Winstone Wallboards Residential Project and CARTERS Commercial Project categories.



CARTERS Commercial Project

- 1 [The B:Hive](#)
Leighs Construction, Auckland
- 2 [The Rooftop](#)
SJR Builders, Hamilton
- 3 [Airways Air Traffic Control Facility](#)
NZ Strong Group, Auckland
- 4 [Bowen State Building and NZ Defence House](#)
LT McGuinness, Wellington



Winstone Wallboards Residential Project

- 5 [University of Auckland Grafton Halls](#)
Naylor Love Construction, Auckland
- 6 [The Grace Apartments](#)
Macrennie Commercial Construction, Auckland
- 7 [New Regent St Apartment](#)
Dan Saunders Construction, Christchurch
- 8 [Outlook Mission Bay](#)
Coopers & Countrywide Residences on behalf of 236, Auckland
- 9 [Betts Apartments](#)
Scott Construction, Nelson
- 10 [Latimer Central Apartments](#)
Street & Cook Construction, Christchurch
- 11 [Metlifecare Greenwich Gardens](#)
NZ Strong Group, Auckland



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Comprehensive review sees new direction for resource management system

The 1991 Resource Management Act (RMA) has presented huge issues for many New Zealand builders and other construction professionals.

Putting unnecessary roadblocks in the path of positive growth, the RMA was supposed to place “sustainable development” at the heart of new laws that were intended to govern land use, resource development and environmental protection, focusing on a range of environmental “bottom lines” and a desire to control any adverse effects.

Today, many in the industry feel it represents a handbrake on economic growth, a primary reason for the high cost of residential land and construction, and a bureaucratic nightmare.

Now, the Government has welcomed the most comprehensive review of New Zealand’s resource management system since the RMA

was passed in 1991.

The report, *New Directions for Resource Management in New Zealand*, recommends the replacement of the existing RMA by two separate pieces of legislation — a Natural and Built Environments Act and a Strategic Planning Act.

Minister for the Environment David Parker says the RMA has doubled in size from its original length.

“It has become too costly, takes too long, and has not adequately protected the environment.”

The review panel says the proposed new Natural and Built Environments Act, taking a substantially different approach from the RMA, would focus on enhancing the quality of the environment, housing and achieving positive outcomes to support the well-being of

present and future generations.

The proposed Strategic Planning Act would embed integrated spatial planning across all regions of New Zealand.

It would set long-term strategic goals, and help integrate legislative functions across the resource management system.

This will allow a broad range of matters to be reconciled to ensure better future planning, including for infrastructure and housing.

It recommends greater use of national direction by the Environment Minister, a more streamlined process for council plan-making, and a more efficient resource consent process.

To read the full report, and for more information, visit www.mfe.govt.nz/rmreview, and www.mfe.govt.nz/rma/resource-management-system.

Europe's largest 3D printer builds two-storey house

In just a few short years, 3D printed architecture technology has matured from producing basic hut-like homes to creating a community of low-cost housing.

Another interesting development in this area comes from Kamp C in Antwerp, Belgium, which recently built a prototype 3D-printed house with two floors, using what it calls Europe’s largest 3D printer.

The unnamed project measures roughly 90 sq m (around 970 sq ft), and is the first 3D-printed house with two floors. It was constructed using a COBOD BOD2 printer measuring 10 x 10 metres.

As with other 3D-printed projects, the construction process involved extruding a special cement-like mixture out of a nozzle and building up the basic structure in layers until it was complete.

Human labourers then came in and put the finishing touches in place, such as the roof and windows, for example.

It was completed on-site over three weeks, but Kamp C reckons this could be reduced to as little as two days in the future.

The house was created for research purposes, and to highlight the possibilities of



This 90 sq m structure in Antwerp, Belgium, is the first 3D-printed house with two floors. It was constructed using a COBOD BOD2 printer measuring 10 x 10 metres.

3D-printed architecture — so there are no plans for anyone to live in it.

“The material’s compressive strength is three times greater than that of the conventional quick build brick,” project manager Marijke Aerts says.

“Besides the fibres in the concrete, the amount of wire-mesh reinforcement used is extremely limited. As a result of the printing technology used, formwork was redundant, saving an estimated 60% on material, time, and budget.”

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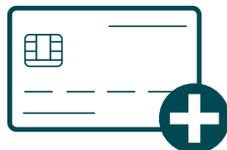
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BUNNINGS TRADE



Building begins for landmark University of Waikato development 'The Pa'

Project to contribute an \$85m boost to the Waikato region and 500 jobs over the next two years

The University of Waikato is starting to build its landmark development, The Pa, a new facility for students, staff and the community in the heart of its Hamilton campus.

University of Waikato Vice-Chancellor, Professor Neil Quigley, says The Pa will transform the on-campus experience and enhance the Waikato region's reputation as an attractive destination for education.

"The concept for The Pa was developed well before Covid-19, and based on the assumption that the on-campus experience for future students would involve greater emphasis on social learning and collaboration, and less emphasis on large format lectures," Professor Quigley says.

"Moving forward with our vision of a collaborative, interactive and flexible learning environment, the construction of The Pa has been made even more important by the major

changes in teaching and learning that are occurring at the University of Waikato and at universities around the world.

"The Pa will provide a high-tech, adaptable space that will enhance student learning outcomes, promote social learning, and grow the sense of community that exists across the university," Professor Quigley says.

The Pa is situated on 7200 sq m, and will include a social, cultural and learning hub, food outlets, offices, a space for community events and performances, and a new university marae.

The complex will also create a main entrance to the university's Hamilton campus from Hillcrest Road, and enhance accessibility to the rest of the campus.

Hawkins regional manager Peter McCawe says his team is excited to work on the project.

"Hawkins is proud to continue its relationship

with the University of Waikato, having built the university's award-winning Tauranga CBD campus last year.

"Like the Tauranga campus, The Pa's design is stunning. It is a pleasure for our team to be part of building something that will be a landmark in Hamilton city."

The building project will provide a major boost to the Waikato region, creating an estimated 500 jobs across the Hawkins team and other local subcontractors, consultants and suppliers over the two-year construction period.

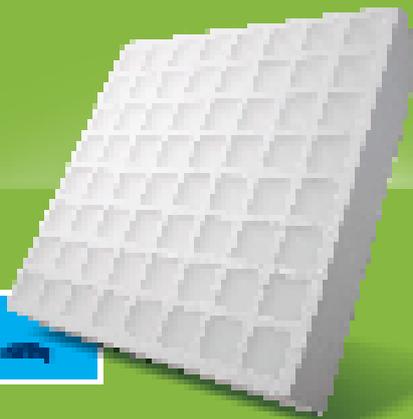
Designed in consultation with students, staff and community, The Pa is the largest capital works project in the university's history.

The project is scheduled for completion in around mid-2022.

For more information visit www.waikato.ac.nz/major-projects/the-pa.



Polystyrene out-performs plastic



Expanded Polystyrene (EPS) is made from polystyrene (PS) and is 98% air.

The truth about Polystyrene Pods. Polystyrene has been used in construction for decades. It is lightweight, 98% air, versatile, uses up to 50% recycled material and is 100% recyclable. All polystyrene manufacturers in NZ offer to collect polystyrene construction waste which they recycle into new products.

Material

Polystyrene is 98% air so provides the same volume of product using much less material. Like many polystyrene designed items, polystyrene has inherent fire retardancy. High resistance to bacteria and mold.



Thermal performance

Polystyrene is an excellent thermal insulator for residential projects. Thermal performance has a large effect on the heating energy requirements of a building. Great thermal insulation is good for the environment.

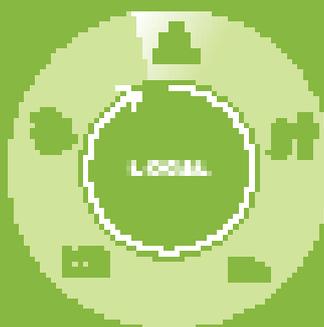


Versatility

Polystyrene can be used, shaped and cut before or during construction. This leads to improved thermal performance and reduced waste on construction.



Polystyrene requires less steps to recycle than plastic



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Polystyrene is 100% recyclable and has a higher inherent level of recyclability than plastic (single recycling).

Polystyrene pods can be directly up to 100% recycled instead of several steps which in turn do not avoid energy from being used.

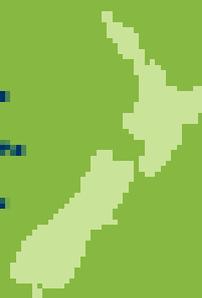
Production

Polystyrene pods can be produced from material, energy and water to produce polystyrene plastic pods.



Distribution

Polystyrene manufacturers have several options throughout NZ which means no long distance shipping is required. This allows you to get pods close to the distributor, for better!



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Battery alliance formed between power tool manufacturers

Power tools by numerous manufacturers would be compatible with Bosch batteries and chargers in the future, the German engineering and technology company announced to industry recently.

According to Bosch, its power tools and gardening equipment division set a new "milestone" by opening up to other manufacturers regarding the use of batteries and chargers.

In the future, one 18-volt battery would be able to operate power tools, garden tools and household appliances products by Bosch, Gardena, Emmaljunga, Gloria, Wagner and Rapid.



Increased convenience

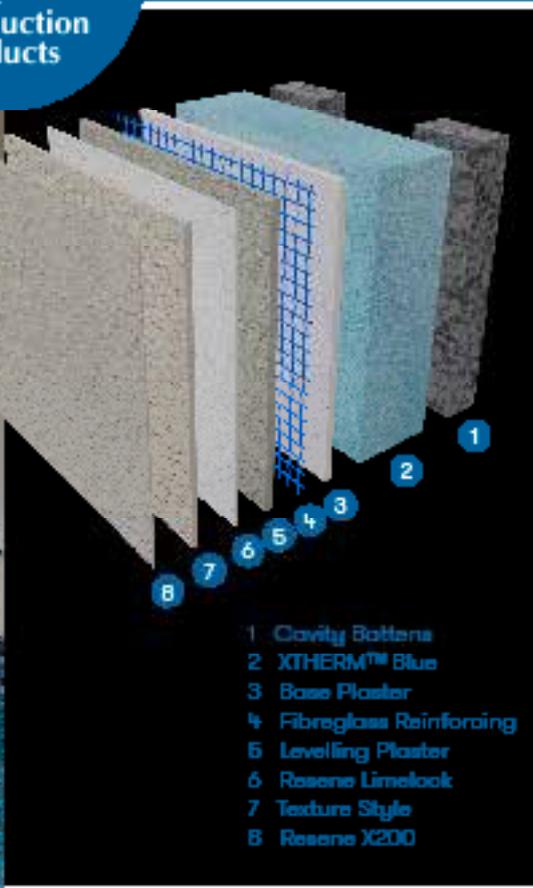
Developments in recent years had shown that cordless power tools were becoming increasingly important, mainly because they offered professional users increased convenience than corded tools, according to Bosch.

The common goal of the alliance was to offer customers the "largest cross-brand battery system and, thus, the widest application range for their home."

The number of partner companies would be continuously expanded, resulting in an even wider range of applications.

In 2019, nominal sales of Bosch power tools grew by 3% to 4.8 billion Euros (US\$5.46 billion).

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Government backs construction sector with new trades training centre in Dunedin

A government investment of \$28 million in loans and grants will see Otago Polytechnic, a subsidiary of the NZ Institute of Skills and Technology (NZIST), get a new purpose-built centre in Dunedin devoted to training qualified workers for building, construction and related trades.

The three-level building at the polytech's Forth St campus is expected to create up to 200 jobs during construction, and put money into the pockets of local businesses, suppliers and workers.

Fit-for-purpose centre

The "shovel-ready" project will also provide a specialist and fit-for-purpose centre of training excellence for the construction trades, areas which desperately need well-trained workers for the Government's pipeline of infrastructure.

Education Minister Chris Hipkins says the project is significant to the region and the wider construction industry.

"Otago Polytechnic is a major training provider for the construction trades — regionally and nationally — and will help the sector rebuild skills and recover from the economic impacts of the Covid-19 pandemic and lockdown.

"It's another significant addition by this government to growing our trades and vocational education.

"We're making training free, supporting firms to take on and keep apprentices, and simplifying the whole system to make it easier for learners and employers to use."



Otago Polytechnic is a subsidiary of NZIST — a nationwide network of polytechnics and institutes of training.

Its existing construction trade programmes are delivered from leased buildings off site.

They are old prefab-style buildings that require constant maintenance and, now, re-roofing.

Wet frames?

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'Shovel-ready', but where and when?

Construction and infrastructure industry leaders are calling for urgency around the release of the government's full list of "shovel-ready" projects as increasing numbers of workers face redundancy, and business confidence amongst construction and infrastructure companies nose-dives.

The Government recently announced it had selected 150 projects worth \$2.6 billion that would create or retain 20,000 jobs.

But four weeks later, only 30 projects worth about \$500 million — approximately 25% of the total number allocated — had been released.

A package including \$761 million of three waters funding had also been announced, but without any timelines.

Details urgently needed

Civil Contractors New Zealand chief executive Peter Silcock says while the civil construction industry welcomed funding announcements and wanted to take the lead in driving post Covid-19 employment and economic recovery, details were urgently needed, or people would lose their jobs.

There was a big difference between making announcements and providing meaningful employment opportunities through economic activity, Silcock says.

"The current situation is incredibly frustrating. We know the work is out there, but unless we know where, what and most importantly when



Civil Contractors New Zealand chief executive Peter Silcock.

projects will start, contractors are left totally in the dark.

"They will have no choice but to put workers off or face the risk of companies going under."

Drop-off in work

Infrastructure New Zealand chief executive Paul Blair says companies are running out of options.

"The drop-off in well-signalled work across local councils and the private sector means industry is disproportionately dependent upon central government.

"All those small but steady jobs in local areas

across the country help sustain employment in between big jobs that make the front pages.

"They're very important. That's why industry was so pleased with the shovel-ready announcements."

Risks on assumptions

Blair says timing is everything. Projects starting construction today had planners, designers and architects at work last year. Contractors began allocating resources, scaling up or down, based on predictions of work.

The problem now is that no one could see six to 12 months ahead, so they are taking risks retaining staff on assumptions work would appear, or having to cut back hours.

Association of Consulting and Engineering chief executive Paul Evans says the situation is looking dire as local government cuts spending on infrastructure projects.

He says unless urgent action is taken, the infrastructure and construction industries stood to lose a huge amount of skilled workers.

"We've seen this happen before. From 1987 into the early 90s, thousands of jobs were shed, creating a capability crisis lasting a decade, whose ripples remain today.

"The loss of skill and capacity in engineering and construction meant under-investment in critical infrastructure."

Government funds recycling, expands levy scheme

Construction and demolition waste will be hit with increased levies as part of a broader plan to reduce the increasing amount of rubbish ending up in New Zealand's landfills.

The Government is to fund new recycling infrastructure and expand the national waste levy scheme, according to Associate Minister for the Environment, Eugenie Sage, who made the announcement at the Green Gorilla waste service provider in Auckland recently.

Green Gorilla received \$3.1 million from the Waste Minimisation Fund for a new commercial and industrial waste line, which is able to process mixed commercial and industrial waste and divert it from landfill.

"We need large scale and urgent action because much of what is currently sent to New Zealand landfills could be recycled, composted or reused," Sage says.

"As part of the Covid-19 Response and Recovery Fund, the Government is investing \$124 million in a number of initiatives across the country.

Best tools for incentivisation

"This will include plastic recycling and reprocessing plants, weighbridges for improved waste data collection, and improved material and community resource recovery plants.

"Expanding and increasing the waste levy is

one of the best tools we have to incentivise reduced waste to landfill and prevent valuable resources from being thrown away.

"We are making it easier for households and businesses to do the right thing," Sage says.

The Government has decided to level the playing field by expanding the waste levy to cover additional landfill types, including construction and demolition fills, progressively from July 1, 2022.

At present, the waste levy only applies to municipal landfills that take household waste, with no levy on the remaining almost 90% of landfills throughout the country.

The current plan is for initial changes to the levy to take effect from July 1, 2021.

New construction policy will deliver more timber use

The Forest Owners Association (FOA) says the Ministry of Business Innovation and Employment (MBIE) announcement of “Building for Climate Change” will mean more timber is used in New Zealand construction.

FOA president Phil Taylor says he’s been waiting three years for the Government to announce a wood preference, or wood-first policy, for new government buildings, since it was part of the 2017 Labour Party manifesto.

“Even though the MBIE announcement, just out, doesn’t mention wood at all, the inevitable result of a government attempt to drive down the use of carbon-emitting building materials will mean more wood is used in construction overall,” Taylor says.

“So, it’s potentially better than having ‘wood first’ which would have been restricted to just the government sector.”

The MBIE announcement identifies a change in construction materials as one way to reduce the carbon footprint of New Zealand buildings

to combat climate change.

“Iron and concrete are carbon emitters. Wood, on the other hand, locks up carbon for the life of the building,” Taylor says.

“We don’t imagine for a moment that every construction in every town and every city will be all wood, but we do expect the ratio of wood use to markedly increase as this policy works through into building codes.”

He says the biggest impact could be in mid and high-rise construction, so that builders of commercial facilities will use more wood.

Technical advances, such as laminated veneer lumber and cross laminated timber, allow taller wooden buildings to be constructed.

Forest owners have contributed recently to the development of timber design guides for architects and specifiers of larger scale construction.

• **Turbulent times ahead for New Zealand forest industry, page 24.**

Consenting law change aims to boost jobs, economic recovery

The law to boost the economic recovery from the impact of Covid-19 by speeding up resource consenting on selected projects has passed its second and third readings in the House.

“Accelerating nationwide projects and activities by government, iwi and the private sector will help deliver faster economic recovery and more jobs, as well as address New Zealand’s infrastructure deficit,” Environment Minister David Parker says.

“The Covid-19 Recovery (Fast-track Consenting) Bill supports and accelerates the Government’s investment in infrastructure, environment and development projects, while maintaining environmental and Treaty safeguards.

“This includes supporting the transition to a low-emissions economy, and improving resilience to climate change and natural hazards while supporting sustainable management.”

Part 2 of the Resource Management Act, including the recognition of matters of national importance, will continue to apply, and reference to it was strengthened.

Key change

A second pathway under the Bill allows other public and private projects to access the fast-track consenting process by making an application for the Environment Minister to refer them to an expert consenting panel.

A key change ensures that when considering whether to refer projects to a panel, the Environment Minister can consider any adverse effects of greenhouse gas emissions.

Application and guidance material is available on the Ministry for the Environment web site, www.mfe.govt.nz/rma/bill-to-fast-track-projects.

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Product stewardship a priority for flooring company

Jacobsen is launching a Product Stewardship programme that will help reduce the amount of flooring waste going to landfill.

According to Associate Environment Minister Eugenie Sage, "construction and industrial waste makes up about 85% of what is sent to landfill every year" in Auckland. This demonstrates the enormity of the problem, which flooring contributes to.

The programme utilises the principles of the waste hierarchy, putting emphasis on re-use of flooring before considering recycling, and with disposal/landfill only as a last resort.

Launching initially as a pilot in Auckland, five flooring contractors will be taking part, with the objective to test the procedures and take learnings that will enable Jacobsen to introduce this nationwide.

"Creating positive impact and understanding the environmental burden of doing business is a core value for Jacobsen," Jacobsen Holdings impact and innovation officer Renee Woolcott says.

"We think it's important for suppliers in New Zealand to take responsibility and provide meaningful and accessible product stewardship programmes, to protect the environment for current and future generations.

"As a third generation Jacobsen family member, and a mother, I'm particularly passionate about making this programme a success."

Reducing landfill and supporting the community

A partnership with Habitat for Humanity provides Jacobsen with an opportunity to positively impact the community and the environment by enabling re-use of carpet tiles.

Habitat for Humanity will be taking uplifted second-hand Shaw and Desso carpet tiles and selling them through their ReStores.

Income from the ReStore charity shop chain helps greatly in funding their mission.

Habitat for Humanity northern region chief



Above: Recycled vinyl is chipped before being added back into the manufacturing process.

Below: Fluff — high purity yarn (95%) — is generated by Tarkett's recycling centre.



executive Conrad LaPointe says the company is excited to be able to provide an avenue for re-use of carpet tiles, and be a part of reducing construction waste to landfill.

"All proceeds from the sale of these items will go towards our work in supporting kiwi families in housing need."

Recycling at the factory

Jacobsen has worked with Tarkett, manufacturers of Tarkett vinyl and Desso carpet tiles, and Shaw Contract to extend their current recycling at the factory to the New Zealand market.

Based on Cradle to Cradle principles, this sees installation off-cuts for vinyl, carpet tiles, and post-consumer carpet tiles that can't be re-used, being sent back to the factory to be recycled and introduced back in to the manufacturing process as raw materials.

In addition, Jacobsen has worked with Regupol to implement a world-first recycling programme for rubber installation off-cuts.

These will also be sent back to the factory to be recycled and introduced back in to the manufacturing process.

"We are proud to work with suppliers who carry our values and understand the contribution we can all make to preventing unnecessary waste," Woolcott says.

Creating a positive impact

This programme is part of Jacobsen's ongoing commitment to the environment and socially-responsible flooring systems.

The company is committed to:

- Sourcing product from suppliers that reach or are equivalent to the ISO14001 standard of environmental management, and are accredited by international environmental governing bodies.
- Sourcing product from suppliers that conduct ethical business in relation to laws, regulations, fair practices, international human rights standards, health and safety, and corporate social responsibility.
- Assessing products for their lifecycle impact, reducing water usage and chemical impact on the environment during the manufacturing, installation and maintenance of flooring.
- Reducing carbon emissions in line with the Toitu Envirocare carbon reduce certification and approved targets.
- Reducing waste throughout the manufacturing, distribution and installation process, as well as the end of life of the product.
- Ensuring Jacobsen staff are sustainably and environmentally-focused in all aspects of business and operations.

MX FUEL System of cordless equipment launched in NZ

The MX FUEL Equipment System from Milwaukee Tools was launched in New Zealand recently.

Milwaukee Tools says the ground-breaking cordless system revolutionises the equipment market by delivering the performance, run-time and durability demanded by the trades without the hazards associated with emissions, noise, vibration and the frustrations of petrol maintenance.

Each of the solutions on the MX FUEL System goes beyond the limitations of petrol and power cords, and operate off one completely compatible battery system.

More is being asked of trade professionals every single day. As these demands grow, they need to stay safe and productive, and Milwaukee has developed effective solutions to the problems they face.

After spending more than 10,000 hours with users on thousands of job sites globally, the company discovered petrol and AC equipment had considerable safety and productivity challenges due to limited innovation over the years.

From petrol emission headaches to design features that were causing stress on users' bodies over time, it was clear that today's equipment wasn't delivering on user needs.

By dramatically reducing the hazards and frustrations of the equipment that has dominated the marketplace for years, MX FUEL will fundamentally change job sites everywhere.

What is MX FUEL?

The new MX FUEL Equipment System will be the platform that provides the technology and capability for Milwaukee to take a giant step into the equipment space.

Like the M12 and M18 Systems, MX FUEL will feature three Milwaukee exclusive innovations — the Powerstate Brushless Motor, Redlink Plus Intelligence, and the MX FUEL Redlithium Battery Pack — to deliver a platform of equipment

solutions designed from the ground up to exceed the demands of the professional trades.

Why MX FUEL?

Ever since Milwaukee first introduced the ability to utilise lithium-ion technology in power tools, a revolution has taken place on job sites worldwide.

The capabilities of cordless technology have been pushed to new limits, providing new solutions that challenge existing perceptions of what can be powered by cordless technology.

But while power tools have received many benefits from cordless technology, the same cannot be as readily said about equipment.

Exposure to emissions, vibration and noise continues to create prevalent health concerns for professionals in the construction trades.

The MX FUEL Equipment System is the output of years of tireless research and investment in new technology, ground-up development of new batteries, motors and electronics — all simultaneously developed under one roof.

Designed to take on the very same petrol and AC equipment that the professional trades have depended on for years, this system eliminates the emissions, and reduces the overall noise, vibration and frustrations of petrol maintenance that have been deemed acceptable on job sites for decades — and additionally eliminates tripping breakers, voltage drops and trip hazards.



MX FUEL products overview

During job site research, Milwaukee searched for the biggest improvements it could make to overall user safety and productivity. After analysing the most prevalent pain points, Milwaukee chose five products and two batteries for the initial launch of MX FUEL.

Each of these products represents applications that have historically been challenging experiences for users due to stagnant equipment innovation, and are the first battery-powered solutions of their kind.

MX FUEL 355mm (14") Cut Off Saw

Delivers a smooth experience by providing true 355mm (14") cut capacity, fast cuts from start to finish, and no petrol headaches. No emissions, less vibration, and quiet operation allows users to work safer and be more productive.

MX FUEL Breaker

Delivers a fast, safe and easy concrete demolition experience. This productive breaker provides low vibration and is lightweight to get the job done.

MX FUEL Core Drill

Allows users the ability to core with more confidence through maximum control and enhanced safety with a patented clutch and Autostop technology. It delivers the power to core up to 152mm (6") holes in reinforced concrete.

MX FUEL Redlithium Battery Packs

By using industry-leading lithium-ion technology, all MX FUEL batteries fit all MX FUEL equipment. The patented design protects the battery against drops, water and harsh environments, while robust electronics

optimise performance for MX FUEL equipment.

MX FUEL Tower Light

The new way to light the site. This portable 3m light for indoor and outdoor use, provides up to 27,000 lumens of task and area lighting, withstanding harsh job site environments. This product is expected to join the range shortly after the initial launch in August 2020.

MX FUEL Sewer Drum Machine

Simplifies sewer calls, and allows for one-person transportation in and out of a service van and up and down stairs. It has the power to clear roots up to 60m out, while providing protection against the mess with an enclosed drum. This product is expected to join the range shortly after the initial launch in August 2020.

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2020 NZIOB conference explores an industry and a built environment that is 'Built to Last'

The New Zealand Institute of Building (NZIOB) conference for 2020, Built to Last, is positioned as a deep dive into new ideas that will transform and strengthen New Zealand's construction industry.

The conference will explore the core topics of resilience, technology and well-being.

These key topics will be bookended by two keynote presentations, each taking a different interpretation on the overarching theme of Built to Last. As of August 1, five of the eight speaking spots had been confirmed.

The first keynote speaker, US-based construction venture capital specialist, Jesse Devitte of Building Ventures, will open the conference, exploring how we develop a productive, profitable and resilient construction industry — one that is built to last.

Devitte's firm was created to facilitate the rise in venture capital interest over the past five years, and to explore opportunities to invest in construction technologies.

Construction is seen by some as the last significant industry to be reimagined through technology advances.

This was highlighted in several international reports published in the mid-2010s, the common theme of which was the poor productivity gains that construction had achieved over the past 50 years.

To close the conference, the second keynote speaker will explore how we go about designing and delivering a built environment that is built to last. That presentation will be delivered by an international "name" architect.

For the technology session, a presentation from the Chief Data and Technology Officer of US-based construction company, Suffolk, will be followed by a workshop facilitated by Think Place.

Suffolk was the subject of a technology case study in KPMG's 2019 Construction Future Ready Index Report.

Additional confirmed speakers include Ngai Tahu Property Chair Susan Huia on the topic of resilience, and Beca New Zealand MD Darryl-Lee Wendelborn on the topic of well-being.

Built to Last will be delivered as a hybrid event, with in-person and virtual attendees and presenters.

For those attending in person, there is the



Images from the NZIOB's BMinNZ conference held in 2019.



opportunity to participate in what is a significant construction industry double-feature — attendance at Built to Last at the Cordis in Auckland during the day on Friday, October 30, and being at the same venue that

evening for the New Zealand Building Industry Awards Gala Dinner and Ceremony.

In person and virtual attendance options for Built to Last will be announced late August. Visit www.nzio.org.nz for details.



BUILT TO LAST

ME TOITŪ

30 OCTOBER 2020

A deep dive into new ideas that will transform and strengthen New Zealand's construction industry.

Join us on Friday, 30 October 2020 to hear from national and international industry experts on what construction best practice now looks like in a post COVID-19 world.

This New Zealand Institute of Building conference will be delivered as a hybrid event, with in-person and virtual attendees and presenters.

Delegates attending in-person at the Cordis Hotel in Auckland also have the opportunity to attend the *NZ Building Industry Awards Ceremony & Gala Dinner* on the same evening at the same venue.

For those attending the *Built to Last* conference virtually, join your industry peers for some face-to-face networking on the same evening at one of our regional *NZ Building Industry Awards Ceremony & Gala Dinner* satellite venues in either Wellington or Christchurch.

Tickets for both events will be on sale in late August.

Programme Outline

Keynote One:

US-based construction venture capital specialist, Jesse Devitte of Building Ventures, will discuss how we develop a productive, profitable and resilient **construction industry** – one that is built to last.

Keynote Two:

An international 'name' architect will explore how we go about designing and delivering a **built environment** that is built to last.

Technology Session:

The Chief Data and Technology Officer of US-based construction company, Suffolk, will present in this session, followed by a workshop facilitated by Think Place.

Resilience Session:

Ngāi Tahu Property Chair, Susan Huia, will present in this session, joined by either a speaker from an international contracting firm or a global management guru.

Wellbeing Session:

Beca New Zealand MD, Darryl-Lee Wendelborn will present in this session, joined by a speaker from an international contracting firm.

Register your interest in attending at nziob.org.nz/events

Turbulent times for NZ forest industry

By Bruce Larsen, general manager and a director of Waipu-based timber manufacturer Northpine Ltd.

These are turbulent times for New Zealand's forest industry.

Apart from the obvious global uncertainty in the wake of Covid-19, there is pain occurring locally from a new Bill before Parliament, awaiting Royal Assent at time of writing — the Forests (Regulation of Log Traders and Forestry Advisors) Amendment Bill, introduced by Shane Jones.

It is causing considerable angst within the Forest Owners sector and some concern as to what it might mean in the processing sector, who generally supported the Bill.

I am one of those who urged the Minister to do something to slow the small but telling proportion of “cowboy” behaviour in the industry. And in my opinion, I believe we are heading in the right direction.

New Zealand is perhaps the only country in the world where forest harvesting activities are not subject to some form of control outside environmental, Health and Safety and other citizenship controls.

Most countries consider their forest resource, publicly or privately-owned, to be a strategic asset. Therefore, harvesting — and often, more particularly, the export of the logs — is regulated.

I have no issue with the export of logs from New Zealand. It is a necessary part of the industry, and provides diversification and options for forest owners that local processing is unlikely to offer in the foreseeable future.

In fact, at one point in my career, my job was selling logs into Asia for a major New Zealand company, so I support the process.

I believe most owners of large forests in New Zealand follow a policy of supporting local processing, but also of having a balanced sales portfolio, including export.

However, there are also plenty of examples, especially in Northland, of log trading entities providing questionable advice to small private owners and farmers as to the value of their woodlot, the options they have for sale, and the reasons for their suggested sales strategy.

Processors in Northland have been facing a log shortage over the past few years which was



forecast to only get worse.

The lack of logs was noted as one of the prime reasons for the closure of a large mill in Whangarei late last year.

Yet at least one log trading entity was out in the region touting for business based on the approaching “Wall of Wood”, and the suggestion that an imminent over-supply would drive log prices down.

This was given as a good reason to harvest early, in effect, making the timber unsuitable for structural uses in New Zealand.

These forest advisors use the popular forest valuation system of Discounted Cash Flow Analysis to advise when the optimal time might be to harvest the crop.

This looks great, and when advising on the value of a multi-thousand, possibly million-dollar investment, there should be discipline.

However, the choice of the discount rate is incredibly important in this process as it drives the returns often more than assumptions around log price movements.

It is difficult to believe that the same discount rate is appropriate for “Joe Farmer and his wife” as might be used in a corporate forest company — but they assume that is the case.

Worse, there often isn't any sensitivity analysis around the assumptions.

The long and the short of it is that New Zealand needs a domestic processing industry to allow forest owners to get the best value from their crop over the long term.

It provides jobs in the rural areas, and timber is still the main structural component in most

New Zealand homes.

The large processors are tending to get bigger and more efficient, and are able to produce at lower cost.

This means forest owners are able to get a good return on their 26+ years' forest investment, while the cost of timber to the consumer does not increase as quickly.

Smaller timber manufacturers either find niche markets where they can produce higher value products or they go out of business. That is the normal business cycle.

Export takes those parts of the tree that domestic processors cannot use efficiently, and/or takes logs from areas where there is no manufacturing base.

The two market supply chains should be able to be complimentary to allow the industry to grow and flourish.

At present there is no way the industry could survive without exporting. While the industry could survive so well without domestic processing, the risk around being captive to one large market would be very real, and the impact of changes in demand, shipping cost and exchange rate would create massive variations in return.

The amendment to the Forests Act is a step forward in trying to bring stability and sense to the forest industry.

In an ideal world, growers and processors would have worked out a mechanism to allow this without government input — but in the 39 years I've been in this industry that hasn't occurred.

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The complete system to eliminate falls from height

Nets have been a familiar sight on building sites since 2012. But, ultimately, they hinder productivity and some aren't the safety net they're cracked up to be.

This was a common frustration with the builders who developed Workdek, the new stable work mate for builders.

Workdek is a combined, solid working and safety platform that reduces stresses on builders' bodies whilst eliminating falls.

These stable, modular platforms increase efficiencies and safety at any height, and builders can have their heavy duty tools right beside them.

Feedback from the first builders lucky enough to build with Workdek is they're working twice as fast, which means they can build more and make more money in the process. Workdek is an absolute game changer for builders.

Fall protection frustration

The people behind Workdek owned a building company and, like other builders, have experienced the frustrations of working with nets and inferior fall protection systems.

"Nets rarely stopped items falling through to lower levels and hurting our team, causing all

kinds of health and safety issues as well as building delays," Workdek's David Grigor says.

The Workdek team originally developed giant inflatable safety mats for the base of building sites. But they were still the ambulance at the bottom of the cliff, and they did nothing for builder productivity.

"We wanted our teams to work at any height with the same speed they would when standing on firm ground. And we needed to eliminate costly falls and improve safety for our teams," Grigor says.

New thinking

After searching high and low for alternatives, the team at Workdek discovered safety platforms in the UK. They had been used with great success for more than a decade.

This system prevents falls and allows builders to work safely at any height, as if they were on solid ground. Mission accomplished.

The Workdek team then made improvements to this platform system, and is launching Workdek to the building industry with great success.

Workdek's modular platforms are made from injection moulded panels which snap together, creating a stable work platform at any building height.

The decks are supported by a complete system that's as easy to put together as playing with Lego.

Cost versus value

Whilst Workdek costs more than nets to install, this fee pales into comparison with the increased performance and profitability from working like you're always on ground level. The improvement to stresses on the body are immeasurable too.

It takes very little time for builders to realise what an amazing performance upgrade Workdek provides.

Working twice as fast as they would with competing solutions, Workdek ensures builders make more money whilst staying safe.

Worksafe NZ endorses Workdek's view on the hierarchy of fall protection, which is that eliminating the fall is better than capturing the fall, and has issued safety alerts over the use of poorly installed nets.

To learn more and get started with Workdek, visit www.workdek.co.nz.



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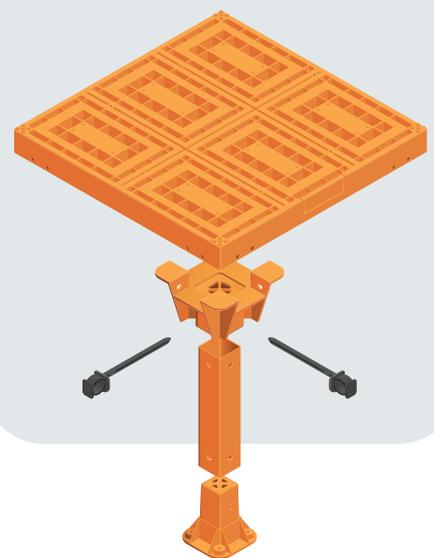
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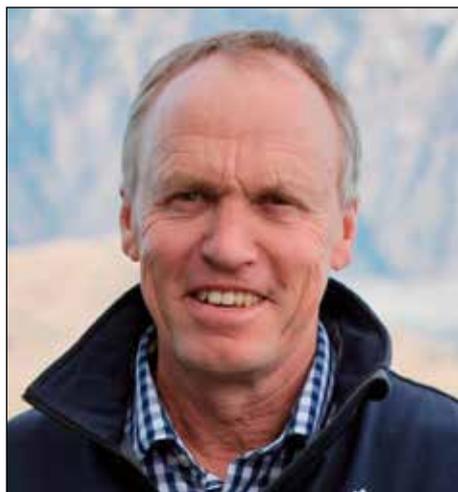


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Trade associations — how relevant are they?

In the first of a regular quarterly roofing column from the Roofing Association of NZ (RANZ), we hear from chief executive Graham Moor on the value and relevance of trade associations today, for members and their customers, along with the industry as a whole.



RANZ is 26 years old, and certainly wants its members to be seen to be professional, knowledgeable and well-trained tradespeople.

In writing this article, I was mindful of why businesses belong to industry bodies and what they want from that relationship — brand awareness — which comes down to using logos such as those of the Registered Master Builders Association (RMBA) and RANZ, and what those logos represent, being key. But, what does that mean?

They want to be recognised by their clients and their peers as being competent, professional and serious about what their business offers and the quality of their people, products and processes.

They also subscribe to their “tribe”. They share knowledge and resources amongst other members. For sure, they are direct competitors, but their wants from their association are similar. They can also influence their industry and challenge the status quo.

Members know that they have very little to no influence as individual companies but, collectively, things get done. The RMBA and RANZ are part of the Construction Industry Accord, this being a great example of such collective power.

Tradies rarely leave their associations wondering either, with their input and feedback usually being direct and on point.

Businesses that belong to associations want to be part of their industry. They realise that their fees and their votes put resources in place to improve their lot. They realise that nothing changes without effort. If they cannot make the effort directly, then they want to support those that can.

RANZ received a lot of positive feedback over lockdown around the support and guidance we provided.

We filtered the plethora of information, which was coming at the industry from all directions, for our members. RANZ also made this information available to non-members via its ITO Skills.

Operating parameters

Associations set parameters around how they expect their members to operate and hold them to account when they do not. The various committees within an association are operated by people at the coalface.

This parameter setting is an evolving process. If an association is not continually looking to improve outcomes then it stagnates.

RANZ has never sat still — but you can be restricted when dealing with government as the government does not move at a speed that satisfies most associations.

Trade associations should also support each other. The knowledge, skills, business acumen and parameters that their members are held to make them a better choice for consumers.

Most trade association members are SMEs and they are constantly seeking out information and support so that, ultimately, they produce the best outcomes for their clients and themselves.

As SMEs, they can be time-challenged to do the research or commit to the lobbying to make a difference. Belonging to a trade association is a great enabler for them.

Bottom line? Use a trade association member.

Apply to join RANZ today – you’re invited

Are you in the roofing business and not yet a RANZ member? We invite you to apply to join the Roofing Association of New Zealand.

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- ▶ Education – conference, business support resources, technical updates, training development.
- ▶ Advocacy – government submissions and industry development through unified voice.

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Tradeswoman of the Year win shows roofing industry's strength

Having a roofer win tradeswoman of the year shows that New Zealand's roofing industry is well on track in terms of its strength and position in the construction business.

Elizabeh (Liz) Watson of Hamilton-based Stone Roofing won Tradeswoman of the Year with the National Association of Women in Construction (NAWiC), in partnership with BCITO, at last year's NAWiC Excellence Awards.

The event was a true celebration of diversity and of those who have put in the hard yards for progress. Watson, a founding member and committee member of New Zealand Women In Roofing (NZWIR) and a member of NAWiC, co-owns Hamilton-based Stone Roofing Ltd with her partner Dan Stone.

The BCITO, the major partner for the event, has ambitious organisational goals to influence an increase in the proportion of women in construction — to 30% by 2030.

Chief executive Warwick Quinn says women offer a new way of thinking, they're good problem solvers, and help bring diversity to a male-dominated industry.

Roofing Association of New Zealand (RANZ) executive committee member Paul Stanley-Boden echoes Quinn's sentiments, debunking perceived obstacles and placing high value on having women on his team.

"I have had a number of staff over the years, generally short-term, of whom two have been women. Both cases were positive experiences, in that the women brought a slightly different mindset to the job.

"Obviously, there are key attributes such as reliability, honesty, work ethic and common sense that go into making a good employee, but it is a myth to think that the number one requirement for a roofer is brute strength and, as such, a bloke will be better."



Elizabeh Watson of Hamilton-based Stone Roofing won Tradeswoman of the Year with the National Association of Women in Construction (NAWiC), in partnership with BCITO, at last year's NAWiC Excellence Awards.

Image: NAWiC

Stanley-Boden has also noticed a trend that he sees to be of significant value to his business, even if it's at the expense of a bit of speed.

"Now for the stereotypes, based entirely on my experiences! The women have consistently been better at the detail."

Stanley-Boden says he is really impressed by Watson's win, a view that is shared unanimously by the rest of the RANZ executive committee.

NAWiC judges commented that Watson "both takes and makes opportunities".

In her acceptance speech, Watson highlighted some of the adversities she has overcome, with her ever-positive attitude shining through. She also acknowledged her partner Dan, from whom she primarily learnt the trade, and thanked RANZ too.

RANZ chief executive Graham Moor also recognises this winning attitude in her.

"Having met Liz when she was announced as the Trainee of the Year in 2016, I am not at all surprised she has received the accolade of Tradeswoman of the Year.

"Liz shows what happens when you enjoy what you do, and you are driven to improve yourself and inspire those around you.

"Liz is a great listener who values the help she can get from her connections in the industry. RANZ is very proud of Liz — another in the extending line of wahine toa (or warrior women) who have been part of RANZ since its inception."

Watson says she loves her trade. "You'll laugh, you'll work hard and you'll learn a specialist trade you can utilise everywhere, plus the bonus of getting to work in different surroundings all the time — which is good for the soul."

• Story courtesy of RANZ's Rooflink magazine.

Keep Calm and Carry On!

Here is a snap of recent work from Lachlann MacLean and his team at Roof Restorers Otago, helping to keep the charming city of Dunedin and its lovely surroundings in great shape.

Like many other Roofing Association of New Zealand (RANZ) members, Lachlann got in touch with the Association during the lockdown period to acknowledge the support they'd received through the Covid-19 crisis and prior.

The tools-down time prompted Lachlann to reflect on the business he started with his wife a few years ago, and to appreciate what they'd achieved. It enabled them to build up from scratch, going from receiving benefit support to now employing eight team members.

There was no way that they were going to let Covid-19 get in their way. Instead, adapting to the required New Zealand construction standards and protocols has seen them increase productivity. Theirs was but one example of many RANZ members who approached the changes with admirable and inspiring attitude and strength.



• Story courtesy of RANZ's Rooflink magazine.

Rebirth of an icon

Early in 2019 the Christchurch Town Hall of the Performing Arts re-opened its doors after an eight-year hiatus following the February 2011 earthquake. Jenny Bain reports.

Canabrians regard their town hall as a civic treasure. Opened in 1972, it has served as the region's premium venue for art performances for almost 40 years.

However, following the 2011 earthquake, it suffered substantial damage and the complex was forced to close — primarily due to liquefaction of the ground beneath spreading laterally towards the nearby River Avon.

It was only during its major reconstruction, which began in 2015, that a full, post-tremor inspection of the roof could be made.

This revealed the original Butynol membrane had survived the earthquakes remarkably well.

The roof was still in good condition, the longevity and quality of the waterproofing membrane having lived up to its reputation for being the ideal roofing solution.

However, the scale of the reconstruction meant structural strengthening would involve cutting into the roof, which would have compromised the existing membrane, so it was decided to replace it.

Renamed in 2007 the Christchurch Town Hall of the Performing Arts, initial thoughts following the earthquake were that all but the auditorium of the town hall should be demolished.

Original features maintained

But, in 2012 councillors voted to rebuild, maintaining its original features, with improvements made to some parts of the complex.

The design follows the central vision of architects Warren and Mahoney who, along with Hawkins Construction, brought the reconstruction project to its conclusion — Warren and Mahoney having designed the original town hall.

The extent of damage to the town hall following the 2011 earthquakes meant the structural challenges were epic.

The foundations were replaced with concrete columns, each six to eight metres in length, sunk into the ground to support and stabilise the building. The original concrete slabs were removed and replaced with new ones.

In total, 30,000 cu m of concrete was poured into the refurbished building, with design improvements made in many areas of the building, including the James Hay Theatre, which was modernised and a restaurant and function rooms built anew.

Roofing Association of New Zealand (RANZ) member JPS Roofing Ltd was engaged for the roofing aspects of the redevelopment.

The company was established 30 years ago, and is owned and operated in Christchurch, with director Jason Savage at the helm.

The firm has been involved in other premier projects in the city, including the Christchurch International Airport (another Hawkins development), the Farmers Northlands re-roof (4000 sq m membrane), the Latimer Hotel, and the grandstand at Hagley Oval.

Savage says although the original roof was still performing well, it was to be replaced with 1.5 DG Butynol, noted for its longevity, appearance and reduced heat draw, and to be in keeping with the heritage status of the building.

Forget No.8 wire, check this out . . .

Brother and sister roofing team, Shaun and Jeanine from T W Clark Roofing in Lower Hutt, have really let their kiwi ingenuity shine through the lockdown.

Check out the impressive shed they fashioned using scrap materials from past jobs: Dimond (Styleline and corrugated), Steel n Tube (Trimline), and Roofing Industries (True Oak). They've also used Web Glass for the windows and Skylights, and all fixings are from Konnect.

And how about the mobile hand-washing station they've made to adhere to Covid-19 protocol site requirements — nice work!

• Story courtesy of RANZ's Rooflink magazine.





In the 48 years since the town hall was first completed, nothing much has changed with the product selected, he says.

There's been improved machine technology for Butynol, but the process and formulations remain the same, except with different colours added to the range and some thicker variants.

JPS Roofing began the re-roof in 2016, stripping away the old membrane and installing single-layer Dove Grey 1.5 DG Butynol over the roofs of the various sections of the reconstructed complex.

Longest and largest job

It was completed this year, when it was decided to provide additional access to plant area by installing more access points with a Monkey Toe system.

The reconstructed town hall has been the longest and largest job to date for JPS Roofing — 2016 to 2020 and covering 6000 sq m.

Its complexity contributed to a plethora of design changes, but also the scale of the build meant Savage often found himself dealing with not only architects, the main contractor, the project manager, and four builders from Hawkins, but also frequently with different workers on site from Trade Assist.

There were also occasions when specified details needed JPS' involvement and explanation to come up with the best way to achieve them. Sometimes these details required hours and hours of work.

For the re-roof to begin, existing plywood was removed and new plywood installed across the majority of the building.

First up, Savage noted that a carbon fibre, concrete strengthening material had been wrapped on the auditorium roof (this prep work having been performed by another company).

Lengthy process

JPS needed to test extensively to ensure compatibility with the glue for the membrane to be laid on top of this carbon fibre material.

Then began the lengthy process of systematically stripping away the old membrane.

This involved a team of six installers from JPS working on removal and replacement of the membrane over the whole town hall complex, including the modernised James Hay Theatre, kitchen, new restaurant and function rooms.

The oval roof of the auditorium, which is shaped like a sail, provided some difficult angles, as did the design of the revamped theatre.

Persistent and ever-changing wind directions were a constant issue during this phase of the JPS contract, Savage says.

He also mentions constant design changes over the course of the project, including provision for plant that was omitted from the original plan and added at a later date, along with falls and gutters, retrofit skylights and

numerous vents and harness points — to name a few.

Given the historic nature of the building — it is a Category 1-listed building under the Historic Places Act — its revival has embraced its past, but has emerged from the horror of its demise in 2011 with updated features in line with current standards.

'Living room of the city'

Forty-eight years after it was first opened, the Christchurch Town Hall of the Performing Arts has again become the "living room of the city" — a cultural centre for concerts, graduation ceremonies and many other events and shows for Cantabrians, who waited eight long years to reclaim their treasured city icon.

Savage is justifiably proud of completing this contract on a building of such importance to the people of Christchurch, with a structural refurbishment that respects the building's heritage values.

Every job has its frustrations and this contract had many, he says, but JPS Roofing has now completed its longest duration re-roof.

For him and his team it's been a privilege to be involved in bringing the town hall back to life.

His favourite part of the reconstructed town hall is the new addition of a practice room for the Christchurch Symphony Orchestra which, he thinks, is awesome.

• *Story courtesy of RANZ's Rooflink magazine.*

A test of character

Picking up where it left off, Gisborne roofing firm Character Roofing emerges from its East Coast Covid-19 bubble. Jenny Bain reports.

Historically, Gisborne (Tairāwhiti) has always been considered an isolated destination, challenging visitors to navigate the Waioeka Gorge from the north, or to the south, taking the winding route over the Wharērātas.

But its isolation made Gisborne and the East Coast one of the least-affected regions of the country during the Covid-19 pandemic.

Once forestry received the green light to resume operations in Level 3, the port and the city rebounded into life, meaning Roofing Association of New Zealand (RANZ) member Character Roofing Ltd was back up the coast to the Tolaga Bay Primary School completing a re-roof.

Character Roofing was formed in 2008, specialising in longrun, membrane, metal tiles and asphalt shingles, with a catchment area that includes Gisborne, the whole of the East Coast, Ohope, in the Bay of Plenty, and south to Wairoa.

Director Peter Claffey credits much of his introduction to the industry to local roofing company owner Tony File, who engaged him as an apprentice during the building of Claffey's parents' house when he was still a teenager.

He'd just missed out on a carpet-laying apprenticeship, and being mentored into the trade gave Claffey an opportunity to learn alongside the older and experienced team from Tony File Roofing.

His next big break came soon after. It was a chance encounter with a Hawaiian who owned a property in Gisborne, that gave Claffey his next learning experience, enabling him to add asphalt shingles to his repertoire.

He spent four months on Kauai, the most western island in Hawaii, laying American asphalt shingles for a company owned by the Gisborne home owner.

On returning to New Zealand, Claffey worked for Aquatight in Tauranga, learning about membrane installation, and then for Precise Spouting and Roofing for three years.

Back in Gisborne for a Christmas holiday, Claffey learned that roofers were needed for



A challenging journey through the Waioeka Gorge was made more complicated by one sheet being damaged in transit — so a single sheet needed conveyancing as a replacement. Wall cladding for the theatre features Dimondclad Rib 50.

The Gisborne district offers Character Roofing a variety of roofing contracts, including

the re-roof of the Columbine Hosiery factory.

It was a large commercial contract featuring longrun, and he ran a team of five installers to complete it.

Soon after, Claffey was re-roofing the Hicks Bay Primary School — four classrooms and a house — in 0.9 aluminium over a three-month contract.

He completed this job — which he had subcontracted from RANZ member Tony File Roofing — on his own which, he says, probably gave him the incentive to start his own company.

Character Roofing was formed soon after, and now has 10 employees, including Claffey's wife Kylie, who handles wages, accounts and the health and safety aspects of the business.

Claffey is a Licensed Building Practitioner, and a number of his staff have the National Certificate in Roofing for longrun and metal tiles.

Work for the Ministry of Education to re-roof schools in the area has continued, and includes re-roofing at Makauri, Elgin, Makaraka, and Tikitiki primary schools, with Tolaga Bay currently nearing completion. The team also re-roofed sections of Wairoa College.

Last year Character Roofing completed a 12-month contract with Currie Construction to provide roof and wall cladding for the rebuild of Gisborne's landmark cultural building, the Lawson Field Theatre. This also included asbestos removal and deconstruction of obsolete roofing and wall cladding.

Challenging journey

For the rebuild, the Dimondek 400 sheets (15 to 18m) were manufactured in Hamilton by Dimond.

residential and schools for the Ministry of Education, along with agricultural and infrastructure contracts for entities such as the Eastland Group (22m x 16m roof on a shed at the port), and Universal Engineering.

In the commercial sector, the company has work ranging from small sheds of 100 sq m up to complete warehouses over 2500 sq m — its main suppliers being local manufacturer BJ Moss, Metalcraft in Hawkes Bay and Viking RoofSpec for membrane and asphalt shingles.

A recently finished job is a new two-level coastal home, 100m from the sea in Tolaga Bay, that has a 45-degree pitch and features numerous valleys, hips and smaller roof sections, using Colorsteel Endura.

This project threw up plenty of challenges for the Character Roofing team, but it's one they feel particularly proud of.

Giving back is a sweet fruit of the team's labour — Character Roofing finds great pleasure in donating to their community.

For the past two years they have been the naming sponsor to the Tairāwhiti Search and Rescue Surf Life Saving Team, along with generous donations to the Gisborne Search and Rescue Helicopter Trust, Hospice Tairāwhiti, Tatapouri Fishing Club, Enterprise Swimming Club, Eastland Group Speedway and Heart Kids New Zealand.

Claffey emphasises his appreciation for the wise counsel of fellow RANZ member Tony File — who, while being in competition for jobs in Gisborne, has remained a good friend, and one Claffey acknowledges gave him the opportunities that have since come his way.

• Story courtesy of RANZ's *Rooflink* magazine.



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The secret behind the performance of the Titen Turbo lies in the special thread design that lowers driving torque while providing superior holding power.

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Titen screws are hardened screws for attaching all types of components to concrete and masonry.

These fasteners are commonly used in applications such as attaching electrical boxes, light fixtures or window frames into concrete or masonry base materials.

Features:

- Easy, fast, reliable and superior load performance.
- Smooth driving with less torque while providing superior holding power.
- The revolutionary Torque Reduction Channel features a patented reverse thread design with dust channel, allowing more space for dust.
- Sharp point tip for easier starts when fastening timber-to-concrete or timber-to-timber.
- Installation without cleaning dust from pre-drilled holes.
- Availability with either a hex head or, for a smoother installed profile, a T30 6-lobe-drive countersunk head.
- No matched-tolerance bit required; use a standard ANSI drill bit for installation.
- Designed for installation with a cordless drill or impact driver.
- Suitable for concrete, brick, grout-filled CMU and hollow-block applications.
- Min. embedment depth 25mm, max. embedment depth 38mm.
- 6-lobe bit included in packaging for flat head version.
- Percussion drill bits sold separately.

Applications:

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- Light fixtures.
- Window frames and thresholds.
- Timber strapping.
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- Basement furring/framing to concrete.
- Shelf mounting to concrete/CMU.
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- Available in hex or countersink head options



Superior European steel used for company's tool production

Founded in 1917, Sutton Tools began as a family enterprise, manufacturing threads and gauges, and over time has expanded its expertise into a broader portfolio of cutting tools.

Today, Sutton Tools remains an Australian family business that is renowned for its high-quality power tool accessories and cutting tools for the building and hardware market, and a wide range of specialised industrial applications.

Sutton Tools manufactures cutting tools at two sites across Victoria, for the domestic market and for export.

State-of-the-art production

The bulk of general production occurs at the head office site at Thomastown, in Melbourne's northern suburbs, with more specialised operations centred at the company's Maryborough facility.

There are also production plants in Kaiapoi,

New Zealand, and in the Netherlands.

Sutton Tools' state-of-the-art production processes begin with raw material preparation. High-speed steel is imported from France and Austria, as Sutton Tools has found the quality of this European-manufactured steel is superior to raw material sourced from Asia.

This steel is processed to workable length and diameter, then turned, using computer-controlled machines that are able to complete a number of turning operations in a single manufacturing stage.

While Sutton Tools supplies tools to a broad spectrum of industries — including general manufacturing, electronic manufacturing, automotive, medical, mining, construction and power generation — the most material technology advancement it experiences is occurring in the aerospace, defence and oil/gas industries.

The development of so-called "super alloys" for these sectors is constantly pushing material

performance boundaries.

However, the tougher these materials become, the tougher the tools need to be to work the new generation of alloys.

High-quality materials

The good news for tradies and DIY enthusiasts is that the cutting technologies developed for these state-of-the-art cutting applications filter through to the tools Sutton produces for the building and hardware industries.

All of Sutton's tools are manufactured from high-quality materials, regardless of whether they are destined for the building or hardware market, or for a specialised industrial application.

In the same way a car manufacturer uses technologies developed through motorsport to improve the reliability and performance of the family cars it produces, so Sutton Tools is able to use its specialised industrial experience to deliver optimised tools for the building and hardware market.

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Quinn: Now it's up to the sector to do the right thing

BCITO chief executive Warwick Quinn updates the situation on apprenticeship training and the government's financial package, and what is likely to happen in the next couple of years.

Over the past few months the impact of the Covid-19 lockdown and the government's response has been, in that now well-used term, "unprecedented". But it, indeed, has been.

Without intervention, we anticipated a significant decline in apprentice numbers over the next 6 to 18 months. But the extent of that decline, and the recovery time, is difficult to assess with any certainty at this early stage.

Our view relies on past experience of the issues and trends identified from those experiences.

We see no particular reason why the outcomes would be markedly different this time, given the construction sector has been through recessions many times before and the results are always the same.

You just have to look at what happened in 1987 with the stock market crash, 1997 with the Asian financial crisis and, of course, the 2008 global financial crisis. Unless the response is changed this time around, 2020 will be no different.

A good barometer

As a general overview, apprentice numbers are tied directly to the health of construction firms, mainly residential construction firms.

As the largest sector of construction (it is also the largest employer of construction apprentices, with more than 80% of BCITO trainees), it is a good barometer when it comes to considering how construction activity and training is likely to react to the current circumstances.

The amount of existing work and the ongoing confidence in the supply of future work is the crucial determinant in the willingness of employers to take on apprentices.

We know that for every construction employee that is laid off, four apprentices are too. During the GFC the construction workforce shrunk by 8%, but apprentice numbers fell by 32%.

With economists predicting a reduction in construction activity (and the workforce) of anywhere between 8% to 12% this time around, the effect on training would genuinely be significant.

We are aware of the Government's intention to accelerate investment in "shovel-ready" construction infrastructure projects to help kick-start the recovery.

We support any moves along these lines, and

while these large infrastructure projects will help with unemployment, they will do little to address the loss of construction apprentices given most are employed in the housing sector.

Infrastructure has no call for floorers, roofers, tilers, joiners, carpenters, electricians, plasterers, interior designers, kitchen and bathroom apprentices and the like.

The challenge going forward

We expect consumer confidence in the housing market to be negatively affected, which will result in residential construction being similarly impacted.

Trainee numbers will be an early casualty, and it is difficult to see how this can be avoided, although we hope we are wrong.

The property market often seems to hold up well initially, as it did in 2008 and 1987, but a year on is when it starts to bite.

This is due to the length of construction transactions and the degree of pre-commitment, but once these have run their course work can get thin on the ground.

Therefore, the challenge is to try and retain, or keep a connection with, the number of apprentices currently in the system, not to waste their learning to date, and have a capable and trained workforce ready when the recovery is underway.

Accordingly, we wrote to Ministers sharing these views, and we saw their response with the recent Budget. Investing \$1.6 billion in trades training and apprentices is truly unprecedented and, along with \$5 billion for 8000 new public houses, will go a long way to supporting us.

The two main planks of the government's policies are no fees for Targeted Trades Training and Apprenticeships, and the employer financial support for training an apprentice — the Apprenticeship Boost scheme.



No fees

All apprenticeships (i.e. a Level 4 programme over 120 credits) are now free until December 31, 2022. Some targeted sectors have other programmes free as well, and construction is one of those.

So virtually all BCITO apprentices and trainees will not be charged fees, and this applies to current apprentices and new ones.

Apprenticeship Boost

The Apprenticeship Boost scheme started on August 1, and runs for 20 months. It is administered by the Ministry of Social Development, and is designed to support employers who have an apprentice in the first and second year of their apprenticeship.

An employer is eligible to receive up to \$12,000 for a first-year apprentice (\$1000 per month) and \$6000 for a second-year apprentice (\$500 per month). The maximum support available is \$16,000 per apprentice.

However, there are some conditions to the support. The Apprenticeship Boost scheme is not the wage subsidy in disguise — it is not cheap labour. The apprentice must be enrolled in an apprenticeship, show progress in their learning, and the support is paid monthly.

If the apprentice is not progressing, then the support will cease. If the apprentice changes employer then the money follows the apprentice, with the new employer eligible for the balance.

Build the best model

We have been asking for support for years, particularly during a recession when training gets whacked.

We now have that support, and it is up to the construction sector to do the right thing, step up to the plate and respond in kind. We will only get one opportunity and we cannot afford to blow it.

We know plenty of work is the best medicine for firms and apprentices, but maybe, just maybe, when it is thin on the ground, that firm with plenty of work on, and who doesn't formally train now, will, and we increase the number of firms training in our sector.

If we do, then we have a model that will work next time.

Self-adhesive film is highly versatile

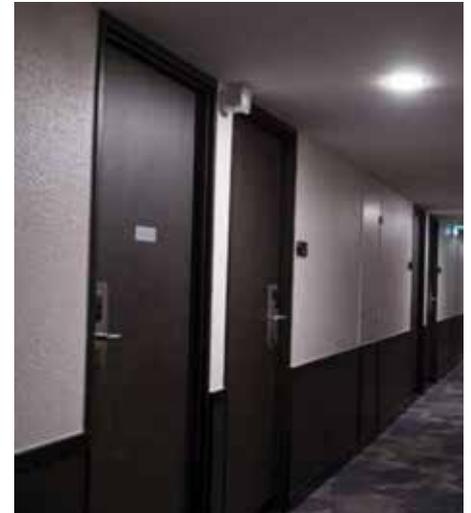
ReStyl by PSP is a highly versatile, cost-effective and self-adhesive film that can cover almost any surface in no time.

It is used in refreshing and upcycling spaces such as office interiors, hotel rooms, retail, restaurants and cafes, merchandising and more — without the cost of removing or demolishing and replacing existing architectural elements.

It also offers other benefits such as resistance to ultra-violet rays, New Zealand standard flame retardancy, and stain-resistance to products such as coffee and soy sauce.

ReStyl is available in a wide range of styles and anti-microbial, which makes it a perfect product to use in commercial and high-traffic projects.

One of the main advantages of ReStyl is that clients can create a fresh, revitalised look for their space on a small budget.



The startling transformation in this hotel corridor shows what ReStyl can do to refresh and upcycle interior spaces.

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Rapid-fire staple gun allows freedom of movement

The Rapid Electric Tacker battery-powered staple gun from Acme is ideal for jobs that require freedom of movement. BTX140 fires more than 1300 staples per full charge with a speed that exceeds most other cordless staple guns on the market.

It's ideal for everyday use and tasks such as fastening thin wooden boards or sheet wood, and building materials such as insulation foil, vapor guards, plastic wrap, cardboard, paper and other materials that require good grip from the staple.

The high battery performance with a 7.2V Li-Ion battery and fast recharging increase working efficiency, while robust parts and quality construction increase working life.

The gun features a handy safety nose that prevents accidental firing, and see-through staple indicator for efficient reloading.

It's also supplied in a handy protective storage and transport case. This includes a Quick Start Guide that helps you use the gun correctly, and find the right staple when it's time for a refill.

Features:

- For flatwire staple No. 140, 6-14 mm and brad No. 8, 15 mm.
- High battery performance with a 7.2V Li-Ion battery.
- Fires more than 1300 staples per full charge.
- 90-minute charging time from empty to full capacity.
- Ergonomic design with soft grip handle and perfect balance.
- Adjustable power to control driving depth of the staple/brad.



- Safety nose to prevent accidental firing.
- Dual magazine for flatwire staples and brads.
- See-through staple indicator.
- Delivered in a case, including battery and charger.
- Two-year guarantee.
- Spare batteries available SKU: BTXBAT.

acme.co.nz/product/BTX140

A better way

Architect Don Bunting looks at what changes might be needed to meet the post-Covid-19 new normal.

Who could have imagined that in 2020 our industry, our country and the world would be left reeling from the fallout of a global pandemic?

The only certainty ahead is the need and the opportunity for change — for finding a new and a better way.

The Year 1000, a book by Robert Lacey and Danny Danzigar, describes how, in the shadow of the first Millennium, it looked as if the world was coming to an end. Instead there was a new prosperity and the beginning of a new way of life.

One prescient example given was when Pope Sylvester II, in the year 999, espoused the use of the then exotic Eastern invention, the abacus.

This revolutionised arithmetic of the time, overcoming the near impossibility of calculating using Roman numerals.

Take a number like 9000 which, in Roman numerals, is MMMMMMMMM and try dividing it by 25, or XXV (10+10+5).

An abacus, the very first computer, could do this instantly and visually. Scientific and economic thought was revolutionised overnight.

We need to find our abacus. More importantly, we need to find our Sylvester II, someone brave enough to truly embrace the new.

The next generations' view

The path to the future should be planned by those who will have to live through it — the next generations.

In a recent *NZ Herald* article on foreign students, one young student from Malaysia believed the way educational institutions were managed needed to change.

The focus needed to be on student experience and success, and not on profit.

In the same article, climate scientist James Renwick went one step further, saying that the carbon emissions in flying students around the world was questionable.

He saw local universities setting up overseas campuses as a better bet for New Zealand.

Costly consents

In the New Zealand Institute of Architects broadsheet *BLOCK* (February 2020), a survey of

architectural practices focused on addressing why the building consent process had become more costly and complex over the years.

Reasons given included the difficulty of finding/training competent building consent staff, excessive risk-averse behaviour by Building Consent Authorities, and the pressing need for parts of the Building Act and Code to be amended.

Respondents acknowledged that the implementation of technology in the consent process was still “a work in progress”, but were optimistic that solutions would be found.

I suspect we need to address the real problem — our industry's lack of acceptance of the challenge of meeting a performance-based Building Code.

Currently, most projects are based on interpretation of the “deemed to comply” documents — acceptable solutions and verification methods.

If the industry is neither willing nor able to take up the challenge of a performance-based Code then let's throw it out and start again.

The government's recent change to not require a formal consent process for small projects around the home seems, on the face of it, to be a good idea.

However, if qualified designers and contractors have difficulty understanding and meeting a performance-based Code, what chance do home owners and small contractors and sub-trades have?

This looks like a future field day for lawyers, when homes altered under this new approach come up for sale. Without a Code Compliance Certificate how can you readily prove that the work complied?

Homework

In another recent *NZ Herald* article, lawyer Sasha Borissenko looked at the recent, perhaps temporary, move to working from home, and whether this offered an answer to future ways of working.

She decried the move over recent years to open-plan offices. In her view (supported by a Harvard Business Review study), they inexplicably reduced face-to-face interactions.

She also saw a number of negative effects — staff being continually on view, increased



sickness absence, low job satisfaction and lower productivity.

Perhaps the real issue is not whether we work from home or not, but how to provide better working conditions.

This also applies to working conditions on-site. We have a unique chance to make it better — and safer — for all.

An alternative view

In searching for new ways to meet the challenge of a new post-Covid world, many of the solutions on offer are either unproven or subject to challenge.

One subject more difficult than most to navigate through is the way to a cleaner, more sustainable planet.

A recent book by 30-year environmental activist Michael Shellenberger titled *Apocalypse Never* challenges the belief that we need to eliminate fossil fuels and nuclear power.

He also addresses the lack of proof around the true cost and likely effectiveness of renewables such as solar and wind.

He believes that what he calls “energy leapfrogging” to renewables would only reveal that they have neither the efficiency nor the capacity to maintain living standards.

Perhaps future generations will accept lower standards of living to preserve the planet and meet the challenge of a new post-Covid normal. Time will tell.

But if we are to recover and introduce real change, the design and construction industry has a key role.

The industry plays a major part in what type of energy, and how much of it, we use, how well buildings and infrastructure provide a sustainable and comfortable way of life, how we get from A to B, and how we meet the needs of industry.

We just need to find a better way of doing it.

Be careful what you wish for — the risks for

EasyBuild director Mike Fox says when the eventual euphoria of getting easier access to Australia turns into reality and some of the unintended consequences surface, it might not be all beer and skittles — especially for those in the construction sector.

With all the talk of the much hoped-for but now less and less likely Trans-Tasman bubble and the benefits it would bring to the tourism sector and the economy in general, you'd think it could only be positive.

However, when the eventual euphoria of getting easier access to Australia turns into reality and some of the unintended consequences surface, it might not be all beer and skittles — especially for those in the construction sector.

Australia has long used New Zealand as a source of ready and trained workers for decades.

With often higher wages, our youngest, best and brightest have been easily lured away, with some never returning home, despite the majority living with second-class resident status in Australia.

They are, in essence, tax-paying contributors to the Australian economy without the full gambit of social and safety net benefits available to other residents.

That injustice is canvassed well elsewhere, and is not, of course, the reason for this article.

Australia really benefits from the free training New Zealand provides, and the skilled workers we export.

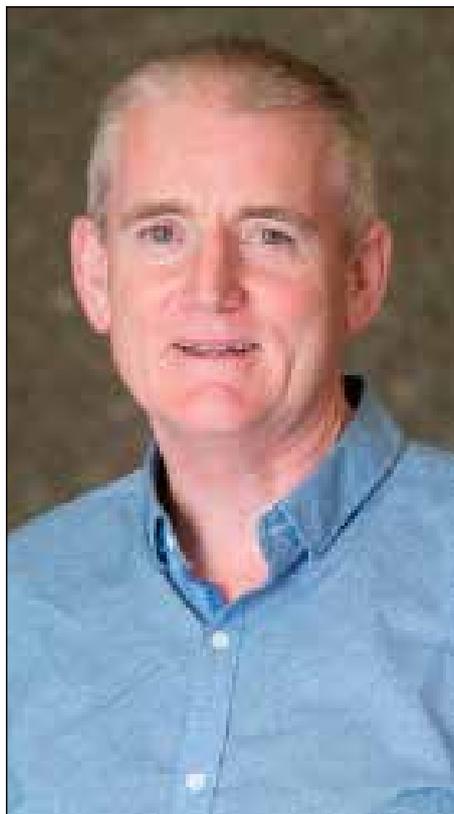
And I suspect that following the lengthy Covid-19 border closures there will be pent-up demand for our workers, especially in the construction sector.

Thus far, Australia has classed its construction workers and projects as essential workers in their Covid-19 response, with no shutdown of the industry.

Therefore, companies have not had to weather the same economic shortfall our industry has had to endure.

The Australian Government understands that increasing the number of new home builds transpires into increased employment and well-being of the future occupants.

As a direct response to Covid-19, the Australian



Government put in place a new home grant of \$25,000, which is in addition to other grants available.

Australia really benefits from the free training New Zealand provides, and the skilled workers we export.

Depending on which state you reside in, qualifying clients have access to grants ranging from \$35,000 to \$60,000, which are solid incentives to build new, supporting their Government's goal of incentivising the building of 100,000 homes over the next 12 months.

It sounds a bit like Kiwibuild but, in this case, is

an actual financial plan to get money through the system to the very people who need it and can make it happen.

This housing stimulus is in addition to the massive infrastructure projects and buildings they are pushing ahead with to keep their industry and economy moving.

To complete this work, they are going to need many skilled workers, and the easy picking for these is from New Zealand.

This will be even more prevalent, especially if our residential market is allowed to tank, wiping much needed skills out of the industry by either exporting our skilled people or pushing them into other types of work.

History tells us that once someone leaves the industry, they are unfortunately unlikely to return because they find the boom-bust cycles and tough working environments a turn-off, especially when there may be more stable positions in other professions available to them.

The crazy thing is that the demand for housing will not decrease. On the contrary, housing demand will only increase as the diaspora of scattered Kiwis escape the Covid-19-ravaged world for the safer shores of New Zealand.

If we were smart, we would use the upcoming downturn to catch up on the affordable housing shortage by fully employing the surplus trades on projects that would start to fill the gaps.

However, our track record in these scenarios isn't good. By default, the solution gets left to chance and, subsequently, the market doesn't have good results.

Poor legislation and our hands-off approach are the driving reasons

behind such a disparity between what the market delivers — an oversupply of large houses on expensive small lots — and the chronic shortfall of affordable housing so desperately needed but not catered for.

New Zealand's coalition government has taken a different approach to Australia, with ours

the building sector of a Trans-Tasman bubble

doing a lot of talking about shovel-ready infrastructure projects but placing very little focus on affordable housing.

Infrastructure projects sound great in theory but don't deliver or preserve the jobs of valuable tradespeople. You need very few plumbers, electricians, painters and builders on a roading project.

With the pinch point on employment for tradespeople coming later this year and early next year, we are setting ourselves up for a potential exodus of trades across the Tasman as they follow the work and go to fill the burgeoning demand Australia has created.

Their skills are readily transferable, and they won't be alone on site as many work-displaced Kiwis will be there with them.

This is not a new phenomenon — we lost droves of tradespeople in the mid-to-late 1990s when similar economic conditions prevailed. The result was a generation of skilled tradespeople lost, and we've struggled to fill the gaps ever since.

The last thing our industry and country needs in the months to come is a brain drain of our best, or a repeat of the 90s trades exodus.

What levers does the Government have to avoid the oncoming train wreck of skills losses?

For a start, they should copy our Australian cousins and stimulate the residential construction market by making meaningful grants available. Another solution could be as simple as forgoing the GST on new builds.

PwC's June 2020 *Restoring New Zealand's Construction Sector* report details that for every dollar invested in construction, economic activity in excess of \$2.50 is generated.

The Government can also be pragmatic and break down the red tape that stops and delays so many projects. They are well aware of how difficult it is, with the failed Kiwibuild skeleton forever rattling behind them.

Show me another industry that can impact the economy as directly as that.

Conversely, when the residential market contracts, so does the economy. It's in our nation's best interests in more ways than one to ensure this economic activity continues.

The Government can also be pragmatic and

break down the red tape that stops and delays so many projects.

They are well aware of how difficult it is, with the failed Kiwibuild skeleton forever rattling behind them.

They really need to reinvigorate the vision they had with Kiwibuild, but take pragmatic advice from the industry on how to deliver and remove the roadblocks. Put the money into the hands of the ones who can make it happen.

As well as targeted incentive grants, funds should be directed to community housing providers and Iwi, as they often have access to land but are short on funds to build.

This retains skills within New Zealand, and starts the journey to provide the housing we need.

Failure to grasp this and put a solution in place will put our industry and society back decades, as not only will we lose another generation of skilled tradespeople, but the housing gap will just continue to slip further behind.

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

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Mitchell v Murphy and others — leaky building claims revisited

Timothy Bates of Auckland law firm Legal Vision reviews a case that concerned the sale of a townhouse which was one of a development of seven that had a history of leaky problems and claims.

This month I review a December 2019 High Court decision of *Mitchell v Murphy*, a case that concerned the sale of a townhouse — one of a development of seven — to the plaintiff, Mitchell.

The claim was brought against the widow of the person behind the original development.

There was a history of claims and leaky problems with several of the other units, but this claim concerned Unit 7 which Mitchell had bought from Mr and Mrs Murphy.

The Mitchells brought a claim in the High Court against Mrs Murphy, seeking more than \$500,000 for leaky building issues.

The thrust of the claim brought against Murphy was that she had sold the property with knowledge of leaky building issues.

In particular, the Mitchells claimed the real estate agent specifically represented that Unit 7 was not a leaky building, and that it had been built with extra care and included superior features compared to other units in the development.

The plaintiffs alleged that these representations were untrue, induced them to enter into the sale and purchase agreement, and were actionable pursuant to section 35 of the Contract and Commercial Law Act 2017 and the Fair Trading Act 1986.

It is apparent that the Mitchells discovered significant leaky homes defects after they had purchased the property.

The evidence was reasonably clear that Murphy knew at the time of the sale to Mitchell that other units in the development had suffered from leaky building defects and had been subject to claims.

The evidence also appeared to establish that she had specific knowledge that Unit 7, in fact, had some building defects, had commissioned some repair works, and that she knew it was likely to be a leaky building.

The court therefore ruled that section 35 actionable misrepresentation was made out against Murphy as follows:

- A representation was made by Murphy's real estate agent that the house was not a leaky building.
- A further representation was made that the house had been built to a superior standard.
- The "non-leaky" representation was false, based upon the expert evidence on defects present in the house, as was the representation that it had been built with extra care.
- The Mitchells were induced by the real estate agent's "non-leaky" building representation to enter into the sale and purchase agreement. It would have induced a reasonable person to enter into that agreement.
- The Mitchells clearly relied upon the statement by the real estate agent as to the house not being a leaky building, and neither a subsequent conversation directly between Mitchell and Murphy, nor the building report itself, altered that reliance.
- It was reasonable for Mitchell to rely upon Murphy's representation.

'As is where is' clause

The court then had to consider the impact of a specific clause in the agreement for sale and purchase which placed responsibility for checking weathertightness issues upon the purchaser.

It is best described as an "as is where is" clause. Murphy's contention was that by the purchaser signing an agreement that contained this clause, it overrode any claim for actionable misrepresentation now made.

However, the court ruled that this clause was not sufficiently broadly drafted to exclude the vendor's responsibility/liability for precontractual oral representations that were made as to the vendor's knowledge of the state of construction.



The key representations were ruled to remain still actionable, despite this clause.

A claim under section 9 of the Fair Trading Act 1986 was also brought, but this was unsuccessful as the court ruled that Murphy was not acting "in trade" when she sold the apartment.

But for this missing element, the court otherwise found that the misleading and deceptive conduct was made out against Murphy. She had not given Mitchell the full leaky building history of Unit 7 and the other townhouses in the complex.

She had withheld material information despite asserting she had provided everything. She had also carried out works which created a misleading impression of the condition of the building.

She was found liable as an accessory to the misleading and deceptive conduct of the real estate agent pursuant to section 43(1)(d).

The real estate agent had settled this proceeding with the plaintiff well before it advanced to trial.

Result

Ultimately, the plaintiff succeeded against the former owner in the sum of \$443,070.80, representing the cost to repair the leaky building. The plaintiffs also recovered \$68,742 in consequential losses and general damages of \$25,000.

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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Where do they go?

Terry Sage of Trades Coaching New Zealand wants to talk about something positive for a change by asking 'where do all the old builders go?'

Anybody had enough? Anybody ready for a change? Who wants to make the next six months totally different from the last ones?

Hang on a minute — we still have the kindergarten fiasco of a government election to endure.

It's been said many times that we will never forget 2020, and that there is a lot that we would love to sweep under the carpet.

I'm sure there is still more to come, but what if we talk about something positive? What if we can come up with a change that could make 2020 memorable for all the right reasons?

Here's a question: where do all the old builders go?

Being a tradie is not the easiest of professions — in fact, it's a killer on the body and also the mind sometimes.

Who suffers with knees, shoulders, elbows, back and every other bodily joint saying "no more"? Who struggles with stress, anxiety or depression?

All of this is rife within the construction industry, but what's the answer? Hence, my question — where do all the old builders go?

Some are lucky enough to get off the tools early, enter management or ownership, and

save the body. But then the mind may take a hammering.

Some leave the game altogether and start again — but are we too old to go back to school and learn a new trade?

Most stick it out day after day, year after year, and get slower and slower. But they're the most valuable commodities within the industry as they are full of knowledge and experience.

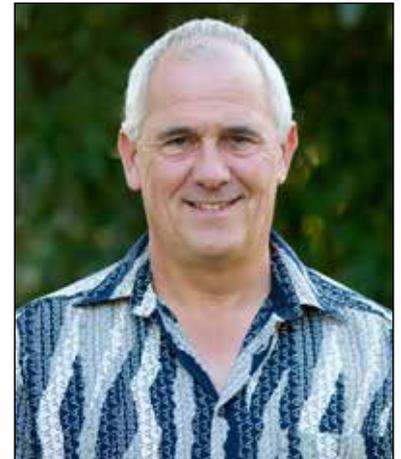
Yeah yeah, there's always the exception, but let's not even consider the grumpy old geezers.

This chat is directed to all the broken and not so broken, all the old and young at heart, and definitely to all the tradies that have knowledge and experience, and want to stay in the game and give back to their industry.

Is there an alternative or an answer for you chaps and chapesses? Yes, of course there are options. Some are better than others, some pay okay and some are just average.

The odd one may come with a little prestige whereas others are crossing to the dark side.

So what are these options? Well, think of everybody you come into contact with while you are building — every rep, every salesperson, every inspector (dark side), and the list continues.



Don't give up yet. I know most of these don't have a waiting list of applicants jumping at the chance, but is it better to be employed or suffer the pain of crippled joints?

What if there was an alternative — one that had prestige, an exceptional earning capacity, a way to use your knowledge and experience, a way to stay in the industry of your choice and a way to give back.

The biggest bonus is that it does not involve more aching joints — no more than yesterday anyway — the brain actually grows as it is now getting used for more than "who used all the bloody nails". And here's the absolute plus — the best job satisfaction you will ever have — yes, more so than handing over the keys to the latest castle.

Yes, you guessed it — ever thought of being a business coach?

Using what you know and have experienced, and helping those that haven't yet or who are and don't know the way forward.

All you need is the ability to communicate — i.e. to be able to talk, along with the courage to jump into the unknown.

Take my word for it, you will not regret it. Give me a call for a chat.

Business coaching aside, if you really are suffering physically or mentally, make a change and do it now, or just ask for help. It's out there in many many forms.

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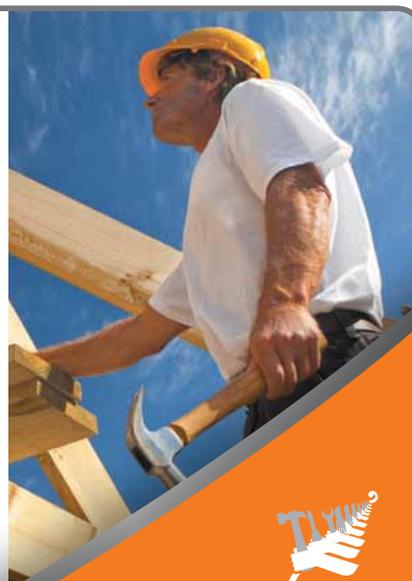
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THE BUSINESS SIDE OF CONSTRUCTION

Employee one-to-ones — a no brainer!

Tradie HR director Leigh Olsen says if only more employers would schedule one-to-one meetings, most of their workplace issues would be solved.



What if I said that for 30 minutes once a fortnight you could have employees that are more engaged and stay on track with what they should be doing.

Plus you would have better trusted communication between your workers and yourself.

A regular one-to-one conversation is the opportunity for a manager and an employee to meet where the employee is encouraged to share their ideas, give feedback on how they are doing, and even vent.

A one-to-one meeting is one of, if not the most important meeting you can have.

Creating a successful conversation

One-to-ones do work when they are based on a genuine need to understand how your employees are doing in their job.

To create a successful one-to-one:

Listen: Listening is your top priority. Allow your employee to talk — really talk! Let them do most of the talking, creating an opportunity to share with you how they are feeling in the company, how they are progressing and what support they may need.

You'll be surprised just how much you learn about them, when you reduce how much you need to share your opinion.

Be face-to-face: This allows you to ask questions, sense body language and measure their responses. You can create personalised touches, showing your employee how their opinion, feedback and concerns matter to you.

Be creative: Get out of the office now and again — go for a walk around the block or have them outside at a cafe. You can even ask your employee where they would like to have them, but make sure they are private.

Be prepared: Have a template of at least four to five questions to prompt conversation, and keep it focused on them and their journey.

What to avoid

Managers often set out with good intentions to have one-to-ones but can easily end up sabotaging them, even with good intentions. Here's some tips on what to avoid:

Rushing the meeting: Try not to look at your watch when having a one-to-one as this can

cause embarrassment and the employee to stop talking, lessening the trust in the relationship.

Cancel meetings: Avoid cancelling a one-to-one without good reason. If you have to postpone, make another meeting time as soon as you can. Employees end up looking forward to these meetings, and if they are constantly cancelled it sends a message that "my time is more important than yours" or worse, "you don't really matter".

Taking over the meeting: As mentioned earlier, this is your employee's opportunity to talk and share how things are going for them. Resist the temptation to take over the conversation. You run the risk of your employee not saying anything the next time you meet.

Complicating them: Keep the meetings simple. All you need are four to five simple questions to get the conversation started.

Making it work

Recent cases of clients making their one-to-ones work are:

Client A: A young manager who was more comfortable in front of a group than in a one-to-one situation. We role-played these meetings until he felt comfortable.

He kept his one-to-one meetings up every month, reporting back that they were going a lot better than he had thought.

He started getting requests from employees in other teams wanting to transfer into his team. They saw the commitment he was showing to his employees and their development.

Through his one-to-ones he came to understand what his employees wanted to do, where their strengths were and, together, they created development opportunities to benefit the company and the employee.

Client B: This client has been in business a long time, was experiencing a downturn in productivity and low engagement, absenteeism was high and people were starting to leave his business.

To say he was reluctant to do

these is an understatement. He actually told me to "F... off" when I first floated the concept of him having one-to-ones with his employees.

After talking with him, we discovered he had no idea what his employees wanted to do in his company, and what skills they needed to learn in order to be able to perform their tasks.

He also had not realised he had a bully in the team, and that that was the reason people were resigning.

After some coaching and practice, he started having regular one-to-ones with his employees and things started to change for the best.

Through these one-to-ones he was able to improve retention by resolving issues before they became problems, and his employees became engaged — investing in their career.

So, if you are not having regular one-to-ones, give it a go. Sometimes you might find that your employee does not want to have them, but still have them as, over time, they will see that what they share matters and makes a difference.

If they initially do not want a one-to-one, reflect on what the reason could be. They may be suspicious either of you personally or of the value of meeting with you.

That will fade over time, and their trust will grow, provided you follow the guidelines above. Be prepared for a long journey, but stick with it as the benefits are so worth it!

If you would like a copy of Tradie HR's template for one-to-one meetings then please email leigh@tradiehr.co.nz for a complimentary copy, or call for a confidential chat.

Note: This article is not intended to be a replacement for legal advice.



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Building Consents Information

For All Authorisations, June 2020

Dwellings	\$1,366,325,000
Domestic Outbuildings	\$15,075,000
Total Residential	\$1,381,399,000
Non-residential	\$752,832,000
Total All Buildings	\$2,134,231,000
Non-building Construction	\$28,906,000
Total Authorisations	\$2,163,137,000

Number of new dwellings consented

	Jun 2020	May 2020	Jun 2019		Jun 2020	May 2020	Jun 2019
Far North District	19	23	33	Horowhenua District	31	46	26
Whangarei District	22	49	52	Kapiti Coast District	24	21	8
Kaipara District	11	18	9	Porirua City	19	30	55
Rodney District	83	90	61	Upper Hutt City	39	27	16
North Shore/Albany Wards	378	196	264	Lower Hutt City	31	40	52
Waitakere Ward	191	154	72	Wellington City	99	167	134
Auckland Wards	280	517	402	Masteron District	11	22	14
Manukau/Howick Wards	234	183	106	Carterton District	4	9	8
Manurewa-Papakura Ward	164	142	191	South Wairarapa District	10	9	1
Franklin Ward	109	85	56	Tasman District	65	33	56
Thames-Coromandel District	25	24	28	Nelson City	17	7	22
Hauraki District	8	11	1	Marlborough District	27	18	20
Waikato District	87	73	65	Kaikoura District	3	6	2
Matamata-Piako District	35	20	35	Buller District	2	3	3
Hamilton City	153	137	113	Grey District	2	4	3
Waipa District	59	39	29	Westland District	3	1	5
Otorohanga District	1	2	2	Hurunui District	12	11	9
South Waikato District	6	6	4	Waimakariri District	38	51	39
Waitomo District	1	2	0	Christchurch City	228	382	236
Taupo District	25	26	37	Selwyn District	197	172	72
Western Bay of Plenty District	33	40	39	Ashburton District	10	16	9
Tauranga City	137	121	101	Timaru District	13	13	10
Rotorua District	20	12	12	Mackenzie District	8	10	13
Whakatane District	5	6	8	Waimate District	2	2	3
Kawerau District	0	0	0	Chatham Islands Territory	0	3	0
Opotiki District	1	1	5	Waikati District	11	14	11
Gisborne District	5	10	9	Central Otago District	29	24	16
Wairoa District	0	2	1	Queenstown-Lakes District	93	104	68
Hastings District	36	31	28	Dunedin City	19	40	43
Napier City	32	40	9	Clutha District	7	7	12
Central Hawke's Bay District	17	13	11	Southland District	9	8	14
New Plymouth District	53	62	43	Gore District	1	1	2
Stratford District	2	5	3	Invercargill City	13	4	16
South Taranaki District	10	6	8	Area Outside TA	0	0	0
Ruapehu District	3	3	1				
Whanganui District	11	21	13	Total	3477	3554	2887
Rangitikei District	8	6	3				
Manawatu District	18	17	7				
Palmerston North City	114	51	28				
Taranaki District	5	4	0				

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

Source: Statistics New Zealand

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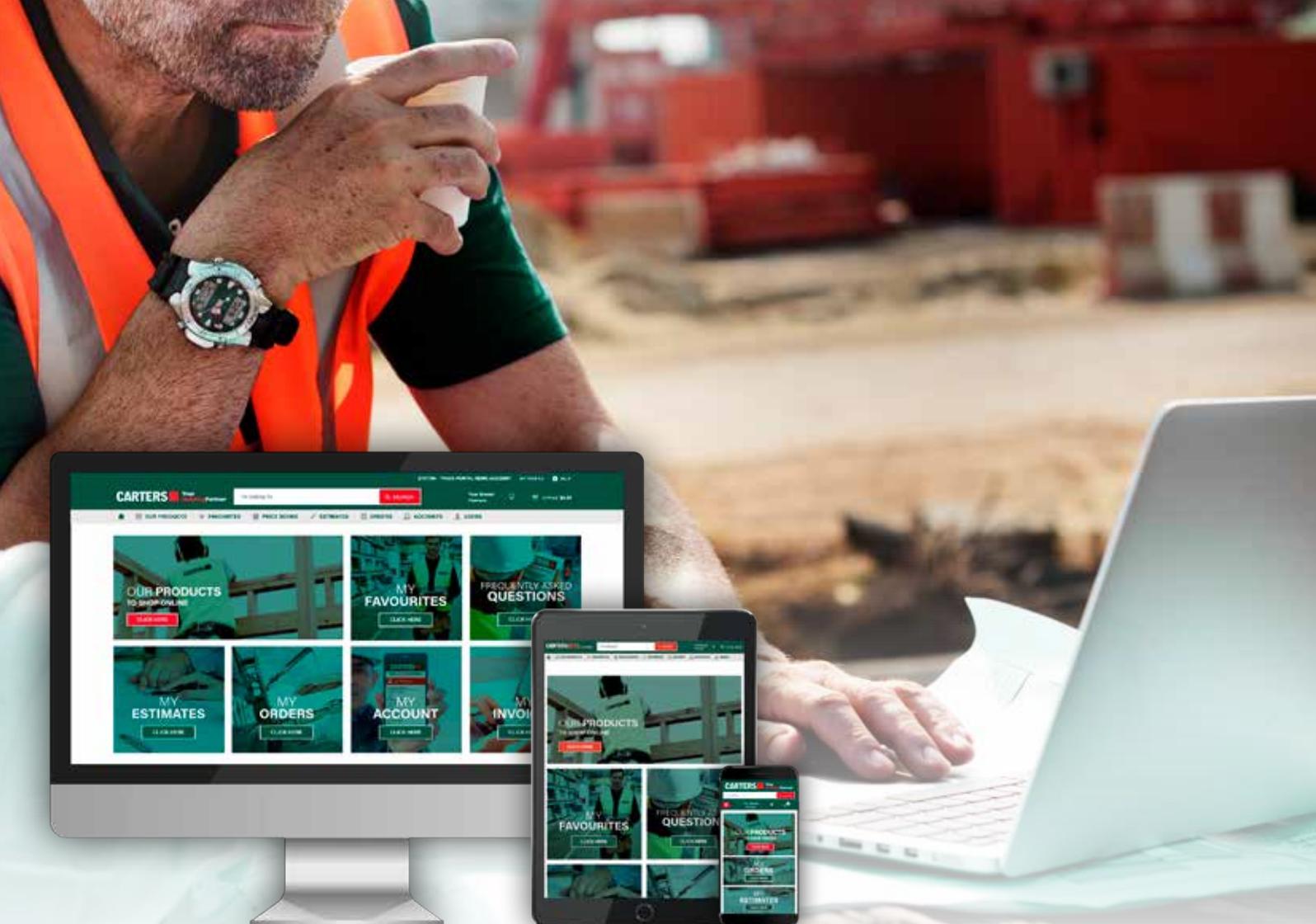
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