

# BUILDINGTODAY

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION



VOLUME 30 NUMBER 8

SEPTEMBER 2020

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

**Kevin Everett: Talking up  
the doom and gloom  
— is it justified?**



## INSIDE:

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KAIKOURA:  
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### FROM THE EDITOR

Building Recruitment managing director and BT columnist Kevin Everett poses the question as to whether those talking up the Covid-19 doom and gloom are justified in doing so?

His company has never been busier on the Permanent Recruitment side of the business, so there must be some hope for the industry amidst what all the naysayers are complaining about.

Meanwhile Mike Fox gives his unique perspective on the 500-page report that recommends scrapping the Resource Management Act and replacing it with two new Acts that separate planning from environmental issues.

Like he says though — don't hold your breath waiting for any firm action on this political football.

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# Constructive 2020: Building Sector Resilience

## Chief's Chat

By CEO David Kelly

We recently kicked off our annual Constructive Forum, New Zealand's leading pan-industry event. This year we have taken Constructive virtual, with four virtual events in August and September.

Our first event, Shaping a Resilient Commercial Construction Future, brought together a great mix of sector leaders from across the supply chain.

We were delighted to see so many clients from across the public and private sectors, as well as contractors, attending.

This mix is important as we believe a collaborative approach between the client and contractor is crucial to ensuring behavioural change across the sector.

### Vertical integration — a key to delivering sector change

A key focus for this year's discussion is the opportunities facing the sector, particularly those provided by Covid-19.

NZ Living managing director Shane Brealey started this discussion with a call for the sector to rethink its current fragmented structure, and move to vertically integrated teams.

"One of the biggest constraints for New Zealand is us — our low productivity is holding us (the sector) back from achieving success," Brealey says.

"Our current design and consenting process typically takes longer than the actual build itself.

"In the late 1980s-90s, as a sector we dropped the ball, we didn't keep up as the industry became more complex, and instead operated in a more fragmented structure.

"This created a disconnect between the client and builder, and far more people focused on the process rather than the project — and this is where we are still at today."

Peter Fehl, who recently retired as property services director at the University of Auckland, agrees, stating the best projects are those where a strong team is established at the start and continues throughout the build and beyond. This team must include the client as well as all contractors.



As the country invests in infrastructure and property following the Covid-19 pandemic, the opportunities have never been stronger. It is up to us to get this right.

### An end to competitive tendering

The panel also called for an end to competitive tendering. This has been an issue raised at Constructive each year, and one which the new Government Procurement Guidelines is seeking to address.

"We are fixated on the tendering process and finding the lowest price," Brealey comments.

**Shane Brealey: "In my experience, pursuing the tender process means you will find the lowest price for the most inefficient form of delivery — rather than paying a fair price for the most efficient form of delivery."**

"In my experience, pursuing the tender process means you will find the lowest price for the most inefficient form of delivery — rather than paying a fair price for the most efficient form of delivery."

In the private sector, we are seeing successful clients saying they are going to use the same contractors repeatedly, because they trust them.

By working together, they invest in the same goals, want to mutually succeed, and get the best result for the project.

This is more of a challenge for the public sector, but it can be overcome.

### Collaboration and sharing ideas

A more collaborative approach allows for a greater education and learning exchange, and this is where we will see the dial shift in how we manage the big issues facing our sector, such as sustainability and climate change.

The panel shared ideas for how we could do things differently. This included the Construction Sector Accord's Rapid Mobilisation Playbook, which provides insights into how to plan and procure more efficiently, as well as reducing inefficiencies in the design phase of the project.

We were pleased to have had such a positive and practical discussion, and one which highlighted the opportunities facing us as a sector today.

Across the country we are seeing people wanting to invest in property — it is something solid and they understand it. As a country we are also investing in our infrastructure.

Shane puts it well when he says there is an abundance of work in our sector, and it is really on us to step up and meet the challenge of our country."

I want to say a big thank you to our panellists, Shane Brealey and Peter Fehl, as well as

Advisian managing principal consultant Karen Mitchell, and NZ Strong managing director Chris Hunter. I would also like to thank everyone who joined in online.

### Further discussions for a resilient sector

This month we will be hosting a further three events: Building Residential Sector Resilience; Opportunities for Reinvention and Transformation: The Political Agenda for the Sector's Future; and Managing the Shocks: Ensuring Business Resilience.

I am looking forward to hearing from more industry leaders, and from government on how we can shape a resilient construction sector that is fit for the future.

Please join us if you can. The sessions are every Thursday afternoon at 4pm until September 17. They will also be recorded, and will be available on the Constructive web site, [constructive.org.nz](http://constructive.org.nz).

# STRONG DRIVE AND PASSION HELP JUDGES CROWN WINNER IN COMPETITIVE SOUTHERN DIVISION



## RYAN DUFFY

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

Ryan was employed by  
W Hamilton Building Ltd



### SUCCESSSES

Ryan is passionate about his job, and loves the opportunity to work and evolve in an industry with so many talented men and women.

“Winning the regional competition was a pretty surreal feeling. Getting to brush shoulders with some intelligent people in the construction industry, as well as meeting some like-minded apprentices, has really helped me grow my skillset and made me a better builder.”



### CHALLENGES

Ryan performed exceptionally well at the regional competition, a big ask given the competitive and frantic environment they are asked to build in.

“The practical challenge was daunting to begin with, but once I started making a few cuts I got into my zone and it just felt like I was doing a project in my garage, except at double the speed. The time pressure was tough, a little bit like being on an episode of MasterChef or one of those pressure-cooker-type shows.

“It was an intense weekend. An hour after I arrived in Auckland, I was sitting in front of the judges getting interviewed, then it was immediately into the practical challenge. Any spare minute I had was in front of a camera being interviewed. I think I gained a lot from getting to test my skills in a fast-paced and stressful environment.”



### EMPLOYER COMMENTS

Employer Bill Hamilton had no doubt that Ryan would rise to the challenge of the Apprentice of the Year competition, believing all apprentices should try their hand at the competition.

“Ryan very quickly put his hand up to enter the competition. He has a natural ability to rise to a challenge and show a high level of intelligence, and has proven he is great at making smart preparations for a job. We always had a good feel for Ryan, so it was easy to encourage him into getting involved.”

“You can gain a lot of knowledge and valuable industry experience testing yourself on that stage. We believe creating skilled tradespeople who can make a difference in their communities is vital for the future of the industry, and we try to encourage all our apprentices to enter the competition.”

PRINCIPAL PARTNER



EVENT PARTNER



## Smart materials and faultless workmanship made this kitchen the true heart of the home

### Redmond Builders

National Winner 2019

• Heart of the Home Kitchen award 2019



### Successes

Redmond Builders' Ben Redmond praised the work of his team for their incredible effort on the kitchen and throughout the build as a whole.

"The kitchen was simultaneously modern and functional, creating a space that fitted seamlessly with the open nature of the build, while also being stunning to look at.

"It was certainly an honour to win the award, and it was made even more special by members of our loyal crew attending the ceremony."

### Challenges

There is a high-quality finish to all aspects of the build, requiring a level of precision and attention to detail throughout most of the project.

"The tricky design structure of the build and the materials used throughout the interior meant that positioning and planning had to be perfect all the way through. There was zero tolerance for any errors from myself and the team, and we think that really shows."

### Judges' comments

Competition judges valued the way the kitchen acts as a stand-out feature of the house, while creating a seamless and practical open plan space.

"This strikingly bold kitchen sits pride of place in this stunning home. The clever design has ensured it integrates perfectly with the internal living spaces, whilst also providing a seamless flow to outdoor entertainment. With a well-considered use of quality materials and appliances, this kitchen is an exceptional testament of workmanship, and a stand-out winner this year."

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## To infinity & beyond: Marvellous build at one with Matakana land and seascape

### Peter Dyer Builders Limited

Auckland Regional Winner 2019

• Auckland Regional Supreme Winner 2019



### Successes

Peter Dyer, who owns and operates the company of the same name, led the build with a team of freelancers. He was not expecting to take out the regional category, and could not be happier with the win.

"I wasn't expecting to receive any of the awards, especially not the Supreme. I was, of course, pleased with how the build finished, particularly the aesthetic and structural qualities of the polished blockwork walls around the house.

"Standing toe-to-toe with tough competition and getting the win means I must be doing something right. I love building, and it is amazing to see my passion and thinking outside the box lead to success."



### Challenges

Even with the experience and planning Peter brought to the project, any build this size was going to test the most experienced builder.

"The weather was pretty appalling from the moment we set foot on site. On top of that, establishing the base for the build to rest on was not easy. The entire structure sits on steel poles, and ensuring every aspect was correctly aligned before the concrete was set required a lot of planning and triple-checking every little detail."



### Judges' comments

Judges were impressed with the unique features on offer to the owners and the build's utilisation of space and location.

"A huge undertaking, this 442 sq m architecturally-designed home is at one with the Matakana land and seascape. Masses of glass harness views of Little Barrier, Tawharanui Regional Park, Kawau and the Coromandel.

"A large infinity pool soaks up the enviable outlook. With multiple alfresco leisure areas, the owners are spoiled for choice."

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# NZ Commercial Project Awards 2020

The projects entered in the Industrial category in the NZ Commercial Project Awards for 2020 demonstrate an exceptional level of planning and technical ability. All project partners involved should be proud of these extraordinary builds. See all categories and entrants for 2020 at [commercialprojectawards.co.nz](http://commercialprojectawards.co.nz)

## Industrial



1



2

**1** South Island Dairy - Dry store and Canning Facility  
D G Archer Construction Ltd, Invercargill

**2** CODA  
Calder Stewart Construction, Rolleston

**3** DSV Sea & Air  
Macrennie Commercial Construction Limited, Auckland

**4** Pic's Peanut Butter World  
Coman Construction Limited, Nelson

**5** AgResearch PC2 Glasshouses  
Isles Construction Limited, Palmerston North

**6** Archer Daniels Midland  
ICL Construction (2016) Limited, New Plymouth

**7** Delegat Marlborough Vineyards Workshop  
Scott Construction  
Marlborough Ltd, Wairau Valley



3



4



5



6



7



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# Shovel-ready politics called out

A combined plea from three key infrastructure associations garnered a partial response from a government accused of using shovel-ready projects for politicking ahead of the election.

Details of 59 projects were released on July 27 by the government's Infrastructure Reference Group after infrastructure industry leaders and opposition party MPs had earlier called for the release of the government's full list of shovel-ready projects.

"Increasing numbers of workers face redundancy, and business confidence amongst construction and infrastructure companies nose-dives," the joint release from Infrastructure NZ, Civil Contractors NZ and the Association of Consulting and Engineering NZ said.

Early in July, the Government had announced it had selected 150 projects worth \$2.6 billion that would create or retain 20,000 jobs.

It also indicated that it was looking to spend \$464 million on housing and urban development, \$460 million on the

environment, \$670 million on community and social development, and \$708 million on transport projects.

But four weeks later, projects worth about \$500 million (approximately 25% of the total allocated) had been released. A package including \$761 million of three waters funding had also been announced, but without any time lines.

Civil Contractors New Zealand chief Peter Silcock says while the funding announcements were welcome, 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."

A joint letter from industry leaders was sent to ministers in mid-June stating the urgent need.

Ministers responded that answers were "imminent", but the actual project details are still trickling out slowly.

"Companies are running out of options,"

Infrastructure NZ's Paul 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 was that no one could see 6 to 12 months ahead, so they were taking risks retaining staff on assumptions work would appear, or having to cut back hours.

"It's very stressful, it's increasing costs and it's completely avoidable.

"The full list and timing of shovel-ready projects needs to be released now with a clear commitment to project time frames."

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

• **One shovel-ready project that is getting underway — the Taraika Growth Area in Levin, Page 12**

## Ball-parking a huge loss — then comes another lockdown

After years of insisting it had fully provided for its legacy construction losses, Fletcher Building is adding another \$150 million to the near \$1 billion pot.

That and Covid-related impacts are the major reasons behind the \$196 million net loss, expected for the year ended June 30, 2020.

These impacts include significant lost revenues, especially during the New Zealand lockdown and start-up period; lower productivity leading to additional provisioning on the legacy construction projects; and one-off restructuring costs as the company prepares for reduced market activity.

Despite lower earnings, the company's cash flow performance and balance sheet position has remained very strong.

Operating cash flows are expected to increase in FY20 to \$410 million, driven particularly by effective working capital management through the Covid-19 disruptions.

Chief executive Ross Taylor says prior to March, the business was



trading in line with expectations and making good progress with operating efficiencies.

"Anticipating lower market activity ahead, we have taken some difficult but decisive actions to reset the cost base of the business," Taylor says.

"This has included closure of some supply chain and manufacturing facilities; ceasing of some unprofitable product lines; a reduction in office space; and, regrettably, a planned reduction in our workforce by around 1500 positions."

## Kitset home director fined for breaching Fair Trading Act

Emma Gestro, the director of now defunct Get Design and Sales Ltd (Get Design), has been fined \$80,000 for breaching the Fair Trading Act by taking payment for goods not delivered.

Gestro, also known as Emma McCulloch, pleaded guilty to breaching the Fair Trading Act by demanding or accepting payment for kitset buildings sold by her company Get Design, when she did not have reasonable grounds to believe that delivery could occur within the period agreed, or within a reasonable time.

In addition to the fine, the court awarded a total of \$43,090.76 in reparations to three customers to whom the charges relate that Gestro took money from between July 2016 and July 2017, before the company became insolvent.

In sentencing in the North Shore District Court on August 21, Judge Fraser said Gestro had spun “a tangled web of fiction”. Of the offending, he said “I can only but describe it as egregious, outright deception . . . packed full of mendacity”.

He said to the victims that he had no doubt a significant level of psychological harm had been occasioned to them, and that the impact on them was “significant and has continued from the date of the parties realising they had been scammed down to today”.

For the Commerce Commission, chair Anna Rawlings said “Ms Gestro demanded payment from customers when she did not have reasonable grounds to believe that Get Design could supply the kitsets that customers had ordered.

“Customers have the right to take businesses at their word and to expect delivery of goods that they have paid for.

“This case reinforces that businesses and their directors must behave responsibly and treat customers fairly,” Rawlings said.

“Customers must not be misled into paying in advance, or paying a deposit, if you do not reasonably expect to be able to supply the goods that you have promised.”

# New builds top of mind in new era



Despite the predicted post-Covid-19 economic uncertainty in the building industry, a recent Stonewood Homes survey shows New Zealanders are still focused on property, with 36% considering building a new home in the next 12 months.

The chief reason cited for choosing a new home build was because people could not find what they wanted in the existing real estate market.

“Over 24% of people cannot find what they want from existing homes, closely aligned with the fact 22% of New Zealanders believe building a home provides more value for money,” Stonewood Homes executive Steven Zhu revealed.

Zhu says results showed people were realistic about what they will need to spend to get their “perfect” home.

“52% of people are prepared to spend between \$300,000 and \$500,000 which will enable most people to build a 3 to 4-bedroom, 2-bathroom, open plan living and kitchen home design,” Zhu says.

“They view a new build as the best way to get what they want for the price they want to pay, and across most of the country this budget will afford you something nice.”

Despite concerns of a dramatic decrease in house prices, realestate.co.nz data shows that the national average asking price for houses was up by 10.3% year-on-year in May to \$724,058 — and seven regions recorded all-time average asking price highs.

Property prices remained stable in June, with a

national average asking price of \$727,749 — a marginal increase of 0.5% compared to May 2020, and 10.4% higher than in June 2019.

Zhu says this provided a further incentive for people to consider new builds, as the property bargains that some may have expected post Covid-19 had so far not come to fruition.

“Our data indicates that people across a variety of lifestyle stages are looking for the value in a new home build, with respondents, including renters, wanting to buy their first home and 21% of existing home owners looking to upsize or downsize respectively.

“Overall, the survey reveals New Zealanders remain optimistic about the new home market, and those results fit with the level of inquiries we’re seeing, which are up 300% from the same time last year.”

Zhu says the Stonewood Homes research also highlighted what “homebodies” Kiwis were, and that Covid had only cemented our desire to create the perfect home.

“Interestingly, lockdown may only have reinforced people’s nesting attitudes towards their homes, with 43% describing their lifestyle as one where they loved peace and quiet and staying at home.

“Only 13% of people liked to entertain friends and family regularly, with another 13% happy to have people over to their homes sometimes.

“Obviously, our time at home has only increased the focus on what people want from their home, and how important it is to them to actually achieve it.”

# Homes and business boost for Horowhenua

Infrastructure Minister Shane Jones has announced funding to support a major housing project in Horowhenua that will help address the district's housing shortage, and include a business park to enable growth in the region.

The projects are being supported from the \$3 billion shovel-ready fund set aside in Budget 2020 to kick-start the post Covid-19 economic recovery.

The Taraika Growth Area is a 400ha residential and mixed-use growth cell located on the eastern edge of Levin.

"Recent significant growth in population has made this a priority project for the Horowhenua District Council, and I'm pleased we're able to support this important development," Jones says.

"The \$25 million investment will enable three waters and roading work, as well as civic assets such as parks and sports fields, to be constructed.

"This critical infrastructure will support the development of up to 2500 new dwellings and a local commercial area to complement the project.

### Around 280 full-time jobs to be created

"The council expects around 280 full-time jobs will be created — 170 in construction, 80 in professional services and about 30 in other support industries.

"In addition, the project as a whole will lead to a significant amount of indirect employment opportunities, as well as a positive flow-on effect for the district and wider Manawatu-

Whanganui region.

"Government support for this project will allow the council to bring forward the enabling works needed to catalyse private sector investment into housing.

"It is projects just like this that will help soften the blow we face as a result of Covid-19.

"The \$25 million for Taraika will involve converting overhead power lines to underground, shared pathways and improved roads and stormwater drainage infrastructure at Tararua Road, Queen Street and Roslyn Road.

"Work will be able to get started in the next three months.

"We're also announcing \$2.9 million to enable the first stage of a new Horowhenua Business Park to get started."



The Taraika Growth Area is a 400ha residential and mixed-use growth cell located on the eastern edge of Levin. The \$25 million investment will enable three waters and roading work, as well as civic assets such as parks and sports fields, to be constructed.

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**Featured project:** City Limits by Holcroft Prestige,  
Alitech Window Systems and Design House Architecture



# James Hardie class action now before court

Sixteen-week hearing underway in the Wellington High Court

A class action brought by a group of more than 140 home owners against cladding manufacturer James Hardie began a 16-week hearing on August 17 in the High Court in Wellington before Justice Simon France.

The plaintiffs' lawyer, Dan Parker of Parker & Associates, says the claim was filed in 2015.

He said the claim alleges that James Hardie was negligent and made misleading statements in relation to the manufacture and sale of its wall cladding system, Harditex.

He noted that James Hardie denies the allegations, which is now the subject of contested fact and expert evidence before the court over the next four months.

Lawyers for the plaintiffs told the court that James Hardie knew its Harditex cladding was not working years before it withdrew the product.

Conversely, no manufacturer could cater for all eventualities, and New Zealand residential construction was not a "kitset" activity, lawyers for James Hardie said.

"It is the designer and builder of the particular house who understand the nature of the site and its environment, the overall design of the building concerned, and the specific demands those will place on the products selected," they said.

## Trained professionals

Builders and other tradespeople should be trained professionals, and product manufacturers relied on those people to do their job competently, the lawyers said.

It is not known exactly how many properties were built using Harditex from 1987 until the cladding system was withdrawn in 2005.

Lead plaintiff Katrina Fowler bought her Harditex-clad Wellington home in 2000. She has been told that it will cost more than \$420,000 to fix.

Fowler is the chair of the committee that manages the claim for the group.

"Many in our group have suffered stress and anxiety, and struggle with the financial

hardships associated with this situation," Fowler says. "We are pleased that our 'day in court' has now arrived."

The plaintiffs seek damages for the cost of repairs plus special damages, general damages, post-remediation stigma damages and expert costs.

## Legal duty, misleading statements

At this first stage, the court will determine common issues of whether a legal duty was owed and, if so, whether that duty was breached, and whether misleading statements were made in the technical literature.

In a separate case in Western Australia, a Perth woman suffering from terminal cancer caused by her exposure to asbestos on a home building site has been awarded more than A\$1 million in damages.

Christine Parkin, 63, was exposed in the 1970s and 80s while helping her father build an extension to their home using cement sheets made by James Hardie Industries.

## Local authorities complain about bullying architects

The New Zealand Registered Architects Board (NZRAB) has received 11 complaints about architects during the 2019-20 financial year.

Two of these were from local authorities about architects being bullying and abusive towards council staff, and disrespecting council processes.

The NZRAB says this kind of behaviour is disappointing, and is well below the expected standard of professionals.

Looking ahead, the Board intends to strengthen the architects' Code of minimum standards of ethical conduct in the Registered Architects Rules.

Amongst the envisaged changes would be clarification that this kind of behaviour is an actionable breach that could result in the architect being disciplined.

In other complaints, a lack of due care and diligence, and negligence and incompetence were the most common allegations.

Most complaints were about domestic projects. Some of the issues raised by complainants were designs coming in over budget, overcharging for small projects, poorly-prepared construction documentation, design inadequacies resulting in extra costs for the clients, and resource consent variations leading to project delays.

Communication and managing client expectations continue to be major themes coming to the Board's attention.

## NZIER predicts a three-year post-Covid-19 recovery period

The New Zealand Institute of Economic Research (NZIER) is predicting it will take three years for the economy to recover from the effects of the Covid-19 pandemic.

In its latest quarterly predictions, it says it expects the effects of the virus will persist until 2023, as the latest outbreak has highlighted the likelihood of more lockdowns which has dealt a blow to business confidence.

"The new restrictions have hampered the recovery in activity seen in recent weeks as New Zealand moved down alert levels.

"Although retail spending had rebounded in the months following the relaxation of lockdown restrictions, the recent increase in spending has yet to make up for the decline experienced during the lockdown," NZIER principal economist Christina Leung says.

She says businesses were typically more cautious heading into a general election, but Covid-19 had heightened uncertainty.

"We expect businesses and households will remain cautious about spending and investment over the coming year."

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# New road network set to provide safer SH1 alternative

A new South Auckland roading project is set to reduce the number of heavy vehicles passing by a local school, create kilometres of public walking and cycling pathways, and provide vehicles with an alternative to State Highway One.

The privately-funded roading network at Drury South Crossing, the country's largest industrial and residential development, will see the creation of a new 6km urbanised roading network, and a reduction in the number of heavy vehicles rumbling their way down Ramarama School and passing residents on Ramarama Road.

Drury is one of the country's fastest-growing areas, with a population expected to soar by more than 60,000 in the next 30 years.

The project will also include the construction of 5km of walking and cycling paths, as well as a 4km shared path from Drury village to Drury South Crossing.

The council-proposed Mill Road project will provide an alternative to State Highway One, and provide a new North-South connection from Manukau to Pukekohe via Drury South Crossing.

Drury South Crossing chief executive Stephen Hughes says to facilitate the Drury South Crossing development, a number of existing roads need to be closed and new roads created.

He says from late September 2020, the Southern section of Ramarama Road will be



Above: The new Maketu Road bridge.

Below: The new Ramarama interchange in South Auckland.



permanently closed, while the northern section of the road will remain open.

Traffic will use the newly-constructed Maketu Road instead of Raramarama Road, with the connection to Fitzgerald Road retained.

"The new roading layout with the development area has been the subject of comprehensive technical assessments through various council planning processes," Hughes says.

### Improved transport environment

"An improved transport environment is being created, with lower speed zones on new urbanised roads replacing the higher speed limits on rural roads.

"One of the key outcomes of this development will be an upgraded road network which reduces the heavy traffic at Ramarama School — an education facility whose rolls are expected to surge as the local population increases in the coming years," he says.

The 360-hectare, mixed-use Drury South Crossing development is expected to contribute \$2.3 billion to the economy, and employ 6000 Kiwis when completed in 2027.



Earthworks reveal the scope of Drury South Crossing, the country's largest industrial and residential development.

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# Architects and engineers feature in virtual international art media festival

The Digital Research Hub at the University of Auckland has co-ordinated a digital exhibition space as part of the international Ars Electronica art and technology festival.

The festival can be visited by anyone in the world with a computer and a good internet connection.

In usual pre-pandemic circumstances, Ars Electronica is an arts and technology festival held every year in Linz, Austria, where a large exhibition space and a permanent facility is located in the city. It attracts upwards of 100,000 visitors over five days.

The festival receives contributions from all over the world, and the overarching purpose is to explore where art, technology and society meet and overlap.

In June, and in response to the global pandemic, the physical festival was dispersed to 120 "Gardens" around the world.

These will be connected through three-dimensional digital exhibition spaces, facilitated by the Mozilla Hubs online platform.

This includes New Zealand's exhibition, Ars Electronica Garden Aotearoa New Zealand, co-ordinated by Uwe Rieger.

Rieger heads the arc/sec Laboratory for Cross Reality Architecture and Interactive Systems, based at the University's School of Architecture and Planning.

Garden Aotearoa will investigate the connections between art, technology and society in a New Zealand context, and features projects from around New Zealand from architects, engineers, bioengineers, technicians, artists, performers and more.

Associate Professor Rieger has participated in Ars Electronica in Austria in the past three years.

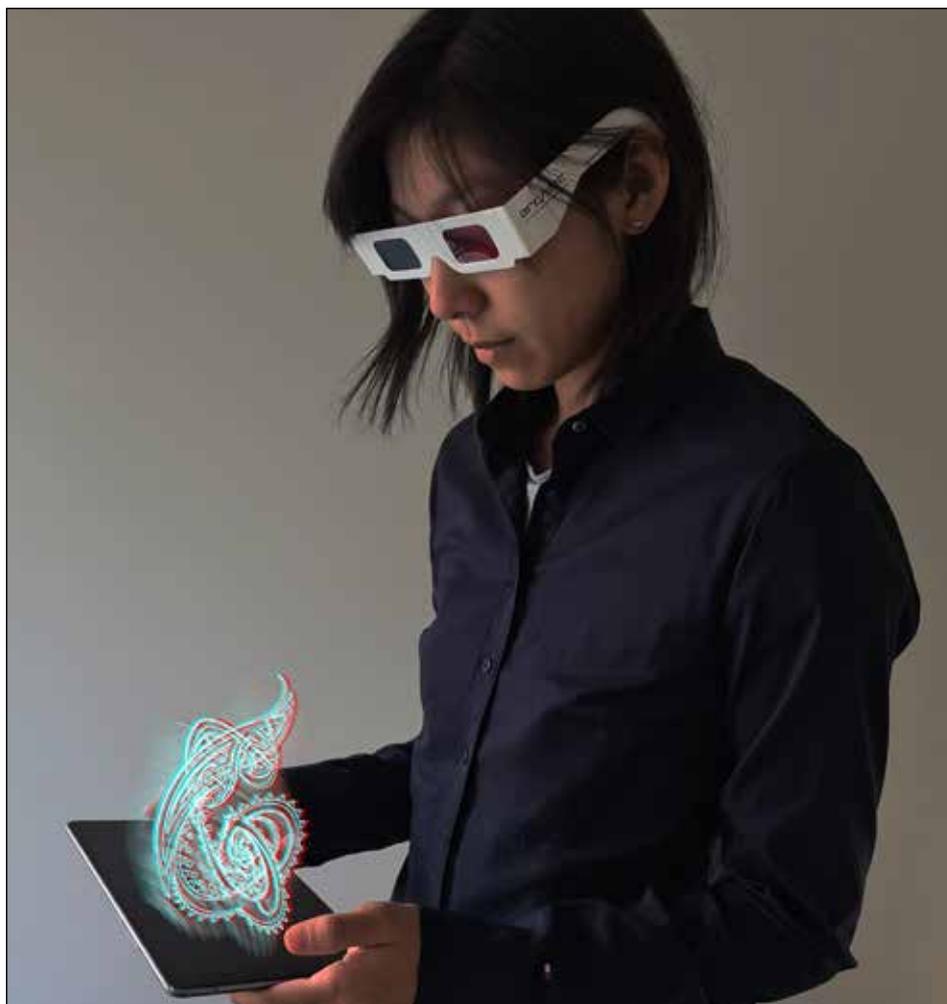
"Ars Electronica is the biggest and the most influential, most well-known media festival in the world."

This will be more than the usual online digital platform experience, he says.

"You will become an avatar, and you will be able to meet other people from around the world in the same gallery, and if you're close enough to them, you're able to talk to them as well. So it's a really special experience."

Think of it as a global network of galleries, in cyberspace.

"You can enter the Aotearoa Hub in New Zealand, meet a visitor from Prague, and walk



*Kōrero Paki takes five key moments from Maori creation tradition and transforms them into 3D holographic sculptures displayed on a personal hand-held device.*

together over to Tokyo, and on to New York."

Visitors to Garden Aotearoa will be taken to cultural sites and through extraordinary landscapes.

It also provides tours through workshops and research facilities, such as the New Dexterity research group at the University's Department of Mechanical Engineering, and the Digital Architecture Research Alliance at Victoria University of Wellington.

Garden Aotearoa is a chance to showcase the creative and emerging technology scene of the South Pacific, Rieger says.

"But Ars Electronica also brings these new technologies into the realm of tangible, allowing visitors to explore the potential of emerging technologies in a live and immersive way.

"It's essential to be able to have this kind of live experience, to really understand what these new technologies offer. The exhibition also explores the impact of these technologies on our ecology, our society."

He notes that Auckland Live was going to sponsor a hybrid physical and digital festival at the Aotea Centre before Covid-19 put an end to their plans.

"But we're extremely grateful for their support, and hope that we will be able to work together on such a project next year."

For access to the Ars Electronica and Garden Aotearoa New Zealand, programme schedule, and information on contributing technologists, artists and researchers, visit [ars.nz](http://ars.nz).

The festival will be live online from September 9 to 13.

# July house sales defy expectations

House sales for July were the highest in five years, due to pent-up demand and interest from first-home buyers, investors and families upgrading their lifestyle.

Data from the Real Estate Institute NZ showed sales volumes soared 25% on the same time last year and, excluding Auckland, the number sold in a July month was the highest in 15 years.

The REINZ House Price Index for New Zealand, which measures the changing value of property in the market, increased 9.4% year-on-year to 3021.

All regions except Gisborne and Marlborough saw a year-on-year double digit percentage increase, with sales on the West Coast up almost 60%.

Institute chief executive Bindi Norwell says the numbers continued to defy expectations.

"This was the largest annual percentage



increase in sales volumes we've seen for the country since September 2015, highlighting just how confident the market was during July.

"Even though anecdotally we've had a great start to August, the real question now is how long this can be sustained for?"

## Pandemic slows labour market activity

About 650,000 people were away from their job, working fewer hours or less than they wanted, or were otherwise less active in the labour market in the June 2020 quarter due to reasons related to Covid-19, such as sickness or lockdown, according to Statistics NZ.

Of these, 35,700 people without jobs in the June 2020 quarter said they left their last job for Covid-19-related reasons.

This is higher than the total reduction in employment over the quarter because some people also gained a job over the period.

The Covid-19 extended unemployment rate lifted to 4.6%. This rate covers the official unemployed and those who did not meet the classification for official unemployment reasons related to Covid-19.

In the June 2020 quarter, 20,200 people were not working, and said Covid-19-related reasons meant they were not looking or were not available to work, but were otherwise meeting the requirements for being classified as unemployed.

This meant they were not in the labour force,

but may have been counted as unemployed in the absence of Covid-19 lockdown restrictions.

The industry with the biggest absolute fall in total hours worked, compared with the June 2019 quarter, was the retail trade, and accommodation and food services.

This was followed by the professional, scientific, technical, administrative and support services; construction; and education and training industries.

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# Modular commercial design produces



The \$35 million, four-storey Sudima Kaikoura hotel which is due to open in September 2021.

A rare large-scale commercial development in Kaikoura that promises to reignite tourism and the local economy is on track to be at least 20% more economical to build than average, thanks to its clever modular design.

The \$35 million, four-storey Sudima Kaikoura hotel is now almost fully enclosed, and will be the town's first ever 4.5 star hotel when it opens in September 2021.

The window installation will begin this month, followed by the internal fit-out.

Kirk Roberts Consulting is responsible for the hotel's design, engineering and project management, and chief executive Jade Kirk believes it will be one of the most cost-effective hotels ever built in New Zealand on a per-room basis.

"The hotel is very economical, and that was our philosophy from day one. The build cost is getting up to 20 to 25% less than what you'd typically expect for a hotel of that scale.

"And that's including the fact the hotel is in a relatively remote New Zealand location, which always adds a premium to your build costs."

Kirk Roberts is tasked with delivering an elegant architectural building that doesn't

inhibit or distract from the natural beauty of the environment.

But Kaikoura has provided some unique challenges. A shortage of resources, material and skilled labour in the region was immediately evident, along with limited accommodation to house site workers.

**"Kaikoura is so remote from key construction companies and suppliers that if we hadn't modularised and really controlled the design, the cost overruns could have been quite substantial."**

Kaikoura is still recovering from the November 2016 earthquake, and prior to Covid-19, the Sudima chain wanted the hotel built as quickly as possible, so time frames were tight.

The solution was for the design to be as modular as possible. Specialist concrete panels, timber internal walls and floors have all been constructed in Christchurch and trucked to site for assembly.

"A modular approach has not only helped us to overcome site and labour challenges, it also

reduces waste and increases the efficiency of the build," Kirk says.

"For example, the bathrooms can be produced concurrently rather than sequentially, as is the norm with on-site construction.

"Kaikoura is so remote from key construction companies and suppliers that if we hadn't modularised and really controlled the design, the cost overruns could have been quite substantial.

"It has allowed us to de-risk the project from a construction and design basis."

A modular approach has been embraced overseas, and is a developing area in New

Zealand. Kirk is proud of the fact that almost all components have been manufactured or supplied by Kiwi companies.

"It shows that if we design things correctly in New Zealand, and we have good integration and planning around projects, we can actually build really economically without too many issues."

Kirk points out that it costs a lot of money to transport fully-constructed modules for hundreds of kilometres along the South

# cost-effective result



*Architect's impressions of the Sudima Kaikoura hotel.*

Island's east coast.

"So we work on the basis that every component is panelised and comes in ready, fit for purpose and just 'clicks' into its position.

"Everything is manufactured and curated in a controlled environment, and arrives on site to be put into place with a minimum amount of labour.

"What that allows us to do is control quality, speed up the build process, and control costs and quantities.

"What you don't have is down-time or mistakes, because everything has to be detailed and the sequencing has to be planned."

To do this successfully requires a lot of front-end planning, design and IP which Kirk Roberts has been refining over many years.

"It requires higher fees and, therefore, a bigger investment in design to begin with, but the pay-off is it saves a considerable amount of money in the long run."

Once it's opened, the 118-bed hotel is expected to be a major drawcard for domestic — and, eventually, international — tourists.

The Sudima Kaikoura will have its own bar, restaurant and conference facility, and offer luxury accommodation in one of New Zealand's most scenic spots.



# Covid sees global construction activity contract

## Government lockdowns put 25% of projects on hold globally

Productivity loss from Covid-19 in New Zealand is expected to be well below the global average (5% in New Zealand versus 12% globally).

The full impact of government lockdowns on construction activity was realised in the second quarter of 2020, with 25% of projects put on hold, according to RICS' latest Global Construction Monitor.

RICS' Global Construction Activity Index, a measure of current and expected construction market conditions among construction professionals, read -24 in Q2, highlighting the hit to activity and a subdued outlook.

While this measure was negative across regions, it was lowest in the Middle East and Africa (-40), and highest in the Americas (-14).

Falling sentiment reflects the impact lockdown and social distancing measures have had on construction projects.

### No immediate bounce-back

Professionals in the sector report that 25% of projects globally were put on hold as a result of government lockdowns, with more placed on hold in the Middle East and Africa than in other regions.

Looking ahead, respondents to the survey don't envisage an immediate bounce-back in activity.

Only 20% of projects on hold are expected to

restart imminently. On average, these are expected to be on hold for another 131 days.

The good news is that only 0.3% of projects globally are expected to be permanently cancelled.

And for projects that continue, social distancing and health and safety precautions will restrict activity.

Professionals in the sector expect onsite construction productivity to contract 11.7% globally, although there is some variation.

While respondents in Singapore expect a 26% pull-back, European markets broadly expect to see a single-digit decline in productivity, as do respondents in China, Canada, Australia and New Zealand.

Survey participants in New Zealand continued to report downbeat conditions in the construction market during Q2.

The Construction Activity Index was little changed at -29 (vs -27 in Q1) as private residential and non-residential workloads were seen to have contracted, and work on infrastructure projects was said to be little changed.

This appears to be a result of increased work on water and waste projects for the second consecutive quarter, offsetting more subdued activity around Information Communication Technology (ICT), social and energy infrastructure.

In net balance terms, new business enquiries

and profit margins contracted at a quicker pace than during Q1 as the full impact of government-mandated lockdowns came into effect.

After being little changed during Q1, headcounts also appeared to be cut during the second quarter.

As in many jurisdictions, a lack of demand and financial constraints were cited as the two main drags on activity. Skills shortages appear to be confined to a shortage of skilled tradespeople.

Materials costs continued to increase in Q2, and are likely driving expectations for a 3% increase in overall construction costs over the next 12 months.

Given tender prices are not expected to change, it is perhaps unsurprising that margin pressures are expected to persist over the next year.

One bright spot is that 77% of respondents said they have not consistently been receiving bids below cost in Q2, well above the global average of 56%.

The productivity loss from Covid-19 is also expected to be well below the global average (5% in New Zealand vs 12% globally).

You can download a copy of the Global Construction Monitor here: [www.rics.org/globalassets/rics-website/media/market-surveys/construction-monitor/rics-global-construction-monitor-q2-2020.pdf](http://www.rics.org/globalassets/rics-website/media/market-surveys/construction-monitor/rics-global-construction-monitor-q2-2020.pdf).

# HIANZ elects new president

The Hire Industry Association of New Zealand Inc (HIANZ) has a new president.

Current Hirepool chief operating officer Antony Smit was unanimously voted to the position at a board meeting following the association's recent AGM.

He succeeds Tim Mikkelsen who has stood down as president following 12 years in the role.

During his term, Mikkelsen oversaw rapid growth and changes to the governance of the organisation, which is now recognised as one of the strongest industry lobby groups in New Zealand.

His experience and knowledge will not be lost to the hire industry as he will continue to consult to the board in a past president role.



Hire Industry Association of New Zealand Inc president Antony Smit.

Smit has an extensive background, and brings together more than 20 years' experience in the hire industry, including 10 years as Hirepool's southern regional manager and, prior to that, experience in the event hire industry in the UK and New Zealand.

He has a BCom majoring in supply chain management from Lincoln University, and takes on the position of president following several years serving on the HIANZ board.

Smit is considered a strong leader, and is well regarded by competitors, suppliers and customers alike, qualities that will assist him well in his tenure.

He takes up the role immediately in conjunction with his senior executive position at Hirepool.

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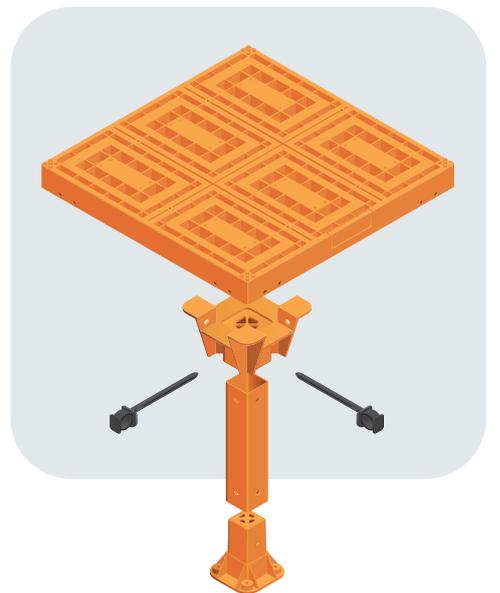
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# Survey: Shovel-ready delays, but stability ahead

Covid-19 and the electoral cycle are causing short-term pain for civil contractors in the next 6 to 12 months, but contractors remain optimistic about the industry's future, with record spending on infrastructure projects as a cornerstone to the Government's economic recovery plan.

Results from the 2020 Construction Industry Survey, a partnership between Teletrac Navman and Civil Contractors New Zealand (CCNZ), look promising, long-term.

They indicate that, despite the Covid-19 lockdown interruption, the industry sees a promising future as the Construction Accord, three waters reforms and New Zealand Infrastructure Commission begin to have a stabilising effect on the forward work pipeline.

Resilient civil contractors are taking a range of measures to withstand the short-term challenges they are experiencing around cash flow, uncertainty of the pipeline of work, and cancelled/deferred contracts.

With local and central Government representing 75% of clients for the construction industry, contractors are anticipating the positive impact of the Government's recent New Zealand Upgrade programme and shovel-ready

infrastructure announcements will help balance out reduced local government spending caused by Covid-19's impact on local government budgets.

Respondents indicated the Government should focus on three areas to ensure the industry remains stable and can deliver on infrastructure.

First, respondents indicate that they need a project road map ensuring large infrastructure projects are spread more evenly over time and amongst regions.

Second, this needs to be clearly communicated to the industry so it can prepare its workforce.

Third, the industry needs flexibility with bringing in key staff and construction specialists from overseas.

Key examples would be specialist tunnelling engineers needed for the City Rail Link — Auckland's subway system which is currently in development — and the Central Interceptor, an important expansion to Auckland's sewerage system.

"Although it's a difficult economic climate, many contractors are confident in their own resilience, and are looking to retain, and in

some cases, hire staff in the next 12 months," CCNZ chief executive Peter Silcock says.

"Contractors will need to take steps to ensure their businesses can withstand a short-term reduction of work over coming months, ahead of projects planned over the next five years."

Teletrac Navman construction industry specialist James French says it's heartening to see the industry recognise the role of technology in managing health and safety in the workplace.

"Providing employees with a safe and efficient workplace will help to attract talent — including younger generations who have grown up using IT and other technologies."

"Technology is also being used to measure environmental impacts such as waste management, water usage on site and carbon emissions.

"And we expect this trend to rise positively in coming years, as clients build environmental outcomes into contracts," French says.

The 2020 Construction Industry Survey captured responses from business leaders and managers between June 8 to 28, 2020, to gauge attitudes on a wide range of issues, including

## Hemp industry awaits law change

With the upcoming general election in New Zealand including a referendum on the legalisation of cannabis-based products, its wide range of uses in multiple areas is becoming better recognised.

What may not be very well known in the ensuing debates is the role the woody fibres of the plant (hemp) have had in the fibre and construction sectors, dating back to pre-Roman times.

The latest iteration stirring the construction markets is Hempcrete, a bio-composite building material.

During the 1990s, hemp's construction value was rediscovered, and the use of hempcrete started gaining popularity worldwide.

The inner core of the hemp plant is mixed with a lime-based binder to create the product used in today's building material.

While strong and durable, Hempcrete is not used as a supporting structural element, but is generally utilised in applications such as walls (around supporting structures such as wood framing) and, when cured and finished, has a



Close-up of processed hemp for the manufacture of eco-friendly building blocks.

stucco-like appearance.

It has several benefits over traditional concrete.

There are many companies and organisations searching for funding, with investors lining up ready to go if the cannabis law changes.

As part of their agriculture super node

strategy, Christchurch NZ, with the support of the New Zealand Hemp Industries Association, Webtools Agritech, and Hempstastic, is hosting a "Hemp Ideation Challenge" from September 5 to 18.

• [www.eventbrite.co.nz/e/hemp-ideation-challenge-tickets-115783506585](http://www.eventbrite.co.nz/e/hemp-ideation-challenge-tickets-115783506585)

# for NZ civil construction

current events, workforce, technology and sustainability.

The full results of the 2020 Construction Industry Survey are available to download at [www.teletracnavman.co.nz/resources/resource-library/articles/new-zealand-2020-](http://www.teletracnavman.co.nz/resources/resource-library/articles/new-zealand-2020-)

[construction-industry-survey.](#)

**• Survey methodology:**

The 2020 Construction Industry Survey is an online survey that sampled 188 adults in the New Zealand construction industry via an

online survey from June 8 to 28, 2020.

The survey was commissioned by Teletrac Navman and Civil Contractors New Zealand, and produced by research firm Colmar Brunton.

Margin of error for the total sample is + or - 7.1% at a 95% confidence level.

## 2020 Construction Industry Survey — Key findings:

**Industry confidence**

- 83% say the development of a clearer pipeline of central and local government work will have a positive impact over three years.
- 69% say large projects under the New Zealand Upgrade programme will have a positive impact over three years.
- 68% say regional projects under the Shovel Ready Projects programme will have a positive impact over three years.
- 59% are confident in their businesses' ability to withstand change and overcome challenges.
- 29% are confident in the outlook for the construction industry.
- 40% are neither confident nor unconfident.
- 31% are not confident.
- 19% have confidence in the New Zealand economy.
- 24% say their turnover will grow in the next 12 months (from June 2020) (50% in 2019).
- 30% say their turnover will stay the same (32% in 2019).
- 47% say their turnover will shrink (17% in 2019).

**Covid-19 impacts (as of June 2020)**

- 22% were forced to lay off staff.
- 37% were affected by travel/transport restrictions.
- For Auckland businesses, 51% were impacted, with 29% of those citing

the impact was for incoming staff/team members.

- 47% expect turnover to shrink over the next 12 months (from June 2020).
- 19% had contracts cancelled or deferred.

**Workforce**

- 32% predict that their requirement for staff will increase over next 12 months (from June 2020).
- 46% predict it will stay the same.
- 21% predict it will decrease.
- 25% say a skills shortage and availability of workers is the main challenge facing the industry.
- 69% would hire today if the right skills were available.

**Technology and sustainability**

- 47% are confident in the ability of new technology to improve business efficiency and overcome challenges.
- 77% use technology to measure adherence to workplace health and safety.
- 37% of contractors say clients have indicated that sustainability practices will impact their procurement decision-making.
- 77% are taking action to be more environmentally sustainable.

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## Consents for new homes remain high

Third month in a row of relatively high numbers

The number of new homes consented in July 2020 was 3391, the third month in a row of relatively high numbers, after a fall in April during the Covid-19 Alert Level 4 lockdown, Statistics NZ says.

Construction market analysts are saying it is a surge that may well see a significant proportion of these projects never come to fruition.

More than 10,000 new homes were consented in the past three months, the largest three-month rolling total since the 1970s.

The high number of new homes consented was partly due to an increase in the number of townhouses, flats, and units.

### Element of catch-up

There may also be an element of catch-up after non-essential businesses closed in April during Alert Level 4 lockdown.

A total of 6805 consents were issued for additions and alterations on stand-alone houses over the past three months, after a drop in April.

This is the second-highest three-month total since records began in April 1990. The average in the past five years was 5403.

An increase in the number of consents for additions and alterations for stand-alone houses in July coincides with the border closure because of Covid-19, so some money set aside for overseas holidays may have gone into repairing homes.

The high number of consents for new homes, as well as additions and alterations to stand-alone houses is, according to Statistics NZ, a positive sign for the residential construction industry.

But they say it will take time to see if consents are actually carried through to the construction stage.

[www.stats.govt.nz/information-releases/building-consents-issued-july-2020](http://www.stats.govt.nz/information-releases/building-consents-issued-july-2020)

## New SmartMate accounts offer Kiwi business benefits

Mitre 10's new SmartMate customer accounts offer a range of benefits for trade customers, and give any registered business with a New Zealand Business Number (NZBN) access to trade pricing on a wide range of products at participating Mitre 10 stores across the country.

The SmartMate suite includes three different account types:

- **SmartMate Cash:** A pay-as-you-go account which unlocks trade pricing for any SME Kiwi business or sole trader.
- **SmartMate Charge:** The tradie's best friend, a credit account to help tradespeople manage their day-to-day business needs.
- **SmartMate National:** Designed for larger commercial enterprises.

All three give the account holder access to Mitre 10 Trade Hub, where they can see pricing, place orders online and manage accounts and users.

Accounts can be used at any participating store nationwide, offering convenience and flexibility, and there are no account fees.

### Opportune time

SmartMate Cash is the new kid on the SmartMate block. Derek Heard, General Manager Trade at Mitre 10 New Zealand, says the introduction of trade pricing for any Kiwi business has landed at an opportune time.

"SmartMate Cash has been in the planning for some time, but off the back of Covid-19 we've seen an increasing amount of business from SMEs within and outside the construction industry that prefer to pay as they go. SmartMate Cash is perfect for these customers."

Smartmate Charge is designed to create a more seamless experience specifically for Mitre 10 Trade customers, and includes tools specific to construction and related trades, including estimation and quotation, to support their business operations.

"Our trade customers will still have a local 'home store', so they'll keep their relationships with Mitre 10 account managers and teams who know their business and how they like to work," Heard says.

"The key benefit SmartMate brings for tradies is that they can transact across all stores using the one account, saving time and simplifying monthly accounting.



"This streamlining of the trade experience brings the Mitre 10 co-operative into a new space more aligned to how our customers work," he adds.

SmartMate National offers a tailored solution for large enterprises, with a dedicated commercial team to help set up accounts for businesses with operations across the country.

Mitre 10 SmartMate accounts require the cardholder to use a secure PIN, which adds a layer of protection for customers.

"We've run pilot programmes in Christchurch and Auckland to ensure the systems work, and that they solve old pain points," Heard says.

"Development of the offering will continue, as we work to future-proof for digital technology solutions.

"Feedback from trade and retail customers has been outstanding so far. We aim to be a helpful mate for our customers and, with the introduction of the SmartMate suite of accounts, they know we're with them all the way."

### About Mitre 10 (New Zealand) Ltd:

Mitre 10 (New Zealand) Ltd is a New Zealand co-operative with 84 locally owned stores nationwide, employing more than 6000 team members combined.

The country's largest home improvement and garden retailer, and one of the fastest-growing trade merchants, Mitre 10 has been a household name since 1974.

It was voted New Zealand's Second Most Trusted Brand in the 2020 Readers Digest Trust Brand index, and has been voted most trusted home improvement brand several times.

Mitre 10 was also named New Zealand's second most reputable brand in the 2020 Brand Reputation Index by Opinion Compare.

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Unfortunately, the fostering of mould can be enhanced through poor design.

Traditional roofing underlays are required to be vapour permeable, but can actually act as a significant barrier – leaving many Kiwis with the task of fighting household mould.

HVAC units and dehumidifiers have historically been the common solution used in the struggle against mould.

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*COLORSTEEL Dridex<sup>®</sup> removes the need to install traditional underlay, leaving a clean and tidy finish.*



*With greater condensation absorption and enhanced ventilation, COLORSTEEL Dridex<sup>®</sup> helps to create dry and healthy internal environments.*

aesthetically-pleasing finish for large commercial builds that frequently suffer from sags, rips, gaps or misalignment of underlay.

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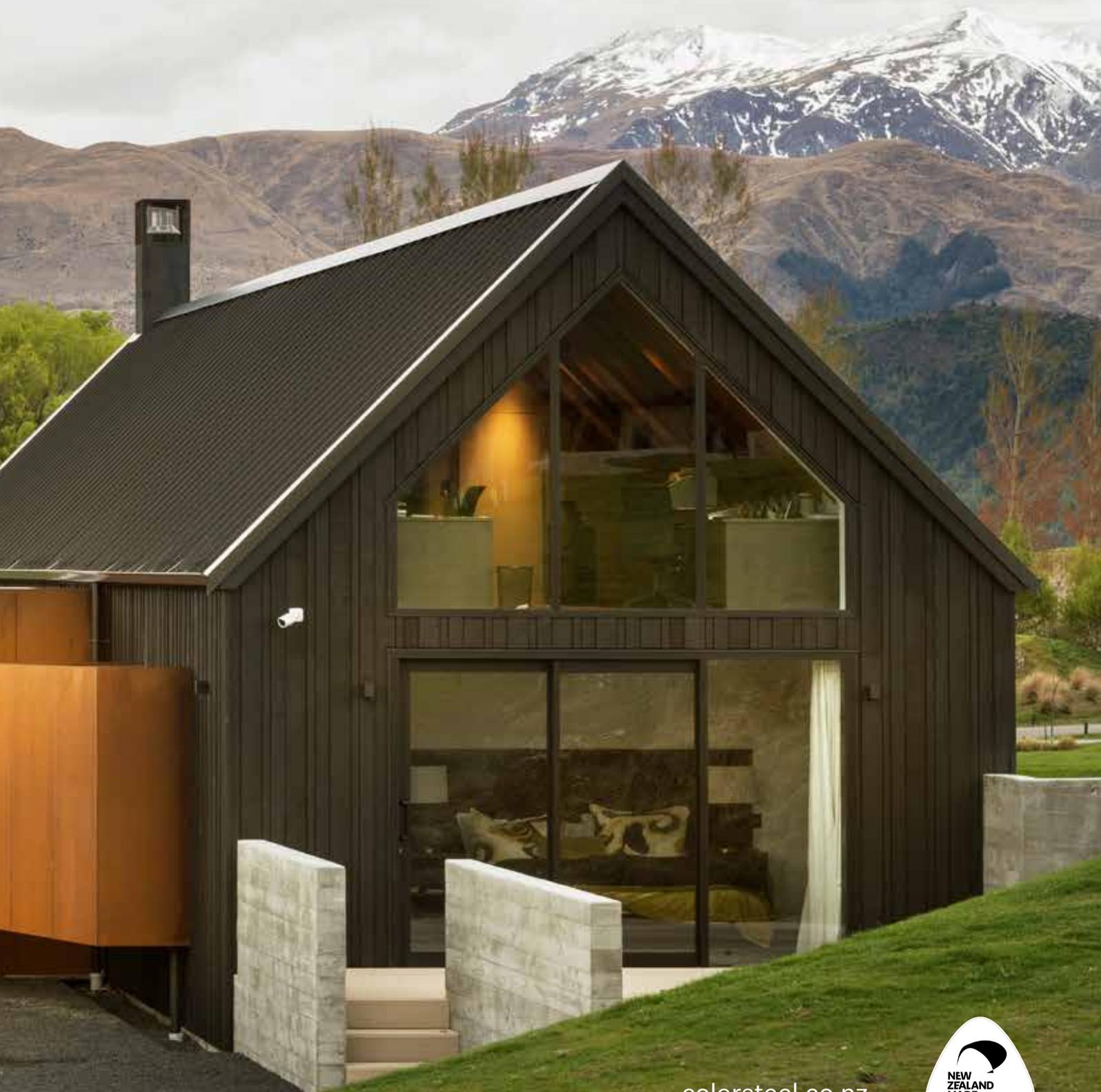
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\* BRANZ. (2015). House Conditions Survey 2015.



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# Quinn moves on to new NZIST challenge

**B**uilding and Construction Industry Training Organisation (BCITO) chief executive Warwick Quinn has been appointed New Zealand Institute of Skills and Technology (NZIST) deputy chief executive, employer journey and experience.

Quinn will take up the new role in November 2020.

"While we are disappointed that Warwick is moving on from BCITO, we look forward to continuing to work closely with him in his new capacity," BCITO chair Mike King says.

"Warwick's deep knowledge of vocational education and on-job learning, along with his energy and huge drive to make it the best it can be, have contributed immensely to the BCITO's success, and will continue to be of enormous value to the industry."

In accepting the role, Quinn says vocational education is something he cares passionately about, and it was an opportunity he could not refuse.



*BCITO chief executive Warwick Quinn has been appointed NZIST deputy chief executive, employer journey and experience.*

"At the BCITO we've developed a robust on-job training system that works efficiently and is tailored to the needs of the individual industry sectors under our coverage," Quinn says.

"I look forward to continuing to work closely with employers across a range of sectors to ensure we deliver great training outcomes for New Zealand."

King says it has never been more important to have a strong, unified and sustainable system for vocational education.

"We need to do everything we can to retain apprentices and trainees in the system so we don't waste their learning, and we have a capable workforce ready to support the recovery."

The BCITO has just over 14,000 active trainees and apprentices. Apprenticeship sign-ups reached an all-time high in July, and this trend has continued into August.

Last year, construction was New Zealand's third largest sector, directly contributing \$19 billion to the country's GDP.

King says the BCITO has a strong leadership team in place.

"I have complete faith and confidence in the BCITO leadership team. They are well-positioned to pick up from Warwick in the interim and lead BCITO forward as we move into the new RoVE environment," he says.

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## Consistent, trouble-free screw installation

The Titen Turbo Concrete and Masonry Screw is a next generation TNT screw anchor designed to improve the installation experience with lower torque and higher loads.

The Titen Turbo delivers what professional builders want — consistent trouble-free installation, and fastening strength they can depend on.

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The screw is made from carbon steel and is zinc-plated with a baked ceramic coating.

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- 6-lobe bit included in packaging for flat head version.
- Designed for installation with a cordless drill or impact driver.
- Use in dry interior environments only.



[strongtie.co.nz/products/tnt-titen-turbo-concrete-and-masonry-screw](http://strongtie.co.nz/products/tnt-titen-turbo-concrete-and-masonry-screw)

## Finish the job with fewer passes

The Milwaukee MX FUEL equipment system goes beyond the limitations of petrol and corded units, using the industry's most advanced batteries, motors, and electronics to deliver the best experience for users.

The MX FUEL 355mm (14") Cut-Off Saw delivers the best cut-off saw experience by providing 127mm cut capacity, fast cuts from start to finish, and no petrol headaches.

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Base, onboard Quick-Connect allows the user to saw wet and dry applications, as the universal quick connect hose ensures simple and highly effective wet cutting in concrete and masonry applications.

The MX FUEL Cut-Off Saw comes with a 20mm/25.4mm (1") arbor adaptor to maximise versatility and prevent wasted time searching for a compatible blade.

A Cut-Off Saw Cart is also available (sold separately).

The MX FUEL Cut-Off Saw is ONE-KEY-compatible, allowing users to track and manage the tool. No emissions, less vibration, and quiet operation allows users to work safely and be more productive.

[milwaukeeetool.co.nz/mx-fuel/equipment/MXFCOS350-0.html](http://milwaukeeetool.co.nz/mx-fuel/equipment/MXFCOS350-0.html)

## Get blazing speeds out of this cordless auto-feed screwdriver!

The Duraspin DS215 Screw Gun from Senco enables blazing fast 5000rpm speed in a compact battery powered package that provides the ultimate in performance and versatility for the most demanding professional drywall installer.

The 18V li-ion battery power provides the freedom to work without the aggravation and safety concerns that come with power cords.

It includes Senco's patent pending corner-fit indexing technology that eliminates the screw placement challenges of auto-feed screwguns.

Applications include sheathing to steel, rigid foam insulation, drywall-to-wood, drywall-to-steel, cement board, wood decking, composite decking, underlayment and flooring, fibreglass-backed gypsum sheathing, structural steel decking, and metal framing.



[senco.com/tools/details-page/ds215-18v](http://senco.com/tools/details-page/ds215-18v)

# Think small

Architect Don Bunting wonders if thinking small might provide a more sustainable future.

Think Big was a state-led economic strategy of the Muldoon government in the early 1980s.

It was seemingly simple: borrow heavily overseas, running up a large overseas deficit, and use the funds for large-scale industrial projects.

Most were in the petrochemical and energy-related area, designed to utilise New Zealand's then abundant natural gas to produce fertilisers, methanol and petrol.

This was during a worldwide oil crisis triggered by the first Iran revolution, resulting in high overseas oil prices.

New Zealanders suffered the ignominy of carless days, when they were required to nominate one day a week when they could not use their cars.

Some Think Big projects were relatively successful: the expansion of Marsden Point and NZ Steel at Glenbrook, and construction of the Clyde Dam.

However, the inevitable future drop in world petrol prices rapidly made the petrochemical projects uneconomic. New Zealand's economy suffered for many years.

Add the mad days of the 1980s sharemarket boom and bust, and it took decades for the economy and the country to fully recover. Then along came Covid-19.

## Small but perfectly formed

Unfortunately, small doesn't appear to be a word used much by either of the main political parties.

One idea, in fact, a regenerated old idea from 2005, is to pump water up from a lower reservoir to Otago's Lake Onslow using low-cost electricity.

The additional water would then be released to flow through turbines, creating more electricity when supplies are low.

A cool \$30 million committed to a feasibility study shows that this is seen as a serious proposition — or conceals a particularly mad one.

There is a flavour of Think Big to this proposal, with the words "cheap power" appearing as a cornerstone of both ideas — gas in one and off-peak electricity in the other.

And what does "cheap" mean? Power is still being utilised: in the case of the 1980s petrochemical industry the then abundant (and now nearly gone) gas reserves; and in the case of Lake Onslow, using "surplus" hydro-electricity capacity. Sounds like zero gain to me.

Successive governments have been seriously lax in developing new sources of renewable energy — in particular hydro — which often has the added benefits of storing water that otherwise flows to the sea, as well as providing lakes for irrigation, recreation and tourism.

Environmental concerns remain paramount, but surely there are many locations where small-scale hydro schemes could be developed in a sustainable manner, rather than increasing Lake Onslow to five times its current size.

## Less is more

Cars and houses. These are two of the larger pieces in the economic puzzle.

Too many cars using too much non-renewable energy whilst polluting the atmosphere. And not enough houses, at least those that are affordable to enough people.

A recent article in *Building Business* magazine was headlined "NZ homes are shrinking".

Unfortunately, the article, or at least the headline, failed to take due account of the number of apartments included in the survey.

The statistical basis of the article started to look even more dubious when the associated bar chart noted that the largest houses were located in Gore, where the average size had significantly increased.

Gore? Really? Who once said "lies, damn lies and statistics"?

Stroll around any new subdivision and visit a few open homes. What you will typically see are very large houses, high prices and access and storage for at least one motor vehicle.

When are we going to see one brave company look into the future and take a new innovative approach?

How about smaller, high spec and high tech houses, based on passive solar design, negating the need for power hungry, so-called heat pumps (in fact, electric-powered air



conditioners lacking a fresh air supply). And no direct access/storage for cars.

To seriously reduce the cost of building a typical two or three-bedroom home we need to reduce its overall size, and seriously address the costs of the subdivision in general, and car access in particular.

Some futurists are currently predicting that children born today will not have a driver's license.

Perhaps autonomous (driverless) vehicles might be part of this, but I suspect that owning a car will, in future, be seen as less necessary.

Rent one if needed, use Uber, cycle, walk or catch public transport. There are millions of people around the world living in larger cities, who have neither access to, nor the need to own, a car.

Imagine taking a cluster housing approach on main transport routes, with a small parking area for visitors and walking/cycling tracks to individual homes.

## Fewer cars, less roading

Perhaps we need to learn from the approach taken by retirement villages and some resorts, where cars are essentially banned from access around the site.

Add golf buggies for those less able, and we start to see the value to ourselves and the planet of less car ownership and use. Fewer cars and less roading.

Perhaps the time has come, as we try to envisage a post-Covid future, for car ownership to be a privilege, not a right.

And that perhaps importing second-hand cars from Asia is simply a very bad idea.

The last part of the puzzle is persuading our politicians to stop using new public transport schemes as a political battleground, and to realise that building more roads creates more traffic and more cars, not less.

# There may be a light at the end of the RMA

EasyBuild director Mike Fox says the Resource Management Act is well overdue its ongoing potential shake-up, and that the naysayers and hand-wringers will be gagging on their dried oats as they read about the current version's terminal prognosis.

In what's being touted as the biggest potential Resource Management Act (RMA) shake-up in a generation, the Government has released a 500-page report which recommends scrapping the RMA and replacing it with two new Acts that separate planning from environmental issues.

It will come as no surprise to anyone who has applied for a resource consent that the RMA has made development slow and costly, and has failed to protect the environment, which was its founding principle.

The RMA lacks strategic big-picture focus, and tends to pander towards minimising physical impacts on neighbouring residents, activities and the immediate environment.

Accordingly, the RMA staunchly entrenches the status quo by making it difficult to develop land no matter how worthy the project, and places an unbalanced amount of power in neighbours' and detractors' hands.

One could also be forgiven for thinking that councils were using it as a revenue stream, with more and more consents being demanded for the most ridiculously small residential practices.

It's become so bad you almost need a consent just to dig your potato patch.

The naysayers and hand-wringers will be gagging on their dried oats as they read about the RMA's terminal prognosis.

But it would only take them one personal experience of trying to get a resource consent to have a miraculous change of opinion.

I suspect they will remain blissfully philosophically true to the naive RMA cause until they have to walk in the shoes of an applicant.

New Zealand is out of step with other similar nations by having planning and environmental requirements lumped together in one act.

One political commentator recently accurately described the RMA as a legislative cockroach.

For more than a decade there has been widespread condemnation and political consensus that urgent change was needed, but



it remains stubbornly in the way of so much progress.

It has been tinkered with, meaningful changes blocked by minor parties, and used as a political football to the point that it is now more than 800 pages long, and stifling the life out of affordable housing and progress.

In short, it's a dog.

So now that all except the most diehard supporters accept the RMA has to go, how will its replacement avoid the pitfalls that the RMA morphed into?

The aim of the review was to improve environmental outcomes and better enable urban and other developments within environmental limits.

The following categories were identified as key areas:

- New Zealand's natural environment, including land and water, is under significant pressure.
- Urban areas are struggling to keep pace with population growth, and we are not building enough homes at the pace or price to affordably house our people.
- The need to reduce carbon emissions and adapt to climate change.

- Opportunities for effective Iwi oversight, engagement and shared management of the environment, consistent with Treaty commitments.

- The urgent need to improve system efficiency and effectiveness.

## Two new laws proposed

To achieve the above, the report proposes two new laws that will work in tandem to replace the RMA.

The first of these, to be named the Natural and Built Environments Act (NBEA), will ask Governments to set national environmental standards for what they want to achieve.

The Government would specify outcomes in areas such as quality of the natural built environments, rural areas, Maori interests, historic heritage, natural hazards and climate change.

The aim is to create a system that doesn't just preserve the status quo through layers of expensive and inefficient bureaucracy, but a system that identifies clear achievable goals.

Matters such as intensifying urban areas or protecting certain environments would be clear, and then Territorial Authorities, designers, builders and developers would be encouraged to achieve those goals.

## But would it mean fewer consents?

A major change under the NBEA, and one that I feel if done correctly will be extremely positive, is not only simplifying the process, but also removing the number of consents required.

The report recommends reducing the current hodge podge of more than 100 RMA policy statements used by Territorial Authorities, and consolidating them into 14 combined regional plans.

It's proposed that the plans will be put together by Independent Hearing Panels who consult with a joint committee of delegates from the affected Local Authorities, Department of Conservation and Local Iwi.

# tunnel — but it's still a long way away

It sounds good in theory but the devil is in the detail, and this will be one to watch closely.

The report recommends doing away with having to give consent notice for minor environmental effects, which will be music to many an ear.

Ideally, this means much less consenting and a much easier consent process.

The Report Chair Tony Randerson QC said, "There will be fewer types of consents and many more consents being dealt with under the 'controlled activity status' which would limit the number of publicly notified consents." Let's hope he is right.

## How would the laws work together?

The second law the report recommends to work in tandem with the NBEA is to be called the Strategic Planning Act (SPA).

This is where it starts to get confusing because, as the name says, it's about planning — but, indeed, different planning to the consolidation of the 14 plans under the NBEA.

The SPA is about setting a strategic direction for land use over the next 30 years, which makes sense given our country's poor record of short-term planning and infrastructure.

To achieve this strategic utopia, the SPA would

need to amalgamate planning work done by several already existing laws, namely the proposed NBEA, the Local Government Act, the Land Transport Act and the Climate Change Response Act.

It's enough to give you a headache just thinking about the complexity of doing that.

## The report recommends reducing the current hodge podge of more than 100 RMA policy statements used by Territorial Authorities, and consolidating them into 14 combined regional plans.

### Will this solve the RMA's problems?

Separating environmental risks from planning does not come without risks.

One of the stronger objectives of the RMA was that it intended to deal with matters in a combined and integrated way.

Having two laws might just end up with duplication and two processes to complete, which will be neither efficient nor affordable. It will need careful crafting for this to be avoided.

It is hoped that improving the quality of the national plans and streamlining consenting will mean the positive aspects of the RMA are preserved, while doing away with many of the

complexities and nonsense that have hobbled it for years.

But it must be remembered that, for now, this report is just that — a report. The new Government will be charged with considering whether to progress with its recommendations or leave it on the shelf, along with all the other reports to date.

If the politicians do decide to progress, it will be followed by a period of open public consultation and engagement with stakeholders before any meaningful changes would be enacted.

All previous rational attempts to revamp the RMA were politically scuttled by blindly ideologically-driven politicians.

Expect more of the same, unless the election delivers us a Government that has sufficient numbers to move this forward.

To put that into perspective, don't anticipate any changes to the RMA for some years to come. And we'll need to be very wary that the replacement legislation is, in fact, not worse than the incumbent.

**• 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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# Commercial Bay office tower payment schedule challenged

Timothy Bates of Auckland law firm Legal Vision reviews a case that considered whether a payment schedule made during the construction of the Commercial Bay office tower and retail precinct satisfied the requirements of the Construction Contracts Act.

In this month's article, I review the recent High Court decision where Judge Van Bohemen was asked to consider whether a payment schedule served upon Spotless Facility Services (NZ) Ltd by Fletcher Construction Company Ltd satisfied the requirements of section 21 of the Construction Contracts Act 2002.

## Facts

Precinct Properties Ltd had been building the Commercial Bay office tower and retail precinct in the Auckland central business district which was nearing completion in the early months of 2020, prior to the arrival of Covid-19.

Fletcher was the head contractor and Spotless was a subcontractor for the provision of mechanical services required for the heating and cooling of the buildings.

On January 24, 2020, Spotless issued Payment Claim No 44, seeking payment in excess of \$2 million.

On February 21, 2020 — within the time frame allowed for by the subcontract — Fletcher issued Payment Schedule 44 which, instead of certifying monies were owed to Spotless, asserted that Spotless owed it in excess of \$4 million. As a consequence, no payment was made by Fletcher to Spotless.

The difference between payment claim and payment schedule was the sum of \$6 million, which comprised a difference in certification of current works amounting to approximately \$1.3 million, and contra charges of near on \$5 million.

By letter dated February 26, 2020, Spotless informed Fletcher that it considered Schedule No 44 to be invalid, and reserved its rights to pursue the amounts claimed in Claim No 44 as

a debt due.

It did not set out its reasons why it considered the payment schedule to be defective.

By letter dated March 18, 2020, Spotless served notice in accordance with section 23(2)(b) of the Act, of its intention to suspend work under its subcontract with Fletcher.

The notice stated that the grounds of its suspension were that Fletcher had failed to issue a valid payment schedule within the time required by the subcontract, and had failed to pay the claimed amount.

Ultimately, through injunction proceedings issued by Fletcher, Spotless' suspension notice was lifted, and they completed their subcontract.

This was done only after sufficient security, in terms of the amounts being owed under their Payment Claim, was paid by Fletcher into an independent stakeholders account, pending final resolution of the payment claim/payment schedule dispute.

The central issue at stake in the decision that came before Justice Van Bohemen was whether Fletcher had satisfied sections 21(3) of the Act by showing the manner in which it had calculated its scheduled amount, and the reasons for the difference in the scheduled amounts or for withholding payment.

The court found that Fletcher had substantially substantiated the lesser scheduled amount as regards the original contract works section of Schedule No 44, and parts of the the variations component.

However, the court found that in respect of 14 significant items in the variations component of the payment schedule, insufficient information had been provided by Fletcher for the lesser scheduled amount.

Furthermore, Fletcher was not entitled to decline payment of an amount sought in a payment claim simply because it had not got around to assessing its value.

## The contra charges

Fletcher claimed contra charges of \$2.5 million based upon costs relating to Black and Alaska. The only information given in the comments column of Schedule No 44, was the statement, "Refer to Aconex correspondence for breakdown of claim...."



No document numbers were given to indicate which Aconex correspondence was being referred to.

Whilst there was an attempt by Fletcher to provide more details of these charges in the affidavits filed, the court ruled that this further information made no difference.

Fletcher had not reached the threshold of satisfying section 21(3) in terms of setting out the reasons why it was withholding payment.

It was not enough for Fletcher to point to previous advice to Spotless that it was going to apply delay charges. It had an obligation to indicate with some clarity how those charges arose, and the basis upon which they were calculated.

## Liquidated damages

The court ruled that the reliance by Fletcher on liquidated damages being applied separately that equated to a value of \$2 million satisfied the requirements of section 21(3).

However, the overall judgment ruled that \$2.9 million worth of Schedule No 44 did not meet the requirements of section 21(3) of the Act.

This was more than half the value claimed by Fletcher in its payment schedule.

Therefore, the court ruled that the payment schedule as a whole did not comply with section 21(3) of the Act, and was invalid.

The effect of this ruling was that the whole of Spotless' payment claim was valid, and the suspension notice issued by it was valid.

**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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# The world's a damned shemozzle right now

Terry Sage of Trades Coaching New Zealand cites two of his clients at the opposite end of the success-failure spectrum as an example of the damned shemozzle the world is right now.

They say if there's bad out there, there's good to match it. And if there's failure there's also success.

And they're right if you look closely, but nearly everything we see or hear at the moment is definitely skewed towards the bad/failure perspective.

The rule is if you are going to make a speech, don't talk about sex, religion or politics. And the news is like speech writing, right?

So what else is there at the moment except a splattering of sex, a chunk of religion and a lifetime full of politics — and again, it's skewed towards the bad or failure angle. But that's what sells, correct?

If we all stuck to the rule it would be really hard to come up with a worthwhile column.

So, I'm going to give you two stories — both real and both relevant. They're certainly not political, and I never talk religion, so I will try and make them sexy.

Story No 1: Sad, bad and trying to avoid a failure.

Solid company for the past 15 years, owner-manager and three staff. Makes a good profit and has a sound reputation.

A phone call one morning informs me the

owner is about to crack and finds it hard to go into the office, and the manager is about to quit.

The company survived lockdown easily, is growing and has a very bright future, so why the office earthquake?

It came down to that one bad apple spoiling the cart. One employee bullying, manipulative and ripping the business off.

He is never wrong, it's always someone else's fault, and he always has an excuse, a story or a lie.

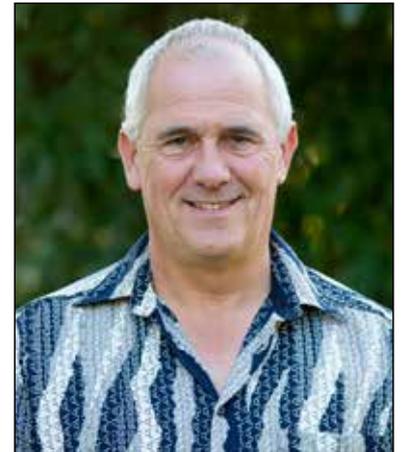
However, the worst part is not just him but the management — they're scared to manage.

The answer's so simple, and has nothing to do with anything illegal or immoral — it's called management.

If you have everything in place, as you should, including an employment agreement, house rules, policies and procedures, as a manager just follow them.

You can exit troublesome employees as long as you follow the laws and your policies. Don't ever feel as a business owner that you can't go into work because of a ratbag employee.

Another answer is to ask for help and get an HR expert in to deal with it.



Story No 2: Family business, ma, pa, two sons.

The business is almost three years old, growing nicely and gaining a very good reputation. It's one of these big investment-type companies that needs another six-figure sum to finish the dream.

It has a downside that actually proved an upside — it is a very seasonal business and, luckily for them, lockdown hit in winter.

It does have a tourist twist, but that's not getting them down at all. There has not been a single whine along the lines of "no tourists, what are we going to do?"

The attitude is more about "let's get ready for summer. We have reworked the model to attract locals, NZ tourists, corporates, schools and overnights."

The forecasts are looking exceptional to the point the banks are considering the next chunk of cash.

The saving grace for their future is this place is unique in New Zealand. It's not your normal shape of sex, so sorry about that — but this company is extremely sexy, trust me.

So that's two clients this week that are at either end of the good-bad/success-failure spectrum for me, and that's what makes my job so good.

It also highlights the title of this column — the world's a damned shemozzle right now.

So, in the words of that most famous of builders, Bob the Builder: Can we fix it? Yes we can!

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THE BUSINESS SIDE OF CONSTRUCTION

## Talking up the doom and gloom — is it justified?

Building Recruitment managing director Kevin Everett says despite all the doom and gloom after Level 4 lockdown, his company's Permanent Recruitment department has never been busier!

With so many mixed messages out there in our industry, I thought I would share how we are seeing the market since the country moved out of Alert Level 4 lockdown near the end of April.

After coming out of Level 4 the market feedback was very negative — and I don't mind sharing that, like all other business owners and staff, I was very concerned.

Since then, we are still hearing negativity in the current marketplace. However, are we talking ourselves down, or is there more positivity than we realise?

### What did we expect and what is actually happening as a business?

Building Recruitment is made up of two divisions — Permanent Recruitment and Labour Hire.

The expectation coming out of Level 4 was doom and gloom. And the bleak forecast for Permanent Recruitment was that no company would be taking on permanent staff for at least 6 to 12 months.

What has actually happened is that we have never been busier in our permanent recruitment. The volume of companies looking for additional staff has been incredible.

The mix has also been surprising. Our main roles are administration, project manager, health & safety, trades, including carpenters, electricians and plumbers, and quantity surveyors and sales positions.

Roles have also been spread across the country, with many locations remaining positive.

### Why so much demand?

Many of our clients are experiencing huge growth as demand for their services is increasing, projects previously on hold are now starting, and new work has been secured, with the residential sector remaining strong.

We have a client in joinery products manufacturing experiencing record sales month by month and, as a result, requires more staff.

We realise there are holes in our sector, and many to come. It has been common knowledge that architects have a reduced number of projects on their books that will impact mainly the commercial sector in the future.

However, we are still seeing clients remaining



positive regarding their future workload, and that still feel there is enough work to carry them forward.

Which makes me wonder if we are talking up the doom and gloom?

### Is it easier to find staff?

With all the talk of redundancies in our sector you would think so but, surprisingly, it is still hard to find the right people.

It is harder for sure, due to the sheer volume of applications coming through, but we still find appropriately-skilled workers are in short supply.

We have found the number one demand from job seekers is job security. Salaries are lowering as people are more open to being negotiable, based on security.

Another trend we are seeing is more people are looking to exit Auckland. More are looking for life/work balance and affordability, and are addressing concerns about Covid-19.

The most popular locations are the South Island — mainly Christchurch — and the Bay of Plenty/Waikato.

### What about Kiwis returning home?

We are seeing a huge number returning, which I believe will be great for our economy. I recall reading more than 40,000 have returned.

I am unsure of the percentage of that number that are connected to the construction industry.

However, we are seeing a growing number of applications coming from returning Kiwis or those looking to relocate back to New Zealand, mainly from the UK and Australia.

The numbers are not huge, but they are increasing each week.

### Are currently-employed people looking at new opportunities?

Not as much as pre-lockdown. We are now finding that staff who were looked after by their company are showing strong reciprocal loyalty, while others are focused on job security, even if they can make more money elsewhere.

As you can imagine, that is a huge change. The lesson here is when you are looking at employing staff, these are the key areas you need to use for your marketing strategy.

It also shows if you are loyal to your staff, they are more inclined to return that loyalty.

If you would like to chat about recruitment, our special Master Builder rates, interest-free payment offer or Labour hire rates, please feel free to call me. I am always happy to offer assistance at any time.

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# Building Consents Information

For All Authorisations, July 2020

Dwellings	\$1,426,530,000
Domestic Outbuildings	\$16,200,000
<b>Total Residential</b>	<b>\$1,442,730,000</b>
Non-residential	\$592,497,000
<b>Total All Buildings</b>	<b>\$2,035,227,000</b>
Non-building Construction	\$39,183,000
<b>Total Authorisations</b>	<b>\$2,074,410,000</b>

## Number of new dwellings consented

	Jul 2020	Jun 2020	Jul 2019		Jul 2020	Jun 2020	Jul 2019
Far North District	23	19	37	Horowhenua District	14	31	13
Whangarei District	58	22	67	Kapiti Coast District	15	24	18
Kaipara District	17	11	23	Porirua City	33	19	34
Rodney District	152	83	79	Upper Hutt City	24	39	8
North Shore/Albany Wards	315	378	262	Lower Hutt City	25	31	89
Waitakere Ward	259	191	120	Wellington City	56	99	54
Auckland Wards	308	280	609	Masterton District	11	11	15
Manukau/Howick Wards	220	234	140	Carterton District	9	4	6
Manurewa-Papakura Ward	248	164	181	South Wairarapa District	8	10	5
Franklin Ward	67	109	63	Tasman District	82	65	53
Thames-Coromandel District	20	25	30	Nelson City	20	17	38
Hauraki District	3	8	13	Marlborough District	27	27	19
Waikato District	82	87	90	Kaikoura District	3	3	5
Matamata-Piako District	32	35	25	Buller District	0	2	3
Hamilton City	113	153	137	Grey District	2	2	3
Waipa District	46	59	52	Westland District	5	3	6
Otorohanga District	6	1	1	Hurunui District	6	12	15
South Waikato District	2	6	6	Waimakariri District	50	38	61
Waitomo District	0	1	3	Christchurch City	178	228	180
Taupo District	28	25	30	Selwyn District	125	197	127
Western Bay of Plenty District	36	33	41	Ashburton District	1	10	14
Tauranga City	136	137	131	Timaru District	15	13	17
Rotorua District	14	20	25	Mackenzie District	8	8	6
Whakatane District	11	5	6	Waimate District	3	2	2
Kawerau District	4	0	0	Chatham Islands Territory	0	0	0
Opotiki District	0	1	1	Waitaki District	5	11	21
Gisborne District	8	5	10	Central Otago District	30	29	26
Wairoa District	1	0	1	Queenstown-Lakes District	92	93	98
Hastings District	70	36	58	Dunedin City	53	19	34
Napier City	11	32	22	Clutha District	7	7	6
Central Hawke's Bay District	14	17	2	Southland District	28	9	24
New Plymouth District	35	53	46	Gore District	3	1	1
Stratford District	4	2	5	Invercargill City	14	13	33
South Taranaki District	7	10	7	Area Outside TA	0	0	0
Ruapehu District	2	3	4				
Whanganui District	21	11	12	<b>Total</b>	<b>3391</b>	<b>3477</b>	<b>3420</b>
Rangitikei District	2	8	1				
Manawatu District	15	18	16				
Palmerston North City	37	114	30				
Taranaki District	2	5	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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