

# BUILDINGTODAY



THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION

VOLUME 30 NUMBER 10  
NOVEMBER 2020

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# BUILDINGTODAY

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### FROM THE EDITOR

It's awards season again, and in this issue we cover the results from the RMB CARTERS 2020 Apprentice of the Year competition and the NZ Building Industry Awards 2020.

Elsewhere, RMBA chief executive David Kelly says it's never been more crucial for the sector to be functioning at full capacity.

Although the sector continues to perform well in a difficult global downturn, he says measures need to be taken to avoid a repeat of the 2007 Global Financial Crisis, after which residential building in New Zealand declined by 50%.

To that end, the RMBA has cemented its role as industry advocate by releasing a policy paper which outlines its recommendations for Government action.

Watch this space.

**Andrew Darlington, Editor**

PUBLISHER: Taurean Publications Ltd  
PO Box 35343, Browns Bay, Auckland 0753

EDITOR: Andrew Darlington 021 90 11 56  
andrew@buildingtoday.co.nz

ADVERTISING  
MANAGER: Martin Griffiths 021 662 228  
martin@buildingtoday.co.nz

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# NZ's building industry: 'It has never been more crucial for our sector to be functioning at full capacity'

## Chief's Chat

By CEO David Kelly

This year has certainly not been the year we expected it to be, and many of us will be pleased to see 2020 begin to draw to a close.

As we navigate the continued uncertainty and economic impact of Covid-19, it has never been more crucial for our sector to be functioning at full capacity.

A strong sector has substantial economic benefits for the wider economy, helping to stimulate our regional economies, provide jobs, and deliver the quality housing and infrastructure projects needed.

### Learning from the past

While New Zealand is now officially in a recession, our sector continues to perform well.

Building consents are on the rise, many of our builders have strong order books into next year, and the government support package for training has encouraged a rise in apprentice numbers.

This pandemic is not like other recessions, and time will tell if further intervention is required.

We need to ensure we are ready to act if Covid-19 does impact private sector demand in residential construction as has occurred in previous recessions.

Between 2008 and 2011, house building declined by 50%, and the residential construction sector lost 25% of its workforce.

It took seven years for sector employee levels to recover to pre-Global Financial Crisis (GFC) levels. This had a major impact on New Zealand's economy, and directly contributed to the housing deficit we are still trying to rectify today.

This was a discussion at our recent Constructive Forum, where the Finance spokespeople from the Labour and National parties, Grant Robertson and Paul Goldsmith respectively, outlined their political agendas for the sector.



With Labour now confirmed as returning to the Beehive, we have some insight into the work programme ahead.

### New government priorities

We were pleased to hear that the Construction Sector Accord will continue to be a focus for the Government, and to be used as a way to collaborate with the sector.

Support for training apprentices will also continue, with the \$1.6 billion Trades and Apprenticeships Training Package taking us through the next two years.

**It took seven years for sector employee levels to recover to pre-Global Financial Crisis (GFC) levels. This had a major impact on New Zealand's economy, and directly contributed to the housing deficit we are still trying to rectify today.**

The Government has also announced a market study by the Commerce Commission on the cost of building supplies.

But perhaps one of the most substantial work programmes will be replacing the Resource Management Act. While, in principle, this has cross-party support, it will not be quick or simple — but it's crucial for our sector.

### Advocating for further regulatory change

There are other measures that we feel are also important if we want to avoid a repeat of the GFC.

This year, Registered Master Builders developed a policy paper, *Building a Better New Zealand*, which outlines our recommendations for Government action.

Our first priority is to improve building regulation systems. This is about rebalancing the building consent system to make it more efficient and easier to use, and to allocate risk more appropriately.

Rebalancing offers opportunities to establish more consistent national regulatory policies and systems, as well as providing greater clarity and certainty to the applicant and the Building Consent Authority (BCA).

The end result would see reduced time and financial costs, and quicker delivery of commercial and residential projects.

We are also advocating a review of the Licensed Building Practitioners scheme to improve its ability to support the wider building regulatory system.

Strengthening the entry and renewal licensing requirements and processes is critical to lift building standards and improve consistency across the scheme itself.

Our final recommendation provides tangible ways to stimulate residential construction demand.

To avoid another downturn, we believe we need to watch private sector demand closely, and the Government needs to be ready to intervene directly to support the sector, keeping businesses afloat and people in jobs if required.

We are discussing these proposals with many in the sector and across Parliament.

We look forward to continuing to work with decision-makers to deliver change which will mean a robust and resilient system that can deliver positive outcomes for all New Zealanders.

Our policy statement, *Building a Better New Zealand*, is available on our web site at [masterbuilder.org.nz](http://masterbuilder.org.nz).

And we would value your views on this.

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# BUILDING HIS WAY TO THE TOP, THOMAS O'BRIEN WINS NATIONAL TITLE



Building his way to the top, Northern Regional winner Thomas O'Brien has won this year's Registered Master Builders CARTERS 2020 Apprentice of the Year competition.

The nine regional winners from across the country came together for the final stage of the competition, involving a 45-minute interview with the judging panel, and a practical challenge at the ASB Showgrounds in Auckland recently.

The six-hour practical component challenged the apprentices to each create a mud kitchen to donate to early learning centres through Evolve Education Group.

O'Brien, 20, is employed by Beacon Construction, and is completing his training through the Building and Construction Industry Training Organisation (BCITO).

Registered Master Builders chief executive David Kelly was impressed with the group's talent, and their commitment to being the best in their field.

"It is promising to see the level of skill, knowledge and dedication in this year's apprentices. Our industry will be in safe hands with these apprentices as our future leaders.

"I congratulate Thomas and look forward to watching what he goes on to achieve," Kelly says.

The competition comes at a time when support of the trades and apprentices has never been more important.

Off the back of the Government's Apprenticeship Boost scheme, since July there has been a record jump in the number of registered carpentry apprentices, up by 17% compared to last year.

"Demand for skilled labour is not going away, and the Trades and Apprenticeships Training Package is a fantastic incentive to ensure we have a strong future workforce. This will be vital to New Zealand's economic recovery," Kelly says.

The four judges, all leading building experts, said O'Brien impressed them throughout the competition.



Northern Regional winner Thomas O'Brien, 20, has won this year's Registered Master Builders CARTERS 2020 Apprentice of the Year competition.

"He demonstrated a broad range of skills, from managing a build and the relationship with clients, through to his work on the tools.

"His employer shows the trust he has in Thomas by giving him responsibility which has been rightfully earned.

"Thomas had with him today his Grandfather's toolbox that was made for him when he was 11. He was brought up beside a craftsman, and this legacy shone through today in the practical challenge.

"Thomas is a true all-rounder and he should be very proud of himself. He will be an asset to our industry," the judges said.

Runner-up went to Mathew Van Boheman, 23, from Bay of Plenty Central Plateau, with Mark

Lovelock, 27, from Upper South Island, being awarded third place.

Evolve Education Group area manager Nicole Butler congratulated this year's apprentices, and is looking forward to the arrival of the mud kitchens.

"Mud kitchens provide a wide range of learning opportunities, including creative, imaginary, sensory and explorative play. The children of the centres receiving these are very lucky and we are so grateful."

The achievements of all nine apprentices were celebrated with the finalists and their employers, family and friends at a gala awards dinner, hosted by The Rock's Rog Farrelly.

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National finalists at the Registered Master Builders CARTERS 2020 Apprentice of the Year competition, from left: Ken Rowe (Auckland), Chris O'Connell (Southern), Ben Roberts (Central North Island & East Coast), Mark Lovelock (Upper South Island), Thomas O'Brien (Northern), Karl Douglas (Lower North Island), Corrigan Harnett (Central South Island), Matthew Van Bohemen (Bay of Plenty Central Plateau), Byron Raubenheimer (Waikato).

as they start their careers, CARTERS chief executive Mike Guy is impressed with the talent the competition brings together year-on-year.

"We're proud to be the long-standing Principal Partner of the Master Builders Apprentice of the Year competition, which we have sponsored for 16 years," Guy says.

"CARTERS remains committed to supporting carpentry apprentices as they further their careers in the construction industry by taking part in the competition.

"Celebrating emerging talent in New Zealand's trade industry is a great initiative to be involved with as we continue to look to the future of the building industry."

The Master Builders Apprentice of the Year competition is made possible thanks to principal sponsor CARTERS, the BCITO, and supporting sponsor Licensed Building Practitioners, as part of the Ministry of Business, Innovation and Employment (MBIE).

For more information, visit [www.apprenticeoftheyear.co.nz](http://www.apprenticeoftheyear.co.nz).



From left: Third placegetter Mark Lovelock (Upper South Island), winner Thomas O'Brien (Northland) and runner-up Mathew Van Bohemen (Bay of Plenty Central Plateau).

## Transformational renovation creates wine lover's dream home

### Hunt Construction

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### Successes

Hunt Construction's founder Neil Hunt was over the moon with the way his team finished the build.

"This was one of the more memorable projects I have worked on. The scale of the renovation and the unique features presented a healthy challenge for me and my team.

"Standouts included the black steel and cedar overhaul of the front entrance and build as a whole, as well as effectively removing multiple rooms and features to create a coherent flow between the new outdoor area and the living space. Then there was the wine cellar, which was converted from our client's office, and is the icing on the cake. It is an incredible focal point right in the entranceway."



### Challenges

Neil and the team had a tight time frame to complete the build, creating a unique experience for his client.

"Because we were on site for such a long stretch of time, our challenge as a team was to make sure we disrupted our client's routines and day-to-day lives as little as possible. Thankfully, the workforce and subcontractors were a superb team out of Blenheim, and the client was understanding and supportive throughout the project."



### Judges' comments

The judges were impressed by the renovation and the seamless nature each key addition fitted together.

"Working around multiple additions and alterations made by previous owners, this Blenheim property has been transformed into a cohesive home that's overflowing with warmth and character. An addition to the dining area has created an inviting space for entertaining friends or simply gathering as a family at the end of the day. This space is framed by a number of glazed cedar doors, fostering flow to the timber decks and incredible alfresco set-up."

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## Gem in the heart of the Waikato

### 8 Great Homes

Waikato Region Resene New Home over \$2 million Winner 2019



#### Successes

Managing Director of 8 Great Homes, Jordan Li, was impressed with the calibre of competition he was up against at his regional event. But he believes what sold the judges on his project was the incredible first impression of the home as you enter.

"The blend of natural features, including the quarry rocks scattered along the property in contrast with the large, minimal structure, is incredibly striking. The combination of these two things set it apart from some of the other truly amazing entries for the region.

"The overall aesthetic of the build is clean and quite simple, bolstering the more unique features like the arched entryway, towering window panes and, my personal favourite, the floating fireplace which breaks up the dining and lounge areas."

#### Challenges

The final build is striking and practical, but creating a home like this requires refinement and close attention to detail.

"Every part of the build was intentional. The large rocks outside were all handpicked by our client from a nearby quarry. The outdoor block path was honed onsite and then painted to give the wet shine look. The doors also needed to be refitted to paint the jambs. It demanded a high level of attention to detail from our team and a good relationship with our client. It is hard to argue with the great result!"

#### Judges' comments

Judges were floored by the scale and elegance of this build, sitting high above the mighty Waikato River.

"No expense has been spared in the creation of this exceptional entertainer's dream home tucked away down a private lane on the edge of the Waikato River. This incredible 550m<sup>2</sup> interior is swimming in space and light, with sun streaming in through huge expanses of glass, soaking up the views to Mt Pirongia. This home strikes the perfect balance of private personal sanctuaries and social spaces. Five bespoke bedrooms, four superbly appointed bathrooms and dual living spaces offer the best of modern living."

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# Market study goes hapuka hunting

New columnist Ross Middleton kicks off his regular monthly contribution by looking at some upcoming market studies, and wondering if someone is biting off a bit more than they can chew.



I was in a Bunnings store the other day, cogitating on the recent election result while looking at colour swatches for the bathroom renovation.

I said to the colour consultant, "What do you get if you mix red and green together?" She looked me square in the eye and replied, "A bloody mess." Ah well, such are the exigencies of unitary representative democracy.

Prior to the big plebiscite, promises rained down like lollies at a Santa parade — before Health & Safety put the kybosh on the sugar rain that is!

It appears first cab off the rank on the boot-to-touch play is the "three strikes and you're out" legal shenanigan.

The media has been full of the bloke who pinched his prison officer on the bum and got another seven years behind bars.

And anyone who thinks about the arcane chicanery of economic debt will believe we won't get far into the three years of this administration without some additional forms of taxation popping up, particularly on the more affluent.

## Someone must pay for the lockdowns

One of the other promises that ballparked a bit more reality than some centred around Labour's commitment that, if elected, it would initiate two new market studies looking at the competitive behaviour of, firstly, supermarkets, and then the building sector.

The government rottweiler, AKA the Commerce Commission (CC henceforth), has had a relatively successful suck of the fuel industry sav, and is now looking for some bigger fish to fry.

The Rangatira Nui (great leader), Jacinda Ardern said, pre-election, "Groceries are one of our most regular expenses and buying or renovating a home is the biggest investment many of us will make in our lifetime, so we want to make sure pricing is fair.

"While we focus on keeping people in jobs, and retraining and upskilling to get our economy moving, we want to ensure the cost of living in New Zealand is fair, and these market studies



*In its building sector study, the Commerce Commission will go hunting for the big hapuka. It may well end up with pilchards.*

have the potential to help by providing us the information we need to act."

The fella with the leash on the rotti, Kris Faafoi, backed up the big chief, noting, "Housing also plays a vital role in the well-being of New Zealanders.

"Good housing underpins a range of social, economic and health outcomes, and we need to ensure that Kiwis have access to affordable and fairly-priced housing and building supplies." Beast unleashed.

In the supermarket sector, the duopoly effect is much discussed. Foodstuffs has well over 50% of the grocery market, and Countdown

just over 30%, according to market analysts.

The chihuahuas are yapping over the scraps, and anyone wondering about competition, collusion and other "c" words may well have cause in that sector.

There are any number of protagonists to decry the lack of competition in the grocery sector and plenty keen to supply evidence of anti-competitive behaviour. They even have an in-built tame lobby group to act as a deflector shield.

Not so in the building sector, where the sharp end of the supply chain is a high functioning wolfpack led by Bunnings, Mitre 10, PlaceMakers, ITM and Carters.

Trailing the pack and feeding off the scraps (for now) is a posse of independents — up-and-comers such as BuildLink and specialist operators dealing in the more niche markets such as paint and plumbing.

Labour says there is "some evidence to suggest competition problems do exist in these markets".

They are going to have some task coming up with something a bit more "concrete" than that.

The above Big Five pack a bit more clout and have sharper claws than the two in the grocery business.

Wesfarmers, owner of Bunnings, is the biggest retail operator in the southern hemisphere. It is this chain that often sees comparisons made with "Australian prices".

The bore on their gun is so big they have an ex-Prime Minister of New Zealand on the board, clutching some \$100,000 worth of director's shares and another \$300,000 in annual fees and benefits.

Their supply lines stretch a long way, and they have a slew of potentially valid claims concerning pricing in New Zealand.

If you think that still leaves the sector a little light on firepower, then may I humbly bring in the real big guns.

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## Hapuka hunting

From page 10

Carters is owned by New Zealand's wealthiest individual, with \$20 billion in his back pocket and a penchant for contributing to political campaign funds.

These two highlight another major issue for the rottweiler sniffing: that of vertical integration of the supply chain, where a business owns operations from the raw material to the final product.

Fletcher has six divisions running over 30 companies, dabbling in many corners of construction supply. Carter Holt Harvey is even more integrated: from the forest to the mill to the truck that delivers to your building site.

The CC will almost certainly be looking closely at the age-old capitalist ethic of "ticket clipping" in relation to these guys.

The ITM group of stropy independents is another that will be viewed closely from the vertical integration viewpoint. What does happen to prices between the tree and the framing timber, they will be asking?

As with the grocery sector, that relationship between suppliers and retailers will be under a microscope in the building sector too.

This is an area ripe and redolent with an array of issues, from simple pressures to coercion, kickbacks, rebates and worse.

With more than 35 years in this market sector, this writer has seen it all — from the shonky forestry schemes, the contractor squeezing, the hapuka-hunting excursions off The Barrier to mind-bending grand finals in Sydney and preferred supplier rebate cheques the size of which would go a long way to solving the country's housing crisis.

Still, the Commerce Commission aside, this newly-minted government may well find it has some bigger hapuka steaks to fry.

On top of the highly politicised lack of housing, they will have to deal with a damaging market downturn, the uncertainty and economic impact of an ongoing pandemic, continuing widespread environmental damage — and the elephant in the room, climate change.

A bit of price gouging and hapuka hunting may well be the least of their worries.

# Queenstown company wins Master Painter of the Year

A Queenstown company was named Master Painter of the Year at the New Zealand Master Painter Awards in Rotorua after its portfolio of expert work in Central Otago won two other titles and four individual categories.

Mark Grieve from HiLo Decorating Ltd in Queenstown was named New Zealand Master Painter of the Year for 2020.

He also won the Residential Master Painter of the Year award and the Wallcoverings Applicator of the Year award.

HiLo Decorating won four individual categories at the awards — New Interior Residential Less than \$25,000; Rework Interior Residential Contemporary Home; New Residential Wallcoverings; and Rework Residential Wallcoverings.

The awards covered a portfolio of work at a home at Pisa Moorings, Lake Dunstan, a home on the shore of Lake Wakatipu, and a Queenstown Marina apartment.

The judges visited every nominated property to critique the decorators' work — more than 130 properties this year — and they say the quality is fantastic.

To determine the winners, the tiny differences in points are from a minute detail on the hidden areas in a room, such as the skirting boards, the top of a door, or architraves, or a variation in the brush work that sets painters apart — nothing a customer would ever notice.

For wallpapering, the slight difference in points usually comes down to matching the pattern, trimming and finishing.

For exterior work, it's often the underside of a weatherboard that tips the balance for the judges, and they're inspecting all these hidden spots using their phone cameras on selfie sticks or getting down on their hands and knees.

### The best of the best

The judges' superlatives flowed for the exterior painting of the Government House in Mountain Road, Epsom, Auckland — a faultless job on the Governor General's Auckland home by JR Webb & Son, owned by Peter Jolliffe and Jim Dennis.

The firm won the Commercial Master Painter of the Year award.

### Trends in 2020:

#### Character

In 2020, the judges noted a large number of new character homes featuring architectural designs with traditional heritage aspects highlighted.

There was also a surge in the restoration of older character homes, with home owners discovering beautiful ceiling roses hidden in their homes and renovating these and other historical features as part of a revitalisation of their property.

#### Colour

In terms of colours, the domination of white is waning. This year the judges noted that shades of blue, particularly teal, and soft greens were popular, and bold colours were often chosen by property owners. Statement walls continue to be popular.

#### Wallpaper

For wall coverings, nature and bold botanical wallpapers featured in many homes, while the geometric designs of recent years were less popular.

People are making courageous choices of bold, large botanical designs. New Zealand manufacturers produce excellent quality wallpaper, as good as anywhere in the world.

#### Timber

Oil timber stains are growing in popularity to bring out the natural colour of timber on interior walls in homes, and a slight tint is often added.

The judges noted more blonded timber inside homes than ever before, with the natural grain highlighted through the tint.

#### Practice

In 2020, more painters and decorators are using spraying machines to paint walls. For older homes, painting can be more difficult, and to achieve the best finish, hand painting is often necessary.



From L to R: Steve Verheul, Kieran Crowley, Vaughan Ellis, Clive Barrington, and John Fitzgerald

# USING RAB BOARD PAYS OFF ON ROAD, AND ON BUILDS FOR HOUSE OF THE YEAR WINNER!

PlaceMakers and James Hardie were proud to hand over a brand new Isuzu D-Max with Feldon Pop-up Tent to Clive Barrington from Christchurch as the winner of the highly successful RAB Board promotion.

Clive Barrington Construction has a strong history in the region building quality architectural homes with numerous Master Builders House of the Year awards, including The National Supreme and Platinum awards - NZ House of the Year.

Clive himself has been a long-time contributor within the industry, including being an active member of the Canterbury Registered Master Builders Association. Clive himself has been a long-time contributor within the industry, including being an active member of the Canterbury Registered Master Builders Association.

Once the draw result was announced Vaughan Ellis, PlaceMakers Riccarton Account Manager said, "We were over the moon to have a PlaceMakers Riccarton customer take it out, especially with such a great prize on offer!"

On the 2nd of October Vaughan, along with John Fitzgerald & Steve Verheul of James Hardie and Kieran Crowley from Gary Cockram Isuzu met at the branch to hand over the prize.

In typical kiwi builder fashion Clive was quietly chuffed and had this to say about the products that made it reality, "I've been in business for 40 years and I've always used James Hardie product because of the back-up you offer. James Hardie does so much for the industry and that means a lot".

Both PlaceMakers and James Hardie wish to thank Clive Barrington Construction for their support, and hope that the new D-Max and Feldon Tent help kick off a summer of adventures!

Keep an eye out for future promotions, and for information on products or services visit the PlaceMakers and James Hardie websites.



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



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

# Recession looms but housing still buoyant

Despite rebounding well from the initial lockdown and effects of the Covid-19 pandemic so far, the New Zealand economy remains vulnerable, according to the latest projections from Infometrics.

The company is forecasting a double-dip recession to hit during 2021, as delayed job losses punch a hole in consumer spending and drag economic activity lower.

“The next few months will be crunch time for the New Zealand economy,” Infometrics chief forecaster Gareth Kiernan says.

“The loss of international visitors will be keenly felt by tourism operators during the normally busy summer months, while retailers will also be hoping that spending momentum continues into Christmas.

Other businesses are also likely to reassess their staffing requirements heading into the new year if there is any softness in demand conditions.”



Infometrics chief forecaster Gareth Kiernan.

One part of the economy that has emerged unscathed from Covid-19 has been the housing market.

Demand for housing has been buoyed by a spike in returning New Zealanders and record low interest rates.

Infometrics expects house price growth to

slow during 2021, given clear signs that the influx of Kiwis has now slowed, but a decline in property prices now appears unlikely.

“Renewed house price rises have been a side effect of the Reserve Bank’s efforts to stimulate the economy,” Kiernan says.

“Job losses to date have been concentrated among segments of the population that are less likely to be home owners.

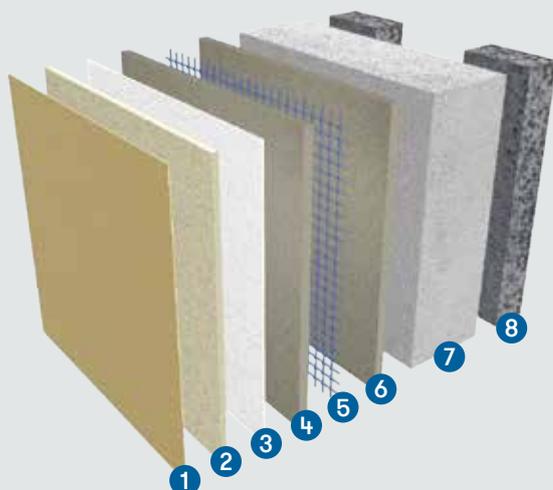
“The ongoing surge in house prices is exacerbating the uneven effects of Covid-19, and amplifying inequality issues within New Zealand.

“The economy has been regaining momentum, and the question now is if we can sustain this path ahead.

“Risks remain to our outlook, particularly due to the precarious position of the global economy, but our domestic performance means we’ve weathered the immediate storm as well as could be expected.”



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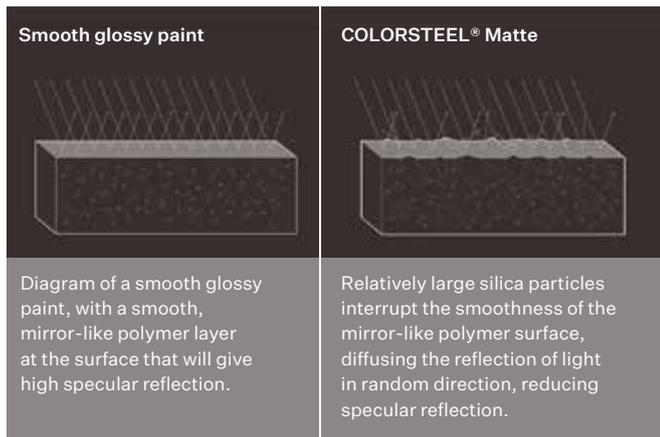
As COLORSTEEL® Matte is a paint finish, it's available on the pre-existing substrates of COLORSTEEL Endura® and COLORSTEEL Maxx®, and more recently has been made available with the addition of the anti-condensation Dridex® fleece. The matte range carries the same warranty as the substrate it's supplied on and is suitable for the environmental regions where you already use COLORSTEEL®.

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# Construction boosts business confidence

## Building industry is the most optimistic sector

The ANZ Business Outlook, released on October 29, indicated headline business confidence at -15.7%, one point lower than the early month read, while own activity was one point higher, at +4.7%.

Investment and employment intentions and profit expectations were also broadly stable. Construction is the most optimistic sector — agriculture and retail the least.

However, there appears to be a degree of competitive pressure based on the slight slippage in pricing intentions.

The full-month October ANZ Business Outlook survey was little changed from the preliminary figures, with own activity expectations and headline business confidence showing a solid increase versus September.

The main event that happened between the preliminary read and the final release was the election.

Taking a closer look at construction, the survey showed residential construction intentions continue to bounce back vigorously, with 14% of firms expecting higher activity.

Commercial construction firms' expected activity tends to be more volatile, but it held on to last month's sharp lift and, indeed, increased further, with a net 19% of firms expecting higher activity.

ANZ reports inflation expectations remain stubbornly low at 1.38%, the same as



September, despite ongoing lifts in pricing intentions and cost expectations.

### Global outlook precarious

The global economic growth outlook is looking precarious as virus cases rise, likely explaining exporter nervousness.

The tightening up of the mortgage deferment scheme may have influenced ease of credit.

Capacity utilisation (how hard a firm is working its capital and labour, subtly different from a firm's expected own activity), has one of the best correlations with GDP across the survey, so it is definitely worth keeping an eye on that.

We have long expected the economy to hit tougher times into next year as the wage subsidy and mortgage deferment scheme roll off. But for now at least, the survey, as a whole, is looking hearteningly robust.

Fiscal and monetary policy globally are throwing the kitchen sink at supporting

economies, but exporters are quite right to worry that challenges lie ahead.

Challenges lie ahead for the New Zealand economy too. The housing market is supporting "the vibe", but also starting to spark financial stability concerns.

### Covid-19 caught early

On the plus side, New Zealand has repeatedly successfully repelled community incursions of Covid-19, catching them early and closing them down without requiring further lockdown measures.

The border can never be made 100% secure, but the second line of defence appears to be holding. Compared to the rest of the world, we are very fortunate indeed, the survey says.

<https://www.anz.co.nz/content/dam/anzconz/documents/economics-and-market-research/2020/ANZ-BusinessOutlook-20201029.pdf>

# New natural disaster insurance model coming

The construction sector will be one of the beneficiaries from a recently announced new partnership between the Earthquake Commission (EQC) and private insurers that will provide an improved, more collaborative approach to supporting New Zealanders through natural disasters in the future.

Under the new partnership, from the second quarter of 2021, anyone with home insurance whose home or land is damaged in a natural disaster will only need to lodge one claim through their private insurer.

"These arrangements will ensure that customers can deal with their insurer, who will assess, manage and settle their claim," Insurance Council of New Zealand chief executive Tim Grafton says.

"This will ensure a more effective and efficient response, delivering simplicity and certainty for customers during a very stressful time."

Eight private insurance companies — AA Insurance, Chubb, FMG, Ando (Hollard), IAG, MAS, Vero and Tower — have worked with EQC on the partnership model, with a singular focus on improved customer outcomes.

### New agreements

Under the new agreements, private insurers will manage the total claim, including the EQC portion up to the statutory capped level of damage, and then any claim under their private insurance to cover additional losses up to their sum insured.



Under the partnership, insurers will also provide data to EQC about where insured homes are located, so EQC can better model its exposure to natural hazards.

EQC is now working with the individual insurers to satisfy requirements needed for the model.

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## WA robot technology delivers solution for key developing global markets



Perth-based robotic technology company FBR Ltd has completed construction of its first two-storey structure using the Hadrian X construction robot.

The structure was built on FBR's premises in a building style commonly found around the world in developing markets, including key FBR markets such as Mexico, the Middle East, North Africa, Gulf Cooperation Council region and throughout Asia.

FBR chief executive officer Mike Pivac says this was the first time FBR had demonstrated the Hadrian X's ability to build two-storey structures, as well as working with design elements such as steel-reinforced concrete column and suspended concrete slabs.

"The completion of our first two-storey build is a significant step in the commercialisation of our robotic construction technology," Pivac says.

"In many parts of the world our customers want to be able to build two-storey structures safely, quickly and efficiently, and we have now demonstrated that the Hadrian X can deliver on those customer needs.

"We have also taken this opportunity to demonstrate our ability to work a range of design elements such as steel-reinforced concrete columns, which may be required in certain locations due to factors such as seismic

activity, weather patterns or custom."

Pivac says while the additional features were not required to build two-storey townhouses in places like Western Australia, it was important to demonstrate to international customers that the Hadrian X was capable of meeting relevant engineering requirements in their markets.

Starter bars were inserted into the concrete slab, with couplers used to install rebar through the aligned cores of the blocks, and concrete manually poured into the cores.

Steel cages were inserted into the block columns built by the Hadrian X, with a concrete pump used to fill the columns.

FBR crane-lifted a precast concrete slab onto the structure the day after the first storey was completed, with the Hadrian X commencing building of the second storey immediately after the crane left FBR's premises.

In large greenfields developments it is likely the Hadrian X would continue building the first levels of the adjacent buildings in the development while the second storey slabs are formed and poured, before returning to build the second storey of each structure once the slabs have cured.

A video capturing the construction of the two-storey structure can be viewed at <https://youtu.be/1101yRZO2Fg>.

## Career cut short by unsafe machinery

A company has been ordered to pay out more than \$250,000 after a worker lost three fingers and part of his palm as the result of a traumatic amputation in unguarded machinery, just seven weeks into his first job.

In February 2018, the worker was operating a large finger-jointing machine when it became jammed.

When the worker went to clear the jam, his arm became caught and was exposed to cutting tools.

As a result, three of his fingers were amputated, along with two thirds of the palm on his right hand.

He has been unable to return to work since the incident.

### No effective guarding

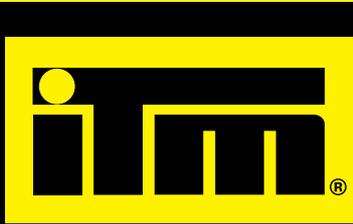
WorkSafe's investigation found that where the worker was attempting to clear the jam there was no effective guarding or emergency stops on the machine.

Taranaki Sawmills Ltd was sentenced at the New Plymouth District Court for failing to ensure the machine was safe for workers to operate.

WorkSafe is now reminding all businesses that machinery must be guarded to the highest standard for all aspects of work carried out on the plant.

A fine of \$231,000 was imposed. Reparation of \$43,292 (including \$15,000 already paid to the victim and \$3292 in consequential loss) was ordered.

Taranaki Sawmills Ltd was sentenced under sections 36(1)(a), 48(1) and (2)(c) of the Health and Safety at Work Act 2015, which carries a maximum penalty of \$1.5 million.



# TOOLBOX

# TOP-UP



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## TOOLBOX TOP-UP SALE FROM 1 OCTOBER - 30 NOVEMBER 2020

# Greater Wellington moving to Cuba Street



Greater Wellington Regional Council has confirmed it is moving into Willis Bond's Cuba Precinct development on Cuba Street.

Greater Wellington chair Daran Ponter confirmed that the regional council, which is currently based in Shed 39 on the waterfront and on Walter Street in Te Aro, is moving into the redeveloped heritage location later this year.

"Greater Wellington, its councillors and staff have been on the move since earthquakes impacted Pringle House in 2013, and again in 2016 when the Kaikoura earthquake affected Shed 39," Ponter says.

"So this is the first time in nearly five years that our people will be together under one roof. This relocation represents more than just a physical move for us. It's an opportunity to become more visible in our community.

"Joining the vibrant and eclectic Cuba Street Precinct allows us to blow away the cobwebs and create a welcoming home for staff and the communities we serve," Ponter says.

Developer Willis Bond has transformed the historic Farmers department store and neighbouring buildings at 104-106 Cuba Street into 7000 square metres of refurbished character office and retail space.

With 5900 square metres of office space across levels 1 and 2, it will be one of the largest open plan commercial spaces in Wellington.

All three buildings have been fully refurbished by Registered Master Builders company LT McGuinness, and brought up to more than 100% of the current New Building Standard.

Many original character features from the Farmers building have been retained, including areas of pressed tin ceiling panels, matai wooden flooring, and cast-iron columns.

A swathe of upgrades has also been incorporated, including new warehouse-style glazing in the west wall, refurbished windows in the Cuba Street-facing facade, and the reinstatement of several roof lights on the second floor, with a spacious atrium to provide natural light to the centre of level 1 and the ground floor.

Willis Bond director David McGuinness is delighted that Greater Wellington, a core organisation within the Wellington region, is moving into this cornerstone Cuba Precinct site.

"Revitalising these historic buildings, well-known to Wellingtonians, was the next step in our plan to regenerate the entire block from 106 Cuba Street, north to Dixon Street and

west to Victoria Street.

"We've already completed the new Te Auaha performing arts campus in the former Deka Building, and we're delighted to have worked with Greater Wellington on this next stage and to have helped them into their new office space."

Willis Bond's Cuba Precinct project also includes the development of Victoria Lane Apartments, Wellington's first base-isolated apartment building, on Victoria Street.

The Athfield Architects-designed building will have retail and hospitality spaces at ground level, 3240 square metres of office space across levels 1 to 3, and premium apartments with city and harbour views on levels 4 to 16.

A separate parking building and another new commercial building will complete the precinct's regeneration.

"A key consideration for this project has been to build on and enhance the existing character and vitality of Cuba Street and the wider area.

"Greater Wellington's presence will add enormously to the fact that many see this precinct as the true heart of Wellington," McGuinness says.

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## Flagship store opens to meet growing fashionable clothing demand

A new 1000 sq m flagship retail store set to cater to a growing trend in fashionable workwear in the trade industries has opened in Auckland.

According to industry experts, the trend is being driven in part by an increase in the number of women entering trades — which data from NZ Statistics shows is up 39% from a decade ago.

The durable workwear labels designed for the “fashion-conscious tradie” are now sold alongside tools, engineering supplies, safety and personal protective equipment (PPE) in a retail environment which, for the first time, has mirrors and changing rooms — features that retailers say would have been unheard of in this industry even just a few years ago.

The NZ Safety Blackwoods store, part of the Wesfarmers Group, is the start of a retail expansion plan for the New Zealand market over the coming year.

The Penrose store footprint is twice as large as the chain’s next largest store, and will be their 30th store in New Zealand, and the first of two new stores to open in the Auckland region, along with the recent relocation of its Frankton store in Hamilton.

NZ Safety Blackwoods national manager - trade centres Chris Mason says the trade industries are shedding their traditional persona as a new generation of more image-conscious tradies emerge.



This transition comes along with increasing numbers of women entering trade industries, and Mason says the company’s retail face has evolved to meet this changing demand.

He says retail outlets in their industry are notorious for being dirty, dusty stores with empty shelves and poor service.

“The old school self-image of the typical New Zealand tradie has changed over recent years, and this has manifested in a growing design trend for more stylish workwear which was traditionally seen as purely functional.

“More commonly now, they are looking for workwear that they can come off the site, take off their work boots and head down to the pub.

“The designer label on their work clothing is just as important to them as their casual clothes are, and a range of recognisable fashion brands like KingGee, Levis and FXD have developed an offering to meet this need.

“At the same time, we are also seeing nationwide advertising campaigns which feature high profile sporting stars as they move to target a mainstream audience.

“As a retailer, our offering has evolved to provide the service levels to match the positioning of this style of attire, which now includes a more customised fitting service,” he says.

Mason says the New Zealand market is also changing in line with international trends to provide safer working

environments for tradespeople.

“There is plenty of activity in the construction and other trade industries, as well as a buoyant residential DIY market which is driving growth at a retail level.

“Overseas health and safety concerns are now driving a trend towards construction sites operating entirely without power cables, and this is also emerging here, with a noticeable shift in demand for cordless tools.

“Another technology trend is driven from the recognition that situational awareness is a causal factor in a significant number of workplace accidents.

“So the use of bluetooth-enabled communication devices on the worksite is becoming more prevalent as a way to alert workers to hazards,” he says.

Mason says the investment in a local omnichannel expansion programme will cover bricks and mortar stores, as well as their e-commerce platforms.

“We are seeing more tradespeople working in smaller teams now, and there is a move towards a centralised purchasing model where being able to get everything they need to get the job done in one place means greater efficiency and less time away from the site.

“Offering an integrated retail solution provides access to a wider range of products with the minimum time needed to make the purchase,” he says.

Mason says the number of customers using click and collect has doubled in recent months.

The new store will include a touch screen terminal that allows customers to order from more than 100,000 products — with the option of delivery to their worksite or collection from one of their 30 trade centres nationwide.

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# Rescheduled BuildNZ — it's time to help rebuild the NZ economy

The Mega Event, including BuildNZ, Facilities Integrate and National Safety Show, was to be the first trade show of scale to recommence in August after first nationwide lockdown.

However, Covid-19 restrictions were to foil event organiser XPO's best-laid plans, with news the day before the trade show was due to open that Auckland was to enter Level 3 the next day — effectively ending the Mega Event before it had even started.

By midday the following day, XPO was locking up the venue with chains and padlocks, and heading home for a minimum two-week Level 3 lockdown, with many of the elaborate stands remaining intact as the venue remained closed.

However, fast forward nearly three months, and Mega Event 2.0 has been rescheduled to late November.

XPO general manager Tony Waiter says trade shows like this are integral to the recovery of the New Zealand economy, including the construction, design, facilities and safety industries.

"As the only large-scale event of its kind in



2020, this is the one event you must attend," Waiter says.

"Come along and support your industry and while you're there, earn valuable LBP and CPD points, network, learn, research and purchase the very latest technology on offer.

"To say the support from all our exhibitors, partners, suppliers and everyone else involved in the show has been great would be an understatement — it has been absolutely unbelievable," Waiter says.

"We are excited to welcome our exhibitors and visitors to the ASB Showgrounds in Auckland on Wednesday and Thursday, November 25 and 26.

"Now with more than 200 exhibitors and an incredible line-up of local and international speakers, you don't want to miss out!" Waiter says.

If you haven't done so already, you can easily register to attend for free at [www.buildnz.com](http://www.buildnz.com).

## Property sales records slashed

According to the latest REINZ data, the number of residential properties sold in September across New Zealand increased by 37.1% from the same time last year (from 6112 to 8377).

This is the highest number of properties sold in a month in New Zealand for 42 months, and the highest number of properties sold in a September month for 14 years.

For New Zealand, excluding Auckland, the number of properties sold increased by 29.9% when compared to the same time last year (from 4245 to 5516) — also the highest for the month of September in 14 years.

In Auckland, the number of properties sold in September increased by 53.2% year-on-year (from 1867 to 2861) — the highest in 52 months and the highest annual increase in sales volumes in 11 years.

No regions saw an annual decrease in sales

volumes. However, Gisborne's sales volumes remained the same as September last year, with 39 properties sold during the month, up by one sale from August.

REINZ chief executive Bindi Norwell says normally one month out from an election, people start to take a wait and see approach, and sales volumes begin easing off.

"However, 2020 appears to continue in its trend of being an anomaly, with the number of properties sold the highest in 42 months, since March 2017, when the country was last experiencing such growth."

Median house prices across New Zealand increased by 14.7% from \$596,956 in September 2019 to a new record high of \$685,000 in September 2020, and up from \$675,000 in August this year (a 1.5% lift).

In total, nine regions saw record median prices during September.

"Prices across the country have seen some significant increases, with once again every region in New Zealand seeing an annual uplift in median house prices.

"More than half of the regions saw record median prices in September, as did 19 territorial authorities — and only two regions didn't see double-digit increases, showing just how strong the market is at the moment," Norwell says.

"With interest rates at such low levels, investors are starting to head back into the market in high numbers, and they're competing with first-time buyers for properties which is also contributing to the price rises we're seeing in this bracket.

"This is making it harder for first-time buyers to get on the property ladder — even with the removal of LVRs," Norwell suggests.

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## 2020 provides best NZIOB awards night yet

The 2020 edition of the NZIOB's annual awards night was unlike any of the Institute's previous 26 annual awards gala dinners.

Due to Covid-19, the evening programme was held simultaneously across three venues — Cordis in Auckland, Te Papa in Wellington, and the Christchurch Town Hall — as well as being live-streamed for free.

The event itself went off without any technical hitches, with Auckland MC Jackie Clarke setting the scene for the entire audience by starting off both halves of the night with two powerful singing displays.

While Clarke cut to the Wellington and Christchurch MCs regularly throughout the awards ceremony itself, Te Papa and Christchurch Town Hall attendees were entertained by their own "star" MCs and jazz band during the pre-dinner drinks period and the dinner service.

A highlight for the Wellington audience was having MC Frankie Stevens decide that he would cut the jazz band's set by 20 minutes, taking over the entertainment role to deliver a burst of Kiwi classics that had them up and dancing at Te Papa.

The feedback from attendees across the country was that this was the NZIOB's best awards night yet, an example of an innovative approach that was well supported by a record number of entries and the in-person attendance of the gala dinner — up by more than 20%.

The move to hold the event across three venues was obviously driven by Covid-19 uncertainties.



Supreme Award winner James Reed (with certificate).

However, the generation of a larger audience, and taking the occasion outside of Auckland, provided considerable benefits for the entrants and those who just wanted to come together as an industry to celebrate and network, something there hadn't been too much of in 2020.

In terms of the awards themselves, the key takeaways from reviewing this year's entries included:

- Building Information Modelling (BIM), a technology that the NZIOB has been a leading

promoter of, has become a standard tool for designing and delivering commercial construction projects.

- The growing creativity being applied on the country's building sites.
- The construction industry providing incredible opportunities for its young people. As an example, this year's Young Achiever and Supreme Award winners, at under 30 and 35 years of age respectively, were responsible for delivering \$100 million-plus construction projects.



NZIOB chair Graeme Birkhead.



Young Achiever winner Rhys Martin.



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Building Industry  
Awards 2020**

**Congratulations to all winners in the  
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**GIB® SUPREME AWARD**

**Winner** James Reed, Dominion Constructors **Project** University of Auckland Waiparuru Hall, Auckland

**BCITO YOUNG ACHIEVER AWARD**

**Excellence\*** Rhys McKenzie, Hawkins **Role** Site Foreman, Auckland

**Excellence** Ashleigh Hunter, Designgroup Stapleton Elliott **Role** Registered Landscape Architect, Palmerston North

**Highly Commended** Tom Ranier, Construction Workshop **Role** Project Manager, Christchurch

**RESENE PROJECTS UNDER \$5 MILLION AWARD**

**Excellence\*** Kane Blank, Aspec Construction **Project** St Peter's Chapel, Auckland

**Highly Commended** James Clark & James Allen, Brosnan Construction **Project** The Lindis Cottages, Otago

**NZIOB CHARITABLE TRUST PROJECTS \$5-\$10 MILLION AWARD**

**Highly Commended\*** Nigel Bannan, Cook Brothers Construction **Project** Dark Sky Project, Tekapo

**Highly Commended** Mat Hughes, Complete Construction **Project** Harbour Eats, Commercial Bay, Auckland

**STEEL CONSTRUCTION NZ PROJECTS \$10-\$20 MILLION AWARD**

**Excellence\*** Craig Harris, Naylor Love Canterbury **Project** New World Durham Street, Christchurch

**Highly Commended** Dylan Kane, NZ Strong Group **Project** Airways Air Traffic Control Facility, Auckland

**CARTERS PROJECTS \$20-\$35 MILLION AWARD**

**Excellence\*** James Sutherland, CMP Construction **Project** Life Apartments, Auckland

**Highly Commended** Nathan Halloran, Kalmar Construction **Project** e Tirohanga o te Tōangaroa – New Unilodge Student Accommodation, Auckland

**Highly Commended** Garyth Jones, NZ Strong Group **Project** Auckland Zoo South East Asia Project (Separable Portion 2A), Auckland

**GIB® PROJECTS \$35-\$100 MILLION AWARD**

**Excellence\*** Carl Bohnen, Naylor Love Wellington **Project** Wellington East Girls' College Major Redevelopment, Wellington

**Highly Commended** Nathan Halloran, Kalmar Construction **Project** Sugartree Apartments Stage 3 (Altro), Auckland

**Highly Commended** Matthew Street, Clearwater Construction **Project** Outlook Mission Bay, Auckland

**BBD PROJECTS OVER \$100 MILLION AWARD**

**Excellence\*** James Reed, Dominion Constructors **Project** University of Auckland, Waiparuru Hall

**Highly Commended** Neville McAnnalley, Leighs Construction **Project** Mt Eden Corrections Facility: Building C, Auckland

**Highly Commended** Chris Murray & Dion Russell, LT McGuinness **Project** Bowen State Building & NZ Defence House Fitout, Wellington

**Highly Commended** Steve Ritchie & Paul Wikiriwhi, Hawkins Auckland **Project** University of Auckland B405 Engineering, Auckland

**JAMES HARDIE INNOVATION AWARD**

**Excellence\*** Baran Balaban, Spiral Drillers Civil **Project** Team Workshop, Auckland

**SITE SAFE & CHASNZ SAFETY EXCELLENCE AWARD**

**Excellence\*** Teck Khing Yong & Daniel Chang Liu, Livefirm Construction **Project** Livefirm Mitre Saw Dust Control Station, Auckland

**Highly Commended** Kevin Jury, Voideck Group **Project** Voideck Temporary Void Platform, Wellington

**Highly Commended** Gary Davidson, Naylor Love Canterbury **Project** Timber and Steel Jigs for Prefabrication Installation, Nelson

**DAHUA TECHNOLOGY CONSULTANTS AWARD**

**Excellence\*** Kelly Haora, Griffiths & Associates **Project** Otangarei Papakāinga, Whangarei

**Highly Commended** Daren Alderson, Buchan **Project** Langdons Quarter, Northlands Shopping Centre, Christchurch

**Highly Commended** Hayley Groves, Tripro **Project** Aldersgate, Christchurch

**HAYS INTERDISCIPLINARY COLLABORATION AWARD**

**Excellence\*** Neville McAnnalley, Leighs Construction; Neville Clarke, WSP Opus; James Bones, Beca;

Patrick Dowle, Department of Corrections; Brett Zeiler, White Associates **Project** Mt Eden Corrections Facility: Building C, Auckland

**Highly Commended** David Davery, Black Interiors; Brent Thomson, The Building Intelligence Group; Andrew Tu'inukuafe, Warren and Mahoney;

Lindon Jackson, Beca; Robyn Montgomery, BBD **Project** ANZ Workplace Strategy Project (Sylvia Park Tower), Auckland

**Highly Commended** Alun Larsen, Hawkins Auckland; Chris Fields, Hawkins Auckland; Ian Straka, Precon; Andre Kirstein, Beca;

Chris Boss, Jasmex; Chris Haines, Rider Levett Bucknall **Project** University of Auckland B507 Park West, Auckland

\*Category Winner

## Word from the Rooftops — valuing apprenticeships and other industry-wide gains

Roofing Association of NZ chief executive officer Graham Moor offers industry commentary and updates.

Reflecting on the year so far, no one would have thought a year ago, “try this one on”!

We’ve seen plenty of twists and turns, and an economy which has caught the economists out more than ever before.

The construction sector has fared very well, contrary to mid-year predictions.

Work volumes are very solid, with some of our roofing members being up on last year despite the impact of lockdowns and some coughing and spluttering in the supply chain, as was expected.

The Covid Response Committee has certainly helped get people into trades training through their apprenticeship stimulus initiatives.

Our own roofing industry sector has twice the number of sign-ups compared to last year, which is heartening. There’s still some way to go to fill the staffing shortages, but it is certainly a good start.

There are whispers that some have used these as a cheap labour source which, if found to be true, would be very disappointing. Training is an investment in your business and your industry’s future.

I’ve certainly heard all of the moans about “apprentices these days”, from the employer contingents — “they don’t stay”, “they don’t work as hard as we did”, “they always want more pay”.

All in all, it seems we’re sounding a lot like our parents did. In part, some of these may not be too short of the mark — yes, they are different, but have we changed at all ourselves regarding how we manage this resource?

Something must be working, as there are plenty of great stories out there about businesses thriving. I suggest there has been some good understanding and adaptation happening there.

The Construction Sector Accord continues to evolve on the back of great initiative from Registered Master Builders.

The work being done around industry accreditation is exciting, and not before time.

The use of price as the prime determinant for choosing a trade has got us where we are today. There is so much more that should be considered before price.

Operational integrity, financial capacity and commercial experience brings much more to project outcomes.

This works for all in the project — the client, the main contractor and the specialist trades should all measure up. If any of the participants don’t, why do we take such risks?

That aside, a universal set of criteria just makes sense. Will this eliminate risk? No. However, it will dramatically reduce risk for all concerned.

In the past, risks have been shuffled in a



direction to those whom are least equipped to manage that risk.

It is a great step for our industry, and the Government is committed to the Construction Sector Accord and its success.

Yes, there is much to do but, in the meantime, the sector can take comfort with the calibre of people from their industry and their trade associations trying to change an industry that has not always done as well as it could have.

I have been working through some roofing industry-specific data from ACC. While we can be proud that we have not had a fatality for several years, we still have plenty to work on to stop hurting people.

But our approach to safety at height has been a collaborative approach, with builders certainly being proactive in this.

None of the builders I know would not have suitable group controls now. Thanks for being so proactive with us.

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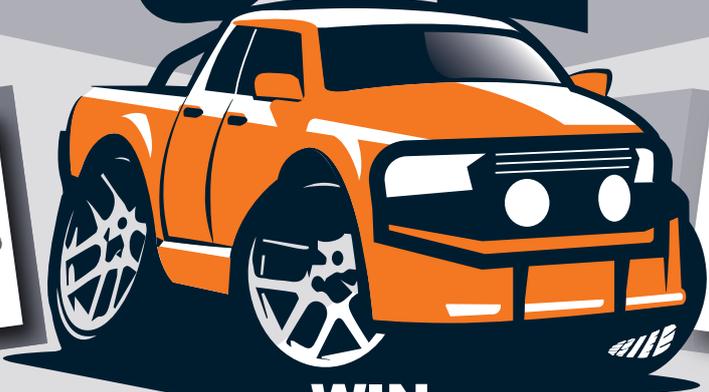
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# 5600 new apprentices enter building trades — since July 2020!

The Building and Construction Industry Training Organisation (BCITO) has set a new record, signing on more than 5600 new apprentices since July 2020.

That number compares with 2200 for the same period last year. During the same period there has also been 1200 new employers register to train apprentices in 2020.

“It’s great to see so many people wanting to take up an apprenticeship,” BCITO chief executive Warwick Quinn says.

“There are fantastic opportunities for those working in the trades — you can earn while you learn, it’s free, and it is a sector that will be vital to New Zealand’s economic recovery,” Quinn says.

The jump in numbers follows significant government support for the trades and training.

“We have 19% more apprentices in training in the first nine months than in the whole of 2019. And while it is still only November, there are almost as many new employers as there were for the whole of 2019 — with 62% of employers either joining for the first time or returning to training from July to September.

“This tells us that the government’s Apprenticeship Boost and No Fees schemes have directly driven more people into the trades and encouraged more employers to train. Which, for a sector still challenged with a skills shortage, is great news.”

A \$1.6 billion Trades and Apprenticeships Training Package was announced as part of the 2020 budget in May, to provide major investments in jobs and training as New Zealand got back to work following the Covid-19 Level 4 lockdown.

Some of these new apprentices are entering the trades as a second career.

“We are seeing a number of sign-ups from those who have been in industries most impacted by Covid-19, such as retail and hospitality,” Quinn says.

“Construction is a sector that has continued to perform well given the circumstances. With building consents remaining high following lockdown, and the Government committing to a number of infrastructure projects, demand for skilled labour has not gone away.



Haylee Lemon and Kevin Goodall

“A career in the trades will offer people stability in these uncertain times.”

Haylee Lemon, who works at Kevin Goodall Builders in Auckland, is one of the BCITO’s new apprentices.

After graduating from a very uni-orientated high school, Lemon decided to take a gap year and ended up working at Bunnings. It was there that she met her current employer.

“I have always been interested in the trades, so I jumped at the opportunity when Kevin offered me a job,” she says.

“I started in May, and began my carpentry apprenticeship in July. So far it has been great, and I am looking forward to my new career in construction,” Lemon says.

## Key BCITO statistics:

- **Total apprentice numbers:**  
2019 — 12,800  
2020 (to October 15) — 15,400
- **The BCITO has had 8500 apprentices sign up in 2020.**
- **Carpentry has a 17% increase compared to 2019.**
- **Painting and Decorating has seen a 33% increase compared to 2019.**
- **Trowel Trades has seen a 61% increase compared to 2019.**

# Cover where it counts.

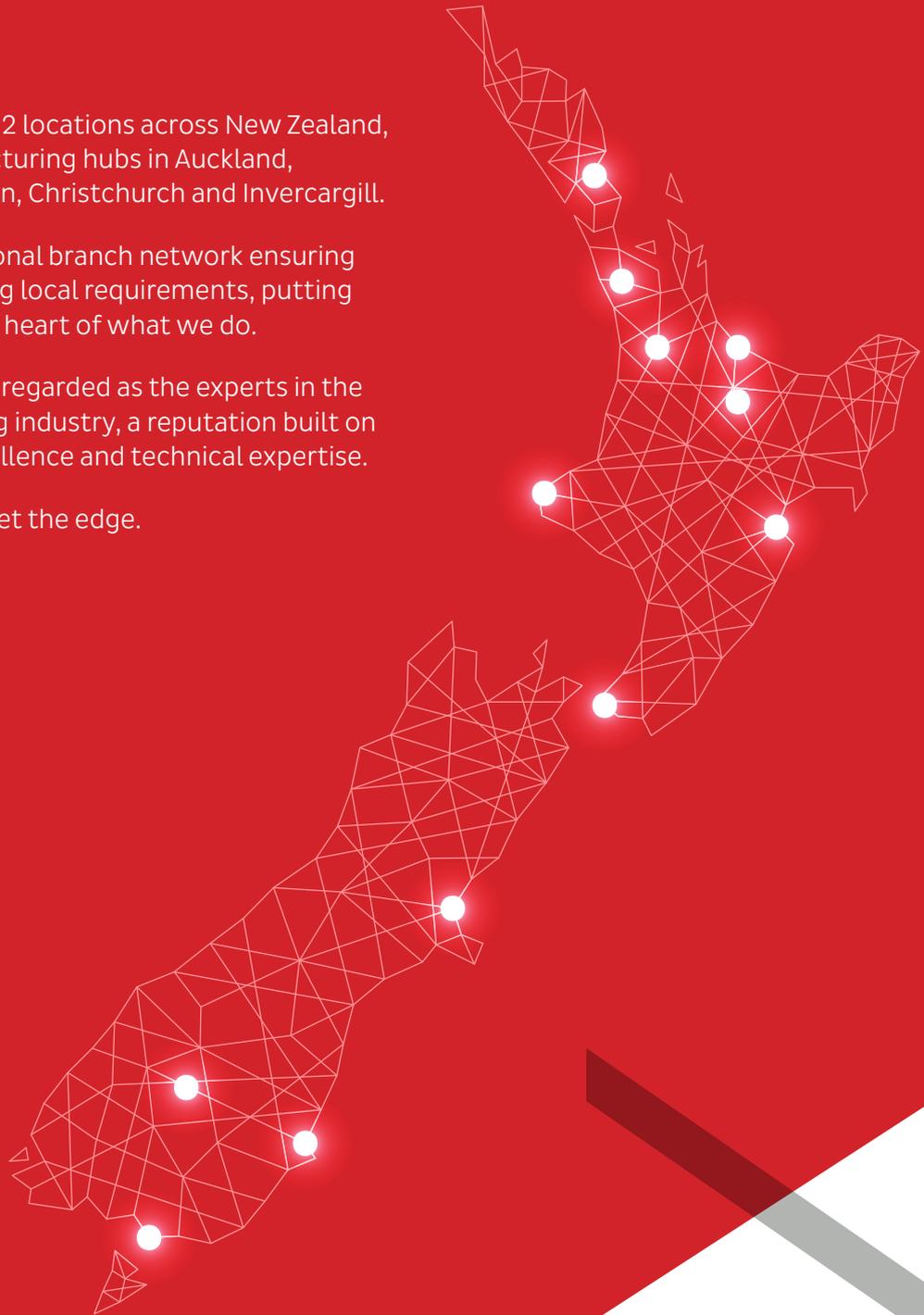
**National Coverage** 12 locations across New Zealand, with major manufacturing hubs in Auckland, Hamilton, Wellington, Christchurch and Invercargill.

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# Eliminating falls just one of protection system's benefits

**B**uilders are always facing huge workloads and tight deadlines.

They're under more pressure to motor through their workloads as efficiently as possible, but this can often mean worker safety is compromised.

Workdek exists to make builders more efficient by allowing them to work safely at any height on stable ground.

It's a simple but strong and stable platform system that was created for builders, by builders.

Its strength is in its solid, modular construction system that can be easily configured to work on any building site.

Long gone are the days of counterproductive nets and safety hazards.

Instead, say hello to Workdek's stable, modular platform that allows you to work twice as fast at any height.

You can even take your tools and machinery to the heavens without fear, because each Workdek deck holds 200kg.

## Make light work of building work

Workdek supplies modular, stable work

platforms to builders who need to work efficiently and safely at any height. Preventing the fall is better than capturing the fall.

Working on the Workdek platform is as stable and fast as working on the ground.

The added benefit is significantly reduced stresses on the body.

This means builders can work twice as fast as builders on sites that have inferior products, and they feel better after a day's work.

## Better productivity, better profit

Workdek lets your team build with a sense of urgency without fear of falling. Doubling building speed without doubling staff lets you build more and make more money.

In effect, Workdek is your ultimate leverage tool to increase profitability.

## Work anywhere, anytime, safely

Because you're always on solid ground at any height with Workdek, you'll always be able to find your footing without thinking about it.

The added benefit is your work can be completed twice as fast because you can walk

anywhere and take your tools and machinery with you.

## A builder-focused performance and protection system

Other inferior systems either don't focus on preventing accidents on-site, and/or are limited in their features to help builders to work more efficiently.

Workdek provides the industry with the ultimate tool to improve productivity, agility, efficiency and safety.

It lets builders build more properties because their productivity increases by at least 50%.

Common feedback from builders who have used Workdek on their builds include:

- "This is an absolute game changer!"
- "With Workdek, we're now working twice as fast."
- "We're now more efficient, and my team's guaranteed not to fall."

That's high but warranted praise. As well as eliminating falls whilst builders work at any height, Workdek often doubles the building process.

## Workdek and Worksafe NZ are on the same page

Workdek's approach is aligned with Worksafe NZ's views. They state that eliminating the fall is better than capturing the fall, and Worksafe NZ has recently issued safety alerts over the use of nets.

## Get Workdek working for you

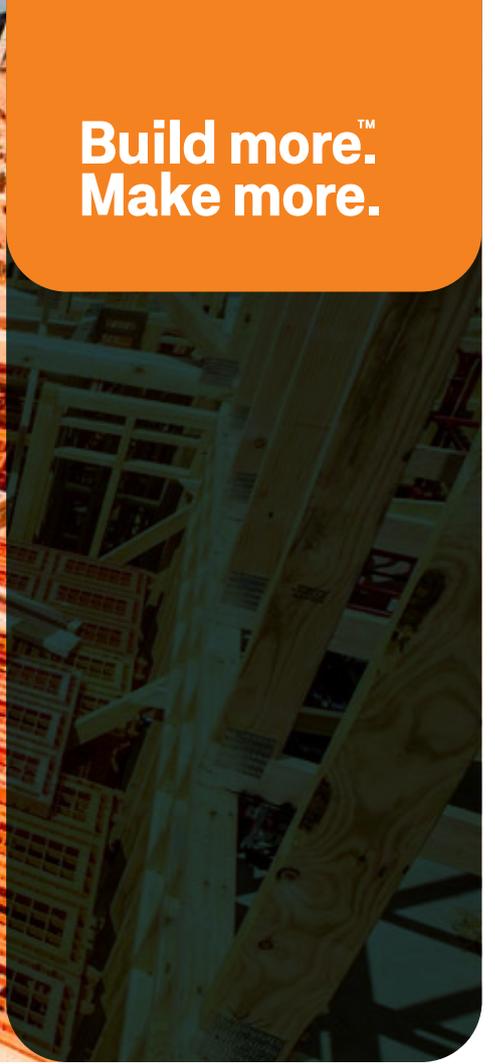
By working more efficiently and literally adding more builds to their schedule, builders can safely make more money with Workdek.

The product is now being hired and sold to scaffolding companies, builders and large construction companies who quickly see what a powerful tool it is for their teams.

There is a better way for builders to work on all building site levels, quickly, safely and more profitably. Workdek. Build more. Make more. To learn more and get started, visit [www.workdek.co.nz](http://www.workdek.co.nz).



**Build more.<sup>TM</sup>  
Make more.**



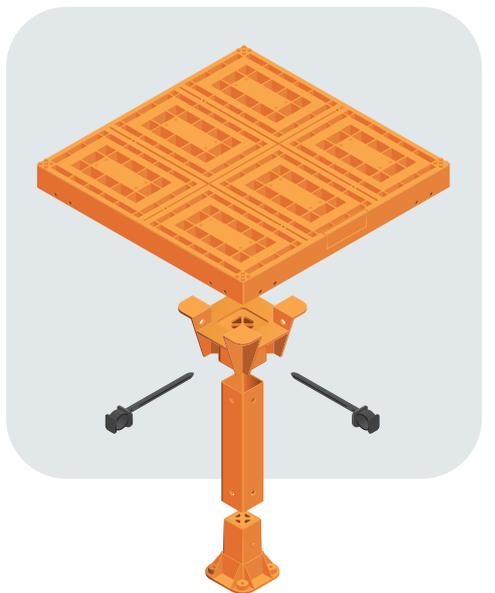
# Workdek is your new stable workmate, mate

**Workdek is a modular, stable work platform that puts builders on solid ground at any height.**

Workdek stable work platforms have been developed specifically for builders. They make building more profitable because you can walk on a continuous, flat surface at any height with all your tools right beside you. Say goodbye to crazy balancing acts, risky moves and nets that don't prevent falls or falling debris. Thanks to Workdek, the industry now has the ultimate tool to improve productivity, efficiency and safety.

**Make building easier on the team whilst improving their productivity and safety.**

**Call: 0800 3255 7233 Online: [workdek.com](http://workdek.com)**



**Installation is as easy as playing with Lego**

**workdek<sup>TM</sup>**

# Low carbon concrete — here to Make NZ Green Again

Concrete consumption accounts for 8% of global greenhouse emissions — and 1 million tonnes in New Zealand alone.

Around the world, scientists are busy trying to find ways to lower this footprint to meet rapidly increasing consumer demand and government regulation.

Luckily, New Zealand already has a low carbon concrete solution, pouring out of concrete mixers in towns near you.

For the past two years, a Kiwi business called Neocrete has been working with a range of partners, including LT McGuinness, Higgins Concrete and Callaghan Innovation to bring the concrete additive D5 Green to market.

“Neocrete D5 is a concrete additive that works by strengthening concrete, thereby reducing the volume of cement required by up to a third, and its carbon footprint by 30%,” managing director Zarina Bazoeva says.

Partnering with sustainable home builder eHaus, D5 Green has successfully reduced embodied carbon in concrete slabs in Nelson, Whanganui and Cambridge.

“We’re seeing huge demand for lower carbon concrete,” eHaus director Baden Brown says.

Neocrete has also poured slabs in Lower Hutt with LT McGuinness, and has recently started working with Max Raft, specialists in concrete slabs.

## More innovation, less carbon

Relying on all-natural volcanic pozzolans, along with strengthening concrete D5 Green also accelerates setting time.

This means precasters can use it to reduce the time and cost of curing concrete, further reducing greenhouse emissions by saving power.

This early strength also makes it attractive to construction companies. They have been reluctant to use cement substitutes such as fly ash because it significantly delays setting time, adding to labour costs.

“If all concrete poured in New Zealand used D5 Green it would be like removing 80,000 cars’ emissions from our roads,” Bazoeva says.

“This is Neocrete’s mission — to help Make New Zealand Green Again.”



*Neocrete has been working with a range of partners to bring the carbon-reducing concrete additive D5 Green to the New Zealand market.*



# ***NEW* CATTANEO SELF-ERECTING CRANES**



- You'll change the way you build with a self-erecting crane.
- Ease of product movement and an organized site.
- Projects are finished ahead of schedule.
- 11 different models ranging from 20m to 41m reach.

**Contact:** Ross Bannan (Bannan Construction) mb 0274-952 407 [ross@bannan.nz](mailto:ross@bannan.nz)

Call me for a live demonstration on one of my sites or I can send you detailed brochures on each model in the range.

Alternatively visit the official Cattaneo website [www.cattaneogru.it](http://www.cattaneogru.it)

or see the Youtube link on our website [www.bannanconstruction.co.nz](http://www.bannanconstruction.co.nz)



THE CONCRETEOLOGIST



# Concrete NZ warns against taking shortcuts with precast concrete anchors

Those who carry out work with precast concrete panels are being warned to ensure they meet industry standards following a serious near-miss incident.

In December 2019, a precast concrete panel weighing 20 tonnes was being lifted at an Auckland construction site when the cast-in lifting anchor failed and the panel fell. While no one was harmed, the risk of serious injury was high.

Following the incident, WorkSafe carried out testing which confirmed the failed lifting anchor was made from a brittle material and, therefore, should not have been used. The lifting anchors had been self-imported by the manufacturer.

WorkSafe principal engineer Stuart Wright says WorkSafe engaged with the manufacturer of the precast panels to determine if any other panels existed with the same brittle lifting anchor.

“WorkSafe is satisfied all panels containing anchors from the same batch as the failed anchor have already been erected or positioned without further incident,” Wright says.

“The manufacturer of the precast panels has voluntarily surrendered to WorkSafe all of the unused lifting anchors that were supplied in the same batch.”

Concrete New Zealand Precast Sector Group president Justin Bragg says the design and installation of lifting anchors should only be carried out by those with experience.

“It is critical that the material of the installed



anchors meets the requirements of specified industry Standards,” Bragg says.

“Anchors and the lifting clutches should both be made of an appropriate ductile material to avoid brittle failure.”

Bragg is confident that Concrete NZ Precast Sector Group members are well aware of the risks, and source lifting anchors from reputable suppliers, but is reminding non-members of the risks around purchasing a non-compliant product.

“The risks of this are potentially increased

when sourcing offshore products where the quality and testing regimes may not meet the specified requirements.

“We are reminding everyone to keep in mind that when self-importing products, additional testing may be required to ensure the product conforms to New Zealand requirements.”

Guidance on the roles and responsibilities for the safe handling, transportation and erection of precast concrete can be found at <https://worksafe.govt.nz/dmsdocument/4161-safe-work-with-precast-concrete>.



**BRANZ Appraised**  
Appraisal No. 983 [2018]

**SIMPSON  
STRONG-TIE  
BOTTOM PLATE  
ANCHOR SOLUTIONS**

Appraisal No. 983 [2018]  
Amended 23 April 2020

## AT-HP BLUE High Performance Anchoring Adhesive

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Fast curing, two-part adhesive, that changes colour from blue to grey when fully cured.



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trowel is like having a  
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TRUSTED BRAND  
FOR CONCRETE TOOLS**

# Self-erecting cranes will change the way building is done on site

Looking for a high performance self-erecting crane to provide functional reliability and efficient handling of the daily challenges on your building site?

Bannan Construction has been using self-erecting cranes since 2012. The company now imports brand new Cattaneo Cranes direct from Italy for sale in New Zealand.

Cattaneo cranes are designed and built to be simple and reliable, and to last a long time.

Since using self-erecting cranes, the business has been able to tackle difficult projects, and its build programmes have been dramatically shortened with the self-erector on site.

Lifting product when required rather than scheduling lifts results in jobs getting done as required, with no waiting for expensive, large

and noisy mobile cranes which take up significant space to stabilise on site.

Unloading materials or equipment from delivery trucks is simple. Materials can be easily stacked around sites in their correct positions without using expensive labour because the crane can be operated by one person via the joystick remote control unit.

Build costs are reduced significantly, and the company's build teams value the lack of heavy physical lifting on site.

Bannan Construction has a supply deal from Cattaneo Cranes which it obtained after significant research and factory visits to European manufacturers.

Bannan's goal was to obtain a robust crane which was easy to use and maintain. The Cattaneo crane is just that.

Powered by either single or three-phase power makes for a quiet compact crane.

Crane models range from 20m to 41m reach, and start at just \$145,000

+ GST. Bannan provides full manufacturer warranties, manuals, log book and servicing contacts — so customers are ready to go immediately upon receiving the crane on their site.

As builds get higher and larger, the benefits of these cranes are obvious, even on smaller sites. Bannan says once you've made the investment, you'll wonder how you ever built without one on your site.

They say a self-erecting crane will change the way building is done on site.

The ease of product movement and running an organised site will impress all, including clients, who will see the benefits once their projects are finished ahead of schedule.

For more information, call Ross Bannan on 0274 952 407 for a live crane demonstration on one of his sites.

Detailed brochures on any model in the range can be sent out or, alternatively, visit the official Cattaneo web site on [www.cattaneogru.it/it/eng](http://www.cattaneogru.it/it/eng).





## Reduce the carbon footprint of concrete with D5 Green

Made from natural minerals, D5 Green significantly increases the strength of concrete. This means cement content can be substantially reduced, lowering the carbon footprint of concrete by 16-33% without impairing its performance.

Increases concrete strength

Reduces cement content

Reduces carbon footprint

Improves durability

Accelerates setting time

To learn how D5 Green can lower the carbon footprint of your next project, visit: [neocrete.co.nz](https://neocrete.co.nz)

# Take precautions to minimise plastic shrinkage cracking in concrete

With winter finally succumbing to warmer summer days, there comes an increased risk of cracking in concrete due to plastic shrinkage.

Once concrete has been poured, plastic shrinkage cracking can be caused by the rapid drying out of the surface of the concrete when the rate of evaporation exceeds the rate that bleed water can migrate to the surface.

Typically, plastic shrinkage cracking occurs within six hours of finishing — hence the name, as plastic shrinkage cracks occur while the concrete is still plastic.

The cracks often have a jagged appearance, and may intersect each other.

There is an increased risk of plastic shrinkage cracking when there is wind, low relative humidity, and high temperatures.

While plastic shrinkage cracking generally occurs in these conditions, it can also occur

in moderate temperatures if the wind speed is high enough or the relative humidity is low.

Precautions that can be taken to minimise the occurrence of plastic shrinkage cracking include:

- The use of evaporation retardants and finishing aids such as Sika Film are an economical and effective means of reducing the risk of plastic shrinkage cracking.

They are applied to the surface of the concrete using a fine mist sprayer after each stage of the finishing process, and cost in the order of 6 to 10 cents per square metre per application.

- Start curing the concrete by spraying the surface with a liquid membrane curing compound such as Sika Antisol A or E.

These products form a thin barrier on the surface of the concrete which prevents water

from evaporating from the concrete surface during the first few crucial days of concrete curing.

This will help to reduce the risk of plastic shrinkage cracking, as well as ensure that there is more water available within the slab for complete hydration of the cement.

- Consider using SikaFiber-1218 PPM. These are 12mm-long mono-filament polypropylene fibres specifically designed to minimise the incidence of plastic shrinkage cracking in concrete.

This product provides secondary reinforcement in the concrete that protects it from the stresses that cause it to crack while still in a plastic state.

For best results, a combination of these three options is recommended. For more information, contact Sika (NZ) Ltd's Technical Department on 0800 745 269.

## Ready Mix Sector Group issues safety alert

The Concrete New Zealand Readymix Sector Group has issued an updated *Safety Alert: Blow-Back & Pump-Back* document that urges its ready mixed concrete producer members to no longer accept blow and pump-back from any concrete pump.

Readymix Sector Group chair Richard Sands believes the procedure poses significant health and safety hazards for all those involved, and should not be undertaken.

"Blow and pump-back entails moving residual concrete from the line or boom pump-back into the truck mixer bowl under pressure, and can be very dangerous."

### Potential risks

Concrete NZ is advising against the practice of accepting blow and pump-back from any line and boom concrete pumps due to the potential risks involved," Sands says.

The Readymix Sector Group also strongly encourages those involved in concrete

pumping to adhere to the Ministry of Business, Innovation and Employment's (MBIE) *Concrete Pumping Health and Safety Guidelines*.

The *Safety Alert: Blow-Back & Pump-Back* document can be downloaded from the Concrete NZ web site at

[www.concretenz.org.nz](http://www.concretenz.org.nz).

The *Concrete Pumping Health and Safety Guidelines* can be downloaded from the WorkSafe NZ web site at <https://worksafe.govt.nz>.



# JUST POURED CONCRETE?

**MAKE CONCRETE FINISHING  
EASIER WITH THESE TWO BUILDER-  
FRIENDLY SOLUTIONS**



## **Sika® Film ANTI-EVAPORATION & FINISHING AID**

Retards moisture evaporation from the concrete surface.  
Acts as a finishing aid for concrete flatwork. Reduces  
plastic shrinkage cracking.



## **Sika® Rugasol C SURFACE RETARDER (FOR EXPOSED AGGREGATE SURFACES)**

For decorative, economical, non-slip surfaces on driveways,  
footpaths, patios, pool surrounds and forecourts.  
Use Rugasol C for <20 MPa concrete, Rugasol C Extra for >20 MPa.



**BUILDING TRUST**

## Innovation results in superior decking screws

Innovation in deck design and construction methodology has not only driven Simpson Strong-Tie to release world class products

that help the builder create safer and stronger deck structures, but has also prompted the company to develop a market-leading decking screw range to be enjoyed by the builders and home owners.

The DSD range is available in 5.5mm (12g) and 6.5mm (14g) diameters, with lengths from 50mm to 100mm, collated for Quik Drive, as well as loose.



Gone are the days when home owners put up with nails that pulled up or squeaked in a deck that has become an extension of their home.

Deck-Drive screws are designed for the most demanding of deck builders. Whether the project calls for timber decking, premium composite or exotic hardwood, Deck-Drive screws will provide peace of mind.

The next evolution in that development is now here, with the introduction of the ultimate Self Drilling Decking screw — the DSD.

They are available loose for hand-driving, and collated for Quik Drive systems — with free bits in every pack!

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

## Fence wrap branding to 'hit people right between the eyes'

Adgraphix is a leading digital print, sign and display company based in Christchurch.

It is a nationwide supplier of quality printed fence wrap for temporary fencing for the events and building industries.

The company prides itself on its commitment to using new technology to produce new and innovative products.

Company staff say they work with the most creative minds in New Zealand, which means every job, every challenge, every day is different — and they love it!

“We’re always walking that fine line between art and marketing, between creativity and getting the most for your budget,” they say.

“We merge digital print and sign-making expertise in our modern facility, using cutting-edge software and machinery, as well as traditional techniques.

“We want to inspire you. To take your brand and hit people right between the eyes with it. To get every last ounce of firepower out of your dollar.”



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

## Enjoy a warmer, healthier home

Showerdome is a clear acrylic dome that simply attaches to the shower cubicle top to prevent steam forming in the bathroom, reducing condensation and making the home healthier and warmer.

Steam happens when warm moist air mixes with cold air — so it acts as a barrier between those two air masses, which means no steam forms in the shower or bathroom.

According to the Energy Efficiency and Conservation Authority (EECA), the average shower releases 1.5 litres of moisture into the air. In a home of four

people, this represents six litres being released into the air daily.

To prevent this, the EECA recommends putting a lid on shower cubicles to avoid dampness.

Another major safety concern related to moisture is slippery floors, with bathroom falls among the leading causes of accidents in the home.

Showerdome also makes mirror demisters and extractor fans redundant, and studies show installing a Showerdome may save home owners around \$250 per year in energy costs alone.

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



# Regeneration

Architect Don Bunting looks at how the construction industry might follow a new regenerative approach.

The New Zealand tourist industry is looking overseas to see how new forms of tourism and tourist development might better suit an industry so drastically affected by Covid-19.

The phrases regenerative travel and regenerative tourism reflect a realisation that a quality over quantity approach might better meet reduced future opportunities, aiming to be greener, smarter and less overcrowded.

The core concept is to not measure success solely in economic terms, but also consider the well-being of the country's natural resources, its human health and to preserve community identities.

It's about a circular tourist economy which aims to reduce waste, avoid pollution and regenerate natural systems.

This means developing wider forms of tourism, spreading into less obvious tourist destinations, moving the load away from current tourist hotspots.

Over my many years of travel, I remember with particular affection the times we were able to venture away from main tourist venues, including the contrast of staying with local American Indians in Monument Valley before hitting the madness of Las Vegas.

The immediate future will see a significant reduction in overseas tourism, and those reliant on this market may need to review how best to survive, with no certainty as to when a more normal market might return.

## Regenerating infrastructure

Business commentator Bruce Cotterall recently raised his concerns in the *NZ Herald* about how close to the bone some of the country's infrastructure is.

He noted the recent Auckland water crisis, an unfinished city rail link likely to cost three times its original \$2.8 billion budget, neglected rail tracks, a failed light rail project, an expensive report on the Ports of Auckland with no decision being reached, and a truck attempting to destroy Auckland's iconic but ageing harbour bridge.

He also noted the fiasco around the much-delayed Christchurch Hospital, Christchurch roads that remain unfinished, empty central city building sites, a sad and deserted Anglican Cathedral, and a champion Crusaders rugby

team without a permanent stadium.

He said: "So it seems we are destined to live in a wonderful part of the world with an inadequate public service and, as a result, a failing physical and intellectual infrastructure".

The Government's approach has been to provide a list of what they inaccurately call "shovel-ready" projects; saying they are helping regenerate and encourage growth and investment without doing anything.

That dumb phrase "shovel-ready" should be dropped into the same dark hole as "Kiwibuild".

## Regenerating regulations

The 2019 publication of the book *Rottenomics* by Peter Dyer, while not giving the full story behind the so-called "leaky buildings" disaster, should have provided more of a wake-up call for the industry.

Dyer's quoted long-term cost of \$45 billion to rectify the damage caused, while speculative, doesn't begin to allow for the suffering of those affected or the loss of confidence in our industry.

However, other than a few tweaks, the 1991 Building Act and Building Code remain intact.

I spent much of the 2000s trying to effect change, but successive governments and local authorities acting as Building Consent Authorities (BCAs) were reluctant to accept that the experiment — a performance-based Building Code — had been a failure.

If Covid-19 has given us pause regarding the future of our industry, perhaps it also offers an opportunity to take another look at how the construction industry should be regulated.

You would struggle to find anyone who believes the current approach works well.

Certainly, the associated delays and ridiculously high cost of compliance is difficult to justify, especially, as Peter Dyer intimates, the underlying problems remain.

Three simple questions:

- Has our industry made any real attempt to meet the challenge of a performance-based rather than a prescriptive Building Code?
- Does it make sense to have 72 local authority-based BCAs, leading to an inevitable lack of consistency?



- Why do we have a Building Code and deemed to comply documents — Acceptable Solutions and Verification Methods — which fail to make any mention of branded construction products or systems?

If you think this sounds like a system invented by bureaucrats and for bureaucrats, then you are right.

Change is sorely needed, but the industry cannot afford to wait for successive governments to act because they will not.

If real change is unlikely, three simple steps would make a real difference:

- A single, central BCA with existing BCAs acting as agencies receiving applications only. Current technology makes this viable, quick and cheap.
- A national database of compliant construction products and systems.
- Allowing manufacturers and suppliers to create their own branded acceptable solutions for their products.

## A scary future

As our new government gains momentum, it is worth mentioning an April 2020 report in the *NZ Herald* on Phil Twyford and Shane Jones wishing to reinstate the Ministry of Works.

This was based on a belief that government needed to greatly expand its direct involvement in the construction sector.

I doubt this would be any more successful than the ubiquitous Crown Infrastructure Partners (CIP) set up in 2017.

Its purpose was "to enable co-investment from the private sector or any other sector, to achieve the government's objectives for the deployment of water and roading infrastructure to support a timely increase in housing supply".

For some reason, the organisation also had responsibility for expanding ultra-fast broadband coverage. What happened? Nothing.

# Would you tolerate a business that operated like a government?

Terry Sage of Trades Coaching New Zealand breathes a sign of relief, and says thank God it's over for another three years . . .

Thank God it's over, right? At least we now have around two-and-a-half years before they start putting us through it all again.

One of my biggest gripes is all those hideously boring "smiling" election billboards cramming every roadside intersection.

And do you get the feeling that you're being talked to like a kid? Or maybe it's just me?

You know, when your mum wanted you to do something and she would promise you a treat — "if you come shopping we can get a Big Mac".

It's similar to "vote for us and you can have a million houses and a billion trees" — you know it's never going to happen because, just like when you were a kid, there wasn't a Maccas anywhere near the shops.

Haven't the politicians heard of that 100% gold saying that any business should adhere to: "Under promise and over deliver". Hello!

Now, we're not here to argue the virtues of any of the political parties, or to give an opinion on who's right or wrong. But if you were really cynical you may be asking "what virtues"? And did any of them get it right?

My biggest gripe, even more so than dumb billboard slogans, is the personality vote over the policy vote. A government runs a country on policies, not on how fancy they can talk.

The point of all this is that a government is a business. It has income, it has bills to pay, it has staff, it has customers, it has rules to follow, it has moral and ethical responsibilities, it has a CEO, a board, managers (too many) and an army of worker bees.

Honestly, how does that not sound like a business to you?

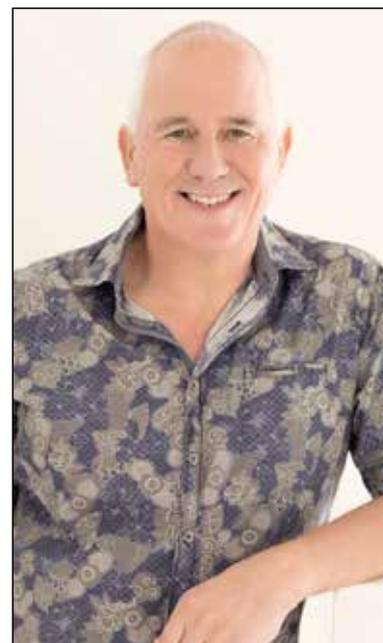
Here's my issue. We have to put our faith and trust in a government — any government, whether it's a red one, blue one, black, green, orange or magenta, it doesn't matter.

Some people wanted them and others did not. But we always have one, and have no choice but to deal with them.

But if you were asked to deal with a business that operated like a government you would run a country mile and find an alternative.

You would never put up with empty or broken promises, never put up with waiting a decade for a decision, and never put up with a CEO who spends more effort trying to get one over on the competition kindergarten-style — the list is endless.

We have choices in the real world — no, we don't like that business, let's try another. Governments? Well, yes, we have choices too, but only once every three years — and it seems that if one can talk better than the other they



get the job.

I'm not trying to sound bitter and twisted. Did my side win or lose you may ask?

Doesn't matter, as this time around we were no better than the Yanks or the Brits, as in, is there really a greener side? Was the alternative any better?

I actually think New Zealand politics is in a dismal state. But I'm here to say only two things — first, if you run your company like "they" run our government then you will be looking for a job some time very soon.

Second — red, blue, black, green or a hodgepodge of several of them — on Monday, October 19, we all got up for work.

Yes, the same way we have for many a year and got on with life, because that's just what we do. And, thankfully, we are pretty good at it.

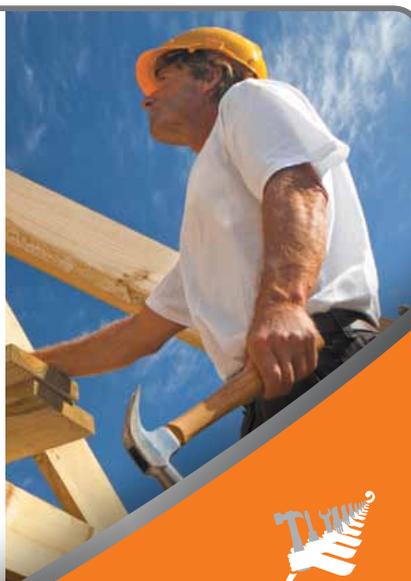
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THE BUSINESS SIDE OF CONSTRUCTION

## Fox to return next month

• **Straight Up with Mike Fox returns next month.**

# Determination under the CCA 2002 — Judicial Review

Timothy Bates and Bodene Robertson-Wright of Auckland law firm Legal Vision review a High Court decision where a judge was asked to consider an application for judicial review of an adjudicator's decision under the Construction Contracts Act (CCA) 2002.

This month we review the recent High Court decision in which Justice Woolford was asked to consider an application for judicial review of a decision made by an adjudicator under the Construction Contracts Act 2002.

## Facts

Alaska Construction + Interiors Auckland Ltd (Alaska) was the head contractor in the building of an apartment complex at Henderson Valley Road in west Auckland.

Alaska subcontracted Lovich Floors Ltd (Lovich) to carry out some of the construction works for \$350,000. However, works did not proceed smoothly, additional subcontractors were engaged, and other factors led to further costs for Lovich.

On July 25, 2019, Lovich issued payment claim number 4 in which it claimed for 82.65% of the subcontracted works and 75% of the variations.

However, the subsequent payment schedule issued by Alaska allowed only for 80% of the subcontracted works and 0% of the variations. The payment schedule also contained contra charges for works completed by other contractors.

The payment schedule was amended, yet Alaska had not paid Lovich since June, and according to the payment schedule issued by Alaska, Lovich owed them nearly \$100,000.

In December 2019, Lovich sent a further and final payment claim for \$113,443.71, to which Alaska did not respond within the required statutory time frame.

In January 2020, Lovich issued a notice of adjudication under the Construction Contracts Act 2002 specifying the amount owed by Alaska as \$113,490.86.

Subsequently, Christopher LaHatte was appointed as an adjudicator under section 35 of the Act and, following his directions, an adjudication claim was served by Lovich on Alaska.

Shortly after the adjudication had been completed, save for the issuing of the determination, Alaska paid Lovich \$42,833.80.

The central issue that arose on judicial review was LaHatte's finding that it had not been necessary to analyse the difficulties in

completing the subcontracted works by Alaska because no payment schedule was provided by Alaska in response to Lovich's December payment claim.

LaHatte stated that the consequences of not providing a payment claim were well known, and although harsh, serves the purpose of continuing cashflows in the construction industry.

It was on this basis that he found the payment claim of \$113,443.71 must succeed, and did not think it was necessary to decide Lovich's alternative claim of breach of contract.

## Procedure for making and responding to payment claims

Alongside the purpose of the Act stated by LaHatte, the Act is also to facilitate timely dispute resolution and remedies for the recovery of payments under a construction contract.

Subpart 3 of part 2 of the Act sets out the procedure for making and responding to payment claims, as well as the consequences of not following these.

Although judicial review is available to challenge an adjudicator's decision under the Act, the Court of Appeal has made it clear that such a relief will be available only rarely.

Alaska alleged that LaHatte's determination was incomplete because of failing to determine who was responsible for Lovich's inability to complete the works, and whether the works completed by Lovich were up to standard, and what the costs of remedial work could be.

As a consequence of this, Alaska claimed that the determination amounted to a natural breach of justice, a failure to discharge the statutory function provided by the Act, and an unreasonable exercise of statutory power.

The court disagreed, and ruled that the underlying dispute was not unilaterally modified by Lovich, and that it was only when the statutory time period expired without Alaska having issued a payment schedule that the payment claim assumed any significance.

With regard to the adjudicator failing to determine the underlying dispute, it was determined that although the adjudicator is required to determine in accordance with section 48 any question in dispute about the



rights and obligations of the parties to the contract, the amount of money owing by Alaska to Lovich was separate to this question.

The court rejected Alaska's claim regarding the payment schedule (that it ought to have been ignored by the adjudicator), stating the payment claim/payment schedule process is not suspended by the adjudication process.

Although Alaska's claim for judicial review of LaHatte's decision was dismissed, Justice Woolford did suggest that Lovich could bring its own notice of adjudication to assert its claim that it owes Lovich somewhat less than the sum of \$113,442.71.

Furthermore, in a separate judgment on costs, the court ruled that judicial review proceedings are not proceedings to recover a debt, and thus the actual costs of Lovich Flooring were not recoverable, just scale costs.

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



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**Principal: Timothy Bates LLB (Hons)**

DD: 09 379 9668 ext: 1 | F: 09 379 9670  
tim@legalvision.co.nz www.legalvision.co.nz  
PO Box 147423 | Ponsonby 1144 | Auckland  
Unit 63 210-218 Victoria Street West | Central Auckland 1010

# How is our industry looking?

Building Recruitment managing director Kevin Everett gives a detailed run-down on the state of play with regard to current labour hire demand, and the employment vacancy situation in New Zealand.

As I have mentioned in a previous article, we are seeing a high growth in demand for our labour hire and permanent recruitment divisions across the regions.

Our clients are extremely busy, and see long-term demand not slowing down. We are also seeing more demand in the landscaping sector too, with strong growth forecast.

At the Auckland RMBA mini-summit recently, economist Tony Alexander presented his views on the long-term state of the economy, which was entertaining and insightful.

His view was that residential building will remain strong and demand will remain high.

Low interest rates, no overseas travel, returning Kiwis and people coming off higher fixed-term mortgages will be major factors in the sector remaining strong.

He also mentioned there was a huge shortage of existing houses on the market as many have decided to keep their homes rather than sell, which means more demand for new builds.

## Skilled labour concerns

That all sounds great, but there was a concern about the demand for labour. Due to border closures, there could be issues around demand for skilled labour which could hamper the growth of the sector.

Looking at current figures, we are seeing the current demand for white collar staff in construction across NZ as follows.

Candidate availability is up, and job adverts have dropped, according to Seek NZ.

The statistics for the period August 2019 to October 2019 versus August 2020 to October 2020 show job adverts are down 23% and candidate availability is classed as high.

This means more candidates are applying for jobs.

When you look at trades and services, overall we are seeing job adverts down 15%, with more candidates applying than normal for the same period.

However, breaking this down to the building sector, we are finding we are bucking the trend.



Job adverts are up and applications numbers are also up.

This could be that more people in work are looking at alternative jobs.

We are seeing many looking to change jobs, and the main focus is due to job security, or being under too much stress due to lack of resource.

The regions where it is toughest finding skilled workers are the lower South Island, upper South Island, Hawkes Bay and Wellington.

They are showing fewer candidates applying, and struggling to meet demand.

Auckland still remains strong in job advertising as well as applicants.

This brings me to another key issue, which is mental health.

As you'll probably know, our industry has the highest number of suicides out of any industry in New Zealand.

As previously mentioned, stress is a key factor in why people are leaving their jobs. As an employer, you need to look at your own, and your team's, well-being.

## New role for myself

I want to take this opportunity to announce that I am stepping aside from my role at Building Recruitment to take on the position as operations manager for Mates In Construction.

I will still be active in the business but to a lesser extent. I have decided to put something back into the industry after a friend recently took his life.

The demands on our business owners, senior managers, trades and labour is going to be high over the coming years, and it is all on us to ensure we look after each other.

I suggest you look into how Mates in Construction can help you and your team. Mental health does not discriminate — it can impact anyone.

There is help out there for you so please use it, especially when demands on you are getting too great.

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# Building Consents Information

For All Authorisations, September 2020

Dwellings	\$1,536,126,000
Domestic Outbuildings	\$20,126,000
<b>Total Residential</b>	<b>\$1,556,252,000</b>
Non-residential	\$757,706,000
<b>Total All Buildings</b>	<b>\$2,313,958,000</b>
Non-building Construction	\$37,788,000
<b>Total Authorisations</b>	<b>\$2,351,746,000</b>

## Number of new dwellings consented

	Sep 2020	Aug 2020	Sep 2019		Sep 2020	Aug 2020	Sep 2019
Far North District	36	18	23	Horowhenua District	13	21	21
Whangarei District	42	55	33	Kapiti Coast District	21	15	24
Kaipara District	17	19	10	Porirua City	9	28	23
Rodney District	126	97	51	Upper Hutt City	29	19	22
North Shore/Albany Wards	423	382	244	Lower Hutt City	67	95	40
Waitakere Ward	146	217	154	Wellington City	68	84	211
Auckland Wards	464	249	310	Masterton District	15	10	15
Manukau/Howick Wards	333	195	189	Carterton District	10	3	2
Manurewa-Papakura Ward	171	156	148	South Wairarapa District	13	9	5
Franklin Ward	71	95	47	Tasman District	81	49	43
Thames-Coromandel District	19	23	30	Nelson City	21	17	16
Hauraki District	9	6	9	Marlborough District	23	10	25
Waikato District	93	82	100	Kaikoura District	2	4	4
Matamata-Piako District	11	31	13	Buller District	3	5	5
Hamilton City	135	102	211	Grey District	5	1	7
Waipa District	62	33	44	Westland District	2	4	6
Otorohanga District	5	2	4	Hurunui District	5	10	11
South Waikato District	7	6	3	Waimakariri District	53	40	56
Waitomo District	4	1	3	Christchurch City	183	216	230
Taupo District	34	29	23	Selwyn District	162	127	132
Western Bay of Plenty District	49	31	34	Ashburton District	11	10	11
Tauranga City	98	115	137	Timaru District	12	14	12
Rotorua District	19	9	25	Mackenzie District	5	8	13
Whakatane District	9	13	14	Waimate District	2	5	2
Kawerau District	2	1	0	Chatham Islands Territory	0	0	0
Opotiki District	3	3	3	Waitaki District	8	6	7
Gisborne District	5	9	9	Central Otago District	16	20	20
Wairoa District	2	0	2	Queenstown-Lakes District	61	68	232
Hastings District	53	60	28	Dunedin City	32	33	44
Napier City	70	13	16	Clutha District	6	5	3
Central Hawke's Bay District	6	11	9	Southland District	13	6	16
New Plymouth District	39	42	51	Gore District	6	2	0
Stratford District	2	5	1	Invercargill City	11	9	20
South Taranaki District	8	5	3	Area Outside TA	0	0	0
Ruapehu District	3	5	4				
Whanganui District	12	32	12	<b>Total</b>	<b>3605</b>	<b>3147</b>	<b>3347</b>
Rangitikei District	1	3	9				
Manawatu District	10	7	12				
Palmerston North City	34	26	51				
Taranaki District	4	6	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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Congratulations go to Debbie Woolcott, who won last month's Supercar Fast Dash prize.

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