

BUILDINGTODAY

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION



VOLUME 25 NUMBER 6

JULY 2015

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RMBA CONFERENCE 2015
COMMEMORATES 100
YEARS SINCE GALLIPOLI

CORPORAL WILLIE
APIATA VC DELIVERS
EMOTIONALLY STIRRING
SPEECH TO DELEGATES



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FROM THE EDITOR

One of the most inspirational, stirring and heartfelt speeches I've ever heard was delivered by Corporal Willie Apiata VC at the recent RMBA Conference 2015 in Hamilton.

His account, not only of his time in Afghanistan, but of his humble upbringing and life values, held all those who were honoured to hear it enthralled from start to finish.

It was the highlight of another outstanding RMBA conference that is covered in this issue.

Elsewhere, there's news of an iconic project that has just gained resource consent. Skypath is the walkway/cycleway that will be clipped on to the eastern underside of the Auckland Harbour Bridge — and not before time too!

Andrew Darlington — Editor

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Building better businesses

Chief's Chat

By CEO David Kelly

The Registered Master Builders Conference, held recently in Hamilton, featured a range of excellent speakers, both motivational and informative.

One that I was very interested in listening to was Mediaworks chief executive Mark Weldon, also the former chief executive of the New Zealand Stock Exchange.

But it was his lessons learned as owner of Terra Sancta Wines in Central Otago that struck a chord. He talked about a number of wineries in the regional that had failed.

The owners loved their wines and were passionate about the wine-making process, but they were not so passionate about the running of their businesses.

There are obvious parallels for the building industry. Being a knowledgeable and skilful builder is a must, but on its own it is insufficient.

To be successful, our members also need a range of other skills and support around managing the business.

This is an area the RMBA Board is focused on, and there were two initiatives announced at the Conference.



Benchmarking

The first is the launch of a benchmarking service in conjunction with Ranqx, a company that specialises in this area.

The benchmarking will provide a confidential report to members who want to be involved in the scheme, showing how they are performing in comparison to similar-sized building businesses.

It has been designed to be an easy process to

provide the information and the areas of comparison that are relevant to their business. Feedback at the Conference was that our members would find this very useful.

The first 100 to register will be provided with a free three-month service. For any RMBA member keen to get involved, email Tracey Bree at tracey.bree@masterbuilder.org.nz, and she will be happy to provide more information. We will be sending out more information shortly.

Member research

The second initiative is about researching how our members rate the current services we provide, and what other services we should be looking at. This is the first time in several years that we have carried out a major survey such as this.

The research will consist of three components over the next couple of months — a staff workshop to gather institutional knowledge that will help create the questionnaire that will go out to members, an online survey, and some selected in-depth phone interviews.

I encourage all our members to take the time to respond so that we can deliver what you need.

• RMBA president John Macdonald's column returns next month.



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Wintec trophy cupboard overflows with Gold

The new state-of-the-art Engineering and Trades Facility at Wintec’s Rotokauri Campus in Hamilton has cleaned out the education architectural prize cupboard.

In addition to taking home Gold and National Category Winner for the Education Category in the Registered Master Builders Commercial Project Awards, it has also won the Education Award at the Waikato/Bay of Plenty Architecture Awards, and received the Award of Excellence at the Property Council New Zealand Property Industry Awards.

The \$25 million, 5000sq m “total learning environment” is home to more than 1000 construction, plumbing, electrical, automotive, mechanical, civil and architectural, engineering and trades students, and more than 100 Wintec staff.

The modern design includes a mix of formal studios, social breakout areas and practical learning workshops that reflect industry standards and replicate “real work” environments.

The all-encompassing learning facilities give students practical experience alongside their theoretical learning, and offer a more student-centric approach.

Judges were highly impressed by the collaborative learning facility Wintec’s Engineering and Trades Facility provided for students and staff, and awarded Gold in the Education Category for its innovative design and concept.

“The resulting building is inspirational, with a wide range of technical subjects taught in a huge shared workshop space — a showcase for engineering and construction skill for students and industry alike.”

Wintec’s vision of implementing a new philosophy around trades and engineering education was brought to life by architects and designers Chow:Hill Architects, construction company Fletcher Construction, quantity surveyors Jewkes Boyd and project managers Greenstone Group.

Fletcher Construction regional manager Mark Ritchie says teamwork was key in achieving a high quality finish for what was a “challenging project”.

“We had a very tight programme and budget — we were also working with products which were new to the market which meant there were issues to resolve, but everyone just worked together,” Mr Ritchie says.

“We all made concessions, found solutions and just got on with it, which resulted in a fabulous building with an excellent level of finish.

“The three awards this building has already won is a testament to the quality of this facility. Wintec’s recent buildings have all been of a high standard, and this is just a continuation of that,” Mr Ritchie says.

The building’s unique design and function make it New Zealand’s most modern engineering and trades education facility, and is an asset to add to Wintec’s already impressive architectural portfolio.



RMBA Conference — it won't

The first week of July saw Registered Master Builder members from all over New Zealand gather in Hamilton for their annual conference, themed "Lest we Forget", in recognition of the worldwide commemorations of 100 years since the Gallipoli landings in World War I.

Opened by Association president John Macdonald, proceedings were kicked off by an address from the Minister for Building and Construction the Hon Dr Nick Smith.

The Minister acknowledged the appointment of RMBA chief executive David Kelly, noting the valuable link between the sector and Government.

He shared the Government's three priorities for construction, those being growing supply, improving affordability and maintaining quality. He then took the delegates through a number of initiatives on the Government's radar aimed at addressing these.

Dr Smith also acknowledged the Government's belief that home ownership is good for society, leading to greater stability for families who, in turn, take better care of their homes and are more likely to get involved in their local community.

For the next hour, attendees were incredibly privileged to hear an address by Corporal Willie Apiata VC, during which you could have heard a pin drop.

From his humble beginnings to the life-changing moment in Afghanistan that ultimately thrust him into the public eye forever, Mr Apiata shared his story with an enviable honesty and, at times, great humour.

He allowed his medals to be handed around the room, saying that the people who touched them passed on their mana to help him share the burden and the responsibility of what they represent.

He was emphatic that his biggest hero is his Mum, and that one of his proudest moments was when his son wrote him a letter asking him to come to his school to tell his story.

It was impossible not to be affected emotionally by this man's incredible journey, and the fact it is difficult for him to share it — but he does so with a very lucky few. To catch a glimpse of what he's been through, and the intense meaning of the camaraderie he built during his years in the military, was awe inspiring.



Minister for Building and Construction the Hon Dr Nick Smith spoke about the Government's three priorities for construction.



Corporal Willie Apiata VC captivated the audience, and allowed his medals to be passed around the room as he spoke.

We were also very fortunate in that he spent a very long time meeting and chatting to our builder members afterwards — an experience that no one there will ever forget.

The rest of day one was packed with informative workshops and business sessions, including Playing the Building Act Game by Rosemary Killip, who was not afraid to ask the hard questions of builders and their competency.

Quality Construction Management by Esther Newman and Lean Thinking by Bryan Travers gave insights on minimising waste and performance excellence.

Keeping Your Clients Happy by Ross Gilmour gave insights on the right questions to ask to ensure you recognise the differences each of your clients have in order to ensure good relationships.

After a bit of a hiccup with the venue for the GIB Partners Tour, the ladies were treated to lunch, wine tasting and a fashion show at Coopers out at Mystery Creek.

The afternoon was then rounded off with the ITM Welcome Function which involved a visit to the fantastic Hobbiton movie set in Matamata.

This was followed by drinks and



RMBA president John Macdonald awards the Construction Cup to Gore president Shane Knapp (above), and the inaugural Construction Shield to Auckland president Michael Lieshout (below).



be forgotten!



Feasting at the Green Dragon — conference delegates enjoy a Hobbit-type feast.



One of the 40-plus Hobbit Holes that makes up the Hobbiton movie set.



The Green Dragon Inn — the Hobbits' local.

nibbles at the Green Dragon Inn — featured in *The Lord of the Rings* film trilogy as the local meeting place for all the residents of Hobbiton — followed by a meal and entertainment in their purpose-built, themed marquee.

Day two started off with a fantastic presentation from inspirational speaker Cam Calkoen, who was born with cerebral palsy and has, in short, set about ensuring he has an “awesome” life.

Far from being confined to a wheelchair and being told he “can’t do that” — as was his fate according to the medical profession — Mr Calkoen has become the consummate over-achiever.

He shared how he went from the egg and spoon race at school (with a little help from his Dad) to representing New Zealand in athletics. He’s won numerous awards for his work in bettering the community, was the figurehead for a \$4 million community facility project, and has just recently, through unstoppable persistence, broken into the USA speaking circuit after a few knock backs.

Today, through his Carabiner Mentoring programme, he motivates people with universal backgrounds to dream big, because with big dreams comes a big life!

The workshops on day two included The Affordable House of the Future by Mark Southcombe, who shared with residential builders the history of prefabricated housing in New Zealand and around the world, and gave insights into one of New Zealand’s key issues affecting construction.

Offsite Manufacturing by Kevin Stanley took the commercial builders through a number of his company’s projects, outlining their philosophy and build processes, and the resulting efficiencies gained with offsite manufacturing.

H&S Reform; Where the Rubber Hits the Road by Mike Cosman was a plain English, no-holds barred explanation of the new reforms that will be coming into play in New Zealand soon.

The formal conferencing sessions concluded with Mark Weldon, chief executive of Mediaworks, former chief executive of the NZ Stock Exchange and owner of Terra Sancta Wines.

Mr Weldon shared many insights into the businesses he’s been involved in and the keys to their success. Interestingly, his view is that, on many occasions, a business will fail because they concentrate too much on their product and not enough on the actual market they are in.

For example, in the seven years he’s been in the wine business, four out of six of his neighbours have lost their vineyards and, in some cases, their houses. This was all due to being too “product-centric” and ignoring what the market wanted.

Apart from his own business, the other two have survived by diversifying — providing a product the market wants and, in one case, ignoring the wine critics — a good lesson there.

Later that night the PlaceMakers Gala Dinner started with a bang — and a



Cam Calkoen let us all know that there’s no excuse not to have an awesome life!



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RMBA Conference 2015 — it won't be forgotten!



The fabulous Beat Girls perform an Anzac set.



Couldn't possibly miss the Super Rugby final!

From page 7

few sirens, smoke and soldiers — as guests were ushered into the military-themed Claudelands Events Centre.

Just by coincidence, there was another battle scheduled for that night, being the Super Rugby final — so that was the first round of entertainment for the evening.

Following this, the fabulous Beat Girls treated the guests to an Anzac-themed set followed by their usual, high octane performance guaranteed to fill the dance floor.

All in all it a very good couple of days, and thanks go to the Waikato Branch for hosting their RMBA comrades in their home town.

2015 AGM

The RMBA AGM was held at the Novotel in Hamilton just prior to the conference. Chief executive David Kelly presented a look back over the year, and also what's on the horizon.

Remits for approving the accounts and increasing the Directors fees were passed, as well as confirming the Semi-Retired category as a new category in its own right.

• Next year's RMBA conference will be held in Christchurch.



Mediaworks chief executive Mark Weldon explains the important points to concentrate on in business.



Corporal Willie Apiata VC and the Waikato Branch team, with a shirt he kindly signed for the charity auction.



The RMBA Board gets ready to tackle the new strategy! From left: Darrell Trigg, Kerry Archer, RMBA vice-president Simon Barber, RMBA president John Macdonald and chief executive David Kelly.

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Platinum award-winner takes out GIB Show Home Award

Allister Saville of A J Saville Builder was astoked for his team when his name was read out as the winner of the GIB Show Home Award at the Registered Master Builders 2014 House of the Year.

He says winning House of the Year awards shows that his team is consistently delivering a high standard of work.

“This build was a great opportunity for my team, who got to prove their carpentry workmanship skills using the very best of natural materials. We were really proud of our end result, so it was great to see the home recognised with a House of the Year award,” he says.

“We were spoilt for choice with materials in this home, from cedar to natural schist stone to timber benches in the kitchen, which made this home really special. I’m so proud of the whole team for the immaculate attention to detail by all involved.”

The winning home impressed judges, calling it a superb two-level timber home, with a combination of sunrooms and verandas to ensure maximum benefit is enjoyed all year round.

“This ‘Ski Barn’ with an impressive entry foyer, featuring band-sawn pine walls and cedar ceilings, has this home exuding cosy warmth and rural charm, perfectly created for that skiing holiday,” they said.

“This is a home full of character that has been meticulously detailed, and has drawn the best out of the builder to achieve an impressive result.”

Mr Saville joined Registered Master Builders more than 20 years ago when he saw a need to be part of a strong organisation that had a good reputation with the general public.

“We are strong supporters of House of the Year — for us, the competition pushes us to challenge our limits and expectations. After winning the Platinum award in 2013, we find the House of the Year competition is a great platform to measure where you sit among your peers in the construction industry.

“We will absolutely continue to enter House of the Year. This year we have one renovation and one new build entered in the competition



This A J Saville Builder entry won the GIB Show Home Award at the Registered Master Builders 2014 House of the Year.



— fingers crossed!”

The Awards are made possible through the support of PlaceMakers, Master Build Services,

James Hardie, GIB, Nulook, SafetyMate, Carters, ITM, Plumbing World, Resene, Westpac and Mitre 10.

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Striking kitchen wins National Heart of the Home Award

Ali Metzger was thrilled when Metzger Builders Ltd (MBL) won the National Award 2014 Registered Master Builders Heart of the Home Kitchen award for a home in Canterbury.

Ali says that as well as taking out the Outdoor Living category for the same home, winning the kitchen award was a real achievement and honour for their business, and all the partners involved.

"Our whole thesis of what we do is about attaining excellence, and I think that this award is a reflection of everything we strive to do," she says. "Winning with this particular kitchen speaks volumes of how passionate we are with our work."

The award-winning kitchen was made of dark American Oak, stained timber and a high-gloss finish, with a built-in fish tank. Ali and Mark's son, Jake Metzger of Jake Metzger Photography, added a striking image printed on glass of the Christchurch Botanic Gardens for the pantry splash back.

"An immense amount of detail went into this kitchen," Ali says. "It was a very complex design, so a lot of credit goes to the designer, Trish Simpson. It's just striking."

"A combination of high workmanship by Fineline Joinery, and stunning lighting by Lume Design, completed the client's dream kitchen."

The judges called this kitchen "beautifully crafted", with the tropical fish tank a standout feature.

"Black joinery is contrasted by the cream stonetops and tiles, and finished off with beautiful splashes of colour in fittings and splashbacks," they said.

"A large separate scullery serves the kitchen well, and all the living and outdoor areas open out from this hub of the home."

Ali says business advantages come with competing in House of the Year. "I think it is about challenging and pushing yourself as a business," she says. "It's also about recognising the hard work you put in, and being acknowledged by your industry."

"We feel passionate about providing the best service for our clients, no matter what the budget. Our clients deserve an outstanding job, and all kudos go to our staff for their attention to detail."

Ali, Mark and the team at Metzger Builders Ltd are about to embark on another nervous night at the Regional House of Year Awards 2015.

"Canterbury has an immense pool of very talented builders, so competition is always extremely hard. Every builder puts their heart and soul into their entries and we always admire the stunning properties in the competition."

The Awards are made possible through the support of PlaceMakers, Master Build Services, James Hardie, GIB, Nulook, SafetyMate, Carters, ITM, Plumbing World, Resene, Westpac and Mitre 10.



This Metzger Builders Ltd (MBL) entry won the National Award 2014 Registered Master Builders Heart of the Home Kitchen award for a home in Canterbury.



Mark and Ali Metzger

Carpentry apprentices go head to head in national competition

Entries for the Registered Master Builders Carters 2015 Apprentice of the Year competition have now closed, with 145 apprentices from up and down New Zealand set to compete for the coveted title and a share of more than \$100,000 worth of prizes.

RMBA chief executive David Kelly is pleased to note that entry numbers are rising year on year, as construction activity is on the rise in some areas of the country.

Entries are particularly strong in the Central North Island, with numbers up 66% from last year.

"It's fantastic to see more and more apprentices step forward to compete in Apprentice of the Year," Mr Kelly says.

"The competition opens doors for many of the entrants. It is an opportunity for them to prove themselves alongside their peers, and the building and construction community."

The Building and Construction Industry Training Organisation (BCITO) saw a record number of apprentice sign-ups in 2014, reflecting a real commitment from the construction industry.

BCITO chief executive Ruma Karaitiana says he is proud to support an event which showcases the best of the best in New Zealand carpentry apprentices.

"Apprentice of the Year is an excellent way to recognise and celebrate the talent and passion in the construction industry.

"Any event that challenges apprentices and encourages them to be the best that they can be is one we are more than happy to support," he says.

"With the increase of apprentices signing up to the BCITO, we are excited to see the talent at Apprentice of the Year 2015."

Regional judging kicked off at the end of June. Written entries will be judged and entrants

will be interviewed as the judging panel works to find a top apprentice in each of the 10 regions.

The winning apprentice from each region will then go on to compete for the national title of Registered Master Builders Carters 2015 Apprentice of the Year.

Each winner will receive \$2000 to spend at Carters, a spot at an Outward Bound course and a range of products and tools.

Winners from each region will come together at the Apprentice of the Year national competition in Auckland in October, which includes a practical element of a build for charity. These results will be celebrated at a national awards gala dinner at The Cloud.

Apprentices, employers and young people aspiring to be a part of the construction industry are encouraged to join the Facebook page at www.facebook.com/apprenticeoftheyear.

For more information visit www.apprenticeoftheyear.co.nz.

Owned by the Registered Master Builders Association, the Apprentice of the Year competition is made possible thanks to principal sponsor Carters, the Building and Construction Industry Training Organisation (BCITO), and supporting sponsor the Ministry of Business, Innovation and Employment (MBIE).

Regional event dates:

Central South Island: Christchurch, Thursday, August 20

Central North Island: New Plymouth, Friday, August 21

Wellington/Wairarapa: Wellington, Friday, August 21

Auckland: Auckland, Thursday, August 27

Northern: Auckland, Friday, August 28

Upper South Island: Nelson, Saturday, August 29

Bay of Plenty: Tauranga, Thursday, September 3

Southern: Dunedin, Friday, September 4

Hawke's Bay/East Coast: Gisborne, Friday, September 11

Waikato: Hamilton, Friday, September 11

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\$33.5m Harbour Bridge Skypath gets

But decision could be challenged in the Environment Court



The covered pathway will include five viewing platforms.

The SkyPath cycling and walking attachment to the Auckland Harbour Bridge has been granted resource consent, meaning the \$33.5 million public-private partnership can go ahead, and could be built as early as 2016.

The decision was made by independent commissioners after resource consent hearings were held over two weeks in June.

Conceived as a community initiative, SkyPath will be financed by private sector funding as well as by the Auckland Council, where users pay an entrance fee to fund its construction and operation.

The covered pathway is planned to be a minimum of 4m wide, extending to 6m at five viewing platforms. It is expected users will pay a toll of between \$2 and \$4 each way.

SkyPath will connect to the Westhaven walking and cycling promenade, where pedestrians, joggers and cyclists can get to the city via Wynyard Quarter.

Auckland Mayor Len Brown says the decision is "a real game changer" for the city.

"This exciting project is another part of the physical uniting of Auckland," Mr Brown says.

"Besides being of enormous benefit to cyclists, it's a fabulous opportunity for Aucklanders and visitors to the city to walk across and have great views of our spectacular harbour."

Mr Brown says the next step to enable the project to proceed will be a report to be completed by council staff on proposed commercial arrangements, and



A series of U-beams that clip on to the underside of the eastern edge of the bridge with a composite foam core deck.

Images: Reset Urban

recommendations on how to proceed from there.

The pathway has been hailed by supporters as a vital link in the city's cycle network, but has drawn criticism from some who say it is going to have an adverse impact on the suburbs at either end of the bridge.

A staunch group of SkyPath opponents have argued against the project, and have warned they may take their case to the Environment Court to overturn the resource consent.

Kevin Clarke, of the Northcote Residents Association, says the group will challenge the decision at the Environment Court. "There's no remote question about that," he says.

Generation Zero, a group working to cut carbon pollution, says it is elated that the project has been given the go ahead.

"SkyPath will be an iconic addition to the city, as well as a key transport link," group spokesman Sudhvir Singh says.

"This is another sign of Auckland learning from the planning mistakes of the past and recognising the huge demand for walking and cycling," Mr Singh says.

Councillor Chris Darby says the decision is phenomenal, and praised project director Bevan Woodward as a champion.

"He's been enormous in this. And there's been a great team behind him. A project like this is

resource consent

going to be a beacon for biking.”

Mr Woodward says it has taken 11 years of work to get to this point.

“I have to admit when I first got involved I had no idea how big it was going to become. This isn't just about bridging this gap, it's about giving birth to a whole walking and cycling network around the city.”

Mr Woodward met recently with project financiers Public Infrastructure Fund, and announced that a Memorandum of Understanding was signed to appoint Downer as the delivery partner for SkyPath.

Most design elements were approved by the decision, but Mr Woodward says it was unclear yet whether the addition would have to match the bridge's grey livery, or whether a preferred white colour would be used.

The decision from the independent commissioners described the project as a “critical transport link and a positive gain for Auckland's transportation network”.

Commissioners say they believed issues raised by residents, such as parking concerns, can be adequately addressed.

“Parking effects associated with parties who chose to drive to SkyPath will be adequately mitigated through provision, implementation, and review and monitoring of the operational plan,” the decision said.

The application received 11,586 submissions, with 11,413 in support, five neutral and 168 against. There was a 15 working day appeal period from the date of the consent.



Above: View of the northern landing at Northcote Point.

Below: View of the southern landing at Westhaven.



How will Skypath be built?

SkyPath will use leading marine technology composite material which is light and very strong, in the form of a series of U-beams that clip on to the underside of the eastern edge of the bridge with a composite foam core deck.

Horizontal composite rods are spaced out across the enclosure to allow viewing and for maintaining safety.

Composites are slightly more expensive than a comparable steel structure, but make up for this in terms of buildability,

long-term service life, lower maintenance costs and weight saving.

Being 4m wide, SkyPath has sufficient shared space for walkers, joggers and cyclists, with additional two-metre extensions for five observation decks at the structural piers.

SkyPath will be constructed in modules that have been prefabricated off-site. They will be placed on the side of the bridge at night to minimise traffic disruption.

Urban regeneration specialist Ockham opens Station R development

Ockham Residential has launched the latest in its series of developments aimed at helping meet demand for high quality housing in Auckland while promoting urban regeneration.

The 37-apartment Station R complex in Fenton Street, next to Mt Eden railway station, has seen a former factory site transformed into a complex of two and three bedroom homes with balconies.

Ockham co-founder Mark Todd says Station R, whose first residents have moved in, epitomised Ockham's approach to development.

"We are urban regenerators. We aim to lead by example by taking brownfield sites and designing and developing outstanding residential buildings.

"Like other developers, our projects must be profitable, but we are committed to our buildings also being beautiful and well-liked by their community.

"Station R, as with all our buildings, incorporates inclusive architecture, and is constructed from durable, low-maintenance materials that will age gracefully and minimise ongoing costs.

"We also aim to provide a high-level of onsite amenity without expensive body corporate fees. Station R features our signature community space, incorporating a top floor residents lounge and deck, with a north-west vista."

Mr Todd says one of the keys to consistently achieving Ockham's philosophy is employing its own in-house team of three highly-experienced architects.

Station R architect Martin King said this means the architect is involved in the process end-to-end, and that any issues are resolved swiftly.

"For instance, if we decide there needs to be a change to the design to make the building even better, then that can be done without impacting on the budget. Everyone can go that extra mile, and it ensures that there is end-to-end attention to detail in every aspect of the building.

"From an architect's point of view, it is fantastic to work on projects where the focus is on the beneficial impact on the community and long-term outcomes of the development,



The 37-apartment Station R complex in Fenton Street, next to Mt Eden railway station in Auckland.



rather than just the short-term bottom line.

"A real passion for Auckland runs right through the company — everyone here wants to lead by example and create buildings that enhance the city. Station R lies between Mt Eden and Eden Terrace, two of Auckland's oldest suburbs, and it has been a privilege to be part of creating a building that will be part of that landscape for generations to come."

The building captures all-day sun and is within easy reach of Mt Eden Village, Ponsonby Road and Kingsland. It is just 2km from the CBD, and Mt Eden station will be a junction station on the planned central rail loop.

Station R is zoned for Mt Eden Normal School, Kowhai Intermediate, Auckland Grammar, Auckland Girls' Grammar and Mt Albert

Grammar.

The development recognises its location while paying homage to "R language", an internationally-used free software environment for statistical computing and graphics. R language was created by Auckland University's Ross Ihaka and Robert Gentleman in 1997, and is now widely used among statisticians and data miners.

Station R is just one stop from the Grafton Railway Station, where Auckland University is creating its new campus.

Ockham Residential's charitable arm, Ockham Foundation, has recently gifted two \$25,000 scholarships to students studying advanced mathematics at Auckland University under Professor Ihaka.

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WorldSkills NZ team to compete against 72 countries in Brazil

A 15-member team recently announced by WorldSkills NZ chief executive Bruce Howat will represent New Zealand in 15 of the 45 or more trade skills to be contested at the WorldSkills International competitions in Brazil in August.

Around 1300 under-24 year old competitors from 72 countries will compete to win gold in their skill categories, and more than 200,000 visitors are expected to attend the five-day competition in Sao Paulo.

The NZ WorldSkills team has had three rounds of competition to help it prepare for the international competitions.

Team members had to win through the regionals, then the 2014 national competitions and, in April this year, the Oceania competitions to get a place on the Tool Blacks team.

More than 120 competitors from Canada, India,

Malaysia, China, Australia, Korea and Singapore attended the Oceania competitions at Wintec.

The intensity of competition has increased with each round, but the internationals will be a bigger step up again due to their sheer scale, the far greater number of competitors and the fact they are off-shore in Brazil.

Each competitor has had a personalised, hands-on mentoring programme to ensure they have the best shot at winning a medal, including "mental toughness" training developed exclusively for WorldSkills NZ competitors.

Mr Howat says discussions are underway with other trade groups to include their skill categories in the competitions as soon as is feasible.

The construction skills-related competitors travelling with the New Zealand Tool Blacks

team include:

- Matty Hull, Eketahuna (carpentry)
- Cameron Shailer, Rotorua (electrical installations)
- Michael Good, Invercargill (joinery)
- Nick Bastiaansen, Gore, (maintenance engineering)
- Adam de Pass, Invercargill (plumbing)
- Michael Benson, Hamilton (sheet metal technology)
- Stacy Smyth, Dannevirke (welding).

About WorldSkills NZ:

WorldSkills New Zealand is an independent, non-profit charitable trust founded in 1986, dedicated to encouraging young people to excel in vocational skills.

This is achieved through exposure to competitions at regional, national and international levels.



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New journey begins for Harker

One of New Zealand's largest tunnelling companies launched its new look recently, and also has plans to launch its expertise and experience into international markets.

Leading experts in underground tunnelling, pipelines and shaft construction, Harker Underground Construction is part of Hawkins Group.

Harker undertakes work with other companies either as part of a consortium or as a subcontractor. It also partners with the team at Hawkins on major construction and infrastructure projects.

As well as traditional tunnelling capability, including "drill and blast" excavation, Harker has the largest range of micro tunnelling and pipe jacking equipment in New Zealand, enabling the creation of tunnels and pipelines from 100mm to 3000mm in diameter.

It also has the expertise to procure larger equipment through its international supply chain.

"It's an exciting time for Harker and for our

industry," Harker general manager Rory Bishop says.

"We're known locally for our trenchless construction technology and, where the opportunities arise, plan to take this experience and capability offshore."

"We know that we're only as good as our last job, and our current work, such as providing specialist support to the development of the City Rail Link Project, demonstrates the strength of the national expertise we've built up over 35 years."

"With Hawkins we share common business principles, and the overarching goal of building better communities. We let our actions do the talking and, as a smart, agile and relatively small company, we can directly deliver our part on the most complex of projects.

"Harker has the people, the experience, the partners and now a new brand. Through the quality of our work and our vision we're ready to be the best in the tunnelling and underground construction market."

About Harker Underground Construction

Harker is a tunnelling specialist which does more than tunnels. Part of Hawkins Group, the company's capabilities also include pipelines and shaft construction.

Harker has been in business for 35 years, and has completed projects throughout New Zealand in the wastewater, stormwater, power and electricity, and infrastructure sectors.

About Hawkins

Hawkins Group is New Zealand's largest privately-owned infrastructure and construction business, with a growing international presence. It is owned by the McConnell family, who have played a major role in the industry for more than 50 years.

It comprises four businesses: Hawkins Infrastructure, Hawkins Construction, Harker Underground Construction and project management arm the Canterbury Recovery Project.

Aurecon launches 2015 bridge building competition

Aurecon's Bridge Building Competition is back on in 2015, and with more than 1000 students taking part across Australia and New Zealand last year, it is the region's largest bridge building contest for schools.

The competition aims to encourage students in years 8 and 9 (9 and 10 for New Zealand) to investigate science, technology, engineering and mathematics (STEM) subjects.

Students are given string, cardboard and glue, and set the task of designing and constructing the strongest model bridge possible. The bridge that holds the heaviest weight during testing day without collapsing wins!

The "weigh-ins" are held in various locations across Australia and New Zealand in August with all the school teams present. The competition combines creativity, problem-solving, design planning and teamwork for students.

2014 Bridge Building Competition judge and Aurecon Bridges and Highway Structures leader John Hilton says the company loves to see the creative and practical solutions students apply to their bridges.

"It is great to see the passion for good engineering this competition can generate," Mr Hilton says.

Participation is free, and prizes are awarded to schools and students in each location:

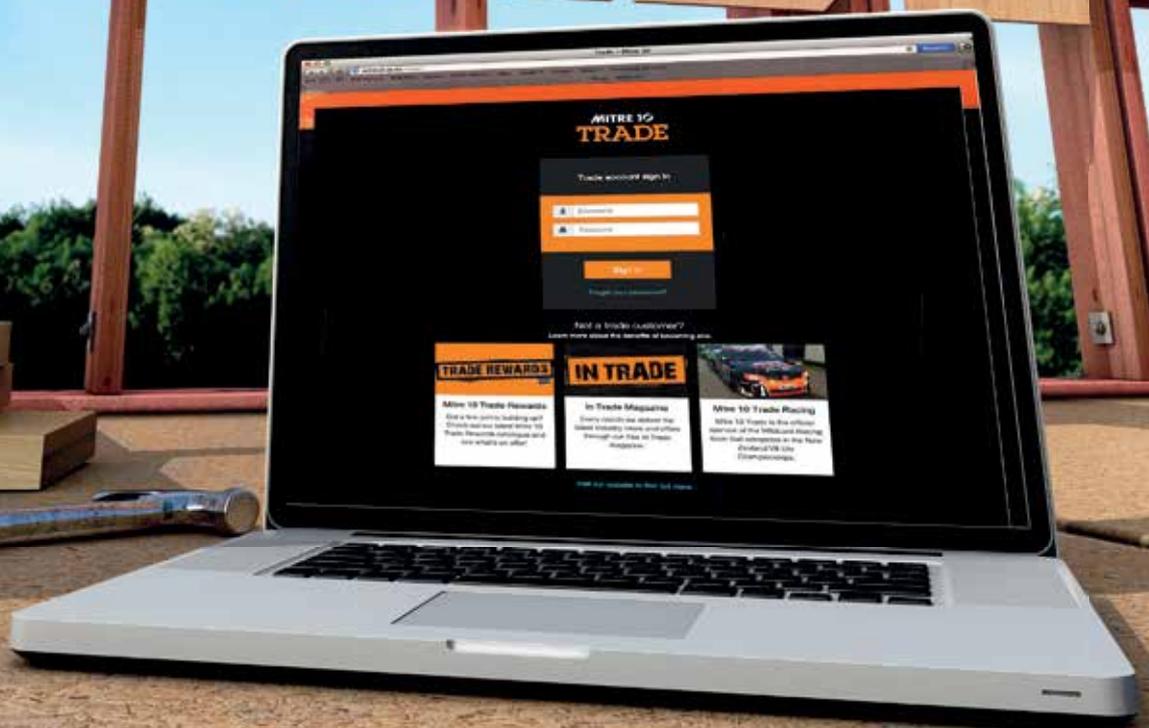
- First prize: \$1500 for the school and \$200 per student in the team
- Second prize: \$1000 for the school and \$100 per student in the team
- Third prize: \$500 and \$50 per student in the team
- Innovation prize: \$500 for the school and \$50 per student in the team

The testing day will take place in August. To find specific dates for each location, go to www.aurecongroup.com/buildingbridges/competition-locations.php.





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Auckland and Wellington firms clean up

An Auckland contractor has taken gold at the Master Painters Awards 2015, New Zealand's premier painting awards.

Family-owned business Paul Schirnack Decorating Ltd was declared the overall winners for New Zealand Master Painter of the Year for its “outstanding” work on a character villa in the Auckland suburb of Remuera.

The firm won five other awards across the residential sections, but Master Painters NZ chief executive Brian Miller says it was the company's detailed rework of the Remuera villa that really caught the judges' eyes.

“This was one of the finest projects I've seen in my nearly 20 years in the industry. The restoration of the timber on the staircase and the general painting work was absolutely exquisite, and the home owner was thrilled with the result,” Mr Miller says.

The Dulux-sponsored awards are now in their seventh year, and were presented at a black tie dinner and gala ceremony at the St James Theatre in Wellington in June.

Mr Miller says the residential section was particularly competitive in 2015.

“The standard has always been high, but we have seen a number of new, high-quality entries this year. Some categories were won by half a point.”

John Bisset Ltd of Auckland picked up the Residential Master Painter of the Year Award, alongside Paul Schiranck Decorating Ltd, for its restoration project on an old Devonport homestead.

Auckland painters shone in the home renovation stakes, while Wellington firms were supreme in the commercial section of the awards.

Winners in the 24 commercial and residential categories included painters in Tauranga, Invercargill, Waikato, Christchurch and Gore, with multiple award wins in Central Otago.

A number of first-time entry applicants picked up awards, including Central Otago firms Think Painting Ltd, Wellington firm Freear Phillip, GP Painting & Decorating Ltd and Fineline Decorator Ltd which impressed the judges with its top-quality work on a Wanaka home.

In the commercial section Wellington's Freear Philip Ltd took out the small-to-medium new interior section, Precision Decorating Ltd the large new interior title, and Paul Reddish Decorators 2009 Ltd scooped the award for best contemporary interior rework.

The painters were judged on a raft of technical factors, including the degree of project difficulty, evenness of surface coatings, detail of finishing, colour phases and overlays, and evidence that the contractor had taken extra care when completing the project.

Paul Reddish Decorating 2009 Ltd Wellington was awarded the Commercial Master Painter of the Year for its work on the high-profile Clyde Quay project in the capital, which Mr Miller says was executed in a challenging coastal environment.

“The technicality requirement was high, and they had a very high environmental standard to meet. Considering the size and the number of kilometres of timber they needed to stain, it was executed extraordinarily well.”

In the Members Awards section, which sees Master Painter New Zealand members vote, Dulux won Product of the Year for its Wash and Wear Plus.

Master Painters New Zealand was established in 1913, and now has 14 member associations throughout the country. It plays a substantial role in the control of apprenticeship training and education.

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Young Wainui builder shows value of commitment

Young Hutt Valley builder Sean Ryan's pathway through school and study has led him to a job he enjoys so much, he says it doesn't even feel like work.

Sean, 20, works full-time for Kiwi Construction, and is completing his Level 4 National Certificate in Carpentry at the Wellington Institute of Technology (WelTec).

The former Wainuiomata High School student's love of building was first sparked by a family project.

"I helped my granddad build a deck," Sean says. "And in Year 12 when I started enjoying subjects like graphics and architecture I realised that building was what I wanted to do."

From there on, Sean knew the direction he wanted his career to go, and took school subjects to support this.

In Year 13, he was offered a place at the Wellington Trades Academy, which meant he could incorporate the practical component he loved most with his classroom learning by attending the site at the Wellington Regional School of Construction four days a week, with one day a week in class.

Learning in a Trades Academy gives students a chance to learn work skills while still at school. It also allows them to earn sector-related credits which can contribute to a Vocational Pathways Award which, in Sean's case, is for Construction and Infrastructure.

Passion for his work

Sean's passion for his work and commitment to achieving meant that, as well as reaching NCEA Level 3 in Year 13, he also received a Hutt City Council Centennial scholarship and a Wellington Trades Academy top student prize scholarship so he could study at WelTec full-time.

He completed his Certificate in Carpentry Level 3, and straight away got a job in commercial building. From there he joined Kiwi Construction, where he has been part of a team building houses.

And now he is studying for his Level 4 National Certificate, which takes a lot of commitment outside work after a tough day on the job.

Sean's WelTec carpentry tutor Tana Phillips is proud of what he is achieving.

"Sean is one that really stood out — from seeing him as a young kid and while still enrolled at secondary school coming into a Level 2 certificate, and then progressing through and now doing Level 4 while working,



On the job, from left: WelTec carpentry tutor Tana Phillips, Sean Ryan and Kiwi Construction's Callan Brouwer.

it is impressive."

Sean's advice to other young people keen to end up in the construction industry would be to follow a similar path to his. "Do a trades course through a Trades Academy if you can. It really helps get you started."

Sean's boss at Kiwi Construction, Callan Brouwer, agrees. He noticed a big difference having an employee who had had hands-on experience early on.

"It's more about their work ethic and attitude," he says. "That's what I look for when I'm hiring," Mr Brouwer says.

"If they've done the Trades Academy course it shows they must be keen, instead of wasting time with people who aren't really interested in progressing in a construction career."

Ministry of Education group manager for youth guarantee Arthur Graves says learning in a Trades Academy gives students real life skills and qualifications, and while using Vocational Pathways, young people can choose their study options and see how it relates

to future job or career options.

"Students can get relevant qualifications and a Vocational Pathway which will set them up for their next steps, whether it's into tertiary study, industry training or employment," Mr Graves says.



Kiwi Construction's Callan Brouwer and Sean Ryan.

BT's Back in Time

20 years ago:

- The slump in the residential construction market was predicted to continue as the Reserve Bank was unlikely to ease monetary conditions, instead maintaining its firm stance on interest rates.

Despite the falling building activity, Westpac chief economist Bevan Graham said a recent study showed pessimism caused by higher mortgage rates had given way to optimism over prospects of a fall in rates later in 1995 or early 1996.

15 years ago:

- The biggest challenge builders face is clients' often poorly defined expectations, according to focus group discussions commissioned by the Registered Master Builders Federation.

The need for trust and honesty, for good communication and to meet expectations were the common findings of four focus groups — two each in Auckland and Wellington — conducted as part of Federation initiatives to foster Registered Master Builders' relationships with their clients, and thereby increase their market share.

A report by MM Research which ran the focus groups says poorly defined client expectations stemmed from most of them embarking on major building projects only once in their lifetime.

They were, therefore, not very experienced or poorly prepared to manage their way through the building process, while builders did so daily and, as a result, often took things for granted.

10 years ago:

- The Auckland City Council was advising customers that building consent applications were taking up to 50 working days to process, mainly due to the construction boom and a nationwide shortage of skilled staff.

The situation had also been made more complex by the introduction of the Building Act 2004.

Auckland City Environments group manager Jenny Oxley said the council knew the delays were a source of frustration for many customers.

"While we don't have a quick fix solution, we want them to know what they can realistically expect," she said.

She said applicants could help speed up the process by providing all the information required.

5 years ago:

- Jennian Homes was calling on the Government to take a stronger leadership role to restore consumer confidence in new home building.

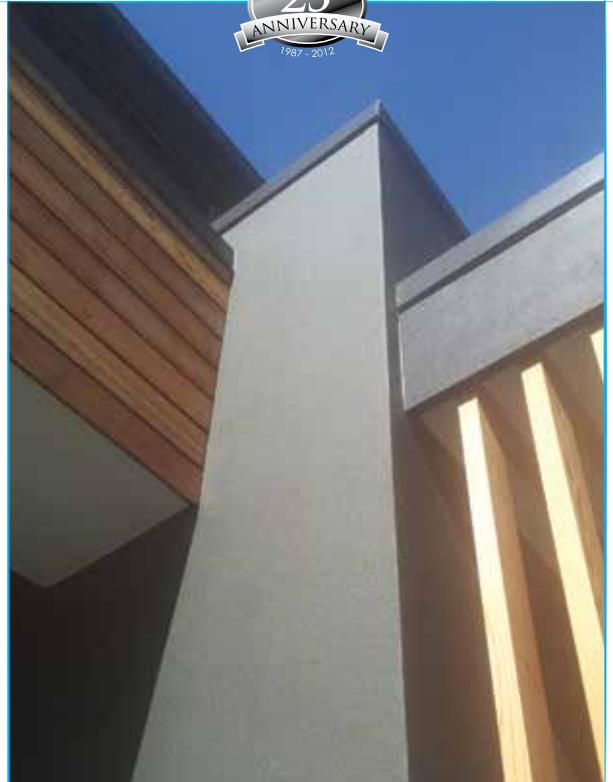
Director Richard Carver said indicators were no longer pointing to an upswing, and that consumers were still holding back.

"The Government's recent attack on residential property investors, GST and ACC increases will only undermine consumer confidence further.

"Not to mention, in my opinion, the flawed early introduction of the Emissions Trading Scheme, which will force higher petrol and electricity prices on all New Zealanders, at a time when we are all being told we must save more.

"In light of the poor residential consent data for May, the economic forecasts appear too optimistic. Economists will undoubtedly change their views, as usual, just like the changing sands," he said.

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New product development a key driver

New product development is a key driver for Nulook, and the company believes it has delivered with the Highbrook Louvre.

Nulook is introducing a louvre suitable for residential and commercial applications, and offers designers, developers and the home owner meaningful features and benefits.

The range provides protection from the sun, rain and wind. Along with increased privacy, the product enhances the visual appearance of commercial building facades and residential homes with exterior design elements.

Design features include:

- Aerofoil and rectangular design options
- Use in vertical and horizontal applications
- Multiple sizing options
- Suited to commercial and residential projects

Energy efficiency

The Highbrook Louvre can contribute towards energy-efficient building design, acting as a sunshade in exposed environments. They can also add to the building's protection as a partial rain screen, and provide shelter by deflecting strong winds.

Louvres can provide privacy for inside and outside spaces, helping to enhance the building design. They offer an effective means of integration or separation of interior and exterior spaces.

The Highbrook Louvre enhances the appearance of commercial and residential exteriors. Strong vertical, horizontal or sloped profiles can be achieved by simple coverage of selected building areas. Mass use of louvres can also support desired



functional and aesthetic benefits.

The product is available in multiple rectangular and aerofoil configuration options, and uses an innovative mounting system to achieve desired style and functionality. The user can choose from a wide range

of powder-coated and standard anodised colours.

Nalco offers a design consulting service for integration with building facades.

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The 41Architectural suite is perfect for architecturally-designed homes and commercial projects where visual flair and functionality are a priority.

High structural integrity allows 41Architectural to perform well in high use and exposed environments. This is helpful for many residential and commercial projects.

The suite has a deeper 41mm frame profile size which provides a glazing pocket, allowing up to 30mm double glazed units to be incorporated into frames. The thicker glazing capability, combined with greater structural integrity than standard residential joinery, enables larger panels to be designed into the building envelope.

The heavier joinery system makes the suite less vulnerable to deflection in extreme wind conditions

than conventional suites, and increases the durability of the joinery when used in high use or commercial environments such as schools and public buildings. The use of NALCO's patented connection system improves weather protection significantly as well.

The sliding and stacking doors run on external track systems which also improves weather protection for home owners, with an added benefit of being very easy to clean and maintain. The system design also allows large sliding panels to run freely in combinations of 2, 3 or 4 panels.

41Architectural suite is strong on performance features but also on design and contemporary style, with square profiles accentuating line and form, making the suite very popular.

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Quality Austrian machinery from Felder now available in NZ

Overseas company introduces unique, innovative solutions

W& R Jack Ltd has announced its representation of the Felder Group agency for New Zealand, including the Felder, Format-4 and Hammer brands.

Jacks has provided woodworking machinery and service for nearly 70 years, and takes pride in its independence from machinery suppliers, allowing it to hand-pick quality machinery suited to New Zealand working conditions.

Jacks sales manager Simon Hornby — who worked at Felder in Austria, Britain and the United States for several years — explains the move to Felder.

“Felder Group has been supplying top-quality machinery around the world for more than 50 years. Like Jacks, it is a family-owned business, and from its base in Hall in Tyrol, Austria, has grown to become one of the world’s leading woodworking machinery manufacturers,” Mr Hornby says.

“What really stood out for me during my time working at Felder is the company’s philosophy to continually improve its machines and move the industry forward.

“I firmly believe it is the industry leader with regards to standard classical machines. While other manufacturers have stood still in this area, Felder has consistently introduced unique, innovative solutions to traditional areas of weaknesses in classical machinery design.



The Felder A941 surface planer.

“Designed and built in Austria, the Felder Group brand represents quality machines for commercial and home-workshop woodworkers alike,” Mr Hornby says.

“The range of machines available is wide and varied. With an extensive scope for customisation available, and with three brand ranges to choose from, we believe we can offer a machine and configuration to suit the needs

and budgets of New Zealand customers.”

Felder Group machinery can be seen at the Jacks showrooms in Auckland or Christchurch, while the Jacks web site at www.jacks.co.nz provides specifications, videos and links of Format-4, Felder and Hammer machines — alongside the rest of Jacks’ wide range of machinery.

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A cost revolution in home ventilation

Home ventilation systems typically comprise of an above-the-ceiling roof cavity, centrally-mounted fan which distributes drier filtered air from the roof cavity into bedrooms and living rooms via a network of ducting (the latter also mounted in the roof cavity), and is typically installed by a specialist.

Depending on the number of room outlets, ducted systems can cost anywhere from \$2000 to \$6000 installed.

The new revolutionary Univent DIY home ventilation moisture reduction system comprises a number of individual ductless outlets into the rooms, each with their own fan and washable filter, all connected to a simple low-voltage supply using lightweight cabling from one Univent unit to the next, and then to the next, and so on.

Univent features include:

- Costs up to 75% less, yet is more effective
- Is a single room unit, up to any number of rooms
- Easy installation taking only a few hours, with no ducting or complex equipment
- Easy DIY or tradesperson installation — it's a 12 volt system, with a 3-pin plug being all you need
- Low running costs, less than \$1 per month
- Easy filter maintenance — no cost, remove



and wash yourself

- Easily scalable — start with one room and add other rooms as you wish
- Simple and effective, with no electronics to master
- Very quiet operation — lab tested at 14 decibels, barely audible to the human ear
- Designed to run more than 150,000 hours, and have a six-year warranty
- Automatic pre-set humidity and temperature controls, turns itself on and off depending on roof cavity air moisture content and temperature

Univent was developed by John Wadsworth, an industry specialist and former automation control engineer, who wanted a ventilation system for his own home but was not willing to spend \$4000 plus on it.

The system pulls dry air from the roof cavity

which is mixed with the wetter air in the home living spaces, reducing the moisture content by pressurising each room, causing sufficient air changes to reduce the moisture content.

It also reduces window condensation and the amount of moisture absorbed into wall coverings, drapes and carpets which can lead to mould and mildew, key triggers for asthma and allergies.

An average-sized, three-bedroom home with one living room would require four univent outlets mounted in the ceiling at a starting DIY price from \$1173. Alternatively, Univent can arrange installation.

For more information visit www.univent.co.nz.

Huge turnout at Residency-themed

Organisers of New Zealand's largest trade exhibition for the building, construction and design industries are calling their recent show a huge success, with record crowds of more than 5000 builders, architects, designers, planners, developers and related trades visiting across the three days.

The event, held in Auckland, attracted more than 300 exhibiting companies, assisted in part by the decision to co-locate the National Safety Show alongside buildnz designex.

The organiser says exhibitors put in a great deal of effort building two-storey houses and prefabricated structures onsite at the expo, not to mention hosting live demonstrations of tooling and new product releases.

Brent Spillane, managing director of show organisers XPO Exhibitions, says the Ian Moore session titled Residency showcased a selection of the kiwi-born architect's many award-winning apartments and existing building transformations in Australia and New Zealand to a packed session of more than 230 industry visitors.

Prefab NZ chief executive Pamela Bell also hosted a panel session titled The Affordable Housing Puzzle that attracted very strong numbers — linking her feature interactive installation on the show floor where visitors assembled and later dissembled the Click-Raft system of prefabricated timber panels made from home-grown materials.

"We've been inundated with feedback that the show had a lot more building and construction innovations than prior shows — a mix of kiwi-made and/or internationally sourced," Mr Spillane says.

"The NZ German Business Association hosted an entire aisle of German-made build technology and solutions, with the German Ambassador Dr Anne-Marie Schleich taking time out to host an evening function on the back of their Energy Efficiency conference onsite with a good 150-plus delegates.

"We've had good feedback that the show is hitting all the buttons in terms of a targeted trade industry attendance. There is no other event bringing the biggest and best innovators in construction together under one roof," Mr Spillane says.

The Registered Master Builders Association hosted large numbers of builders on its stand, sharing its "business tool belt" to help builders navigate choppy waters with rising materials and labour costs.



buildnz designex show

The Association's Brendon Ward covered off similar content in the Building Better Business session on day one of the show.

The strong numbers of builders in attendance commented that the seminars, workshops and product education were important for CPD points for the LBP skill maintenance programme.

Licensed Building Practitioner registrar from the Ministry of Building Innovation and Employment, Paul Hobbs, ran a session outlining the importance of aligning education to "on the job" applications so builders receive more credible and meaningful learning outcomes.

Marshall Hutt of Cherrywood Homes, Kopu, won a brand new Ford Ranger XLT 4x4 Double Cab ute courtesy of Ford Motors of New Zealand and XPO.

Mr Hutt has been in business for 32 years, building more than 500 homes in the Coromandel, and was over the moon with the win!



The following companies/organisations have showcased their products and services at the recent buildNZ designex show in Auckland.

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Working with timber weatherboards

New Zealand Wood Processors and Manufacturers Association technical manager Jeff Parker responds to *Building Today* columnist Mike Fox's column in last month's issue on timber weatherboard problems.

In *Building Today* June 2015, Mike Fox expressed concern at what he saw as a problem with "shrinking timber weatherboards", and at the failure of wood product manufacturers to fully address his concerns.

Weatherboard manufacturers have said that installation procedures must be followed. Of course, timber weatherboards are not the only building product which needs to be handled according to manufacturer's instructions to get expected performance.

With good manufacturing practices as well as correct handling, installation and maintenance, timber weatherboards have been used successfully for many years, and give high-quality, long-term performance.

Rather than get into a "he said she said" situation, let's look at the facts:

- All timber weatherboards change dimension with changes in seasonal moisture content.
- In summer a pine weatherboard could have as low as 12% moisture content, whereas in winter it could be as high as 18%.
- Different manufacturers use different methods of treatment and painting. The builder should make himself aware of these differences and ensure the appropriate handling, installation and finishing methods are used.
- While primer, whether one coat or two, stops liquid water (rain) from wetting the timber, it does not prevent the eventual diffusion of water vapour into wood. Given that, two coats have been proven to be better than one, and will give a longer window of opportunity for painting.
- Weatherboards are normally manufactured in the 12% to 14% moisture content range, say 13%.
- On average, a flat sawn board will change its dimension by 0.3% for every 1% change in moisture content (*Properties and Uses of NZ Radiata Pine: Volume One — Wood Properties*).
- There are probably boards out there with

twice the average shrinkage rate, say 0.6% for every 1% change in moisture content.

- Consider this scenario: a 187mm weatherboard, manufactured at 13% moisture content with double the average shrinkage rate. In winter dampness, it will swell by about 5.8mm from its manufactured dimension.

In summer heat it will shrink 6.9mm from its winter dimension. However, it would only shrink 1.2mm from its manufactured dimension in summer.

- You can see that if the builder installed the boards and allowed them to absorb moisture before they were fully painted, when summer comes there will be a 6.9mm gap between the paint line on one board and the bottom of the board above.

The owner will complain about this, and the shouting match between builder, painter and manufacturer will start all over again.

With good manufacturing practices as well as correct handling, installation and maintenance, timber weatherboards have been used successfully for many years, and give high-quality, long-term performance.

- However if the supplier/builder/painter combined to ensure the boards were painted at their manufactured moisture content, even in this worst case the gap would only be 1.2mm.

So the key is to ensure that boards are installed and painted at their manufactured moisture content.

Guidance on correct installation

How to do this? Well, weatherboard manufacturers go to great lengths to give guidance on correct handling and installation of weatherboards so they do not get a chance to swell significantly before they are painted. These instructions include such things as:

- Ensure your supplier stores boards undercover in a well-ventilated and clear-of-ground area.
- Arrange delivery of the weatherboards just before they are to be installed.
- Once on site, store indoors on bearers and off the ground. Note that installation in winter would be more likely to cause problems if these recommendations are not followed.
- If they cannot be stored indoors the boards must be protected from moisture uptake from damp ground. A ground sheet should be used beneath evenly spaced bearers at least 150mm thick, and a secondary site cover should be used over the factory wrap.
- Before installation, measure the dimensions of the boards and compare to the producer's specification. Any amount oversize is extra gap that will show up in summer.

Instructions are given in installation manuals and, in some cases, in stickers stuck to every board!

So, what do you do if your plans do not come to fruition, and you are worried that the weatherboards have not been properly stored and may already be significantly oversize — but you have to finish the job by the end of the week.

Well, the age-old solution (and one still carried out by many builders) is to paint the lap of the weatherboard the finishing colour before you install them. Any shrinkage will not be noticeable.

Next month: Jenkin Timber sales and marketing manager Bruce Barclay puts his views forward.

Shrinking timber weatherboards — there is a problem

Building Today columnist and industry stalwart Mike Fox replies to New Zealand Wood Processors and Manufacturers Association technical manager Jeff Parker's comments.

If the large amount of responses I got from it is anything to go by, last month's article on the problems experienced with shrinking, pre-primed, finger-jointed weatherboard hit a nerve in the industry.

Many builders from around the country have suffered from the same issues of boards pulling back in the summer months, leaving an unsightly paint line that no owner could be expected to accept.

This invariably results in expensive repaints, with little support on offer from the manufacturers.

In response to my article, New Zealand Wood Processors and Manufacturers Association technical manager Jeff Parker provides a welcome and useful summary of the problem, and how to mitigate the many risks of shrinkage when using pre-primed timber weatherboards.

Please take the time to read this summary which appears on the page opposite. It confirms that unless you are extremely careful around your choice of board, weather conditions, protection of product and painting times, you will undoubtedly experience problems.

He highlights potential shrinkage of board up to 6.9mm, a huge figure. Hence my comments in last month's article — that the product now appears to be far more precious than it ever used to be — are certainly confirmed.

Concerning information

I have also been contacted by manufacturers about the article, and some very enlightening, if not concerning, information has come to hand from digging a little deeper.

This is where things get very interesting. As a builder you expect that when you order a pre-primed weatherboard from your merchant that it will be fit for purpose and manufactured to a common standard and process.

A weatherboard is a weatherboard, right? Surprisingly, this is not the case, and it is confirmed in point 3 of the Mr Parker's summary: "Different manufacturers use different methods of treatment and painting. The builder should make himself aware of these differences and ensure that the



Mike Fox

appropriate handling, installation and finishing methods are used."

This puts all the onus back on the builder who would often be oblivious as to where their local merchant might have sourced the weatherboard order from, or what criteria the merchant has chosen that manufacturer on.

If your merchant is buying on bottom price or is naive to the risks, you may be getting less than you bargained for, and possible ongoing problems.

For instance, did you know that some weatherboard manufactures use boron-treated boards and acrylic primer, whilst others use LOSP H3.1 treatment and oil-based primer. And some manufacturers use two coats of primer while others use only one.

Others actually mix imported board from Chile amongst the New Zealand-produced board to help keep the cost down. If you thought all board was created equal think again.

Unfair for builders and consumers

It is unfair for builders and consumers to have to decipher what they are actually getting when they order a timber weatherboard.

Manufacturers should look at the issues their customers are experiencing, then collectively create a board with a treatment level and priming that is robust enough to meet the way we construct — one that repels water long enough to be built in normal circumstances.

Failure to address this problem will result in a loss of market share as builders migrate to less risky product.

Sending out weatherboard with varying forms of treatment and priming, along with a list of exclusions and instructions that may or may not be practical, and then relying upon them as an escape mechanism when a problem occurs, is an unfair and impractical approach. It is also a way to turn people off your product.

Timber weatherboards have traditionally stood the test of time and have been a trusted product, and it's in everyone's best interests to get them back to a position of favour and trust.

However, this won't happen unless there is some leadership and co-operation between manufacturers. This may be difficult because there are many players in the market — some better than others — and they compete financially.

However, without a benchmark and co-operation the product will continue to be hit and miss depending on where it comes from and the treatments used.

In the interim, I suggest you check who your merchant is getting their weatherboard from, know what the level of treatment and primer is, understand what that manufacturer's response is to warranty claims, and where they source their raw materials from.

You need to take control of this or you may get board that is not the best for your application and end up paying dearly after the event.

You may need to stipulate to the merchant that you want the board to be sourced from a certain manufacturer, as there are some good ones who do produce a sound product and offer back up. Do your homework.

Finally, if you do use pre-primed, finger-jointed weatherboard, take the wisest suggestion of all from the Wood Processors and Manufacturers Association summary — "paint the lap of the weatherboard the finishing colour before you install them. Any shrinkage will be less noticeable".

Although there may be a cost associated with this preventative action, it will be smaller when compared to a repaint. Good luck.

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

Carpentry apprentice Cody Webby's got it made

Cody Webby is well on his way to becoming a fully qualified builder. At only 21 he's in the final year of his carpentry apprenticeship with the BCITO.

Cody left school when he was 16. Being a hands-on type of guy and a keen outdoorsman, Cody decided to look into construction as a possible career path.

Through the BCITO's dedicated job-matching service, Cody got in touch with his current employer, Licensed Renovations. Two weeks after an initial telephone interview he was on the tools. From then on Cody knew that carpentry was the right career path for him.

"I'm really glad I started so young, straight from school," he says. "Now I'm 21 and I'm nearly qualified, I couldn't be any happier than where I am now."

Earning a wage while learning on the job has enabled Cody to have a great work-life balance.

"Compared to some of my friends who left school and continued with further study, there's a huge financial difference. I'm so much better off than them.

"I've been able to buy the tools I need to do my job, and buy some of the 'toys' I've always dreamed of having. Pretty soon I'll have enough savings for a deposit on my first house.

"It's an awesome feeling when you know you're getting somewhere in life, and it's not going to take till your mid-30s to get there. I've started young and I'm going to make it young."

Cody takes pride in his work. "One of the best things about my job is being able to stand back and see what you've accomplished and what you've created out of a few lengths of timber and materials. Next thing you know you've built a house!

"By far the most satisfying thing about the job is seeing the look on the client's face each day when they come and see the progress made on site."

Cody knows his future's secure. There's a huge demand for skilled, qualified tradesmen, as the building boom is happening right now and there's a huge shortage of skilled labour across all trades. "There's plenty of work out there," he says.



Carpentry apprentice Cody Webby says he couldn't be happier than where he is now.

"Five years ago I could just dig a hole — now I can just about build a house! Last year I won the Carters Registered Master Builders' Apprentice of the Year for the Auckland region, and I went on to compete in the national final. My boss already has me tagged as a potential site manager."

Cody's advice to careers seekers — "the sooner you get a trade under your belt the sooner you'll be heading towards a successful future."

The BCITO is the largest facilitator of construction apprenticeships in New Zealand. To find out more about a career in the construction industry visit www.bcito.org.nz.

I didn't know that!

By John Oliver, Hiandri Solutions Ltd

Here are one or two things you may or may not know:

- The lower the moisture content in your frames at the time of lining with plasterboard, the less timber movement that will be experienced over the next year and, therefore, the less peaking and popping you will need to deal with.
- If you want a level 4 or 5 paint finish on your walls — and who doesn't — the moisture content in the framing at time of lining needs to be as low as possible — certainly under 18% and as close to 14% as you can get. Hiandri can help achieve this.
- On a house build costing in the order of \$1500 to \$2000 per square metre, the supply and installation of Hiandri bottom plate packers adds only \$2 to \$3 per square metre, less the cost of the damp proof course. This cost can be quickly recovered in the time saved



sweeping water off the floor at \$40 per hour.

- Auckland Council carries out about 175,000 inspections a year and fails 40%. A good percentage of that is likely to be high moisture content in framing timbers at the pre-line stage. Every re-inspection you have costs about \$175, not to mention time delays.
- 70,000 homes in this country were built using

untreated radiata pine, and clad in brick veneer with a 40mm cavity — and there are no rotting frames to speak of. Why? Simple — the cavity is a robust design that does not rely on others doing their job properly.

The Hiandri bottom plate system is the same, as it has a 12mm cavity under the plate that permits timber to drain, air to circulate, and to, therefore, dry.

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Building Act 2004 - Building (Residential Consumer Rights and Remedies) Regulations 2014 — are you complying?

Timothy Bates, principal of Auckland law firm Legal Vision, discusses amendments to the Building Act 2004 that came into force at the start of this year.

In this month's article I wish to firstly remind you that as of January 1, 2015, the Building (Residential Consumer Rights and Remedies) Regulations, together with a number of amendments to the Building Act 2004 that were made via the Building Amendment Act 2013, came into force.

Amongst other things, these regulations impose upon a builder carrying out residential building work with a value of more than \$30,000 a statutory obligation to:

- Provide the prescribed checklist (available free from the Ministry of Business, Innovation and Employment (MBIE) web site) to home owners prior to entering into a building contract.
- Provide the prescribed disclosure information to home owners prior to entering into the building contract.
- Enter into a written building contract that contains specific prescribed clauses.
- Provide an owner's instruction manual to a home owner as soon as practicable after completion of the building work. I note this arguably applies to any building contracts completed after January 1, 2015, even if they were entered into before that date.

The failure of any builder to provide any of the aforementioned information/documents can result in fines of up to \$2000 for each offence.

Furthermore, if a builder makes a statement within the disclosure information that is false or misleading, or makes a material omission, he/she can be liable for a fine of up to \$20,000.

Furthermore, amendments to the Building Act 2004 in the form of section 362Q introduce a



statutory defects liability warranty of 12 months from completion of the work. This applies to work carried out pursuant to contracts entered into after January 1, 2015.

Sections 362L-362P of the Building Act 2004 impose consequences where the implied warranties as to quality are not adhered to. In short, the building contractor must remedy any breach of the implied warranties within a reasonable period of time.

If the building contractor refuses to or fails to, then the home owner/client can have the breach remedied by someone else and recover the reasonable costs of doing so from the errant building contractor. If the breach is substantial or cannot be remedied, damages can be sought.

Remedies against residential "on-sellers"

Section 362H of the Building Act 2004 gives the benefit of the 10-year implied warranties under the Act to a purchaser of a household unit from an "on-seller".

The purpose behind this section is to ensure that vendors of newly-constructed houses which are put on the market soon after completion are treated as if they were the building contractor, and their purchasers are treated as if they were the client or original home owner.

Such is the definition of "on-seller" that it will be broad enough to include not only the "spec builder" but also the person who purchases the "spec-built house," and immediately

on-sells, residential developers, and housing companies selling land and house packages.

Housing companies that are constructing made-to-order dwellings will be affected by the aforementioned regulations for carrying out construction work over a value of \$30,000, but will not normally fall within the definition of "on-seller".

In situations where a person on-sells a recently-constructed house, such that he/she falls within the definition of "on-seller", the implied warranties (of 10-year duration) will find themselves in the agreement for sale and purchase.

The usual vendor warranties (contained within a standard sale and purchase agreement) where the vendor has commissioned the building work, will normally lapse within six years of the contract settling.

So the Building Act 2004 extends them by four years, plus the statutory warranties are far more wide ranging.

Section 362V of the Building Act 2004 imposes an additional constraint on "commercial on-sellers". A "commercial on-seller" is an "on-seller" who is operating in trade.

Commercial on-sellers commit an offence if they complete a sale of the household unit, or allow the purchaser to enter into possession, before a code compliance certificate is issued.

Whilst this obligation can be contracted out of, it can only be done so by using the prescribed form. The potential maximum fine for an offence of this nature is \$200,000.

The changes brought about by amendments to the Building Act 2004 and the regulations are much more than cosmetic. Even if compliance with these changes is not currently actively enforced by the relevant Government agencies, that is not to say that this will always be the case.

I will bring to the reader's attention any case law that develops around these changes.

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

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Space

Architect Don Bunting notes the effect of geography on the Australian approach to its environment.

Anecdotally, Australia contains 40 different species of flora and fauna that can kill you. But the main difference between Australia and our friendly little country is space.

The Aussie habit of shortening every descriptive word — for example, rego, ambo, servo — may differentiate us verbally, but the prevailing Australian attitude to most issues is affected by the fact that the country is so vast.

Contrary to the widely held view that Australia is larger than the USA, the USA is, in fact, some two million sq km larger. The largest country, by any measure, is Russia, which is nearly twice the land area of the USA.

However, Australia is the sixth largest country in the world, and the largest without any land borders. This lack of any land borders also affects our neighbour's world view and the view of their country's place in it.

Nevertheless, Australia is very close to its nearest northern neighbours, and lacks the New Zealand luxury of being separated from any unwanted invasion by large areas of wild, open sea.

Thinking big comes naturally to Australian governments, institutions and companies. They are quite happy to spend vast amounts of money on infrastructure, partly to satisfy a large and growing population, but also to recognise that everywhere is a long way from anywhere else.

It always surprises me whenever I return to Australia to find that roading patterns have changed, new buildings constructed and new public facilities created. On a recent trip to Brisbane, the six-month-old Garman maps on my GPS system were already out of date.

Disaster recovery

I know it's a sensitive subject, but I believe that the disgracefully slow rebuilding of Christchurch would not have happened over the ditch.

I find it really sad that more than four years down the track, local and national governments are still arguing over essential parts of the new Christchurch.

And not just emotionally-driven topics such as the old cathedral, but absolutely basic ones around who, what and when will something significant happen about rebuilding the city centre.

The resolution of what to do with a number of the badly damaged residential areas is also apparently still in the too-hard basket. Politics, including an unfortunate loss of the CERA chief executive, hasn't helped, but I firmly believe that with all its other faults an Aussie response would have been much quicker and more decisive.

What should have happened? A complete hands-on approach by central government.

There are plenty of examples around the world of successful disaster recovery where government intervention was critical to ensuring a short recovery time — for example, the last Los Angeles earthquake.

The fact that our government assumed that Christchurch would just pick itself up with minimal outside help was naive, and has led to a great deal of personal hardship for far too many people. A bit more thinking big, Aussie style, would have helped.

Thinking big

Thinking big is not just about size, but the vastness of Australia seems to imbue our Aussie cousins with the ability to always try and be the very best.

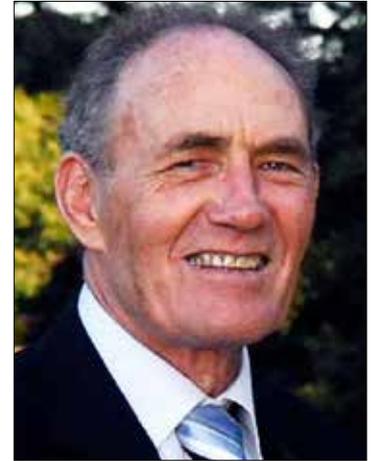
New art gallery? Let's make it the best money can buy. New town centre? Let's design it from the bottom up and ensure that it has all essential infrastructure and facilities from day one. Even facilities built in the Australian outback at locations such as Uluru and the MacDonnell Ranges are generous, and built with the very best of materials.

Recent stadium developments in the two countries shows how parochial our thinking is. Yes, the new Wellington stadium has merit both in form and location, but is poorly suited for the main codes (rugby, football and cricket) it was constructed for.

Auckland's Eden Park is a mess. Poorly visually-matched stadium buildings, coupled with its location in a quiet suburban area, are bad enough. But the main sports field itself is a joke, whichever code attempts to play there.

It may not be responsible for the abysmal record of Auckland's rugby teams, but it can't be helping. And in the meantime Cantabrians just wait with bated breath for something, anything, to happen.

Contrast this with the numerous new and



refurbished stadiums in any larger Australian city, and the difference in breadth of thinking is clear.

What our Aussie mates will have to say about the "State House sculpture" planned for the end of Queen's Wharf I can't imagine. While it is an unfair comparison, there will no doubt be some snide comments about how Sydney has its world-famous and much loved Opera House, while Auckland is content with a miniaturised version of a typical Kiwi bach.

Perception is reality when it comes to public icons, and any artistic merit will be overlooked among the derisive laughter from across the ditch.

Waterfront woes

The ongoing fight between Auckland Council and its wholly-owned but stropplly independent CCO (Council-Controlled Organisation) the Auckland Waterfront Development Agency, around how or whether to expand the port area, illustrates the inherent weakness in the way Auckland Council was structured.

Not only do we have a presidential-style mayoralty at loggerheads with a dysfunctional council set-up, but also a range of partly independent CCOs, each with their own separate agendas.

A new waterfront stadium for all three football codes sounds a sensible idea, especially if Eden Park and Mt Smart could both be redeveloped for much-needed residential purposes.

But attempting to push such a project through the Machiavellian Auckland Council resource management processes, plus the complications of council versus its waterfront CCO appears, at best, an unlikely prospect.

On with the lists — but get your work week organised first!

Terry Sage of Trades Coaching New Zealand says you'll have some amazing information from those task lists you've been compiling, but first things first — organise your work week!

By now you are covered with lists, on the desk, across the dashboard in the ute and even in the tool box!

Yep — so last decade I know. Naturally, all your lists are either on your phone, tablet or laptop. Which is exactly where they need to be as that saves us Step No 1 of transferring all those bits of paper to a spreadsheet of some kind.

Sorry, my fellow technophobes, get typing and enter those bits of paper. Your computer screen now has a list of what you have done, when you've done it, how long it took, did you like it and how much money it made from doing it.

What you have is some amazing information at your fingertips, and you can do analysis that will produce earth-shattering results.

So why am I going to tell you "not now"?

Let's do the easy stuff first — of course if you want to do the analysis you go girl. Why the easy stuff? Because that is what business should be — remember that old but very relevant saying: "Keep it simple stupid".

All we are going to do with your bits of paper at this stage is organise

your week. If you have just thrown them up in the air followed by a few choice words like "why have I wasted all that time?" you haven't, honest.

For the technophobes out there, you can stop laughing at all the clever ones who threw their new iPads in the air (they don't bounce so well).

You may well be an organised person and that's great. However, and please don't take offence at this, I haven't come across many organised tradesmen.

Yes, they can build a palace, yes they can order materials at the exact right time, yes the subbies are there on the day they should be (an hour late but that's early for most subbies), and the job always get finished on time.

But we are talking the business side, not the fun side. What I am talking about in an organised week is as simple as looking at your list. Don't worry about all the fun building stuff, just concentrate on the mundane tasks, the paperwork tasks — just anything that is not swinging that \$200 hammer.

This exercise is called blocking out your week, or allocating a portion of your week to one task. For example, do all your invoicing for two hours between 3 and 5 on a Thursday afternoon. Do all your quotes on a Wednesday morning. Then there's the wages, the bills to pay and the list goes on.

Before you inquire which planet I have just landed from, I know I am suggesting you actually do these jobs during a normal working day and not at 10 in the evening or Sunday lunch times.

Why? Well, a very wise but alcoholic boss of mine said 32 years ago: "If you can't do it between 8 and 5 then you're not doing it right". I would like to say I took his advice — 32 years later I still do emails in the evening — but in an ideal world a 40-hour week is the target we should aim for.

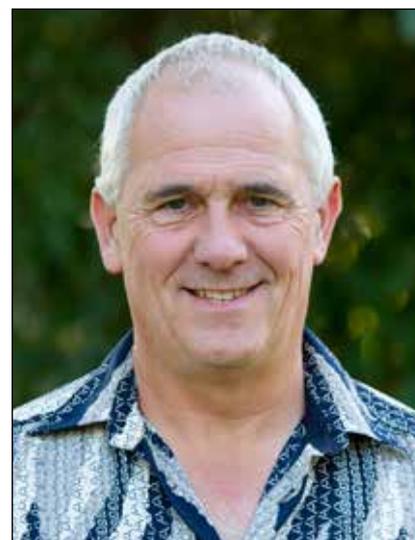
The benefit of blocking out time for a task means it gets done, and done a lot quicker, as you're focused, and you will have a balanced life between work and play.

Don't let work or clients dictate your time management. If you can control your time management you will be far more efficient and profitable.

I had a guy recently who would drop everything and go to quote a job as soon as the inquiry came in. He would leave the apprentice to carry on while he shot out and looked at the new job.

When he added up in one week how many hours he actually swung that hammer it was only 22. Six hours were spent looking at new jobs, another 10 spent travelling to all the quotes, and the rest was wasted on telling the apprentice what he had just seen.

He now does all his quotes in one morning, and his hammer time has gone up to 34 hours. Add up those dollars, people.



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Building Consents Information

For All Authorisations, May 2015

Dwellings	\$852,613,000
Domestic Outbuildings	\$15,580,000
Total Residential	\$868,192,000
Non-residential	\$486,406,000
Total All Buildings	\$1,354,599,000
Non-building Construction	\$42,989,000
Total Authorisations	\$1,397,588,000

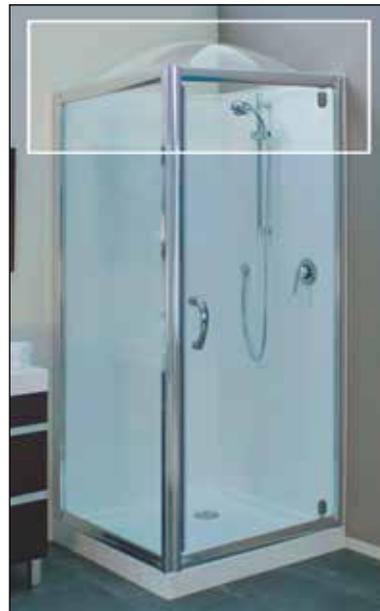
Number of new dwellings consented

	May 2015	Apr 2015	May 2014		May 2015	Apr 2015	May 2014
Far North District	16	13	9	Horowhenua District	3	6	12
Whangarei District	34	22	23	Kapiti Coast District	18	26	15
Kaipara District	11	11	17	Porirua City	14	14	13
Rodney District	79	53	50	Upper Hutt City	16	24	29
North Shore City	220	173	119	Lower Hutt City	48	15	23
Waitakere City	35	37	33	Wellington City	40	25	29
Auckland City	120	511	234	Masterton District	3	11	9
Manukau City	63	43	48	Carterton District	6	1	2
Papakura District	96	61	81	South Wairarapa District	5	4	3
Franklin District	38	34	46	Tasman District	31	17	35
Thames-Coromandel District	16	18	20	Nelson City	9	18	30
Hauraki District	4	7	3	Marlborough District	27	14	20
Waikato District	42	49	46	Kaikoura District	1	2	5
Matamata-Piako District	11	2	14	Buller District	2	1	3
Hamilton City	127	85	44	Grey District	5	4	4
Waipa District	29	36	44	Westland District	2	4	4
Otorohanga District	0	2	2	Hurunui District	11	6	13
South Waikato District	5	1	3	Waimakariri District	65	37	85
Waitomo District	1	2	3	Christchurch City	341	217	360
Taupo District	17	16	12	Selwyn District	94	124	100
Western Bay of Plenty District	28	18	14	Ashburton District	21	19	16
Tauranga City	105	80	101	Timaru District	12	13	18
Rotorua District	5	7	7	Mackenzie District	2	6	5
Whakatane District	6	15	10	Waimate District	1	1	2
Kawerau District	0	0	0	Chatham Islands Territory	0	0	0
Opotiki District	3	0	2	Waitaki District	3	4	7
Gisborne District	4	0	17	Central Otago District	14	13	23
Wairoa District	0	0	0	Queenstown-Lakes District	87	58	66
Hastings District	20	15	19	Dunedin City	39	28	45
Napier City	8	13	15	Clutha District	3	1	5
Central Hawke's Bay District	3	5	2	Southland District	6	7	10
New Plymouth District	43	29	38	Gore District	0	0	2
Stratford District	1	0	3	Invercargill City	9	7	7
South Taranaki District	3	5	1	Area Outside TA	0	0	0
Ruapehu District	2	1	3				
Wanganui District	6	5	8	Total	2171	2112	2125
Rangitikei District	1	0	1				
Manawatu District	15	7	8				
Palmerston North City	16	6	22				
Taranaki District	0	3	3				

Source: Statistics New Zealand
 • Based on 2006 census areas
 • Each dwelling unit in a housing project is counted separately
 • Figures in these tables may differ from published statistics

What's On the Web?

www.buildingtoday.co.nz



• **Congratulations go to Pauline McKay of Christchurch who has won a DIY self-install Showerdome kit valued at \$285, and a DIY 3 x outlet Unovent kitset valued at \$1092.50!**

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TECHNOLOGY



Linea Oblique Weatherboard is a modern take on rusticated profiles that can be installed horizontally or vertically, providing fresh, inspiring design flexibility for both contemporary and classic architecture.

Linea Oblique Weatherboard is available in a variety of sizes, 200mm and 300mm wide and 4200mm and 2700mm long. It's resistant to fire, moisture damage and rot and won't warp in the sun, so you can paint it any colour you like – even the darker shades.

