

BUILDINGTODAY

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION



VOLUME 27 NUMBER 4

MAY 2017

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SPORTTODAY

The America's Cup — nation v nation it is not. Plus: Be in to win with Radio Sport Breakfast co-host Kent Johns.



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INTERNATIONAL
TAKES TOP
NZCPA HONOURS

THE GREAT NZ
INFRASTRUCTURE
AND FEES SCAM

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CARPENTRY APPRENTICE REJECTS LAW CAREER > RETENTIONS — AN UPDATE

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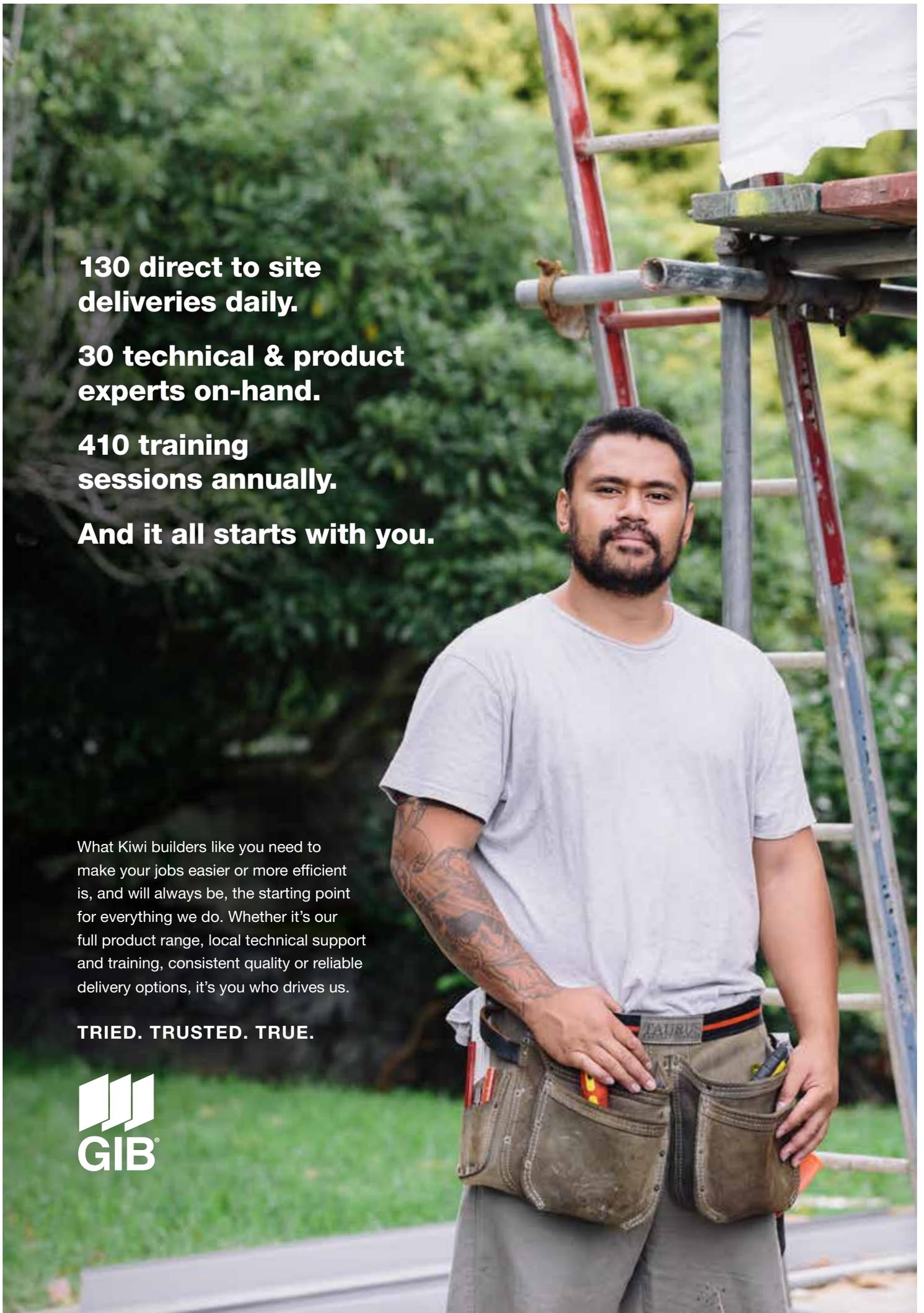
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Building Today's monthly sports section featuring Radio Sport Breakfast co-host Kent Johns: The America's Cup — nation v nation it is not

FROM THE EDITOR

The Government's recent announcement to boost infrastructure spending to the tune of \$11 billion over the next four years will bring a level of certainty to the construction industry that is timely and welcome.

Hmmm, is it my imagination or is it an election year?

Elsewhere, we have hard hitting columnists Mike Fox and Don Bunting who present some no-holds barred home truths about our industry. They both make some strong pertinent arguments about the state of the industry as they see it. Maybe you'll agree with them? Or not? Let us know.

Also in this issue are all the results and comment from this year's New Zealand Commercial Project Awards, featuring, as always, some stunning entries.

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Government infrastructure spending is good news

Chief's Chat
By CEO David Kelly

The Government's recently announced plans to boost spending in infrastructure is welcome news to an industry that needs certainty.

The Government's plans to invest \$11 billion in new capital infrastructure over the next four years, including \$4 billion in this year's budget alone, should be commended.

We will be watching with interest the delivery of Finance Minister Steven Joyce's budget, and how exactly the funding will be invested.

As a growing modern economy, the Government's commitment to building infrastructure such as roads, schools, hospitals and housing infrastructure is critical.

The construction sector will be integral in making the Government's vision a reality, and it is a welcome boost to construction in New Zealand.

The strain on our housing and public infrastructure are among the biggest issues facing New Zealand. To support growth, both these demands need to be addressed. We do not see investment in infrastructure as mutually exclusive from investment in construction.

Lesson learned in providing early info

One of the lessons the Government has learned from the Christchurch rebuild is the need to provide as much information as it can, as early as it can.

This capital commitment is a step in the right direction to providing the industry better certainty. It provides companies more confidence to invest in people, technology and their own infrastructure.

Construction companies and building firms of all sizes struggle with their forward planning when Government itself does not have a clear long-term plan for its capital expenditure.

The latest announcement should help the



sector operate on a more predictable and manageable trajectory — hopefully it will take the edge off the chronic boom and bust cycle that is synonymous with the industry.

This certainty around procurement and funding is something we will continue to work on with the Government.

The Government is the biggest customer, and influences what private enterprise investors will also do.

The Government's announcement of greater use of public-private partnerships, and joint ventures between central and local government and private investors, is pleasing.

At the inaugural all-of-sector Constructive forum held in Christchurch in September last year, the then Deputy Prime Minister Bill English said the Government would focus on becoming a better customer to the sector.

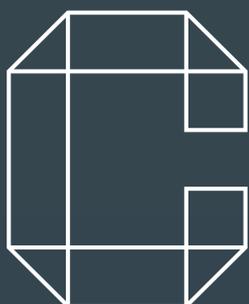
It is encouraging to see his Government act on this promise, and we look forward to building upon this.

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Hawke's Bay build a beautifully designed and constructed space

The decision to enter his first House of the Year competition has resulted in two national category wins for Ben Redmond of Redmond Builders and Construction Ltd.

His Havelock North build won the Heart of the Home Kitchen award and the Outdoor Living award at the Registered Master Builders 2016 House of the Year awards.

Mr Redmond says winning the awards was incredibly rewarding, and a fantastic way to recognise the hard work of everyone involved in the project.

"As it was our first time entering the competition we had no idea what to expect, but to come away with two wins was really exciting. There was something really special about this build — it was great to get the recognition for that," he says.

Mr Redmond says the design and blend of materials made the kitchen stand out, but explained that this left no room for error throughout the build.

"The kitchen has some really unique features, with the design, the blend of materials and the fixtures and fittings creating a really stylish space," he says.

"There was no room for error with the materials used. We were co-ordinating timber flooring, steel joinery and stainless steel hood covers — there were so many different materials so there had to be nice clean lines between each of them. We set a very high standard early on and we stuck to that.

"It was great to also be recognised for the Outdoor Living award, as we worked hard to create a really special space that perfectly suited Hawke's Bay conditions."

Judges were impressed with the opulent use of materials in the kitchen and the seamless flow from the indoor to outdoor space.

"This kitchen, with its brilliant supporting scullery, is the hub of the home, and leads you through a seamless transition of luxurious indoor spaces to the outdoor areas and the magnificent views beyond," they said.

"The kitchen design is enhanced by the panelled cabinetry and the soft palette of interior painted timber walls and floors. This is carried through into the scullery, evoking a



This Havelock North build was awarded the Heart of the Home Kitchen award and the Outdoor Living award at the Registered Master Builders 2016 House of the Year.

warm, inviting atmosphere, beautifully lit throughout.

From the wicker chairs in the front verandah to the formality of the pool and its pavilions, this home is perfectly cradled softly into its surroundings. This provides a beautifully designed and constructed space."

Mr Redmond says the award gives the company credibility and recognition amongst the public and their peers.

"You put in a lot of hard work and effort, so it's nice to come away with that recognition and to make connections for the company in the future," he says.

Redmond Builders and Construction Ltd hopes to come away with another win this year, having entered a home in the Registered Master Builders 2017 House of the Year awards in the Renovation \$500,000-\$1 million category.

Mr Redmond praises the Registered Master Builders Association for their strong reputation in the industry and the opportunity to enter the House of the Year competition.



Vickie and Ben Redmond at the Registered Master Builders 2016 House of the Year awards.

The Awards are made possible through the support of PlaceMakers, Master Build Services, GIB, Nulook, CARTERS, Plumbing World, Resene and Bunnings Trade.



National Sponsors



Elegant and striking home wins national award

Innovation and meticulous attention to detail has led to a national category win for Mark Waller of Waller Projects Ltd at the Registered Master Builders 2016 House of the Year.

His Murray's Bay build was awarded the Future Proof Building New Home \$500,000-\$650,000 national category award at the competition.

Mr Waller says winning the award was a fantastic feeling, and acknowledged the hard work of his team.

"We were absolutely rapt. It is such great recognition of the team's work and the level of quality we provide as a company," he says.

Mr Waller says the unique site and approach to the build made the home stand out. However, he explains this also created the most challenging part of the build.

"It is a really quirky and unique build. The site wasn't simple — it was quite constrictive so the methodology was critical in making best use of it," he says.

"As it was south-east facing, which isn't great for sun, we created a courtyard on the other side to maximise the ocean views and sun exposure.

"We made the doors full height up to the ceiling to make the space feel bigger than it is and created an easy flow throughout."

Judges were impressed with the precise detailing of the home and praised the builder's immaculate craftsmanship.

"This elegant and striking cedar home most definitely stands out. The views, privacy and innovative screening for security have all been carefully planned in its design," they said.

"The light-filled interiors are modern, yet softened by the use of timber floors, fittings and interior screens.

"The residence is extremely well-planned, with immaculate construction by a master builder who understands his craft."

Mr Waller says winning the award was a proud moment for his company and great for their reputation within the industry.

"To have the quality of your work recognised by your peers in the industry is the best accolade we could ask for," he says.



This Murray's Bay build was awarded the Future Proof Building New Home \$500,000-\$650,000 national category award at the Registered Master Builders 2016 House of the Year.



From left: Steve Harwood, Brin Wilson, Mark Waller, Ruth Waller, Stu Quinn and Tim Jeffries at the Registered Master Builders 2016 House of the Year awards.

Waller Projects Ltd hopes to come away with another win this year, having entered a home in the Registered Master Builders 2017 House of the Year awards in the New Home \$550,000-\$700,000 category.

Mr Waller praises the Registered Master Builders Association for their credibility and

the recognition of quality they provide to members through the House of the Year Awards.

The Awards are made possible through the support of PlaceMakers, Master Build Services, GIB, Nulook, CARTERS, Plumbing World, Resene and Bunnings Trade.



National Sponsors





THIS YEAR'S WINNERS

The quality and variety of projects entered in this year's Commercial Project Awards was truly excellent. We would like to congratulate all our winners for 2017.

Registered Master Builders Supreme Winner for the 2017 New Zealand Commercial Project

The Remarkables Base Building in Queenstown
- Arrow International (NZ) Limited

Special Project Award Mangatawa Tari in Tauranga - Form Building & Developments

Value Awards

Commercial Project up to \$2 million Award: Mangatawa Tari in Tauranga - Form Building & Developments

Commercial Project \$2 million - \$5 million Award: Cathedral Grammar Junior School in Christchurch - Contract Construction / Andrew Barrie Lab Joint Venture

Allied Concrete Commercial Project \$5 million - \$15 million Award: The Suter® Art Gallery Redevelopment in Nelson - Scott Construction Limited

Commercial Project over \$15 million Award: The Remarkables Base Building in Queenstown - Arrow International (NZ) Limited

National Category Winners

Retail Project Award: Tantalus Winery, Brewery & Restaurant in Auckland - WG de Gruchy Construction Limited

PlaceMakers Tourism and Leisure Project Award: The Remarkables Base Building in Queenstown - Arrow International (NZ) Limited

Industrial Project Award: Red Stag Sawmill in Rotorua - Hawkins Construction Limited

James Hardie Commercial Project Award: The Aurora Centre in Wellington - LT McGuinness Limited

Civic Project Award: The Suter® Art Gallery Redevelopment in Nelson - Scott Construction Limited

NALCO Health Project Award: Burwood Hospital Redevelopment in Christchurch - Leighs Cockram JV Limited

Winstone Wallboards Residential Project Award: Queens Residences in Auckland - Scarbro Construction Limited

Heritage/Restoration Project Award: Isaac Theatre Royal in Christchurch - Naylor Love Construction

Construction Marketing Services Education Project Award: St Andrew's College Centennial Chapel in Christchurch - Armitage Williams Construction

Gold Award Winners

APL Architectural Profiles Limited, Hamilton
- Foster Construction Limited

Blackwells Holden & Mazda, Christchurch
- Leighs Construction Limited

Burwood Hospital Redevelopment, Christchurch
- Leighs Cockram JV Limited

Cathedral Grammar Junior School, Christchurch
- Contract Construction / Andrew Barrie Lab Joint Venture

Cloudy Bay Vineyards Pinot Noir Cellar, Blenheim
- Scott Construction Limited

ESC Link Bridge, North Shore Hospital, Auckland
- NZ Strong Group Limited

Health and Science Centre, Rotorua
- Hawkins Construction Limited

Hutt City Council Administration Building,
- Naylor Love Construction

Isaac Theatre Royal, Christchurch
- Naylor Love Construction

KM Surgical/Avenue Health, Christchurch
- Leighs Construction Limited

Len Lye Centre, New Plymouth
- Clelands Construction Limited

Mangatawa Tari, Tauranga
- Form Building & Developments

Papanui Club, Christchurch - RM Designs

Red Stag Sawmill, Rotorua
- Hawkins Construction Limited

Samuel Marsden Collegiate School
- Main Block Redevelopment, Wellington
- Hawkins Construction Limited

SKYCITY Auckland Atrium Refurbishment
- Naylor Love Construction

St Andrew's College Centennial Chapel,
Christchurch - Armitage Williams
Construction

Sumner Surf Life Saving Club, Christchurch
- Hawkins Construction South Island Limited

Tantalus Winery, Brewery & Restaurant, Auckland
- WG de Gruchy Construction Limited

The Arts Centre of Christchurch
- Fletcher Construction

The Aurora Centre, Wellington
- LT McGuinness Limited

The Remarkables Base Building, Queenstown
- Arrow International (NZ) Limited

The Suter® Art Gallery Redevelopment, Nelson
- Scott Construction Limited

University of Canterbury Structural Engineering
Laboratory, Christchurch - Dominion Constructors
Limited

University of Waikato Law-Management Building,
Hamilton - Fletcher Construction

Silver Award Winners

136 Moorhouse Avenue, Christchurch
- Amalgamated Builders Limited

203 Papanui Road, Christchurch
- Naylor Love Construction

227 Broadway Avenue, Palmerston North
- Isles Construction Limited

1789 Wine and Jazz Bar, Queenstown
- Rilean Construction

Blackstone Chambers, Auckland
- Matthews & Matthews Architects Limited

Cambridge Veterinary Services
- Livingstone Building NZ / DLA Architects
Joint Venture

Cardrona Distillery, Queenstown
- Amalgamated Builders Limited

David Jones Wellington
- LT McGuinness Limited

David Shaw Furniture, Christchurch
- Stufkens + Chambers Architects

Educare Kapiti, Raumati Beach
- Ultra Build Limited

Giltrap AgriZone, Cambridge
- Livingstone Building NZ

Harley Gray Building PC2 Laboratory,
Middlemore Hospital, Auckland
- Leighs Construction Limited

He Puna Waiora, Auckland
- RCC Healthcare Limited

Kinloch Lodge, Taupo - Livingstone Building NZ

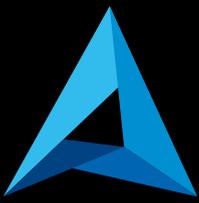
Lyttelton Primary School, Christchurch
- Naylor Love Construction

Matakana Botanicals, Auckland
- Customkit Buildings

Meet The Locals, He Tuku Aroha
- Wellington Zoo - Customkit Buildings

Mt Pleasant Memorial Community Centre,
Christchurch - Leighs Construction Limited

Ngaio School Block B, Wellington
- Naylor Love Construction



NEW ZEALAND COMMERCIAL PROJECT AWARDS 2017

www.commercialprojectawards.co.nz

Northern Campus Development, Tauranga
– McMillan & Lockwood BOP Limited

Project 200 Tuam, Christchurch
– Naylor Love Construction

Queens Residences, Auckland
– Scarbro Construction Limited

Rangiora Health Hub – Hawkins Construction
South Island Limited

Riverlands House, Christchurch
– Amalgamated Builders Limited

Silver Fern Farms Events Centre, Te Aroha
– Stanley Construction Limited

Springfield Road, Christchurch –
RM Designs

St Andrew’s College Gym 2, Christchurch
– Hawkins Construction South Island Limited

Te Hāpua: Halswell Centre, Christchurch
– Fletcher Construction

Textile Centre Seismic Strengthening, Auckland –
NZ Strong Group Limited

‘The Brickworks’ LynnMall Development, Auckland
– NZ Strong Group Limited

The Orange Hall, Auckland
– Dominion Constructors

The Pulse, Auckland – Maynard Marks

The Vista at Zealong Tea Estate, Hamilton
– Foster Construction Limited

TRG Imaging Shakespeare Road, Auckland
– Peddle Thorp

Walter Nash Centre, Lower Hutt
– Hawkins Construction Limited

Westland Recreation Centre, Greymouth
– CYB Construction Limited

White Hart Re-development, New Plymouth
– Clelands Construction Limited

Wigram Health, Christchurch
– The Buchan Group

Bronze Award Winners

Book House, Wellington
– Workspace Architects Limited

Caro’s Grey Lynn, Auckland – Peddle Thorp

Corbel Head Office, Christchurch
– Corbel Construction

Hughes House, Christchurch – Switched On
Lake Taupo Forest Trust Remedial and Reclad
– Knight Building (2008) Limited

QUBA Hotel Conversion, Auckland
– Dominion Constructors

Tai Tapu Primary School, Christchurch
– Corbel Construction

Te Awamutu Library – Fletcher Construction

Te Pari Factory, Warehouse and Offices,
Oamaru – Chris Broadhead Construction

The Opawa Village Replacement Shops
– Canform Structures Limited

The Roaming Giant, Hamilton
– Downey Construction Limited

Transocean Business Park, Christchurch
– Apex Projects Limited

Upper Hutt Railway Station
– Maycroft Construction Limited

Waitakiri Primary School, Christchurch
– Hawkins Construction South Island Limited

Wellington Sikh Gurudwara
– ARC Design Limited

SPECIAL PROJECT AWARD AND VALUE AWARD UP TO \$2 MILLION

Project: Mangatawa Tari, Tauranga
Owner: Mangatawa Papamoa Blocks Incorporation
Entrant: Form Building & Developments (Construction Company)
Project partner: First Principles Architects (Architect/Designer)

Judges’ comments:

The new administration building for Mangatawa Papamoa Blocks Incorporation takes its inspiration from a local legend – a baby whale and its parents became stranded in Tauranga harbour, and were turned to stone after drinking from a magic spring, and formed local hills. This legend drove a design in the shape of a whale tail, with a tall sweeping wall of glass facing the spectacular view across the Bay of Plenty. The project took the legend to heart, never allowing practical considerations to water down the concept. The result is a striking building which is a great source of pride to the community it serves.

COMMERCIAL PROJECT \$2 – \$5 MILLION VALUE AWARD

Project: Cathedral Grammar Junior School, Christchurch
Owner: Cathedral Grammar School
Entrant: Contract Construction (Construction Company) / Andrew Barrie Lab (Architect/Designer) Joint Venture
Project partners: Barnes Beagley Doherr (Engineer), Ruamoko Solutions (Engineer)

Judges’ comments:

The design of this showpiece of timber architecture and craftsmanship aimed to create a “garden school”. It is characterised by the extensive use of timber giving the spaces warmth and character. The timber structure is complex as the structural elements are also the finished linings, ceilings etc. 3D modelling ensured the interlocking timber components all fitted when assembled on site after being manufactured in Auckland and transported to Christchurch.



NEW ZEALAND COMMERCIAL PROJECT AWARDS 2017 SUPREME AWARD WINNER

A TRUE TEAM EFFORT FROM START TO FINISH

The high standard of finishes across all trades is a credit to all involved in this incredible, modern designed, complex, standalone building.



REGISTERED MASTER BUILDERS SUPREME WINNER FOR THE 2017 NEW ZEALAND COMMERCIAL PROJECT, PLACEMAKERS TOURISM AND LEISURE PROJECT AWARD AND COMMERCIAL PROJECT OVER \$15 MILLION VALUE AWARD

Project: The Remarkables Base Building, Queenstown
Owner: NZSki Limited
Entrant: Arrow International (NZ) Limited (Construction Company)
Project partner: Wyatt Architect (Architect/Designer)

Judges' comments:

This was a project like no other in New Zealand with numerous challenges for the total project team of 55 subcontractors and up to 130 personnel on site. This 6,000m², three-storey project delivered one month ahead of the forecasted nine month project time operated at times 24/7 and pulled in sub-trades from all over New Zealand.

Situated in a mountain range with winds up to 150km per hour, 1600m above sea level – access can only be described as challenging. Preplanning across the total project was essential.

Along with the precast concrete panel sizes and weights, truck types and delivery scheduling, all needed to be considered and planned.

This is a complex building that needs to handle 3,500 people per day during the ski season – it includes restaurants, kitchens, a sophisticated mechanical plant, ski collection stations, shops, open dining spaces, and rest rooms. It features large open spaces, with full height double glass windows, capturing the spectacular mountain views.

The judges were impressed with the high standard of workmanship in such extreme climatic conditions, from high winds to snow – 'a true team effort', from start to finish.



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NEW ZEALAND COMMERCIAL PROJECT AWARDS 2017

CATEGORY WINNERS

RETAIL PROJECT AWARD

Project: Tantalus Winery, Brewery & Restaurant, Auckland
Owner: Tantalus Estate
Entrant: WG de Gruchy Construction Limited (Construction Company)
Project partner: Cheshire Architects (Architect/Designer)

Judges' comments:

Take a high end residential builder with a total commitment to quality, an extremely ambitious design emphasising one-off, handmade details, and a setting in the rolling vineyards of Waiheke Island. Include an adequate budget and sufficient time, and the results are truly spectacular.



INDUSTRIAL PROJECT AWARD

Project: Red Stag Sawmill, Rotorua
Owner: Red Stag Timber Limited
Entrant: Hawkins Construction Limited (Construction Company)
Project partner: Richard Spiers and Associates Limited (Engineer)

Judges' comments:

Reportedly the biggest mill of its type in the Southern Hemisphere, this addition presented several unique challenges to the close-knit engineering, construction, and management team. The milling equipment is located on enormous concrete plinths within a large-span building envelope subjected to continuous vibration forces. A series of laminated timber portals and bracing ties were cut and assembled on site to support the envelope, which is lined internally with dust-proof plywood sheets glued framing. Clever logistics have helped deliver this impressive production facility.



WINSTONE WALL BOARDS RESIDENTIAL PROJECT AWARD

Project: Queens Residences, Auckland
Entrant: Scarbro Construction Limited (Construction Company)
Project partner: Leuschke Group Architects (Architect/Designer)

Judges' comments:

This 28 storey residential apartment complex of 274 apartments in Auckland CBD is on a difficult narrow inner city site with adjoining multi-level buildings requiring access to be maintained at all times. The contract was for a completely finished building with all apartments fitted out ready for occupation. It was completed on time, within budget and to a high quality standard. Delivery of materials had to be meticulously planned due to limited access during working hours and traffic congestion. It is a credit to Scarbro that this project was completed with minimum complaints from neighbours in adjacent buildings.



JAMES HARDIE COMMERCIAL PROJECT

Project: The Aurora Centre, Wellington
Owner: Kiwi Property Group Limited
Entrant: LT McGuinness Limited (Construction Company)
Project partner: Warren and Mahoney (Architect/Designer)

Judges' comments:

Seismic strengthening and comprehensive refurbishment of this large Wellington office building included the simultaneous demolition of a multi-storey annex and construction of a larger structure in its place. The project was undertaken in multiple stages while maintaining access through the building to an adjacent carpark. Careful planning and programming were critical to its success in meeting deadlines and keeping workers and the public safe.



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NEW ZEALAND COMMERCIAL PROJECT AWARDS 2017

CATEGORY WINNERS

CONSTRUCTION MARKETING SERVICES EDUCATION PROJECT AWARD

Project: St Andrew's College Centennial Chapel, Christchurch
Owner: St Andrew's College
Entrant: Armitage Williams Construction (Construction Company)
Project partner: Architectus Auckland (Architect/Designer)

Judges' comments:

Upon entering through the main door of this building, the judges were immediately struck with a sense that this is a special place. Finely detailed and crafted, and incorporating the original bell, bricks, gargoyles and leadlights from the chapel destroyed in the earthquakes, the building embodies the values, history and aspirations of the College. Procured through a design competition, the layout is a brave departure from traditional axial geometry. A great team effort has been instrumental in producing a noteworthy building and a proud identity for the College.



HERITAGE/RESTORATION PROJECT AWARD

Project: Isaac Theatre Royal, Christchurch
Owner: Isaac Theatre Royal
Entrant: Naylor Love Construction (Construction Company)
Project partners: Warren and Mahoney (Architect/Designer), RCP (Client Project Manager)

Judges' comments:

To call this a restoration would altogether understate the extent of the project – seismic damage to this Christchurch landmark was so great that it was largely rebuilt from the ground up with all the ornate detail faithfully replicated. The opportunity was taken however to improve sightlines in the theatre with subtle tweaks to the geometry, and to add extra lobby and service facilities in a way that makes them indistinguishable from original features.



NALCO HEALTH PROJECT AWARD

Project: Burwood Hospital Redevelopment, Christchurch
Owner: Ministry of Health
Entrant: Leighs Cockram JV Limited (Construction Company)
Project partners: Jasmx/Klein/Sheppard & Rout Architects (Architect/Designer), Beca Group Limited (Engineer)

Judges' comments:

This was an extremely successful collaboration between the two main contractors and the designers. Acute attention to detail is evident in the planning and finishing, resulting in a world-class healthcare facility which will serve the people of Canterbury and beyond well into the future. From the state of the art façade to the industrial architecture in the boiler house, contrasting with the softer, comfortable ambience of the public and ward areas, all combine to give an overwhelming visual experience.



CIVIC PROJECT AWARD AND ALLIED CONCRETE COMMERCIAL PROJECT \$5 – \$15 MILLION VALUE AWARD

Project: The Suter® Art Gallery Redevelopment, Nelson
Owner: The Bishop Suter Trust
Entrant: Scott Construction Limited
Project partners: Jerram Tocker Barron Architects / Warren and Mahoney (Architect/Designer), Opus International Consultants Limited (Engineer)

Judges' comments:

A challenging project in many ways: seismic upgrade of sensitive heritage buildings, new building adjoining existing buildings of differing levels, a fixed budget, numerous stakeholders, and an extremely tight construction site incorporating protected trees. The team met these challenges with highly innovative responses and the whole building has been superbly finished inside and out.



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Hard work pays off for talented North Shore apprentice

Toby Chapman-Smith of Court Construction was over the moon when he was awarded first place at the Northern Registered Master Builders CARTERS 2016 Apprentice of the Year competition.

The 28-year-old from Auckland's North Shore says winning the regional Apprentice of the Year was a real privilege and a great recognition of his hard work.

"Winning the regional Apprentice of the Year and then getting to compete at the national competition was an awesome opportunity. It was a really rewarding experience," he says.

Toby says he entered the competition to test himself and see how his skills compared to other apprentices in the industry.

"I really liked the messages the competition was promoting. It encourages high standards in the industry, and is valuable recognition for those willing to go the extra mile," he says.

"It was great getting to meet other like-minded apprentices and to make strong connections in the industry."

Toby says he found the time pressure of the national competition was the most challenging part overall.

"Building the playhouse under time pressure with everyone watching was definitely the hardest part, because you don't want to sacrifice quality for speed. It's really important to keep a cool head and follow the instructions accurately."

Toby explains that his apprenticeship with Court Construction contributed greatly to his regional win.

"The great thing about an apprenticeship is that you get to work with so many different people and you learn a lot from each one of them. I appreciate having the opportunity to pick up so many different skills.

"I have always enjoyed making things and



Registered Master Builders CARTERS 2016 Northern Apprentice of the Year Toby Chapman-Smith (left) and Hamish Stewart (Court Construction).

seeing things put together. An apprenticeship was the perfect career fit for me, and this is a great recognition of my training and hard work."

Toby encourages other apprentices to enter the competition as it is a great way to test their skills against others in the industry.

Apprentices, employers and young people aspiring to be part of the construction industry are also encouraged to join the Facebook page

at www.facebook.com/registeredmasterbuilders.

The Registered Master Builders Apprentice of the Year in Association with CARTERS competition is made possible thanks to principal sponsor CARTERS, the Building and Construction Industry Training Organisation (BCITO), and supporting sponsors the Ministry of Business, Innovation and Employment (MBIE) and APL through their Altherm, First and Vantage brands.

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Telehandlers are increasingly becoming more sought after by construction professionals.

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NZ rental property condition continues to lag behind

Survey data helps keep track of the condition of the nation's housing stock

The condition of owner-occupied houses is still well above houses being rented in New Zealand, according to the recent BRANZ House Condition Survey.

As New Zealand's largest survey monitoring housing defects, the BRANZ report indicates rented houses have double the rate of poorly maintained features of owner-occupied houses — 32% v 14%.

While the general trend shows an improvement in the overall condition of housing, more owner-occupied houses were assessed to have well-maintained features.

More than 550 houses throughout New Zealand were visited for an onsite assessment where a series of house features were rated in a bid to track maintenance shortcomings.

The condition of up to 49 features of the house were assessed, across exterior and interior, including foundations/subfloors, exterior walls, interior linings, roof and roof space, insulation, decks, paths and steps.

Each feature of the property assessed was given a rating from Excellent (no defects) through to Serious (needing immediate attention with health and safety implications).

BRANZ building performance research team leader Mark Jones says the survey is the largest of its kind in New Zealand, and presents a wealth of information on the condition of New Zealand housing stock.

He says the survey implied owner-occupiers took better care of their properties, particularly with areas easier to maintain such

as interior linings and fittings, doors and windows.

The survey indicated internal features such as wall linings, joinery and fittings were twice as likely to be in a poor or serious condition in rentals as owner-occupied.

When it came to external features, the gap in condition was less when comparing the two sectors.

The BRANZ House Condition Survey is the fifth in the survey's history, which has been run roughly every five years since 1994.

It is the largest survey of its kind in New Zealand monitoring housing defects through an onsite house assessment in a bid to track maintenance shortcomings.

Surveying rental properties was only first introduced in the 2010 survey.

Gap remains despite positive movement

Results from the latest round of surveying suggest the patterns seen in 2010 and the gap between owner-occupied and rental houses remain, but there has been some positive movement towards better maintenance and overall condition.

Mr Jones says it is important to track this sort of information to help give a full picture of the state of New Zealand's housing stock.

This work indicates how well our homes are being maintained, and the general conditions people are living in.

The data collected as part of this survey feeds

into other work undertaken by BRANZ, and has led to further research in weathertightness, air quality and ventilation in particular.

This initial report looks at the key top findings of the data collected, and further reports are planned to look into heating, insulation, ventilation and mould in the coming months.

Notes about the survey:

- **Previous surveys were conducted in 2010, 2005, 1999 and 1994.**
- **The 2015 survey randomly selected homes across 13 areas of New Zealand, including urban and rural, owner-occupied and rental properties. Rental properties featured as part of the survey for the first time in 2010.**
- **The condition rating does not represent a pass/fail at a household level — rather, it is intended to give an overall indication of the condition of New Zealand's housing.**
- **There will be a number of underlying factors and drivers affecting the trends presented in the report, including materials, property age, location, and repair and maintenance activity.**
- **This report looks at just a few of those variables, and BRANZ recognises further analysis would be of benefit.**

Good progress being made on infrastructure investment

The recent announcement that infrastructure investment is to be boosted by \$11 billion over the next four years is good news for business, says the Employers and Manufacturers Association (EMA).

"Our region is under pressure, and we welcome this additional investment. It builds on the commitment made in 2016 to invest \$110 billion in infrastructure over 10 years," EMA chief executive Kim Campbell says.

"We have long advocated for the need to invest in much needed infrastructure to enable growth, and to cope with growth.

"Auckland's growing pains are well known, and Tauranga and Hamilton are experiencing

similar levels of discomfort as they struggle to cope with growth, while other regions such as Northland need infrastructure to enable growth," Mr Campbell says.

"There are still a number of issues which need to be addressed if we want to truly enable long term, large scale investment in the country's infrastructure and unlock the prosperity such investment will deliver," he says.

"We need to look at new funding options for local government to enable these authorities to ably cope with their issues, whether that's enabling growth or coping with it.

"Also, where is the discussion around using tools, other than relying on central government

coffers, to enable this?

"We know there are many ways to access capital and there are investors waiting in the wings. Bond issues, congestion charging and public private partnerships are just some of the ways to raise this capital.

"And don't forget, local authorities can also look to sell non-core assets to show a willingness to invest locally too.

"Today's announcement is a step in the right direction and I look forward to better understanding the detail behind it, and also having a broader look at how we can sustainably enable more growth in New Zealand," Mr Campbell says.

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Resene and Bayleys join national green building movement

The New Zealand Green Building Council (NZGBC) has announced that Resene and Bayleys Real Estate have become corporate partners.

Bayleys managing director Mike Bayley says sustainability is very important to the company.

"It is a marker of quality. Our teams are seeing more questions about the green star rating of properties. We know it makes sense.

"As illustrated by our recent in-depth Green is Good research paper in collaboration with the NZGBC, the sector is responding by demanding Green Star built and interior ratings. It is tremendous to take this initiative forward by solidifying our partnership," Mr Bayley says.

Resene managing director Nick Nightingale says clients are increasingly demanding quality low-impact products.

"Sustainability is, and always has been, core to what we do at Resene. We were the first to remove lead from our paints in the 1960s, and the first to introduce Environment Choice paints back in 1996.

"We are excited to be working with the NZGBC to get even more done," Mr Nightingale says.

NZGBC chief executive Andrew Eagles says the Council is excited to be partnering with Resene and Bayleys.

"It is tremendous to be working with companies of such strong heritage and insight in the property and construction sectors," he says.

Homestar registrations have grown 10-fold in the past 18 months. Uptake of Green Star is strong, with 134 certifications to date covering more than 838,743 sq m of floor space.

As further proof of the New Zealand property sector's increased uptake and buy-in of green initiatives, NABERSNZ, the tool to evaluate the energy efficiency of commercial offices, is becoming increasingly common.

About Resene:

Resene has more than 65 company-owned ColorShops and 40 resellers and stockists around New Zealand, manned by more than 500 staff.

The company, established in 1946, is today an international company with manufacturing operations in Australia and Fiji, and local production plants in Lower Hutt, Upper Hutt and Auckland.

Originally, the company was named Stipplecote Products Ltd, and manufactured cement-based paint under the brand name Stipplecote.

In 1951, Resene launched the first waterborne paint in New Zealand under the brand name Resene (derived from the word resin).

About Bayleys Real Estate:

Bayleys is New Zealand's largest full-service real estate company. It offers expertise in the marketing and sale of a wide range of property, including residential real estate, farms and lifestyle blocks, and commercial and industrial property.

This includes tourism and business sales, such as hotels and motels. The company also covers the real estate markets in Fiji and other Pacific Islands.

Bayleys provides a complete property and facilities service, including property management and valuations teams focused on achieving owner and tenant satisfaction.



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Site Safe launches online learning

New courses a direct result of industry feedback

Site Safe has launched its first-ever blended online course.

The not-for-profit membership health and safety organisation has designed a new course combining the advantages of online and in-class learning, so trainees will now have even more flexibility when they renew Site Safety Cards (Passports).

Chief executive Alison Molloy says the new course will extend workers' health and safety knowledge, while also providing companies with another cost-effective training option.

"Our latest course, which gives trainees access to a range of online modules, as well as in-class time with a health and safety expert, is a direct result of feedback from the industry," Ms Molloy says.

Worker-focused

"Our new online modules are worker-focused, and allow trainees to choose the topics that are directly relevant to the real-life risks they face on site."

The Passport Plus - Flexi (Online + Classroom) is now open for online bookings, and will be available at a special introductory price for the first six months.

Trainees select any two modules from a regularly updated online library, which currently includes asbestos, noise, worker basics, manual handling, mobile plant and electrical safety.

With the addition of the Passport Plus - Flexi, Site Safe now offers a total of four new renewal



options. They are:

- Passport Plus — Flexi (Online + Classroom) (two hours in-class and two online modules).
- Passport Plus — Tools and Plant (four hours in-class).
- Passport Plus — Height (four hours in class)

- Passport Plus — Worker Health (four hours in-class).

Successful completion of any Site Safe course, including one and two-day courses, or entry-level Foundation Passports, will renew Site Safety Cards/Passports.

To learn more, visit <https://www.sitesafe.org.nz>.

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Professor Mark Burry, Professor of Urban Futures at the Melbourne School of Design at The University of Melbourne and Senior Architect and Researcher at La Sagrada Familia Basilica in Barcelona, Spain.



Professor Jane Burry, Dean, School of Design, Swinburne University of Technology. Architect and Researcher.



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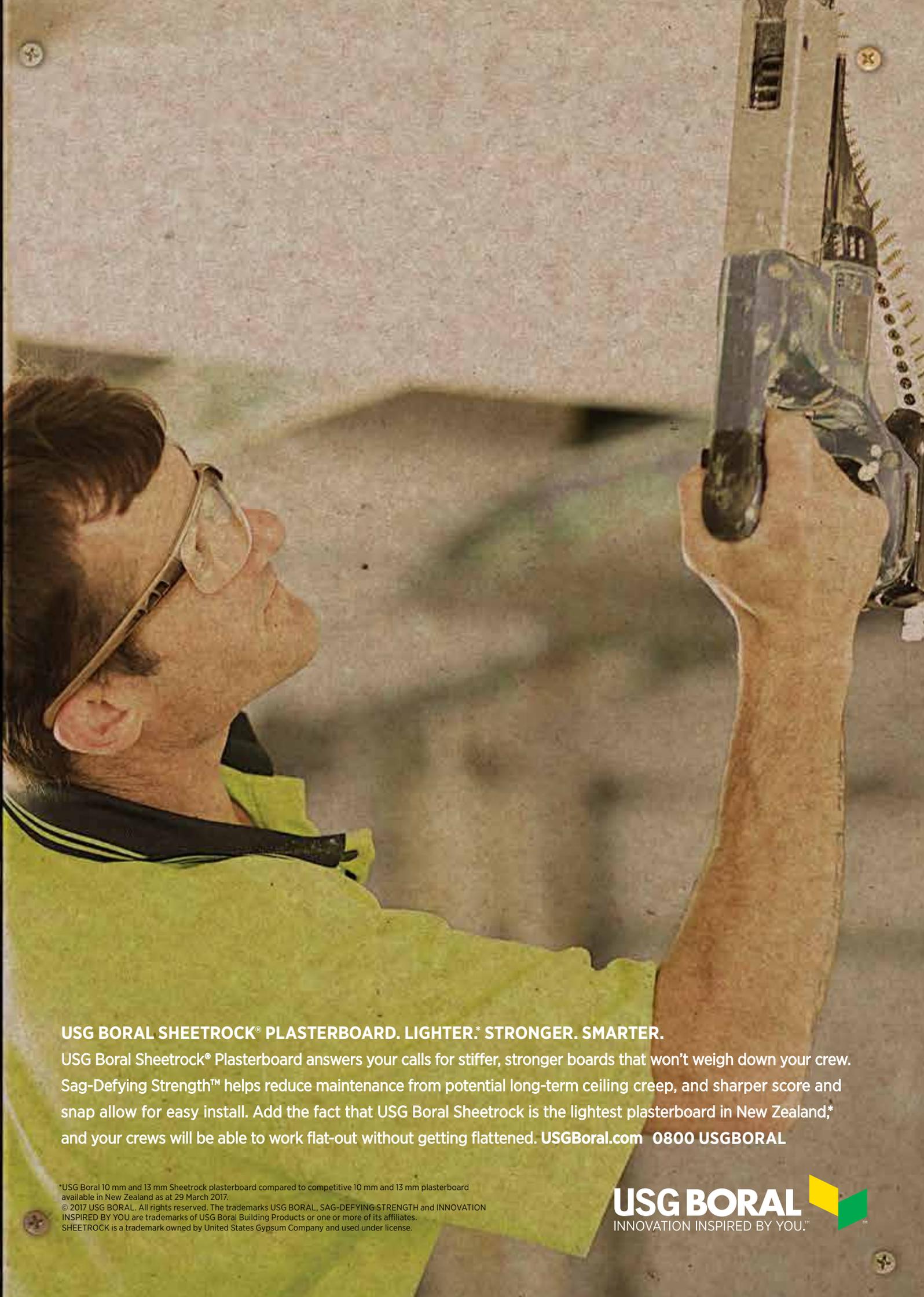


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Canterbury quake interval a sobering reminder for Wellington

Institute of professional Engineers NZ chief executive Susan Freeman-Greene says 177 days after the Kaikoura earthquake is a sobering reminder of the seismic risk posed by earthquake-prone buildings.

"Christchurch's devastating February 22, 2011, aftershock came 177 days after the first Canterbury earthquake.

"Because the Kaikoura earthquake on November 14 mostly affected mid-height buildings, it's been easy for Wellingtonians to feel less concerned about shorter, stiffer, earthquake-prone buildings," Ms Freeman-Greene says.

"But recently, 177 days on from Kaikoura forcibly reminds us of the lives lost when facades collapsed in the February 22, 2011, aftershock.

"Thirty-nine people were killed and more than

100 people injured as a result of masonry falling onto footpaths and roads.

"Engineers are extremely supportive of the Government's move to compel building owners to secure facades, which will save lives in a large earthquake centred closer to Wellington."

More than 500 earthquake engineers and scientists met in Wellington recently for the New Zealand Society of Earthquake Engineering (NZSEE) annual technical conference.

NZSEE president Peter Smith says engineers are learning lessons from how buildings performed in the complex Kaikoura earthquake.

"When we design a building, we've always focused on protecting lives first and foremost. But now, we're also asking whether buildings need to be more resilient, so that they experience less damage and can be more quickly reoccupied after an earthquake.

"There's a trade off that developers and building owners need to consider, between investing in resilience and suffering economic loss if a building can't be used for some time after an earthquake," Mr Smith says.

Structural Engineering Society (SESOC) spokesperson Paul Campbell says engineers are looking forward to new earthquake-prone buildings legislation that will come into force on July 1, 2017.

"One of the things this legislation does is introduce more prescriptive guidelines for seismic assessments of buildings, which will make assessments more consistent.

"While there may be differences of opinion between engineers, they need to be in the same ballpark. The new guidelines will help make sure building owners can compare apples with apples," Mr Campbell says.

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Doctorate finds affordable housing thwarted by neoliberalism

A planner with a background in economics has graduated with a PhD that is the culmination of research which sounds a warning over the role of neoliberalism in thwarting the provision of affordable housing.

Elham (Ellie) Bahmanteymouri says her frustration with the daily problems she faced during her 16 years working in public and private sectors, including the Ministry of Road and Urban Development of Iran (MRUDI), was the driving force behind her decision to research a PhD.

She was capped with a Doctor of Philosophy in Planning from the School of Architecture and Planning as part of the University of Auckland's recent Autumn Graduation.

Her thesis, titled An Ontological Investigation of Urban Growth Management Policies under Neoliberalism, examined the planning problems and challenges faced by urban areas in Perth and Tehran.

Her two case studies were examined over a recent 30-year period.

Ms Bahmanteymouri's findings indicate that Australia and Iran's land release policies have

failed to increase the supply of affordable urban housing, largely due to the influences of neoliberalism, leading to housing becoming a speculative investment for many people.



Ellie Bahmanteymouri

In a new study, she is now turning her attention to the issues in Auckland.

Ms Bahmanteymouri, who was born and raised in Iran, originally completed a degree in economics. She followed this by studying a masters in urban planning and design from the Tehran Central Branch of Azad University.

In 2011, she arrived in New Zealand as a doctoral student, and began investigating Australian and Iranian land release policies for managing the provision of adequate affordable urban housing.

She says it was while working in the MRUDI

that she first considered how regulations, plans and policies could work in opposition to public policy objectives.

Industrialisation, the 1979 revolution, and the Iran-Iraq war all resulted in population displacement and internal migration to Iran's bigger cities.

Consequently, informal settlement problems around urban areas became a major issue.

Recognising the shortage of affordable housing stock, the Government established land supply policies for managing urban growth. Allegedly created to prevent informal settlements and poor quality housing, in practice, these contradictory policies relating to the supply of land and urban growth not only failed to provide affordable housing, but also excluded the poor.

Now employed as a Lecturer at the School of Architecture and Planning where she specialises in urban economics, urban land use economics and urban economic development, Ms Bahmanteymouri is currently examining the Auckland metropolitan area, using her research methodology to compare the two cases from Australia and Iran with New Zealand.

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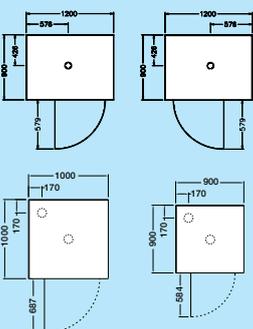
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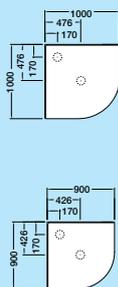
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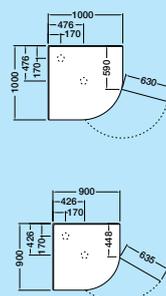
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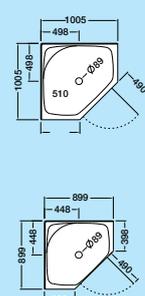
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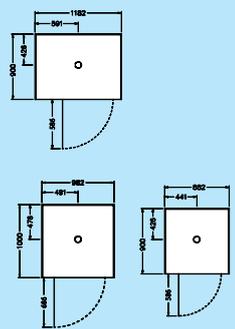
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Tall timber buildings 'the way of the future'

Structural strength, rapid erection time and reduced weight are all great reasons to build with engineered timber, according to the Wood Producers and Manufacturers' Association.

The New Zealand housing market can't keep up with demand, especially in Auckland and Christchurch. Buyers are demanding modern, watertight and healthy homes at prices they can afford — and using engineered timber, these can be delivered on time and within budget.

"Over the past two years, construction systems using engineered timber have proven to the local industry there are definite cost and performance advantages for developers," NZ Wood promotion manager Debbie Fergie says.

"It's been used overseas for 20-plus years to build wonderful commercial and residential structures, yet we Kiwis seem to be reluctant to build anything above two storeys using timber as the primary construction material."

In 2013, Australia's first 10-storey apartment

building in engineered wood was built in Melbourne's Dockland, then the tallest timber residential building in the world.

In 2017, resource consent is being processed for construction of a number of tall timber buildings in New Zealand — for example, a \$20 million hotel on Dominion Road in Auckland that developers are hoping will be ready in early 2018.

Engineered wood product buildings can be erected up to 30% faster than steel and concrete builds. The ability to slot structural components together as accurately as with plastic building blocks makes overall construction times significantly quicker.

Their flexibility under load makes them ideal for earthquake and high wind zones, and Cross Laminated Timber's lighter weight for similar strength is a big advantage in unstable or liquefaction-prone soils.

Neighbours are happy because there's less noise associated with the build, since beams and walls have been factory cut to size and can



Melbourne's Forte building under construction.

© Lendlease

be assembled on site using only one or two tools, by "four or five" builders.

Timber is also a renewable resource, and there is no need for large trees to produce long and structurally strong panels and beams using engineered wood.

For more information contact Debbie Fergie on 021 807 002, or email debbie@wpma.org.nz.



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Trade show to feature Recruitment and Growth Hub

In a few weeks' time more than 250 exhibitors will showcase the latest technology, products and services that are shaping the future of New Zealand's build, design and construction industry.

Buildnz | designex, New Zealand's award-winning trade show and largest pan-industry event for builders, project managers, designers, architects, specifiers and related trades professionals returns in June bigger and stronger than ever before.

The show will once again co-locate with The National Safety Show (NSS), providing the wider industry the chance to keep ahead with industry health and safety solutions and advice.

Organisers XPO Exhibitions are pleased with the progress of visitor registrations, and are excited to announce a number of new initiatives across the events.

One such initiative is the Recruitment and Growth Hub, in partnership with the Building and Construction Industry Training Organisation (BCITO).

The hub provides a networking opportunity for employers to meet with potential employees and help address the current skilled labour shortage — one small step to addressing the need to train an extra 60,000 workers over the next five years across New Zealand.

Free business mentoring

Visitors to the Recruitment and Growth Hub will be offered free business mentoring consultations, the chance to attend valuable seminars around building a culture of business growth and retention, and the opportunity to speak directly with BCITO training advisors and business development teams.

Additional features on offer to the expected



6000+ visiting industry professionals include:

- Three full days of industry education and learning, with free-to-attend industry-led CPD and LBP-accredited seminars.
- A number of international keynote speakers, including world-renowned architects and researchers Professor Mark Burry and Professor Jane Burry.
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- Show-only specials available from the 250+ exhibiting national suppliers and global brands.
- Fantastic visitor prizes, including a David Trubridge pendant and the chance to win a brand new Ford.

Organisers have also introduced The Build

Summit, a dedicated industry summit offering key updates and innovations within the building sector, and focusing on the issues facing the industry today.

Key themes across The Build Summit surround productivity, capacity, quality management and, ultimately, how to contribute to the bottom line for your building business.

For more information and to view the full schedule visit www.buildsummit.co.nz.

Buildnz | designex takes place biannually, and the 2017 event is set to be one of the best yet, showing that the industry is strong and there is confidence in the future.

It will run from June 25 to 27, 2017, at the ASB Showgrounds, Greenlane, Auckland.

You can register to attend for free at www.buildnz.com.



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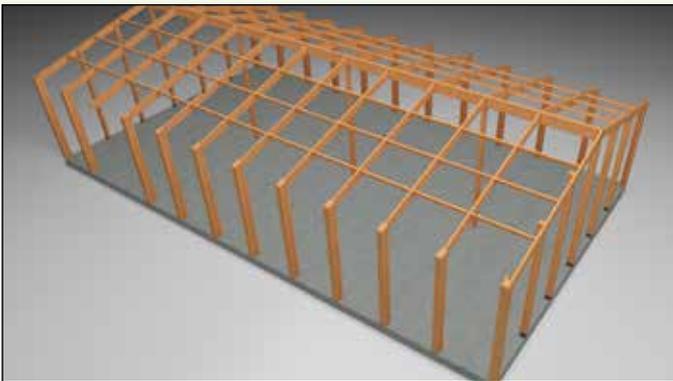
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New Zealand's affordable new housing solution

EasyBuild's unique construction system

EasyBuild House Packs do not follow 3604 construction but, instead, use a simple and unique building system.

Portal frames are constructed



Frame posts, ridge posts and rafters form the timber portal framing.

Exterior panels are installed



Pre-finished exterior panels, including pre-installed windows and exterior doors, and insulation are fitted between the portal framing.

The structure is enclosed, ready for roofing and finishings



Ceiling sheets and roof framing complete the enclosed structure, ready for roofing and finishings. This stage can be reached within one week.

Billing itself as New Zealand's answer to fast, affordable new homes, EasyBuild House Packs is offering an innovative solution for the New Zealand housing market, looking to change the way houses are built.

Providing a low cost, high quality building solution with quick on-site build time, EasyBuild House Packs deliver a partially constructed house pack direct to the site.

Its unique construction system is comprised of timber portals and pre-finished exterior panels that allow the house to be closed in within one week, and fully completed within six weeks.

Builders looking for a low admin, cost-effective new home solution can quickly construct and finish EasyBuild House Packs ready for on-sell or a solid investment.

Using only products that are tried, tested and trusted in the New Zealand market, the finished result is a high quality, robust home that provides a low-cost solution for new houses, infill housing, social housing, baches and more.

EasyBuild House Packs have been designed with New Zealand conditions in mind, including coastal regions, very high wind zones and earthquake-prone areas.

Every house pack comes complete with a rigid air barrier, drained cavity and roof ventilation.

The original BRANZ-approved concept was produced by industry stalwart Dennis Ryan in the 1970s, who built hundreds of these houses across New Zealand and Australia.

Today, EasyBuild House Packs has been rejuvenated by building industry veterans Luke Ryan and Mike Fox, who have modernised the designs, building process and products, and worked to streamline the system for builders and customers.

"We're excited to be bringing a quality new product to the housing market, building on years of industry knowledge, creating new opportunities for builders and, ultimately, giving more New Zealanders access to quality affordable homes," director Mike Fox says.

Working closely with the MBIE, the system has gained National MultiProof Approval on all designs, making seeking and receiving consent from local authorities twice as fast and at half the cost.

Combined with a smooth manufacturing and delivery process, this means that house packs can be on site, consent received and the build underway in as little as one month from being ordered.

The house packs are available nationwide at participating ITM stores. "It's great to be involved with this innovative new housing product, and what we think is a much needed solution that will fill the current affordable housing gap in New Zealand's housing supply," ITM chief executive Scott Duncan says.

Pre-constructed in a Masterton-based factory, structural components are delivered to sites nationwide in shipping containers, with all components cut to length, all windows and external doors pre-installed, and detailed set-out plans provided, along with a step-by-step instruction guide.

A range of one to four bedroom designs are available, as well as a community hall design.

The balance of materials to finish the house are delivered direct to site from the local ITM store, including cladding, interior linings, and kitchen and plumbing fittings and appliances.

hits the market

The low administration effort required for builders, along with the ease and speed of the build, is a key benefit, as all take-offs, ordering and delivery are taken care of.

Additional benefits for builders include increased volume of jobs, meaning output can be doubled, reduced work and waiting times for consent, the ability to free up your skilled workforce by using semi-skilled labour due to the unique construction method and, ultimately, the ability to provide high quality, low cost housing to customers from a trusted brand name.

Opportunities currently exist for motivated builders interested in becoming an EasyBuild preferred builder.

Preferred builders will be provided with training, business support, local marketing support, local leads and more.

Interested parties can call 0800 2 EASYBUILD or email support@easybuild.co.nz.

Find out more about EasyBuild House Packs at www.easybuild.co.nz.



EasyBuild House Packs have a range of one to four bedroom house designs.



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Henderson to flourish as revitalised urban eco centre

The future of Henderson in west Auckland took an important step forward recently with Auckland Council's Planning Committee approving an overall plan to unlock its potential.

The city's regeneration agency, Panuku Development Auckland, outlined the key projects and initiatives to fulfil its vision for Henderson to become an urban eco centre enhancing the mauri (life essence) of the Twin Streams (Wai o Panuku and Wai Horotiu) that converge in its centre.

The High Level Project Plan (HLPP) explores opportunities to revitalise a number of council-owned sites, as well as partnership opportunities with central Government and the private sector.

Panuku will initially focus on the area around the former Waitakere City Council building, which sits in the heart of Henderson, directly over the train station and next to the town centre.

A second site at 21-33 Henderson Valley Road will also be developed into approximately 40 Housing for Older People and additional terraced homes.

Waitakere Ward councillor Linda Cooper says with Henderson having been previously identified as one of 10 important metropolitan centres where significant change is expected in the coming years, this recent milestone is an important first step to enabling positive change.

"I've had so many people ask me what we are going to do to revitalise this once very popular and busy centre. For that reason, this investment back into Henderson can't come quick enough," Ms Cooper says.

The Auckland Unitary Plan has identified future capacity for more than 3000 additional homes and more than 80,000 sq m of business floor space in Henderson's metropolitan centre.

Waitakere Ward councillor Penny Hulse says Henderson has well-established foundations to build on.

"The area already has some excellent cultural, recreational and educational facilities which make it an attractive area for current and future residents. An increase in people living in the centre of Henderson over time will help enliven it even further."

Henderson-Massey local board chair Shane Henderson says this will build on strong existing plans and support for redevelopment, including the board's previous 2014-2017 plan, which aimed to enable a safe, attractive and vibrant mixed-use environment, unique to Henderson.

"We need more people living, working and having fun in the traditional heartland of the west. Making it possible for more people to live in Henderson is a key focus for our board," Mr Henderson says.

"Our community is telling us to get it done, and we thank Panuku for their ideas and strong partnership approach."

Panuku chief executive Roger MacDonald says the organisation is in a good position to deliver quality regeneration in Henderson.

"We can now confidently progress our plans to enhance this unique west Auckland suburb for the local community."

Mr MacDonald says Panuku will also explore partnership opportunities with central

Government and the private sector to ensure an approach which best benefits Henderson.

Development-associated initiatives which focus on upgrading public spaces and enhancing walking and cycling links also form part of the overall plan. The public will have the chance to be involved in these elements when they start to take shape.

The approval of the HLPP allows Panuku to develop more detail around the first two projects to be progressed.

About Unlock Henderson:

Henderson was approved for development as an "Unlock" location by the Auckland Development Committee in December 2015 after a selection process.

The Unlock Henderson project area covers about 145 hectares. Auckland Council controls 47ha and the Crown 14ha.

There are nine potentially-developable, council-controlled properties in the project area, with the council's landholdings consisting of mostly open spaces, as well as some community facilities and services land.

Panuku has also identified a number of sites that could be enhanced and activated to improve public experience.

The centre of activity is based in the Waitakere ward area and Henderson-Massey local board area, and Panuku will work with these elected members and the community.

About Panuku Development:

Auckland Panuku Development Auckland is a Council Controlled Organisation. It was established in September 2015 as a result of the merger of two CCOs — Waterfront Auckland and Auckland Council Property Ltd.

The broad approach by Panuku towards achieving development outcomes is captured by three categories — transform, unlock and support.

Henderson is an "Unlock" location, where Panuku acts as a facilitator to create development opportunities with others. To find out more, visit www.panuku.co.nz, and sign up to the newsletter for regular updates.



Henderson in west Auckland was approved for development as an "Unlock" location by the Auckland Development Committee in December 2015.

'I was slowly dying inside and needed to change'

Carpentry apprentice has no regrets turning his back on burgeoning law career

When Sam Hartnett felt himself “slowly dying inside” he knew he had to change something.

A qualified lawyer working for a Tauranga-based firm, the 33-year-old had a job the envy of many. Dealing mainly with Maori land issues and cases of civil litigation, he was often in the Maori Land Court or High Court, and seemed set for a successful career.

Yet now, eight years after getting his law degree, Hartnett is no longer to be seen in courtrooms — instead he wields a hammer and saw as a carpentry apprentice working on high-end housing projects in the Bay of Plenty.

“I got to the stage where I couldn’t any longer face sitting at a desk in front of a computer,” he says of his old job. “I’ve always been an active person and I was getting cynical about people and life in general — I was slowly dying inside.

“I decided I needed to change, and when a friend suggested I go building it sounded like a good idea. A fortnight later I was on a building site digging my first footings.”

Mr Hartnett’s story comes as the Building and Construction Industry Training Organisation (BCITO) has launched the Not Your Average Tradie Road Trip, in which a group of BCITO apprentices are travelling the country to help out community groups, schools and charities with building projects.

The trip is aimed at demonstrating job opportunities in the construction industry at a time when it is facing a severe shortage of skilled trades. Up to 50,000 more workers will be needed in the next five years as the building boom continues.

Once he had made his decision, Mr Hartnett signed with the BCITO to do an apprenticeship, and is working towards the National Certificate in Carpentry. He has completed three years and has one year left before fully qualifying.

“I love it to be honest,” he says. “I like the physical aspect, being outside and you still get to use your brain, you certainly don’t switch that off.

“I sort of fell into law. I never knew what I wanted to do, but decided to go to university when my girlfriend Emma (now his wife) went to Auckland to pharmacy school. We decided to go to university together and I chose law.

“I went into it with a lot of idealism. I wanted to help people and make a difference.”

He says he has nothing against the legal



Former lawyer Sam Hartnett now works for construction firm Edinbridge Resources in Tauranga.

profession. “A lot of people find it a great thing to do, but I don’t regret changing. The law firm I worked for was really supportive of my decision, and while I keep in touch with them, when I go back and see my old desk it confirms for me I did the right thing.”

Yet it took guts to make that decision. At the time he and Emma had just married and were expecting their first child (they now have a two-year-old son and a seven-month-old daughter) — and took an initial drop in pay.

“I did think I might have been a bit selfish from a financial point of view and made things difficult for the family. But Emma was really supportive and money was not the be-all and end-all,” he says. “It is working for me and I wouldn’t change it.

“When I started law I was already \$30,000 in the red from my student loan — with a trade you are paid while you learn, and there is no need for a student loan.”

However, he believes there is tremendous opportunity in the construction industry to earn big money. “My main goal is to finish my apprenticeship, but I’d love to progress to being project manager on a multi-million dollar job.”

Mr Hartnett, who is currently working on a 400 sq m beachfront house development at Papamoa with his employers Edinbridge Resources, says he never had an ambition to be a builder when growing up.

“My father was in and out of the building industry and I’d go and grab his tools at times. But I always thought law would be a more refined career.”

BCITO chief executive Warwick Quinn says New Zealand needs more apprentices as building consents track to a 40-year high. It has close to 10,500 apprentices in training, but many thousands more are needed.

“We are in the midst of one of the biggest building booms in recent memory, and it is expected to last many years,” he says. “Job prospects are excellent.”

Mr Quinn says the tradie road trip is running over four weeks. It started in Auckland and will also visit Tauranga, New Plymouth and Wanaka to help groups with buildings in need of maintenance and updating.

Up to 10 apprentices will be involved, covering the trades of carpentry, flooring, interior systems, joinery, pre-cast concrete, and painting and decorating.

Schools, a surf club, a health and social services provider, and Habitat for Humanity, a non-profit group which builds and repairs houses for people in need, will be among the groups the road trip helps.

“This is a wonderful opportunity to showcase a range of careers in construction, while also giving something back to communities,” Mr Quinn says.

Safety tips for tools and machinery

Hand and power tools and machinery are integral to every construction site. Looking after tools and machinery is important from a safety perspective.

The following tips will help construction personnel stay safe onsite:

Tools

People using hand and power tools may be exposed to falling, flying or splashing objects, harmful fumes or electrical hazards.

To be effective and safe for use, tools must:

- be kept in good working order,
- be regularly maintained. Electric tools require regular inspection and tagging as safe,
- be checked for damage before use — do not use damaged tools,
- have cutting edges properly sharpened if used for cutting,
- only be used for the purpose for which the tool is designed, and
- be operated according to the manufacturer's instructions.

For operator safety:

- use dust masks when sanding, cutting or otherwise creating dust,
- use face shields when using grinders,
- use eye protection with power-cutting tools and hand tools where flying chips are a risk,

- wear good quality ear muffs when operating power tools and equipment, and

- feed all electrical tools used outside through an earth leakage protection device or an isolating transformer.

Machinery

Construction site machinery includes:

- personnel and material hoists,
- cranes and lifting appliances,
- power-operated elevating working platforms, and
- earth-moving machinery.

Machinery must generally be:

- used by qualified operators,
- used with appropriate safety gear,
- be maintained in a safe operating condition,
- have a current operating certificate, if required,
- used only for the work for which it is intended, and
- be fitted with a roll-over protective structure (ROPS) in earth-moving machinery.

Smooth clean and even cuts with new diamond abrasives

Lenox has announced the launch of Lenox Metalmax diamond abrasive, a new alternative to abrasive cutoff wheels for increased durability and smooth, clean and even cuts.

The product offers a solution for pain points that bonded abrasives can bring, including diameter retention and less dust residue.

Made with metal cutting diamonds bonded to the wheel's surface, the diamond abrasives are manufactured with a proprietary technology allowing the diamonds to endure high cutting speeds and temperatures while maintaining superior cutting properties.

They can deliver 1000 or more cuts with no need for wheel changes, providing 30 times longer wheel life than thin bonded abrasive cut-off wheels.

The solid steel body design reduces the risk of breakage, and its diamond cutting edge does not wear away, allowing it to hold its original wheel diameter until the very last cut.

Because they don't wear away, there is substantial reduction of odour and airborne particles resulting in less dust residue in the work space.

"For those tradespeople who work with



abrasives on a regular basis, it's important for them to have a durable tool," Lenox spokesman Justin Goode says.

"Lenox Metalmax has been created to provide easy handling and control, while providing the durability and precision needed on every single cut."

Lenox Metalmax works in multiple applications with the same power tools as bonded abrasives, and in a wide range of materials, including steel, stainless steel, cast iron, rebar,

sheet metal, aluminium and non-ferrous metals.

Lenox Metalmax includes a complete line with 12 products. Some of the most common sizes are:

- 100mm thin cut-off wheel, angle grinder
- 115mm thin cut-off wheel, angle grinder
- 125mm thin cut-off wheel, angle grinder
- 235mm thin cut-off wheel, angle grinder
- 357mm cut-off wheel, chop saw
- 75mm cut-off wheel, die grinder

About Lenox:

- Lenox, part of Newell Brand's global portfolio, began in 1915 with a 10-employee team and a passion for bringing customers hacksaw blades that cut faster and lasted longer.

Now, over 100 years later, the team has grown to more than 900 people who manufacture and market Lenox products in more than 70 countries.

The company's ISO 9001-certified facility in East Longmeadow, Massachusetts, USA, boasts a 500,000 sq ft, 11-acre space for designing, testing and manufacturing power tool accessories, hand tools, band saw blades and accessories.



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New anchoring adhesive changes colour as it cures

Offering complete construction solutions, Simpson Strong-Tie's range includes connectors, fasteners, Quik Drive fastening systems, mechanical and chemical anchors, as well as repair, protect and strengthening systems.

Since 1956, Simpson Strong-Tie has become synonymous with high quality products, attributed by innovative design, full-service engineering, field support, training and product testing.

The company's chemical anchors are formulated in its manufacturing facility in Europe to ensure total control over quality, as well as retaining the responsibility of having independent tests to comply with the many standards used globally.

The company has released a new anchoring adhesive that can help take the guesswork out of chemical anchoring cure time on-site.

Incorrect installation of chemical anchors can be a huge challenge, and having a fast cure product that performs is vital.



However, with all of the variables, for example, temperature, that affect the curing time, how do you know the adhesive is ready to load?

AT-HP Blue is a fast cure, methacrylate anchoring adhesive that changes colour from blue to grey when it is ready to load.

The colour change process gives a visual representation that the chemical anchor has cured, so there is no need to wait any longer than you need before loading the anchor.

Nor is there a need to "check" to see if it is set by wiggling the stud, only to find that you have broken the bond to the concrete or the stud.

AT-HP Blue has ETA approvals, and is available in a 280ml cartridge so that it can be used with a conventional caulking gun.

For more information, technical details or to request an on-site demonstration of the AT-HP Blue fast cure chemical anchoring adhesive, or any of the company's innovative range of fasteners, Quik Drive fastening systems, anchors or connectors, visit www.strongtie.co.nz or call 09 477 4440.

AT-HP Blue changes from blue to grey when cured. The colour change process gives a visual indication that the chemical anchor has cured and is ready to load.

NEW High Performance Fast Cure Anchoring Adhesive with Colour Change Technology

To load or not to load? Knowing when a chemical anchor is cured on site can be a challenge.

Simpson Strong-Tie AT-HP® Blue high performance, all-weather methacrylate anchoring adhesive for concrete and masonry with threaded rod and rebar, changes from blue to grey when cured to give a visual indication that the chemical anchor is ready to load.

For more information call us on **09 477 4440** or visit www.strongtie.co.nz



BT's Back in Time

20 years ago:

- Unit Standards were being registered on the New Zealand Qualifications Framework by the BCITO to provide a path into construction management for apprentices or already qualified tradesmen.

The Standards were to form part of a Diploma in Construction Management, though candidates for the qualification first had to undertake training in core generic areas.

BCITO chief executive Trevor Allsebrook said the BCITO was planning the promotion of construction management unit standards in schools and in the industry.

15 years ago:

- The new RMBF web-based computer system was up and running from the Federation's head office in Wellington, and available for members to use.

Included in the members' section were things such as Standard Forms of Contract, information about deals from various suppliers, including Telecom Mobile and Caltex, and House of the Year information.

RMBF chief executive Chris Preston said the new system had been operating for some time, and he believed it was highly functional and delivered a number of benefits to members.

10 years ago:

- Building and Construction Minister Clayton Cosgrove announced the Government's plans to further broaden the DIY licensing exemption that was initially agreed in 2006.

RMBF chief executive Pieter Burghout said the Minister was running the risk of jeopardising the integrity of the whole licensing regime, and that he hoped common sense would prevail in getting back to a policy framework that underpinned quality in the industry rather than undermining it.

"The suggestion is that DIYers be allowed to build more simpler Category 1 homes as long as they're more heavily inspected by local authorities, and having that recorded on the LIM report," Mr Burghout said.

"But, just like we don't allow DIYers to connect their own wiring to the mains, DIYers should be supervised by an LBP when it comes to structural work and work on the building envelope, both of which are integral to weathertightness. It's as simple as that.

"This is about building quality, it is about consumer protection, and it is about ensuring we have an industry that aspires to higher levels of professionalism."

5 years ago:

- Canterbury builders embraced the RMB PlaceMakers 2012 House of the Year by submitting the most entries for a single region in the competition.

Residential entry numbers in Canterbury were up 60%, and RMBF chief executive Warwick Quinn said the numbers exceeded expectations given the current climate in the industry.

"Builders in Canterbury have had a tough couple of years, but this increase signifies a positive step forward for the city's rebuild," he said.

"It shows us that Registered Master Builders know that showcasing the homes they're building is a vital component of their marketing, and benchmarking themselves against their peers is a great way to gain recognition."

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The great New Zealand infrastructure and fees scam

Building Today columnist and industry stalwart Mike Fox says, amongst other cruel and unjust scenarios, infrastructure ownership is a racket that has flown under the radar for far too long.

Before embarking on a building project, the average Kiwi has little to no idea about just how much the cost of council-imposed infrastructure, council butt covering and regulatory fees increase the cost and time it takes to get a new home.

What they then discover is nothing short of a national disgrace, as they come up against a wall of bureaucracy with costly and often mindless road blocks at seemingly every turn.

They are further enraged when they find they are getting charged by the minute by the very same entities as they try to navigate through this maze of ever-shifting goal posts.

The home owner naturally begins to think that surely this can't be happening in New Zealand. Why is this so difficult? Am I being singled out for unfair treatment? Is there any thought or care as to what the economic or social impact may be to the applicant?

Those that operate within the construction and development industry are acutely aware of the dysfunctional way the Resource Management Act (RMA), the Local Government Act and the Building Act are skewed not to provide service, but to exonerate local authorities from risk and to generate revenue at local levels.

Home owners and contractors are powerlessly trapped within an outdated monopolistic system that needs a complete overhaul. The drivers within the current system are set to inadvertently create an outcome that's so risk averse and subjective that it is hobbling productivity and driving up costs for the end user.

It's no surprise then that the cost of providing housing is needlessly soaring. In the past 15 years the cost of delivering a standardised new house has risen 110%, compared with the overall cost of living rising only 44% in that same period.

Much of this extra cost is to do with the compounding effects of layers of regulation, council fees and unfairly imposed infrastructure costs.

The torturous land-to-market journey starts with the RMA which, while originally well intentioned, has proven to be completely devoid of any cognisance of what financial implications or costs might be incurred with a project, or any understanding as to what the nation requires to house its population.



Mike Fox

Next, local authorities, along with often ideologically-driven planners, interpret the RMA alongside their own local guidelines and unique district plans, complete with an individual planner's subjective views which can put unrealistic conditions and significant infrastructure costs on raw land or a building project, ultimately driving costs up.

Costs incurred by new home owners and developers include things such as stormwater detention tanks, replacement or upgrades of council drains, unnecessary replacement of existing drains on private property, new water mains, fire hydrants, photovoltaic power systems, impositions on design, and above-code insulation — if you can imagine it you might be charged for it.

Many of these extra costs are a result of ongoing insufficient infrastructure funding, maintenance, forward planning by the local authority or a particular penchant of the council officers.

For them, the easiest way to get funding is by imposing the cost on the next home builder. Local authorities must remember that they are there to provide the basic services that a city's inhabitants require — not only the immediate requirements but those for future growth as well.

Councils appear to have lost focus on what their main purpose is, and often much-needed infrastructure takes a back seat while funding gets side-tracked on social projects and feel-good follies.

It is often more politically advantageous for local authorities to lump costs onto the silent minority who are building rather than risk the ire of the voting public by alternatively spreading costs across all ratepayers, or over many years.

Populist planning choices

Local politicians who wish to be re-elected are, unfortunately, set up to make populist planning choices rather than choosing what is best for a city in the long term.

The fear of NIMBY and voter backlash too often gets in the way of the greater good. These planning functions should be removed from local politicians' mandates and put in the hands of experienced commissioners.

Only then would we start to get well thought out, pragmatic and apolitical planning decisions. Councils could then plan for the future infrastructure the city or region needs on a longer-term basis, and fund accordingly.

Local body politicians can also get tripped up badly by the council officers who often deliver services that contradict what the councillors want to happen.

A case in point — you only need to look at Wellington Mayor Justin Lester's recent comments about how he wanted to make rules to stop land banking and increase available building land around Wellington.

Worthy comments by the Mayor, but the developers rightly pointed out

the inefficiencies and road blocks council officers place before those wanting to develop the green field and infill sections he feels are being land banked.

Local authorities are also guilty of over use of the RMA provisions, often demanding resource

Planners and urban designers need to stop operating as pseudo clients and start working in the real commercial world. They must realise that textbook utopia is beyond the financial resources of most.

consents for the most minor of issues that, realistically, have no impact on anyone, aside from delaying a project and emptying the wallet of the applicant.

Unbelievably, on larger projects it can take three to 10 years to get approval through the RMA and council, and can cost developers many hundreds of thousands of dollars in the process, with very little certainty of the final outcome.

All this time and money turns into extra cost that gets added to the price of providing buildable land.

Many of the world's most successful and prosperous cities have a very light regulatory touch on the supply of residential land and, not surprisingly, they bring affordable land to the market very quickly.

If we are serious about solving land supply, we need to stop being so precious, pick the best out of overseas practice and make some urgent pragmatic changes.

Hidden amongst all of this lurk monopolistic utility providers that are free of any overriding regulation or competition. They charge what they feel like for supply of services, often many more times than the actual cost.

Indeed, it is cruel and unjust that the initial developer/home owner pays an over-inflated price to set up the infrastructure, yet the ownership of it remains with the utility provider who then commands a rental fee to allow the same developer/home owner to use the infrastructure they paid for themselves. Go figure!

This racket has flown under the radar for far too long, and needs addressing as soon as possible.

Central Government also needs to step up and accept that many local authorities just don't have the immediate financial resources or skills to provide the infrastructure for rapidly increasing city limits and population growth.

Turning a blind eye or expecting a new home owner to foot the total fees, GST and infrastructure bill upfront on a section purchase or building project is neither a sustainable nor affordable model, as is being witnessed now.

Central Government could help local authorities by providing low interest loans, and by looking at rule changes to spread the recovery of the infrastructure costs and fees over many decades, which would help keep the cost of land down and present a far more equitable solution.

Central Government also needs to provide strong leadership and bring uniformity to our mish mash of local planning regulations.

Everyone knows the current system is no longer capable of delivering what is required, and expecting the market to sort it out or hoping that 70-odd disjointed local authorities will collectively come up with a solution is a pipe dream.

Time will only tell if the long-awaited reforms to the RMA that have just been passed will make an appreciable difference. I suspect it will be too little too late, and that it will be back to the drawing board again before we see any meaningful difference made.

What can be done?

So what can be done in the short term while the bigger picture is grappled with?

- The worst offending councils need to take a realistic view of the actual risks they have when issuing and administering building consents, rather than the imagined risks, and call the dogs off.

Home owners' money and productivity are being squandered in the inane pursuit of eliminating all possible liability.

- Standardise and cut back the number of instances in which resource consents are required across the country. The current level has reached

tipping point, is out of touch with reality and can only be viewed cynically as soft touch revenue collecting.

- Limit the authority of planners and urban designers. They need to stop operating as pseudo clients and start working in the real commercial world. They must realise that textbook utopia is beyond the financial resources of most.

- Legislate to have financial oversight of monopolistic utility providers. Their practices need to be curbed, and competition introduced.

- Infrastructure costs should be funded on rolling averages over many decades, not be fully imposed on the first person who purchases or builds.

- The fees local authorities charge for infrastructure and reserves should be limited and regularly audited to ensure they are fair and used for their intended purpose.

- And, finally, start engaging with industry to come up with a workable system that brings affordable, sustainable efficiency back into the mix with the correct amount of checks and balances.

Ultimately, the systems currently in place are not working in an efficient, affordable or sustainable way, and need a pragmatic overhaul.

I trust my words and suggestions are taken in the manner they are intended — as constructive criticism — and as a starting point for discussion that might, indeed, be a catalyst for positive change.

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

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Retentions — an update

Timothy Bates, principal of Auckland law firm Legal Vision, reveals details and summarises the key aspects of the new retention regime brought in by the Construction Contracts Amendment Act 2015.

In this month's article I wish to take the reader back to the proposed changes to the retentions regime brought about by the amendments to the Construction Contracts Act 2002.

I have identified these changes in earlier articles in this column, most recently in my July 2016 article titled Companies may not survive sudden CCA retentions regime changes next year.

The final details of the new retention regime have been revealed by way of the Regulatory Systems (Commercial Matters) Amendment Bill.

This passed its third reading on March 24, 2017, and should have received royal assent, making it law on or about March 31, 2017.

Key aspects to the retention regime brought in by the Construction Contracts Amendment Act 2015, and this latest Act are:

- It will only apply to construction contracts entered into before March 31, 2017, unless renewed after that date.
- It will only apply to commercial construction contracts, and by this it is meant that it will not apply to construction contracts entered into with residential occupiers.
- No minimum amount has been specified such that the regime applies to any amount withheld or payment arrangement that acts as a retention.
- Retention money must be held on trust in the form of cash or other liquid assets that are readily converted into cash.
- Alternatively, a complying financial



instrument can be used — for example, bond or guarantee or a combination of liquid assets and complying financial instrument.

- A complying financial instrument must be issued by a licensed insurer or registered bank.
- It must be issued in favour of, or endorsed with the interest of, the payee, require the issuer to pay retention money to the payee if the payer fails to pay when contractually due, and the payer is responsible for ensuring premiums are paid and up to date.
- The retention money need not be paid into a separate bank account, and can be mixed with other funds.
- Proper accounting records must be kept of all transactions relating to retentions.
- The trust status of retention funds only ends when the retentions are paid out, the payee gives up its claim, or when the money otherwise is no longer payable under the contract or by law.
- Retention money held on trust is not available for payment of the payer's debts, and cannot be taken by a receiver or liquidator.
- Retention money can only be used by the payer to remedy defects in the payee's performance of its contractual obligation.
- Retention money can be invested, but is at the risk of the payer, and subject to the Trustee

Act 1956.

- The financial obligation of administering a trust remains with the payer.
- Where a payer is late in making payment of retentions it will automatically be liable for interest at the contractual interest rate.
- Any term in a construction contract which makes payment conditional upon anything other than the completion of the payee's contractual obligations, or makes the retention release date later than the completion of the contractual obligations, or requires the payee to contribute to the cost of administering the trust, is void.
- Construction contracts that include milestone payments are most likely caught by the retentions regime.
- In the usual principal/head contractor/subcontractor scenario, it is most likely that retentions held upstream by the principal will not satisfy the head contractor's retention obligations for subcontractors. Specific provision of retentions on trust must be made by the head contractor for the subcontractor.

The most likely outcome from the introduction of the new retention regime is that we are likely to see less use of the retention regime so that construction parties can avoid costly compliance.

It is likely that most building contracts, unless made with residential occupiers, or subcontract agreements, will need some adjustments/amendments to reflect the changes brought in.

The application of the new retention regime will impose challenges for the industry.

It is difficult to see exactly how these will play out but, inevitably, one by-product of avoiding the difficulties created by collapses such as that of Hartner Construction is going to be increased costs of construction.

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



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The future is now

Architect Don Bunting wonders why the New Zealand construction industry has progressed so little over half a lifetime.

Think back 25 years to 1992 — before medical science took over this was considered half a lifetime.

Now answer honestly, how much progress has our industry made? How far has it advanced compared with the tremendous advancement in technology and the digital world?

People are communicating instantly, by word and vision, across the world. Children as young as four or five are using, and even building, complex computer games.

We have instant connection to world events, be they sporting, political or intellectual. And yet . . .

Yet our industry is still 90% paper-based, with a complete disconnect between the parts and the players in the design and construction sector.

Collaboration is supposed to be the word, the key to our future, but in construction it seems to be just another dirty word — like innovation.

Of course, 1992 was the year of changing to performance-based compliance and the opportunity for us, individually and collectively, to embrace the future together. It hasn't happened.

How the new Building Code was to be administered — a tiny, relatively dysfunctional central authority and the same council-based Building Consent Authorities (BCAs) — didn't help.

And, unfortunately, we sat on our bottoms and thought the world hadn't changed. We failed to see this was a chance to do better and to do it together.

Yet the technology was there, waiting for us to take advantage of it — to use it in collaboration with our industry partners and produce a brave new world. Instead, all we got was a leaky one.

While we watch children play with complex computer games, and millennials snapchat and deftly exchange text messages and videos, we do nothing. Technology isn't for us.

Sure, the computer gives us a sophisticated typewriter that auto corrects our spelling mistakes. But a real business asset? Never, or at least, not yet. But we have been saying not yet for more than 25 years!

A practical test

In 2008 I attended a workshop in Sydney where the practical advantages of Building Information Modelling (BIM) were demonstrated.

Our industry was still so backward that a suitable digital platform had not been created, so the young techies used a computer game to provide a somewhat strange but effective environment for a small hospital complex.

Nevertheless, it all worked, and those attending could see how BIM enabled you to test various different approaches to hospital design before proceeding with the project.

The audience were then invited to come forward and try out the technology. There was a loud burst of laughter when a keen young man from the front row concluded the demonstration with a bang, completely destroying the hospital using the computer game's underlying firepower of machine guns and rocket launchers.

A fitting and prescient end to any future advances by our industry. We remain blind to the advantages of a true and complete adoption of technology.

Take me to our leader

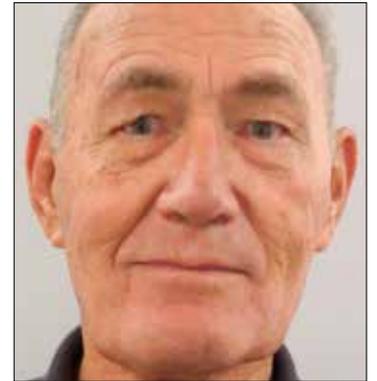
The missing element in taking our industry into the 21st Century, very late, but not yet too late, is leadership.

Leadership won't come from within the government bureaucracy. You may be able to make sense of that monolith called the MBIE but I can't — although it does incongruously include the word innovation within its acronym.

Surely there is someone, someone from within our numerous industry organisations who could grasp the nettle, take a good, hard look at our failing industry and say: "it's not good enough, something has to be done to stop relying on good luck and a bunch of dumber down acceptable solutions".

Lies, damn lies and statistics

Some unrelated but I think illuminating statistics: 40% of the world's population is on Facebook, at any one time 150 million people



are on Snapchat, and less than 10% of building consent applications are submitted as digital files.

10%! And then the BCA scans — yes scans, a bit like that ancient technology call faxing — the hard copy into their system. Remember, a scanned document is completely dumb. At least a PDF can be bookmarked, have an index and contain keynote connections between text and drawings. But a scanned document just sits there.

Our BCAs are drowning under a flood of paper, a key reason why building consent fees are so high. There is the potential for online consenting, but when it comes everyone will have to play their part and submit appropriately presented and clean PDF files.

A very small step, but at least a start. Pity it will not be a national system. Just too hard for the MBIE it seems.

1, 2 3 and lift-off

I have mentioned the first two issues repeatedly, to no discernible effect, so I will repeat them. Steps one and two towards a better, more accurate and more answerable industry are:

1 A single, central Building Consent Authority, with existing BCAs as agencies under their day-to-day management and control, and

2 A national database of compliant construction products. If your product is not on the database it doesn't comply. No exceptions.

Now for one from left field, but not that far out — more like a return to the 1960s:

3 Mandatory involvement of all of a project's design professionals during the construction phase, observing construction on behalf of the BCA and certifying compliance on completion, alongside the contractor.

It's called accountability, but it's more about all parties working together to ensure the completed building complies with the building code. Call it a dream if you like, but anything is better than the current nightmare.

Beware of social media stuff-ups

Terry Sage of Trades Coaching New Zealand says the infernal invention of social media can do a lot to make or break your reputation.

Different parts of the country rely on different methods of effective marketing, and this is also determined by the size of your company.

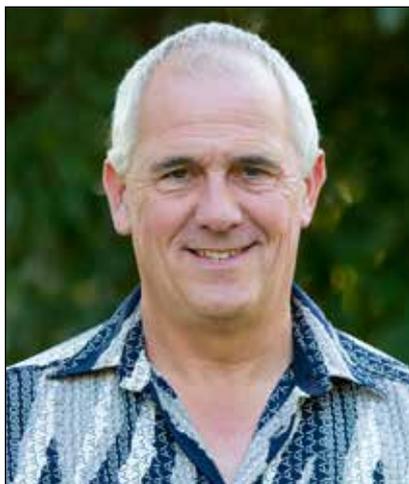
For example, a one-man band situated in Whangamata will advertise differently from one of the top four group housing franchises based in Wellington.

However, it doesn't matter who you are, how big you are or where you are, there is that overarching marketing weapon that can make or break you — "word of mouth" marketing.

You do well and they will talk about you — you do badly and they will talk about you 10 times as much. And with that infernal invention of social media and the dreaded Facebook, I can guarantee if you done bad, whoever is waiting for you at home will know you done bad before your key gets in the lock. Scary.

So can you afford to do a bad job these days? Well, technically, you could never afford to do bad work, but if we can quote the "old days" prior to social media, then you could move on to the next job before word spread. These days, no such luck.

I bring this topic to your pages for the simple reason that I witnessed a situation recently that was handled through Facebook so badly it cost a young builder his whole reputation for



many months to come, and could have been so easily avoided.

Our young, up and coming and way too smart for his own good builder, undertook a kitchen job for a lady who is a self-appointed interior designer, part-time tradie and self-inflicted socialite.

A total recipe for disaster if just a wee mistake is made, right? So, a mistake was made. Was it a big one or a small one? That was dependent on whether you were the builder or the client.

The mistake was the shape of the kitchen sink

— she wanted the square and he ordered the round. Not a big deal in the grand scheme of a \$40K kitchen job, and an easy fix with a phone call and a reshape of the bench top (luckily not stone, marble or slate). And that's when common sense and reality left the building.

The mistake was a simple communication hiccup (the start of missed lunches, divorces and world wars) and a missed text (damn the technology age).

It was still fixable with further communication at this point (one does not even have to admit guilt — "no, never got that text, but I can get a square one tomorrow morning, no worries mrs").

The next week turned into he said, she said, first by text, then she took to Facebook which he immediately counter-posted (because he is of the age bracket that he knew how to).

Now, let's clarify here — texts should be a personal, two-person conversation. Facebook is, well, not quite so one-on-one, especially with the socialite's immense following.

It got out of hand within the space of four hours, and went from a wrong shaped sink to "OMG, who would ever employ a builder like this?"

The result was the builder never got paid, and is now spending money on lawyers to fight his claim. The client had an unfinished kitchen for many months until she found somebody to finish it and, of course, ended up paying grotesquely more dollars.

Not to mention the cost of the stress medication they both probably had to take. And what they don't see is all their friends talking behind their backs saying how dumb the whole thing was while, face to face, they show full support.

We can't blame technology, social media and Facebook for this whole affair as there are two humans involved. But, again, in the "old days" it would not have spiralled so fast into irretrievable oblivion as, for the most part, it would have stayed between two people.

The irony of the whole mess is that the client has a round kitchen sink and washes her dishes in it every day. Actually, she doesn't — she has the latest European dishwasher — but you get my point.

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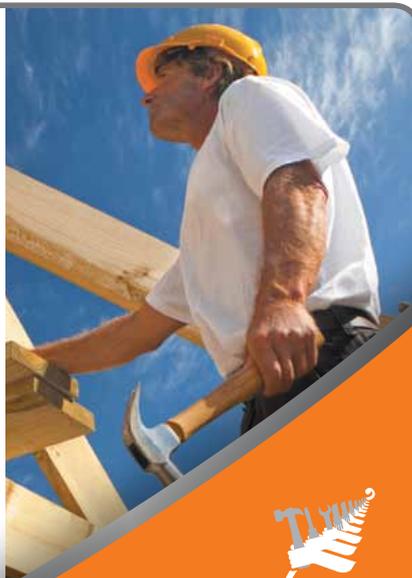
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THE BUSINESS SIDE OF CONSTRUCTION

Building Consents Information

For All Authorisations, March 2017

Dwellings	\$1,179,460,000
Domestic Outbuildings	\$19,470,000
Total Residential	\$1,198,930,000
Non-residential	\$836,629,000
Total All Buildings	\$2,035,559,000
Non-building Construction	\$41,813,000
Total Authorisations	\$2,077,371,000

Number of new dwellings consented

	Mar 2017	Feb 2017	Mar 2016		Mar 2017	Feb 2017	Mar 2016
Far North District	58	35	27	Horowhenua District	19	14	9
Whangarei District	52	74	52	Kapiti Coast District	17	23	18
Kaipara District	25	22	15	Porirua City	20	24	23
Rodney District	122	87	100	Upper Hutt City	15	7	8
North Shore/Albany Wards	280	268	253	Lower Hutt City	28	15	15
Waitakere Ward	55	44	51	Wellington City	45	34	32
Auckland Wards	231	185	102	Masteron District	12	17	1
Manukau/Howick Wards	62	65	97	Carterton District	15	3	5
Manurewa-Papakura Ward	114	75	93	South Wairarapa District	8	3	5
Franklin Ward	78	76	92	Tasman District	37	23	24
Thames-Coromandel District	26	23	25	Nelson City	20	21	14
Hauraki District	9	9	12	Marlborough District	22	20	20
Waikato District	81	63	73	Kaikoura District	2	1	3
Matamata-Piako District	21	14	20	Buller District	5	2	3
Hamilton City	123	99	78	Grey District	7	7	5
Waipa District	31	54	45	Westland District	7	4	1
Otorohanga District	4	6	2	Hurunui District	18	5	3
South Waikato District	6	7	3	Waimakariri District	57	43	60
Waitomo District	2	2	0	Christchurch City	278	174	311
Taupo District	15	16	17	Selwyn District	97	98	107
Western Bay of Plenty District	46	39	49	Ashburton District	16	22	14
Tauranga City	169	171	110	Timaru District	14	9	12
Rotorua District	7	8	14	Mackenzie District	7	7	5
Whakatane District	8	6	7	Waimate District	0	1	1
Kawerau District	0	0	0	Chatham Islands Territory	0	2	0
Opotiki District	1	3	2	Waitaki District	6	10	8
Gisborne District	6	8	10	Central Otago District	35	44	30
Wairoa District	1	1	0	Queenstown-Lakes District	107	79	59
Hastings District	19	25	20	Dunedin City	60	43	33
Napier City	16	25	18	Clutha District	4	6	0
Central Hawke's Bay District	5	1	0	Southland District	7	6	4
New Plymouth District	45	34	33	Gore District	1	1	2
Stratford District	3	5	1	Invercargill City	12	12	11
South Taranaki District	4	3	4	Area Outside TA	0	0	0
Ruapehu District	6	5	2				
Wanganui District	9	12	4				
Rangitikei District	0	3	3				
Manawatu District	14	19	12				
Palmerston North City	23	37	19				
Taranaki District	4	2	4				

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

Source: Statistics New Zealand

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SPORTTODAY

Have a crack at *Building Today's* new Sport Today Trivia Quiz (see page 47). Pit your wits against questions devised by Radio Sport Breakfast co-host Kent Johns, and be in to win some great prizes!



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Radio Sport Breakfast co-host Kent Johns presents his latest thought-provoking column reflecting on the previous month's sporting events and controversies, and will be encouraging BT readers to share their views and opinions too.

Enjoy this month's column, and don't hold back — let us know if you agree with his views or not! And try Kent's Sports Trivia Quiz on the opposite page, where we'll be giving away cool prizes to the winner!



The America's Cup — nation v nation it is not

This is an appeal to my country. Please, I beg of you, do not lose your mind later this month. Please, pretty please, keep perspective. Please allow me to enjoy world-class sport without drowning me in a sea of nationalistic bullshit.

I love the America's Cup, at least I used to. I still love the racing. I love the sport, I love the contest.

I hate the fact that in New Zealand we have forgotten about the racing, the sport, the contest. We have turned the event into a giant flag-waving exercise designed to convince ourselves we are competing as one nation against big bad wolves who are corporate bullies.

The America's Cup ceased to be a nation v nation event a long time ago. In 1995, when Team New Zealand won the cup in San Diego, some of New Zealand's finest sailors such as Chris Dickson, Peter Lester and Leslie Egnot were competing for other "countries".

And look at the number of Kiwi sailors who have competed for many different syndicates since then. Our guys are everywhere, proving two things to be true — New Zealand produces world class sailors who are in big demand, and the America's Cup is about the best teams being assembled to compete at the highest level. You grab the best guys you can, regardless of their nationality.

This year's edition starts on May 27 in Bermuda (and not in the United States, home of the

defenders Oracle Team USA). The boats will be sleek and they will be quick. Reports have suggested the ACC class of boat may touch speeds of 50 knots.

The match racing is going to be exciting, the competition fierce. Hopefully, it'll be a step up in quality again from the 2013 edition where the racing was simply spectacular. And that, for me, is enough to get enthused about.

I take heart from the fact Sky TV and not TVNZ will exclusively broadcast the racing. The state broadcaster and others have been guilty of pedalling propaganda in their coverage of previous editions, deliberately misrepresenting the truth about who was racing who.

The constant insistence a national team (Team New Zealand) was doing battle with perceived fat cat companies Alinghi and Oracle was an insult to anyone's intelligence.

It never suited the narrative to be balanced in the reporting that (Emirates) Team New Zealand was battling Team Switzerland and Team USA.

Yet Kiwis sucked it up. And it will more than likely happen that way again this May and June but on a smaller scale. Without the huge pulling power of TVNZ, fewer New Zealanders will tune in. This will still be a big deal though, and it is therefore essential we are vigilant.

You could be watching the America's Cup in any other country in the world and enjoy it for what it is — a great sporting contest. The best team will win. Not the best country, the best team.

And chances are there will be Kiwis who are winners, as they are strewn across all six participating syndicates. That, in itself, is

something to be proud of.

Please New Zealand, put your flags down and open your eyes. Otherwise you might miss some of the best sport you'll see in 2017.

* * *

The Warriors had to re-sign halfback Shaun Johnson, they simply had to.

Johnson has extended his time at the NRL club for a further two years through season 2019. For the club to ever win a title he must be at Mt Smart and playing well.

Johnson is approaching his 150th first-grade game this season, and must now be considered an established club leader.

Often as his form goes, so does that of the Warriors. And that has been an issue since he was first picked by then coach Ivan Cleary in 2011.

He is a mercurial talent who, at times, has been erratic in his play. When he is on form though he is simply brilliant, and is so often the Warriors' most dangerous threat with ball in hand.

Johnson is also the club's most marketable asset. He is a locally grown player, speaks well, and the younger fans love him. That translates to ticket sales, recruiting sponsors and jersey sales.

In that context his rumoured \$1 million plus per season contract is a good investment.

Ideally he would have committed to the club for three to four seasons, but the Warriors' management would have settled for two. They had no other choice.



Tune in to Kent Johns, Radio Sport Breakfast. 6am - 9am weekdays

SPORTTODAY TRIVIA QUIZ

See how you go with this month's Sport Today Trivia Quiz:

- 1 Who was named in April to captain the Lions on their upcoming New Zealand tour?
- 2 Which cricketer took a spectacular catch in the IPL, only to be denied when his floppy hat touched the boundary rope?
- 3 Which two teams will play in the FA Cup final later this month?

To enter the quiz, email your answers to andrew@buildingtoday.co.nz by 5pm on June 2, 2017. We've got five Lenox MetalMax diamond abrasive blades to give away to the lucky prize draw winner, along with another chilly bag full of delicious Wild West Worcester sauces and relishes!



John's a winner!

Congratulations go to John Hoogenboezem of Christchurch, who won five Lenox Metalmax diamond abrasive blades and a chilly bag full of delicious Wild West Worcester sauces and relishes after correctly answering last month's Sport Today Trivia Quiz questions. They were:

- 1 Which team won the New Zealand national football (soccer) championship in 2016/17?
Team Wellington
- 2 Who did Keiran Foran play in his first game for the Warriors?
Gold Coast Titans
- 3 Where will the America's Cup be held in June?
Bermuda



Your feedback:

We received some feedback on Johnsy's March column "Protected species Hansen gets as good as he gives".

The spat was borne out of two coaches protecting their positions in their respective coaching roles. Neither are wrong as we are now operating in a professional environment.

Hansen has to take a stance to protect his available pool of local talent which is being eroded through Kiwi coaches and high paying salaries.

His statement to Pat Lam had to be hard hitting to have an impact and send a message, hopefully drawing some level of patriotism to stand up to the type of recruitment targeting our younger players.

Nobody resents players at the end of their careers cashing in, but when they are being poached in their prime then the issue should be aired.

Lam, on the other hand, has contacts back in New Zealand and will want to grow his coaching career – which is only as good as the performances his team produces. He would not be true to his position if he did not use his contacts to approach quality players.

My thoughts are that the issue lies in the greed of individual players wanting to cash in too early. They are taking the easy option rather than taking up the challenge of fighting for a permanent position with the greatest rugby team in the world.

**Ty Jones
Auckland**

I agree with Kent's viewpoint on this occasion. I am a massive Steve Hansen fan. However, the reality is that in a sport that is now 100% professional, player transfers for exorbitant money are part and parcel of the new rugby landscape.

This has been going on in football for many years, the difference being that the football model is far removed from the New Zealand Rugby model.

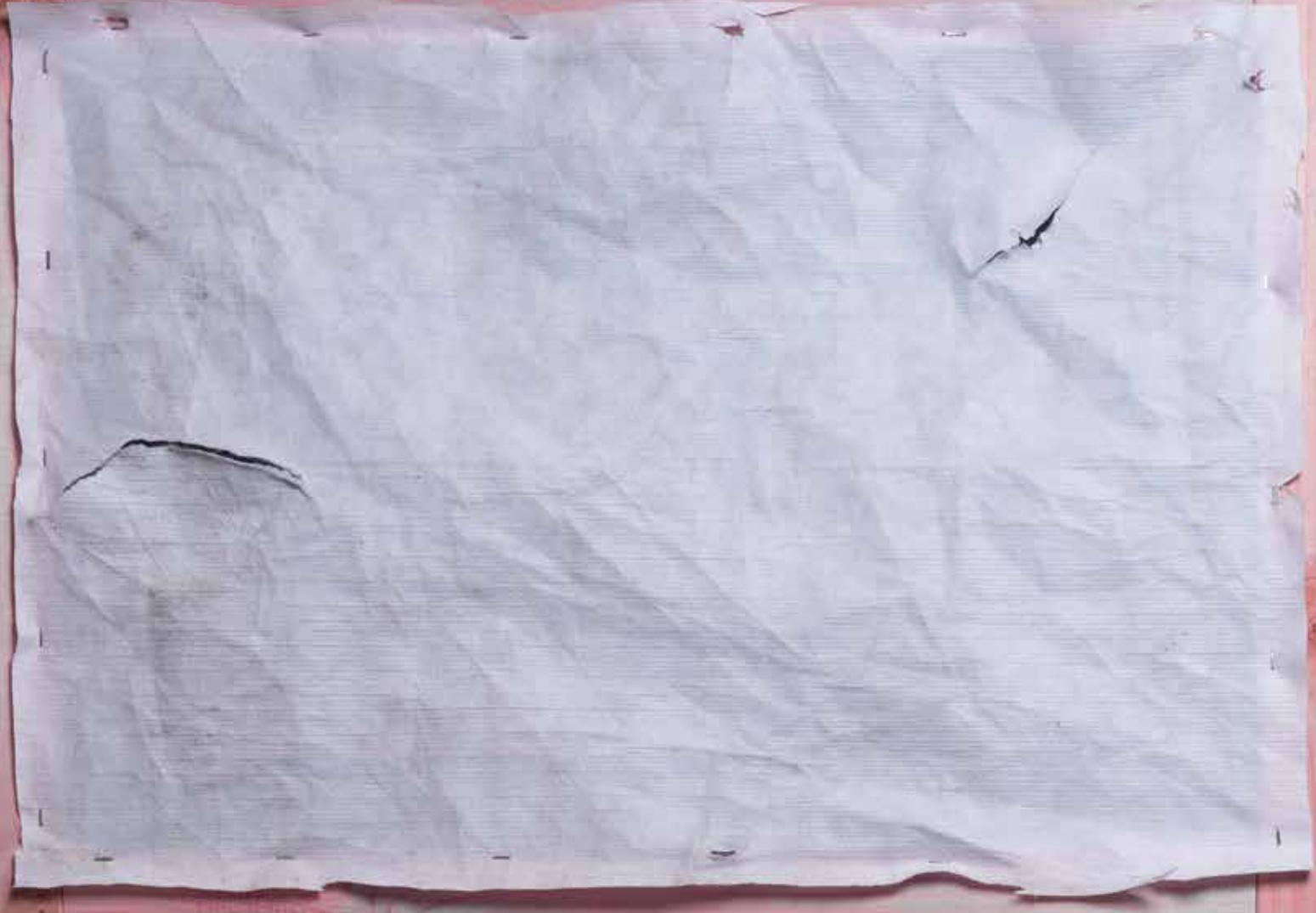
Football players are traded like commodities to the highest bidder yet are always released to play for their country. Being such a small nation, New Zealand has to "land bank" their rugby players to ensure they are available for national duty by restricting them to playing in New Zealand and being contracted to the NZ Rugby Union.

In a country that has such a wealth of rugby talent, that means there will be good players that see overseas as a more attractive proposition than an All Blacks career.

Being an "ex-New Zealander" was a red herring in this whole debate. Had the term "expat New Zealander" been used then the issued would have focused on the matter at hand – competition for players.

**Digby Seales
Auckland**

Thanks for your thoughts guys – a chilly bag full of delicious Wild West Worcester sauces and relishes is on its way to you!



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