

BUILDINGTODAY



THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION

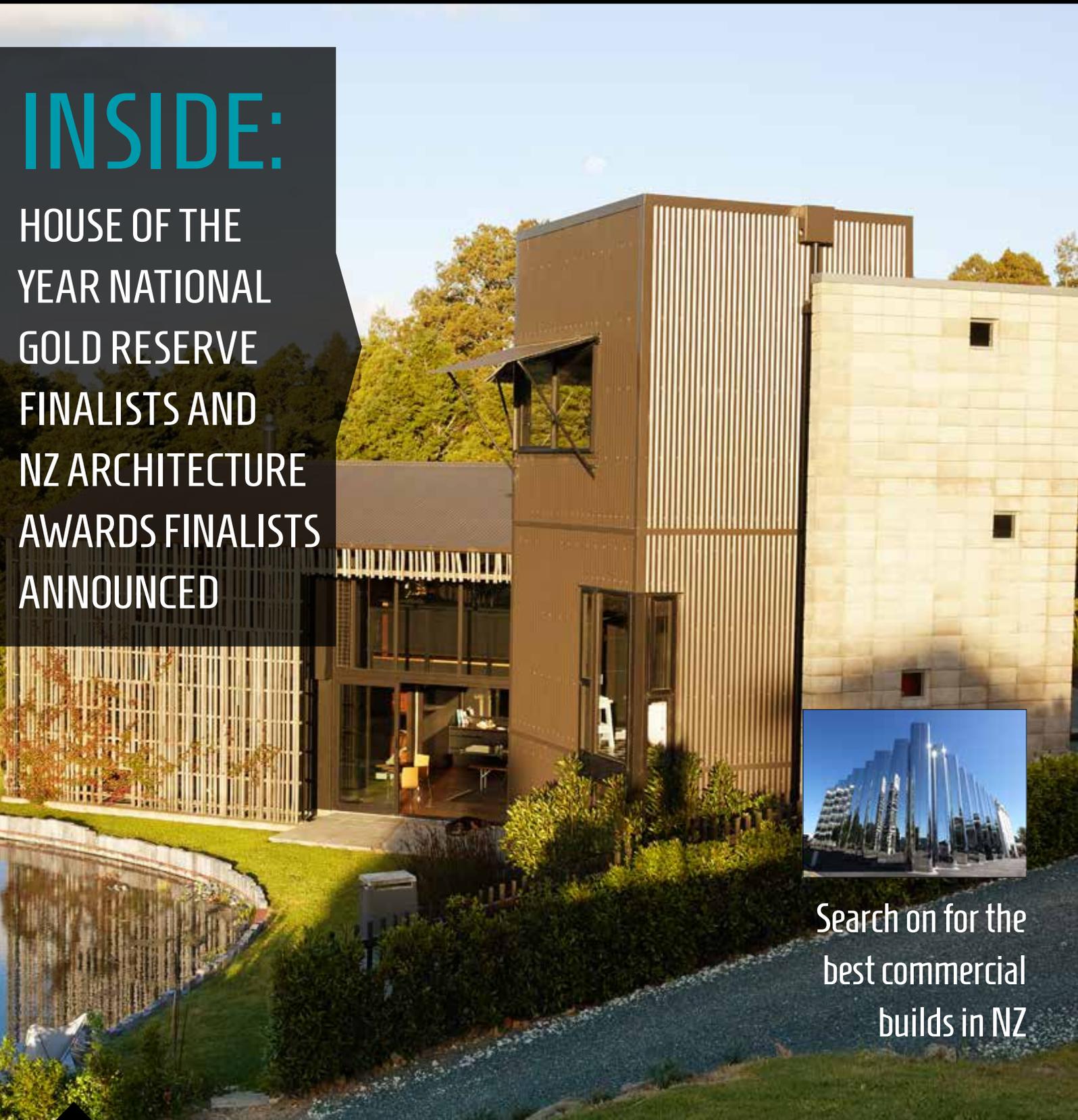
VOLUME 27 NUMBER 8

SEPTEMBER 2017

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YEAR NATIONAL
GOLD RESERVE
FINALISTS AND
NZ ARCHITECTURE
AWARDS FINALISTS
ANNOUNCED



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FROM THE EDITOR

It's nearing awards season, and this month we focus on the Registered Master Builders 2017 House of the Year competition, and name the 100 National Gold Reserve Finalists who have emerged from the regional competitions.

This year's event features the introduction of three new categories, with this evolution reflecting the changing landscape of the building industry in New Zealand.

National winners will be announced at a gala dinner in Auckland on November 25.

Finalists in the 11 categories of the New Zealand Institute of Architects Awards have also been found, with national winners in that competition being announced in Auckland on November 10. Good luck to you all.

Andrew Darlington — Editor

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Constructive puts key issues into global context

Chief's Chat
By CEO David Kelly



New Zealand's building and construction industry came together in August at the second "all-of-industry" Constructive Forum. While last year's Forum resulted in a mandate for change, this year's Forum was about progressing that change.

With an election only weeks away, the conversation could not have been more timely, with housing and construction still some of the country's key issues.

However, the Forum put this into a global context. The issues we are facing in New Zealand are international issues. Around 200,000 people move to the world's cities every day, bringing the need for large scale, quality construction and infrastructure.

Globally, the construction industry is responsible for 30% of total greenhouse gas emissions. In the United States 40% of all solid waste comes from demolition. New Zealand is also in line with these statistics.

The opportunities for our economy, the environment and our social well-being are massive if we get this right.

The Forum recognised that there is no silver bullet. There are multiple levers we need to pull to respond meaningfully to our industry's needs.

Collaboration and innovation were recognised as important themes for us as an industry right now. Keynote speaker, Mr Simon Miller, Managing Director and Partner from the Boston Consulting Group, spoke of how technology and innovation are at the core of addressing these issues.

Our industry needs to start thinking about how to use certain technologies to move our industry forward. These include cloud/real-time collaboration, Business Information Modelling (BIM), pre-fabrication, wireless monitoring/sensing, and artificial intelligence.

These are technologies that Mr Miller discussed as being consistently considered most impactful globally.

At Constructive, we also discussed an Industry Transformation Agenda (ITA) for New Zealand. This was initiated by BRANZ, and is based on the Boston Consulting Group and World Economic Forum's work to develop a comprehensive approach to address the industry's challenges.

The ITA challenged the industry to work together to focus on practical projects to achieve system-wide change.

Participants at Constructive universally agreed that there is an urgent need to address the challenges confronting the industry, and for the sector to get in front of changes and trends making an impact globally. The sector must meet the challenge now or risk letting New Zealand down.

There was a strong willingness by participants to be involved in the ITA, with 71% of the industry willing to give their own time, skills and/or resources to build a better New Zealand.

Constructive 2017 provided the sector with a plan for transformation to change the way companies, the sector and government collaborate to meet New Zealand's building and construction needs. We look forward to Constructive 2018.

Humbled Palmerston North building apprentice wins Central North Island award

Atigiapa 'Tingy' Meyrick from Isles Construction was overwhelmed when he was awarded first place at the Central North Island Registered Master Builders CARTERS 2017 Apprentice of the Year competition.

The 23-year-old from Palmerston North said winning the regional Apprentice of the Year was a fantastic feeling, and he felt honoured that he was chosen to represent the Central North Island at the national competition.

"It was a great moment — I didn't know if I should laugh or cry! I was really ecstatic, and I'm looking forward to stepping up to the challenge at the national competition," he says.

Tingy says the interview was the most exciting part of the competition, valuing the opportunity to get to know professionals who have been in the industry for a long time.

"I realised that even though the judges are at the top of the hierarchy, and have so much experience behind them, they are just down to earth lads, and are in the industry for the same reasons as us. It felt more like a chat with the boys rather than an interview," he says.

While he found studying for his site visit challenging, Tingy says the experience was incredibly rewarding.

"I studied all the plans for about three weeks before the visit to make sure I knew all the fine details, and so I knew it like the back of my hand.

"Although this was challenging, it was also really rewarding as I could see how much I have grown over the last three years of my apprenticeship.

"My competencies have grown so much that I can now read plans and understand them quite easily, which is a great feeling."

Tingy explains that his love of maths and building furniture at high school led him to pursue a career in the trades.

"I thought that maths and building furniture

aligned really well to a career in construction, and it has definitely paid off. This job fulfils all my wants and needs from a career," he says.

"My apprenticeship has allowed me to work with so many different people and share knowledge and ideas with all age groups and experience levels.

"It's a very humbling experience — having the right attitude is crucial, and it has got me a long way."

As well as the title of Central North Island Registered Master Builders CARTERS 2017 Apprentice of the Year, Tingy received \$2000 to spend at CARTERS, a place on an Outward Bound course, and a range of products and tools.

He is looking forward to the Apprentice of the Year national competition in Auckland in November, where he will be vying for the national title of Registered Master Builders CARTERS 2017 Apprentice of the Year.

"I'm really excited to compete in the practical challenge. I love the finesse and intricacies of the trade, so I'm hoping my finishing should really shine," he says.

Apprentices, employers and young people aspiring to be part of the construction industry are also encouraged to join the Registered Master Builders Facebook page at www.facebook.com/registeredmasterbuilders.

The Registered Master Builders Apprentice of



Central North Island Registered Master Builders CARTERS 2017 Apprentice of the Year Atigiapa 'Tingy' Meyrick.

the Year 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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NEW ZEALAND COMMERCIAL PROJECT AWARDS

Search now on for the best commercial builds in NZ

Entries are now open for the 2018 New Zealand Commercial Project Awards.

This prestigious awards programme, run by the Registered Master Builders Association (RMBA), sets the benchmark for commercial construction in New Zealand, and celebrates collaboration and innovation across the sector.

What sets the Commercial Project Awards apart is that it is the only programme to recognise the contribution and innovation of the whole project team, rather than just the building itself.

The past five years have seen projects across the country from Dunedin to Whangarei crowned as the New Zealand Commercial Project of the Year.

Winners of this pre-eminent award have come from a range of categories, reflecting the diversity of the commercial building work being done across the country.

"The awards recognise and celebrate the contribution of the professionals that work on commercial building projects — big and small — from architects and engineers to project managers and quantity surveyors.

The whole project team is vital when it comes to building the quality environments where we all live, work and play," Registered Master Builders chief executive David Kelly says.

"Collaboration and innovation are important themes for us as an industry right now. The recent all-of-industry Constructive Forum focused on how we can work better together to deliver the quality and scale of building New Zealand needs today and for its future.

"We are not alone, these are international issues. Globally, we are seeing mass urbanisation, with 200,000 people moving to the world's cities every day.

"This is driving the need for large scale, quality construction and infrastructure, and we are seeing these trends here. The Auckland Unitary plan calls for 400,000 new homes by 2030.

"These awards focus on the innovation and collaborative work practices required for this kind of construction growth. The entrants to



The Len Lye Centre in New Plymouth, winner of the NZCPA 2017 Civic Project Award.

these awards are the examples we can look to as an industry," Mr Kelly says.

The Commercial Project Awards are open to all New Zealand commercial construction project partners, including contractors, architects, quantity surveyors, engineers and property owners.

"We have seen some fantastic projects over the past five years that the competition has been running. Last year's Supreme Award winner, The Remarkables Base Building in Queenstown, entered by Arrow International (NZ) Ltd, was a project like no other.

"It was the collaboration and teamwork across the entire project team that made the high standard of workmanship in such extreme climatic conditions, from high winds to snow, possible. The end result was incredible," Mr Kelly says.

In 2018, category awards will include Heritage/Restoration Project, Retail Project, Civic Project, Construction Marketing Services Education Project, Industrial Project,

Commercial Project, the PlaceMakers Tourism and Leisure Project, the Altus Health Project, the Winstone Wallboards Residential Project, and the Commercial Fit Out Project.

There are also four value-based awards, with categories ranging from projects under \$2 million, through to over \$15 million — and the potential for a Special Award for any outstanding project worthy of recognition.

The highest accolade of the Awards — the Platinum Award — is given to an entrant who has won five or more national titles, and can only be awarded to an organisation once.

Entries are now open at www.commercialprojectawards.co.nz and close on Tuesday, October 24, 2017. Winners will be announced at a national gala event on May 18, 2018 at SKYCITY in Auckland.

The New Zealand Commercial Project Awards are sponsored by PlaceMakers, Altus, GIB, Allied Concrete and Construction Marketing Services.

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Give your customers peace of mind with a Master Build Guarantee

In the current building boom guarantees are increasingly being demanded by customers, who are looking for greater protection for their investment. The Master Build Guarantee, the clear market leader, has protected and helped over 100,000 homeowners over the past 25 years. About half of the single dwelling residential homes built last year carried a Master Build Guarantee.

The Master Build Guarantee is available exclusively to Registered Master Builders and their clients to provide peace of mind. It is an essential part of any Registered Master Builder's toolkit and is a great competitive advantage.

Master Build Services are the largest provider of guarantees in New Zealand. They were the first in New Zealand to offer guarantees and they have the most competitive range of products on the market.

"We are pleased to see more customers demanding the long-term benefits a Guarantee offers," says David Kelly Chief Executive, Registered Master Builders (RMBA). "Building or renovating a home is a major investment, often the biggest investment someone makes in a lifetime, and our Registered Master Builders can provide protection for that investment using the Master Build Guarantee.

"For many homeowners, the Guarantee is a key reason to choose a Registered Master Builder. They know they are getting a quality builder who is backed by both the Registered Master Builders Association and the Master Build Guarantee.

"We highly recommend our Master Build Guarantee, and Registered Master Builders should be offering it every time they engage with a new customer. The Guarantees are designed specifically to protect homeowners.



"Around half of the single dwelling residential homes built last year carried a Master Build Guarantee."

When there is an issue or potential claim, Master Build Services gets involved early and works with the builders to find a solution. They have a strong record for paying out and doing the right thing when a claim is made.

"Some insurance claims from the 2011 Canterbury earthquakes are still dragging through the courts. But unlike in the case of insurance companies, where there may be technical reasons not to pay, RMBA want to complete or rectify the build using Registered Master Builders to give that peace of mind to the homeowner," David Kelly says.

Registered Master Builders have exclusive access to a range of highly valued Master Build Guarantees – the 10 Year Premium,

the 10 Year Standard and the 10 Year Kiwi. These are specifically designed to cater for an extensive range of market requirements meaning that there is one to suit every homeowner's individual needs. What's more, the Guarantee can be transferred if the property is sold which is a real benefit to the homeowner.

"When homeowners engage a Registered Master Builder and take out our Guarantee, they can be confident that we will ensure the work is completed to an acceptable standard should there be a problem with the build.

"For many homeowners, the Guarantee is a key reason to choose a Master Builder."

"Regardless of what happens we will be there to help the homeowner for the next 10 years – that's real peace of mind," David Kelly says.

The 10 Year Master Build Guarantee



Give your client peace of mind with New Zealand's market leading home guarantee.

There are three Master Build Guarantees to choose from and all are valid for 10 years. So there is a Guarantee to suit your clients' needs – whatever they may be.

The Guarantee can be transferred multiple times over its lifetime – a great selling point for your clients.

Depending on the Guarantee, cover is available for:

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- Remedial works
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- Structural defects
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Guarantees can be offered on building contracts of any value, and must be offered on contracts over \$30,000.

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For smaller projects, with a contract price up to \$100,000.

The 10 Year **Standard** Guarantee

For contracts of any value, with a range of optional features depending on specific needs.

The 10 Year **Premium** Guarantee

For projects with a contract price of at least \$200,000.

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REGISTERED MASTER BUILDERS

HOUSE OF THE YEAR

NEW ZEALAND'S TOP 100 HOME BUILDS ANNOUNCED

One hundred of the best home builds in New Zealand have been named as National Gold Reserve Finalists in the Registered Master Builders 2017 House of the Year competition.

More than 370 new builds and renovations across the country were assessed by an expert panel of judges, with regional award winners announced at 10 events during July and August.

Registered Master Builders Association Chief Executive David Kelly says, the House of the Year competition has been setting the standard of what is possible in the construction industry for more than 25 years.

"The recent building boom in New Zealand has resulted in a changing housing market which demands innovation," he said.

"For House of the Year to remain as the prominent house building competition, it needs to keep evolving to reflect the changing landscape.

"The introduction of three new categories this year, one for multi-units such as apartments, and two for volume and group housing, demonstrates how our homes and the way we are building is evolving in New Zealand.

"The focus of our builders remains the same - on achieving the highest quality across all house builds.

"All of the Gold Reserve National Finalists have consistently demonstrated impeccable craftsmanship and attention to detail. These top 100 builds show the diversity of what can be achieved in a range of price categories from cost effective builds and renovations to luxury home builds.

"One of the award-winning homes only measures 80m² and is isolated in the middle of the Punakaiki bush, requiring outstanding workmanship and skill. Another build uses locally sourced schist stone to create a home that seamlessly blends into the Queenstown hillside."

"The recent building boom in New Zealand has resulted in a changing housing market which demands innovation. For House of the Year to remain as the prominent house building competition, this year it has evolved to reflect the changing landscape."

David Kelly, Chief Executive RMBA

The Gold Reserve National Finalists represent the top entrants from this year's regional competitions, which were held in July and August. They will now be rejudged* by the national judging panel to find the National Supreme House of the Year and National Supreme Renovation of the Year.

Finalists can also win one of the 14 National category awards, as well as separate awards for four lifestyle categories - outdoor living, kitchen, bathroom and sustainability.

National winners will be announced at a gala dinner in Auckland on Saturday 25 November.

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

For more information about the competition, visit www.houseoftheyear.co.nz

*Entrants from the Multi Unit and Volume/Group Housing categories will not be rejudged as they are not eligible for the Supreme Awards. Multi Unit entries are also not eligible for the Craftmanship and Lifestyle Awards.





100 HOMES

HAVE BEEN NAMED AS NATIONAL GOLD RESERVE FINALISTS

AWARD CATEGORIES	No. OF ENTRIES	REGIONS REPRESENTED
Builders Own Home	7	
Bunnings Renovation \$500k - \$1 million	5	
CARTERS New Home \$1 million to \$2 million	13	
GIB Show Home	7	
Master Build Services Renovation up to \$500k	3	
NEW CARTERS Multi Unit (Apartments, Duplexes, Terrace Housing)	3	
New Home \$550k to \$700k	7	
New Home over \$2 million	11	
Nulook New Home \$700k - \$1 million	20	
NEW PlaceMakers Group/Volume Builders \$450k - \$700K	5	
PlaceMakers New Home \$450k to \$550k	5	
NEW PlaceMakers Group/Volume Builders up to \$450K	3	
Renovation over \$1 million	7	
Resene New Home up to \$450k	4	

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Registered Master Builders 2017 House of the Year National Gold Reserve Finalists — by region

AUCKLAND

PlaceMakers Volume/Group Housing \$450,000 - \$700,000

Stonewood Homes Whangarei, Whangarei

PlaceMakers Volume/Group Housing up to \$450,000

Maddren Homes Ltd, Kaukapakapa

New Home over \$2 million

H D Building Ltd, Takapuna, Auckland

Euro Build (Construction) Ltd, Rothesay Bay, Auckland

Pitch Construction Ltd, Waiheke Island

CARTERS New Home \$1 million - \$2 million

Eden Homes Ltd, Hingaia, Auckland

Faulkner Construction Ltd, Orakei, Auckland

Nulook New Home \$700,000 - \$1 million

Waller Projects Ltd, Dairy Flat, Auckland

Eden Homes Ltd, Hingaia, Auckland

PlaceMakers New Home \$450,000 - \$550,000

The House Company, Manly, Whangaparaoa

Chris Stewart Builder Ltd, Marsden Cove

Renovation over \$1 million

Paragon Developments (2011) Ltd, Taupaki, Auckland

Broswick Builders Ltd, Grey Lynn, Auckland

McNaught Construction Ltd, Milford, Auckland

Shore Build Ltd, Parnell, Auckland

Haven Renovations Ltd, Grey Lynn, Auckland

Bunnings Renovation \$500,000 - \$1 million

Sumner Construction Ltd, Onehunga, Auckland

BAY OF PLENTY CENTRAL PLATEAU

PlaceMakers Volume/Group Housing \$450,000 - \$700,000

Urbo Homes Ltd, Whakatane

CARTERS New Home \$1 million - \$2 million

Urbo Homes Ltd, Rotorua

Haimes Building Ltd, Taupo

Belco Homes Ltd, Tauranga

Nulook New Home \$700,000 - \$1 million

Todd Grey Builders Ltd, Tauranga

Harwood Homes NZ Ltd, Tauranga

New Home \$550,000 - \$700,000

Haimes Building Ltd, Taupo

PlaceMakers New Home \$450,000 - \$550,000

Penny Homes Ltd, Taupo

GIB Show Home Award

Penny Homes Ltd, Taupo

Landmark Homes Taupo, Rotorua, Whakatane; Taupo

CANTERBURY

Builder's Own Home Award

Norrell Building Ltd, Faringdon, Christchurch

GIB Show Home Award

Mike Greer Homes North Canterbury Ltd, Kaiapoi

Homes by Parklane Ltd, Lincoln

CARTERS Multi Unit (Apartments, Duplexes, Terrace Housing)

Avenue Homes Design Build Ltd, Christchurch Central

Home Trends Builders Ltd, Merivale, Christchurch

Renovation over \$1 million

John Hamilton Construction, Fendalton, Christchurch

Bunnings Renovation \$500,000 - \$1 million

Premium Homes, Lyttelton, Christchurch

New Home over \$2 million

Mark Prosser Builders, Fendalton, Christchurch

John Creighton Builder Ltd, Mt Pleasant, Christchurch

CARTERS New Home \$1 million - \$2 million

Mike Greer Architectural Ltd, St Albans, Christchurch

Ross Bailey Builder Ltd, Fendalton, Christchurch

SMBC Ltd, Fendalton, Christchurch

Wayne Murray Builders Ltd, Fendalton, Christchurch

Nulook New Home \$700,000 - \$1 million

A J Scott Construction Ltd, Cashmere, Christchurch

Benchmark Homes Canterbury Ltd, Prebbleton

M O Brown Builders Ltd, St Albans, Christchurch

Mike Greer Homes Canterbury Ltd, Marshlands, Christchurch

Design Construction, Redcliffs, Christchurch

Frost Builders Ltd, Ilam, Christchurch

Frost Builders Ltd, Ilam, Christchurch

New Home \$550,000 - \$700,000

Hillview Construction Ltd, Christchurch Central

PlaceMakers New Home \$450,000 - \$550,000

Greenland Homes, Wigram, Christchurch

MANAWATU WANGANUI EAST COAST

Builder's Own Home Award

Excel Builders Ltd, Palmerston North

Bunnings Renovation \$500,000 - \$1 million

Bain Construction Ltd, Gisborne

Redmond Builders, Havelock North

PlaceMakers Volume/Group Housing \$450,000 - \$700,000

Jennian Homes Manawatu, Marton

New Home \$550,000 - \$700,000

Landmark Homes Gisborne T/A Bain Construction Ltd, Mahia

PlaceMakers New Home \$450,000 - \$550,000

Davcon Ltd, Napier

NELSON MARLBOROUGH WEST COAST

PlaceMakers Volume/Group Housing \$450,000 - \$700,000

Jennian Homes Nelson Bays Ltd, Nelson

PlaceMakers Volume/Group Housing up to \$450,000

Peter Ray Homes Blenheim, Blenheim

Resene New Home up to \$450,000

Inhaus Developments Ltd, Tasman

Tony Wilkins Builder Ltd, Punakaiki

Mike Greer Homes Nelson Ltd, Nelson

MID AND SOUTH CANTERBURY

Builder's Own Home Award

McRaeway Homes 2015 Ltd, Timaru

PlaceMakers Volume/Group Housing \$450,000 - \$700,000

McRaeway Homes 2015 Ltd, Tekapo

Nulook New Home \$700,000 - \$1 million

Dimension Building Ltd, Timaru

Wilson Building Timaru Ltd, Timaru

New Home \$550,000 - \$700,000

Dimension Building Ltd, Timaru

SOUTHERN

Builder's Own Home Award

Chris Barlow Building, Invercargill

PlaceMakers Volume/Group Housing up to \$450,000

Jennian Homes Otago (2010) Ltd, Dunedin

CARTERS Multi Unit (Apartments, Duplexes, Terrace Housing)

Bennie Builders Ltd, Queenstown

New Home over \$2 million

Jason Barlow Building, Te Anau

Trevor Ward Builders Ltd, Queenstown

Triple Star Management Ltd, Arrowtown

Triple Star Management Ltd, Queenstown

Trinity QT Construction Ltd, Queenstown

CARTERS New Home \$1 million - \$2 million

The Lakes Building Company Ltd, Queenstown

W Hamilton Building Ltd, Dunedin

Level Construction, Wanaka

Nulook New Home \$700,000 - \$1 million

The Lakes Building Company Ltd, Queenstown

Keith Mackenzie Builder Ltd, Cromwell

Dunlop Builders Ltd, Wanaka

TARANAKI

Builder's Own Home Award

Gareth Collins Building Ltd, New Plymouth

GIB Show Home Award

Location Homes Taranaki, New Plymouth

CARTERS New Home \$1 million - \$2 million

Custom Construction NZ Ltd, Opunake

WAIKATO

Builder's Own Home Award

Holcroft Prestige Ltd, Hamilton

J A Bell Building Ltd, Waihi Beach

GIB Show Home Award

Jennian North Waikato, Hamilton

Sentinel Homes Waikato, Hamilton

Bunnings Renovation \$500,000 - \$1 million

Stewart Hanna Ltd, Hamilton

Master Build Services Renovation up to \$500,000

John Mourits Builder Ltd, Whangamata

Nulook New Home \$700,000 - \$1 million

Aspiers Building Ltd, Gordonton

Karl Kampenhout Builders Ltd, Hamilton

New Home \$550,000 - \$700,000

Urban Homes, Cambridge

J A Bell Building Ltd, Hamilton

Downey Designer Homes, Piarere

Resene New Home up to \$450,000

FV Design + Build Ltd, Raglan

WELLINGTON WAIRARAPA

Renovation over \$1 million

Planit Construction, Mt Victoria, Wellington

Master Build Services Renovation up to \$500,000

Planit Construction, Eastbourne, Wellington

Scotty's Construction 2002 Ltd, Brooklyn, Wellington

Nulook New Home \$700,000 - \$1 million

S & J Mackay Builders Ltd, Kapiti Coast

Classebuild Ltd, Miramar, Wellington



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Construction policy outlined . . .

Building Today sent the following construction policy questions to the two main parties contesting the upcoming election. We received the following from the National Party.

Q1: How do you intend to tackle the housing affordability problem? In your opinion, what is the biggest factor affecting this problem?

The key to improving affordability is increasing supply. Our latest figures show the median Auckland house price of \$850,500, with prices in Auckland being flat for 10 months now.

Our biggest housing challenges have been in Auckland, and the Government has always said council rules which have blocked new housing development are at the core of that city's housing problems.

The new Auckland Unitary Plan allows for 400,000 new properties — about double what the previous plan allowed. The Government introduced its Housing Accords and Special Housing Areas Act 2013 (HASHAA) to ensure developments could be consented under the new plan's rules while it was still being finalised.

These developments, known as Special Housing Areas (SHAs), had a potential yield of 66,000 dwellings.

We've rolled out the HASHAA legislation to other areas experiencing rapid growth and, nationwide, 235 SHAs with a total capacity for 73,000 homes have been created.

Total new build consents nationwide have more than doubled from 15,000 to 30,000 a year since the HASHAA was passed, and we're experiencing the longest and strongest growth in building on record.

Q2: High levels of immigration have been blamed for the chronic housing shortage. Will your party's policies allow the current levels of immigration to continue?

National believes the current level of immigration is about right to meet the needs of New Zealand's growing economy.

Migrants make a valuable contribution to the economy and help fill genuine labour shortages when there aren't enough Kiwis available to do the work.

This is particularly important in the construction industry where we need migrants to help fill the skill shortage that exists so that we can build more houses.

Arbitrarily cutting immigration, as some

opposition parties are suggesting, would severely restrict the construction industry's ability to meet demand.

We know that the single largest contribution to the increase in net migration has been the decision 150,000 New Zealanders have made not to leave in the past five years.

A large proportion of net migration is also made up of working holidaymakers and international students, neither of which are coming here and buying houses in Auckland.

Q3: How do you intend to solve the skills shortage currently affecting the construction industry?

We have sufficient funding to take on anyone willing to take up an apprenticeship. The Government is committed and willing to put the resources in, but we also need support from parents, teachers, career advisors and businesses if we are to change the perception of trades.

Over the past year we have funded 7500 new apprentices. We now have 43,045 apprentices in training, and are targeting 50,000 by 2020. Construction apprentice numbers are up 48% since 2011, from just over 11,000 to 16,300 in 2016.

The numbers of apprentices are rapidly rising. The Building and Construction Industry Training Organisation (BCITO) has just celebrated reaching 11,000 apprentices in training for the first time.

To assist Industry Training Organisations (ITOs) with raising apprenticeship enrolments, the Tertiary Education Commission's action plan includes:

- Working with other central government agencies, industry associations and key stakeholders to build employer demand.
- Developing opportunities to recognise employers that have apprentices.
- Better understanding the barriers to employing apprentices.
- Helping employers understand the benefits of employing young people to increase the number of young people as apprentices.
- Promoting apprenticeships through our Careers function.
- Supporting greater exposure to vocational options for young people.

- Better bridging between school and work through secondary/tertiary programmes.
- Encouraging more women into apprenticeships.
- Encouraging ITOs to improve retention through raising employer capability and providing peer support for apprentices.

Q4: Many in the industry believe red tape and unnecessary bureaucracy at territorial authority level is stifling the industry and subjecting home owners to soaring costs. Do you agree and, if so, what will you do regarding long-standing issues such as over-regulation, reducing compliance costs and unacceptable consent time frames?

In April, the Government passed reforms to the Resource Management Act, significant provisions of which include:

- National planning standards to reduce complexity and cost.
- Streamlined planning process to improve responsiveness.
- Discretion for councils to exempt an activity from consents.
- Strengthening of requirements to manage natural hazard risks.
- New 10-day consent category for minor activities.
- New requirements for council to free up land for housing.

National recently announced it would introduce new fit-for-purpose urban planning laws separate from the Resource Management Act to encourage more responsive planning, faster development, and better protection for the environment in our growing cities.

Q5: Do you think the Licensed Builder Practitioner (LBP) scheme is working well? What would you do to improve it?

The LBP scheme has been running for nearly 10 years and there are currently 25,267 LBPs. Seven prosecutions have been undertaken, with four before the courts.

The Building Practitioners Board has received 677 complaints against licensed individuals and, of these complaints, 242 have resulted in a disciplinary penalty.

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Winning hearts and minds for factory-built homes

Design-and-build company Box has opened its first dedicated off-site production facility in an industrial space in West Auckland.

The 900sq m factory in Henderson occupies part of the former Alloy Yachts premises, and construction of the company's first house began recently.

"Building off-site is the future of the New Zealand building industry," Box chief executive Dan Heyworth says. "Our business is beset with archaic methodologies that can't keep up with the demand for housing."

The company — the only registered architectural practice and Registered Master Builder in New Zealand — invested in significant research and development before pursuing the new venture.

This included a fact-finding mission to Melbourne-based housing prefabricators Arkit

and Modscape, and a tour of factories in Scandinavia organised by the Swedish Wood Building Council.

At 84%, Sweden has the highest percentage of pre-built houses in the world, and is the global market leader in this space.

Box operations manager Matt Chernishov will be responsible for overseeing the processes within the production facility.

"We will be implementing lean manufacturing philosophies — a system originally devised by Toyota in the 1930s," Mr Chernishov says.

The factory is set up for volumetric construction where the windows, doors and, in many cases, the floor, will be put together in module form. These modules are transported to site by truck, joined up and connected to the services on site.

Industrialised construction and modularisation allows shorter build schedules, and more efficient use of materials and labour.

But the company, which is well known for its modernist aesthetic, acknowledges one of the challenges is changing the mindset of New Zealanders who often view pre-built homes as of lesser quality.

"There needs to be an education process about the value of working within a well-organised, controlled environment, and an understanding of how a kitset of elements has the potential to be personalised," Mr Heyworth says.

As well as one-off homes for clients, the company has introduced a premium pre-built product, named Box Ten. This is a system of 10 modules no bigger than 10sq m each that can be configured online by the client and joined together up to 60sq m to suit a brief and a site.

The factory-built product is aimed at anyone requiring a small habitable space, and will cater to the demand for infill housing that has emerged as a result of urban intensification.

"It's an architectural offering that still has the Box DNA, and is designed with full-height glazing and internal doors so the modules don't feel like a cabin," Mr Chernishov explains.

In taking the step to invest in their own off-site home manufacturing facility, Box hopes to fill a need in the market among government departments, multi-unit developers, and even first home buyers for quality design built efficiently.

"Sweden and Japan are well ahead of the game when it comes to industrialised construction. This is the way the local industry has to go too," Mr Heyworth says.

"New Zealand needs to build differently to replenish badly built stock and keep up with the demand for quality housing."

Construction policy outlined . . .

From page 14

Q6: What will your approach be with regard to collaboration with the industry and industry associations such as the Registered Master Builders Association, and what ideas and policies will your party promote to provide the sector with greater certainty and to help avoid the boom and bust cycles that have historically plagued the industry?

The MBIE consults the industry on a range of issues and collaborates yearly with BRANZ and Pacifecon on their independent National Construction Pipeline Report.

This provides a pipeline of forward construction work and, this year, showed

residential, commercial and infrastructure building activity is forecast to continue to boom for the next three years to a record \$42 billion in 2020.

The principle answer to New Zealand's housing challenges is to build more, and this report shows National's approach is on the right track, with record numbers of new homes in the pipeline.

The report projects 196,500 homes will be built over the next six years, the largest ever in New Zealand history, with 100,000 over the next three years.

• **The Labour Party failed to respond at time of going to press.**

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New Zealand Architecture Awards finalists announced

Fifty-one projects have been shortlisted in New Zealand's leading architecture awards programme.

The finalists in the New Zealand Architecture Awards are located at sites around the country, from the Bay of Islands to Central Otago, and range from new houses to schools, churches and office buildings.

Twenty-one of the shortlisted projects are in or around Auckland, eight are in Christchurch and seven in Wellington.

Housing is the strongest category in the Awards, with 17 finalists. There are seven finalists in the public architecture and commercial architecture categories, five in the heritage category and four in the education category. Three of the finalists are architecture practices' own offices.

The convenor of the Awards jury, Arrowtown architect Louise Wright, says the relatively high number of shortlisted projects was testament to a strong year in New Zealand architecture.

"The range and quality of recent architecture projects made it difficult to decide what to leave off the shortlist," Ms Wright says.

"Auckland architecture is evidently booming, and it's good to see a stream of strong projects emerging in Christchurch. The jury is also pleased that there are strong award contenders in the public architecture category."

The winners of this year's New Zealand Architecture Awards will be announced in Auckland on November 10.

The shortlisted projects are:

Commercial

South Bloc, Hamilton, by Edwards White Architects
 Kauri Timber Building, Auckland, by Fearon Hay Architects
 SGA Studio and Workshops, Auckland, by SGA - Strachan Group Architects
 133 Molesworth Street, Wellington, by Studio of Pacific Architecture
 Wellington International Airport Ltd Terminal South Extension, by Warren and Mahoney Architects
 Quad 7, Auckland, by Warren and Mahoney Architects
 Mason Bros, Auckland, by Warren and Mahoney Architects

Education

WelTec School of Construction, Wellington, by Designgroup Stapleton Elliott
 AUT Mana Hauora (MH) Building, Auckland, by Jasmx
 New Law & Management Building, University of Waikato, Hamilton, by Opus Architecture
 Tarawera High School, Kawerau, RTA Studio

Enduring Architecture

151 Queen Street (1992), Auckland, by Peddle Thorp Aitken



Inland House, Mangawhai, by Gerrad Hall Architects is a finalist in the Housing category.

18 Butler Street (1987), Christchurch, by Maurice Mahoney Architect

St Patrick's College Chapel, Silverstream (1977), Upper Hutt by William Pearson Architect

Heritage

Hutt City Council Administration Building Refurbishment, by architecture+

Australis Nathan, Auckland, by Peddle Thorp

The Suter Art Gallery — Te Aratoi o Whakatū, Nelson, by Warren and Mahoney Architects, Jerram Tocker Barron Architects and Ian Bowman Architect and Conservator

Christchurch Arts Centre Clock Tower & Great Hall, by Warren and Mahoney Architects

The Christchurch Club, by Warren and Mahoney Architects

Housing

The Kinloch Club, Kinloch, by Patterson Associates

Pukapuka Rd House, Mahurangi, by Belinda George Architects

Hamilton Family Home, Arrowtown, by Bull O'Sullivan Architecture

Town House, Cambridge, by Christopher Beer Architect

Forest House, Auckland, by Fearon Hay Architects

Inland House, Mangawhai, by Gerrad Hall Architects

Matakana House, by Glamuzina Architects and Paterson Architecture Collective in association

Point Chevalier House, Auckland, by Guy Tarrant Architects

Davis House, Auckland, by Mercer and Mercer Architects

Point Wells Gables, by Paterson Architecture Collective, Steven Lloyd Architecture and Glamuzina Architects in association

Fendalton Road House, Christchurch, by Patterson Associates

Paoneone, Bay of Islands, by Patterson Associates

339, Auckland, by SGA - Strachan Group Architects

Millbrook House, Arrowtown, by Sumich Chaplin Architects

Housing — Alterations and Additions

Herne Bay House Alteration, Auckland, by Gerrad Hall Architects

Back with Two Roofs, Golden Bay, by Irving Smith Architects

Housing — Multi Unit

Kāinga Tuatahi, Auckland, by Stevens Lawson Architects

Verto Apartments, Auckland by Warren and Mahoney Architects

Interior Architecture

Faraday Street Studio, Auckland, by Fearon Hay Architects

Diver Apartment, Christchurch, by MAP (2016)

Peddle Thorp, Auckland, by Peddle Thorp

Planning and Urban Design

Mackelvie Precinct, Auckland, by RTA Studio

BNZ Centre, Christchurch, by Sheppard & Rout Architects

Public Architecture

Lesieli Tonga Auditorium, Auckland, by Bull O'Sullivan Architecture

Christchurch North Methodist Church, by Dalman Architects

Bishop Selwyn Chapel, Auckland, by Fearon Hay Architects

Bullets & Balls (Nelson Cricket and Nelson Rifle Associations Practice Facility), by Irving Smith Architects

St John's Church, Hamilton, by MOAA Architects

ASB Waterfront Theatre, Auckland, by Moller Architects and BVN in association

Te Wharehou o Waikaremoana, Lake Waikaremoana, by Tennent+Brown Architects

Small Project Architecture

h01 house, Christchurch, by Maguire and Harford Architects

Waiheke Gateway Pavilion, by Stevens Lawson Architects

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Skills training — future change

By BCITO chief executive
Warwick Quinn

Fact: The number of construction trainees will be insufficient to meet forecast demand.

Fact: We must do something different to resolve this issue.

The BCITO has identified a number of initiatives that will help. This article is a potted summary of those (and I could write chapter and verse on each) and there are, no doubt, many others.

A flexible skills/qualifications framework

The BCITO's "stackable credits" initiative represents one step to creating a useful pathway for new recruits and employers, and will be trialled shortly.

Training is closely aligned with business practices (and therefore of value), and recognition by the New Zealand Qualifications Authority of individual credits (badges) earned by recruits has the potential to attract more into the sector. It also helps to lift skills across the board.

Raising the profile

The trades face generational prejudice by those influencing our school leavers. This view is, in part, reinforced by the Government's qualifications framework where a university degree is at Level 7 and a trade at Level 4.

This sends prejudicial market signals, and we recommend the framework be reviewed so vocational training is more fairly positioned.

Prohibition on training

Industry Training Organisations (ITOs) are prohibited from training, but can facilitate it. Currently, there are some 60,000 potential construction employers but only 10% of them actively train at any one time — and most apprentice growth comes from firms that traditionally train.

This prohibition should be reviewed because:

- the separation of standard setting and delivery is no longer necessary as alternative checks and balances are available.
- the "facilitation" of training will be tested in coming years as ITOs roll out digital learning technologies that further blur the line between facilitation and training.
- the hurdles Small to Medium Enterprises



Building and Construction Industry Training Organisation chief executive Warwick Quinn.

(SMEs) face taking on apprentices can be offset by the BCITO working in closer partnership with them to share the training obligations in more flexible/customised ways that reduce the perceived costs.

Operating at higher Levels

ITOs can develop qualifications at Levels 5 and 6, but are not permitted to develop qualifications at Level 7 (degrees). This restriction has been removed overseas so bachelor courses, via on-job learning, are available — for example, in Construction Management.

Alternative funding options

Employer willingness to take on trainees is dampened by financial support being currently directed at trainees, while the cost of on-site training is carried by them. In a nation of SMEs this cost is considered excessive by many.

Within industry, some support exists for the introduction of a training levy on employers from which such a training subsidy might be paid.

The UK recently introduced an employer levy, and that fund supports those firms that train. The concept of a levy is not new, as we already have a building levy that is used for various purposes.

The 2013 "Reboot" scheme saw apprentice numbers grow by 92% and employer numbers by 73%. If the success of this scheme is any indication a way ahead may be tested by a trial.

Might the funding of such a trial be undertaken with surplus building levy funds perhaps?

Attracting more women

The New Zealand birth rate 15 years ago was

the lowest in our history. We are now entering a period of fewer numbers leaving school at a time when construction needs resources more than ever. Competition will be fierce and the problem is only going to get worse.

So construction needs to "widen the talent pond in which it fishes", and attracting more women into the sector is a key strategy. Construction only has 2.6% female apprentices — one of the lowest female participation rates in the New Zealand economy.

The BCITO recently won a research grant to better understand how to attract, retain and promote women in construction, and intends to roll out the findings of that research as it comes to hand.

Better workforce planning

There are numerous reports undertaken on the number of workers required in construction, but as the sector is disparate there is little pan-industry co-ordination on the number of apprentices required.

We recommend that Government establishes a labour force development unit to continuously monitor, in partnership with industry, the number of workers/apprentices that need to be in the system at any one time, with the ultimate goal of avoiding the over and under delivery of skills.

Government would then be better placed to use its other leavers in response to market demands.

Government procurement

It is understandable that firms find it difficult to train during a recession, but as the Government is a significant procurer of construction services, it can influence behaviour by insisting companies undertaking its work have a "quota" of trainees.

This will help maintain apprentice numbers, particularly during a recession, and should be undertaken in conjunction with workforce planning forecasts.

Training/Immigration

Employment-based training regimes are self-regulated by market demand so, in theory, industry does not over or under train and, in the long term, obtains an equilibrium.

Firms rely on immigration as a safety valve to fill spikes in skill needs until there are sufficient

Continued page 22



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G J Gardner tops residential building list



Franchised group house builder G J Gardner is New Zealand's top residential building company, erecting 1462 new houses in the past year.

BCI New Zealand data showed G J Gardner built around double the number of new dwellings — valued at more than \$531 million — than second-placed Mike Greer Homes, which built 750 new residences

worth \$214.2 million in the year to July 2017.

G J Gardner's average new dwelling cost \$363,790 and was an average 190sq m. Its business equated to 5.1% of the New Zealand new housing build by dollar value.

Mike Greer Homes' average house size was 163sq m, with an average price of \$285,612.

Classic Builders was third with 613 residences worth \$190 million, an average 169sq m and \$310,145 average price. Fletcher Building ranked fifth with 386 residences worth \$110 million, an average area of 183sq m and average price of \$285,575.

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Skills training — future change

From page 20

numbers in training to replace them. These are complementary.

However, in the case of construction, volatility results in the shedding of staff during recessionary times and a lag in training investment post-recovery (which is often very sharp).

It then can't respond quickly enough to skill shortages and, as there are issues with the training system (as highlighted in this article), there is an over-reliance on immigration.

Government support comes by widening the skills shortage list to ensure construction activity is not choked, which is particularly relevant at this time with critical housing shortages, affordability issues and the like.

While we understand and support this, it is a delicate balance. What concerns me are the signals that Government sends employers.

If it fails to address the training system and constantly responds via immigration, then it risks immigration becoming the primary skills pathway.

This will result in fewer firms training, and sets up the training and immigration pathways to be competitive and not complementary.

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buildnz designex 17 — the biggest show in years



More than 5000 builders, designers, architects and safety specialists attended three busy days exploring the latest product innovations and new technologies shaping the future of their industry at the buildnz designex trade show in Auckland recently.

The show's largest-ever schedule of national and international speakers educated and presented best practice solutions also helped cement the show as the country's largest industry trade event.

Latest H&S solutions

buildnz designex once again co-located with The National Safety Show, providing an opportunity for visitors to stay on top of OSH regulations and to view latest workplace health and safety solutions.

As Auckland's construction boom continues to grow at unprecedented levels, this year's event presented a range of new initiatives and much

more interactive special features designed to address some of the challenges currently facing the industry.

Such initiatives included the BCITO Business Growth Hub which offered the chance for employers to meet potential apprentices and learn about the tool kit to successful hiring.

'Pledge 1000 apprentices' initiative

The "Pledge 1000 Apprentices" initiative saw trade visitors pledge online just how many staff they were looking for before meeting up with the BCITO team.

The PrefabNZ and Unitec interactive display saw university students applying their knowledge to prefabricated structures onsite.

The Build Summit was a brand-new initiative providing an intensive two-day conference-style option for business owners to hear from more than 30 industry leaders.

The industry-led seminars featured more than 80 topics from 85 speakers, touching on current industry topics, from the benefits of BIM to building sustainability, and the latest regulations around product compliance and evaluations.

XPO Exhibitions is excited to announce that next year buildnz designex, co-located with the National Safety Show, returns to Auckland as demand for the region's construction boom continues.

2018 set to be even bigger

With a high number of exhibitors already confirmed, next year in July is set to be even bigger.

Follow the buildnz designex web site and Facebook pages for event updates.

Video highlights can be viewed on the buildnz YouTube page or via www.buildnz.com.

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To celebrate 90 years of local manufacturing, Winstone Wallboards is running two major promotions during the months of September and October.



Web site promotion:

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Purchase \$500 or more of any GIB plasterboard or accessories from any participating GIB stockist during September and October and automatically go into the draw to win some great prizes.

There are 4 x \$5000 VIP Sports Tour prizes up for grabs, as well as \$45,000 of other awesome prizes to win.

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Cowboys 'raided' by investigators

Unlicensed tradesmen cause problems in building boom

There's a new class of tradesmen cropping up in Auckland — fix-it men.

No, not handymen who do odd jobs around the house — tradesmen who fix mistakes by the "cowboys" originally hired to do a professional job.

Jayson Thomas is manager of the investigative team for the Plumbers, Gasfitters and Drainlayers Board (PGDB).

A former policeman with nine years' experience with the CIB, he now heads a small staff of six investigators and technical advisers.

What do they investigate? Shoddy work performed by tradesmen who are not licensed — popularly known as cowboys — and work done by inexperienced tradesmen who are supposed to be supervised when working on a project — but often aren't.

They also check up on tradesmen who were once licensed but have let it lapse.

It's in this context that Mr Thomas and his investigators have noticed a new trend in Auckland — a thriving industry which has sprung out of the fact many cowboys are botching jobs luckless home owners have paid for and then have to pay out again to fix them.

"I have spoken to people who recently have ceased to do any commercial work themselves. Instead, they just do maintenance work — but what that really means is they follow the people who are doing the original work and do fix-ups.

Flat out fixing other people's shoddy work

"For one of the guys I spoke to, that was his entire business — fixing other people's shoddy work — and he was absolutely flat out.

"It is one measure of just how many cowboys there are out there these days."

The main reason for this increase in the cowboy population is the building boom in areas such as Auckland and Queenstown, and other parts of the South Island.

"It's a buoyant construction market, and some people see a chance to make easy money," Mr

Thomas says.

PGDB chief executive Martin Sawyers says earthquake zones had been a target.

"After the Christchurch earthquakes in 2010 and 2011, there were instances of people offering plumbing services when untrained and unlicensed — and we issued a warning to that end when the Kaikoura quake happened," Mr Sawyer says.

Now, numbers of cowboys being detected and prosecuted are rising "because we are getting better [at detecting them]."

Mr Thomas says a key tool is the Report A Cowboy (RAC) app launched last year, downloadable from the PGDB web site.

There are no figures available to compare from previous years, but 126 complaints were laid over the app last year and 15 so far this year, with more than 10,000 downloads of the app. Just under half the complaints involved allegedly unauthorised plumbers.

Mr Thomas and his investigators have noticed a new trend in Auckland — a thriving industry which has sprung out of the fact many cowboys are botching jobs luckless home owners have paid for and then have to pay out again to fix them.

"Even if the information we receive through the app and other methods does not lead to a prosecution, it is an excellent intelligence-gathering tool. It allows us to put a picture together involving a firm or an individual," Mr Thomas says.

He and his investigators can then "raid" projects where they have heard unlicensed operators may be carrying out illegal work.

Mr Thomas doesn't like to call such surprise visits "raids" as he says they are generally low-key affairs.

However, the investigators' work has enabled

them to recognise a building sector under pressure, taking short cuts and sometimes exploiting workers.

"No one is making any excuses — plumbing, gasfitting and drainlaying has to be done by trained and licensed professionals for very good reasons," he says.

"But everyone in the building sector is feeling the pressure, particularly in Auckland and Queenstown, to build more and more. That creates a strong demand for contractors."

Unlicensed workers

What happens next can cause problems. Mr Thomas says some contractors hire unlicensed workers or gain an exemption to have unlicensed workers operating under the close supervision of a licensed tradesman.

In reality, the tradesman will often be away at another site because of the pressure of business — leaving behind unlicensed workers who Mr Thomas says don't know what they are doing and who sometimes cause "absolute bedlam".

The worst case he has seen so far was in Christchurch where a drainlaying job went badly wrong.

The workers had over-excavated the site, meaning the home owners couldn't lay the tar-sealed driveway they wanted but, instead, had to pay out for a much more expensive reinforced concrete drive.

Even worse, the work meant the home owners couldn't use their shower or toilet.

The tradesman told the owners to use the neighbour's (instead of connecting up the drains every night when work finished) — but the neighbours were similarly unable to use their toilet.

"There was a part-timer and a first-year apprentice in charge of the job — the main guy spent most of his time at another site.

"This job was so bad that the tradies brought in to fix things originally said they didn't want to touch it," Mr Thomas says.

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It's time to sort the pros from the cons

With the construction industry and housing activity showing little sign of slowing down, this exciting time of growth provides its own set of challenges.

At the forefront in 2017 for the Plumbers, Gasfitters and Drainayers Board (PGDB) will be ensuring those embarking on building or home renovation projects don't pay the costly repercussions of using the wrong people.

New Zealand has been fortunate to have had a regulated plumbing, gasfitting and drainlaying industry for more than 100 years. High-quality training means we have some of the most highly competent and qualified tradespeople in the world.

PGDB chief executive Martin Sawyers asks: "So, how do we protect the integrity of our tradespeople from those who bring the industry into disrepute by working unlawfully?"

"Our public awareness campaigns and unauthorised work initiatives need to work harder," he says.

In response to the current challenging environment, the Board has reinvigorated its public awareness marketing campaign. The idea is simple and works on many levels.

The main message of the new "sort the pros from the cons" campaign shows consumers how to choose the right people when building or renovating.

It highlights the importance of qualified tradespeople, and the need to eliminate risk by asking to sight a New Zealand Practising Licence before any work begins.

The advertising for the campaign has been created using different angles to get the message across. The main visuals show the licence card highlighting an authorised tradesperson, while pushing an unqualified person out.

The campaign emphasises that anyone can have tools or a van, but that doesn't mean they have the skills and experience required to do the job properly.

It reminds consumers that New Zealand homes have a complex network of pipes and fittings that mix high pressures, high temperatures, gas, electricity and many other high-risk hazards which are dangerous, and which could potentially put their health and safety and insurance under threat if handled incorrectly.

Messaging has also been targeted specifically at people who try to do it themselves, and provides clarification of what's legal and what's not.

The campaign has full media attention through TV advertising, print media, digital advertising on Stuff, The Herald Online, TV Ondemand, and TradeMe.

Youtube and email campaigns also play a part in spreading the word (see the full campaign at www.pgdb.co.nz/publications/card-campaign).

"Providing behaviour change quickly is hard," Mr Sawyers says. "However, the campaign is already providing good results. In the early stages, it is exceeding the expected measures for its target audiences — and we plan to have this three-month summer campaign on repeat for the next two years."

Tackling illegal operators through a strategy of joining forces is another one of the Board's initiatives that is having an impact and responding to the unauthorised work challenge.

In October and November of last year raids on illegal operators netted 25. Investigators from the PGDB swooped on Auckland suburbs Millwater and Flat Bush. Both were targeted areas identified by the industry reporting illegal activity through the R.A.C (report-a-cowboy) mobile app.

Sixteen illegal operators not qualified to carry out restricted work were found in Millwater, and nine in Flat Bush, all of whom will be prosecuted in the District Court or penalised through disciplinary action by the Board.

In late 2016 the Electrical Workers Board (EWRB) joined the successful PGDB initiative, and added an electrical reporting component to the app.

Reports are beginning to emerge, identifying potential illegal activity in the electrical trade.

"More places throughout New Zealand will be targeted in 2017 that have been identified by practitioners who are joining forces with the Board and reporting illegal operators through the R.A.C app," Mr Sawyers says.

"We encourage all industry tradespeople to download the R.A.C app at www.pgdb.co.nz, and assist in identifying, and holding to account, those people who are carrying out restricted work unlawfully and who put the public at risk."



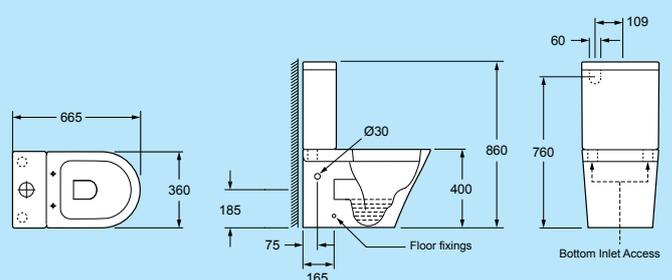
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- S Trap installation set out: 90-160mm. P Trap installation set out: 185mm.

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BT's Back in Time

20 years ago:

• Carter Holt Harvey (CHH) was exploring alternatives for its building products businesses, including whether to sell the businesses individually or as a group to corporate buyers, or collectively by way of a public float on the New Zealand Stock Exchange.

Chief executive John Faraci said the decision reflected the company's continuing focus on growth and profitability in its forests, wood products, paper, packaging, distribution and tissue-related businesses where CHH had strong leadership positions.

He said the businesses in question represented only 7% of the company's sales, and believed their value in another form of ownership might be higher than through continued ownership by CHH.

15 years ago:

• RMBF company Leighs Construction Ltd won first place in the New Zealand Institute of Building Young Achiever of the Year 2002 Awards, an award that reflected the success and growth of his one-man construction company into a multi-million dollar business focusing on civil and commercial projects — all in the space of 10 years.

Mr Leighs said he realised early on in the formation of his business that in order to become a success the company would need to specialise in projects that others might avoid — projects with challenges that required innovative thinking rather than run-of-the-mill solutions to standard projects.

When asked how he would like to see his company develop, Mr Leighs said he would like to take his company's skills "wherever the projects are that suit them".

"We'll identify jobs anywhere that suit our skills and go do the jobs. We'd like to see ourselves as one day being the best at what we do, anywhere."

10 years ago:

• Building and Construction Minister Clayton Cosgrove said leaky homes claimants could be certain that the Weathertight Homes Tribunal and WHRS adjudicators were able to award general damages, including those for mental distress or anxiety.

Mr Cosgrove said the Weathertight Homes Resolution Services (Remedies) Amendment Bill cleared up any future problems that could arise as a result of a High Court decision in March 2007 that held general damages could not be awarded as compensation for any mental anxiety or stress under the legislation.

He said the Government moved quickly to rectify the situation, given that the judgment set a precedent that could have impacted on existing adjudications started under the WHRS Act 2002, and the administration of the WHRS Act 2006.

5 years ago:

• Fletcher Building Ltd (FBL) was set to make significant energy savings after signing an agreement with the Energy Efficiency and Conservation Authority (EECA) to introduce a company-wide energy efficiency programme.

The programme, proposed by FBL, included efficiency initiatives across six of their divisions. The company was targeting electricity savings of at least 17.5 GWh annually by 2014 — equivalent to the amount of electricity used by 2200 houses in a year, and worth approximately \$2 million per year in avoided electricity supply costs.

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What the banks don't tell you!

Building Today columnist Mike Fox says what he heard at a BRANZ presentation by world-renowned financial commentator John Kay in Auckland recently was nothing short of jaw dropping . . .

I was fortunate enough to attend a presentation by world-renowned financial commentator John Kay in Auckland that was hosted by BRANZ.

It would be fair to say that what we heard in his 20-minute presentation followed by question time was nothing short of jaw dropping.

In his non-alarmist, often humorous and understated way, he delivered a very frank account of the way financial institutions conduct themselves, and gave us an overview of the increasingly insular world that banks now operate in.

The audience was a who's who of the construction, property and economics sectors, and they hung off every word as the mysteries of the banking world were stripped bare in language that the non-banker could relate to.

Thirty years ago, banking institutions and the system we have today did not exist. Banks traded locally, loans were based on the solid fundamentals of the quality of the deal and the individual's or institution's ability to repay that loan.

The loans were also overseen by experienced bankers who added a degree of reality around the risk and reward of each transaction.

The stark difference between now and then is that banks have moved towards trading with each other like never before. Now they package up mortgages, securitise them, globalise them and then on-sell them to each other.

Only 3% of the London and New York institutions' business is with the end consumer — the other 97% is trading with each other the securitised products they have packaged up.

Mr Kay stated that the exposure under the derivative securities was three times the real global asset backing. That's a scary statistic in anyone's language.

Those high-rise banking buildings in the business districts of the world's capitals exist to trade with each other, and with the average



Mike Fox

age of traders at 26, the institutional memory is short.

The finance sector is becoming more and more divorced from its traditional clients.

The stark difference between now and then is that banks have moved towards trading with each other like never before. Now they package up mortgages, securitise them, globalise them and then on-sell them to each other.

The result of this is a loss of focus on the fundamental quality of the individual loans which, in turn, creates events such as the Global Financial Crisis (GFC) in 2007, where huge numbers of banks and financial organisations either hit the wall or needed bailing out with taxpayers' money.

As Mr Kay quite succinctly put it, many of the bailouts in the GFC were the right response,

but it should have only been temporary whilst a new system was put in place.

Unfortunately, this did not happen, and the same behaviour that caused the last collapse is being rewarded again. He comments that as long as banks and institutions are backed by taxpayers' money they will continue to risk your money.

However, if the banks had their own funds at risk a different set of parameters would quickly evolve.

Fortunately, the Australian and New Zealand markets lack the scale of the US and European markets for mass securitisation of products, so fared much better during the GFC than their foreign counterparts.

However, the question raised that I can't get an answer for is how sheltered are our institutions from the next GFC?

This is not if it hits, but when, given the practices that caused the last GFC are still the modus operandi.

Mr Kay was asked what should happen to secure the future of the financial institutions and the banking system.

His answer, I felt, had so many correlations to the state of the construction industry in New Zealand.

He said that the financial experiment of the past 30 years has proved to be a catastrophic failure, and continuing to make further complex rules around a system that doesn't work is not going to fix it.

He said the clock needed to be turned back 30 years, along with a full regulatory reform and a return to the fundamentals of banking.

I thought that pretty well summed up the problem and solution with our construction industry as well . . .

• 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.

Got a Trade? Got it Made!

Young trainees and apprentices shared their success stories with keen young Kiwis during this year's "Got a Trade? Got it Made!" week.

Got a Trade Week is an annual campaign that the BCITO is part of in collaboration with eight other Industry Training Organisations.

This year, the third appearance of the campaign, happened from August 21 to 25, and celebrated 148,000 apprentices and industry trainees who work every day in more than 140 trades and services.

"We want young people to know about the massive range of job opportunities that offer the chance to 'earn and learn'," Industry Training Federation chief executive Josh Williams says.

"You can get paid and get qualified, and launch successful careers without racking up a student loan.

"While three out of 10 school leavers go to university, 10 out of 10 will need jobs," Mr Williams says. "The number of apprentices and industry trainees now exceeds the number of university students, and this growth is set to continue.

"Employing young people in growing industries is a win-win. Training on the job develops the right skills at the right time, and individual growth translates into the regional and economic growth the country needs," Mr Williams says.

Saluting the employers

When it comes to a young person getting into a trade, employers are our heroes.

"Employers are now the largest provider of post-school education in New Zealand. We all benefit from their grateful time, talent and commitment to growing the next generation of skills," Mr Williams says.

"We never forget the name of the person who first gave us a chance in our careers. Thousands of employers are out there taking on apprentices and trainees, training them up and giving them a chance. This week, we salute them too."

As part of Got a Trade Week, the BCITO and Tertiary Education, Skills and Employment Associate Minister Louise Upston visited The Brothers Mead Bricklayers in Wellington, where the Minister traded places with an apprentice to experience what it is like to be working in the trade.

At first the Minister said, "this looks complicated!", but was pleasantly surprised by her efforts.

BCITO Brick and Block Laying National Advisory Group chairperson Rick Mead has been training apprentices for more than 15 years, and he said having a Minister visit was a first for his team.

Minister Upston laid a row of blocks forming part of the reinforced walls of a new residential build. Josh Burrigge, recently completed BCITO apprentice, said he really enjoyed showing the Minister what's involved in his day-to-day work, although he never expected to get to show a politician with a penchant for the trades what to do.

Josh said he felt proud to show the Minister the ins-and-outs, and really enjoyed talking about the trade with her.

BCITO chief executive Warwick Quinn says it was an excellent opportunity to promote the brick and block laying trade to young career seekers and their influencers as part of Got a Trade Week.

"We'd like to thank The Brothers Mead for letting us visit, and for hosting Hon Louise Upston.



Tertiary Education, Skills and Employment Associate Minister Louise Upston visited The Brothers Mead Bricklayers in Wellington, where she traded places with an apprentice to experience what it is like to be working in the trade.



"Brick and block laying is going through a major skills shortage so there's plenty of opportunities available right now for young people with a good attitude who enjoy working outside as part of a team.

"Minister Upston did a terrific job laying a course of blocks. This just goes to show that this is a possible career for both genders, and girls should think seriously about giving it a go," Mr Quinn says.

"More apprenticeships" has been a catch-cry during this election campaign, with Government targets and opposition policies looking to grow the numbers of traineeships and apprenticeships.

Construction Contracts Act 2002 — can a single payment schedule be used to answer two payment claims?

Timothy Bates of Auckland law firm Legal Vision, reviews the decision in a June 2017 case concerning CCA payment schedules.

In this month's article I wish to review the June 2017 decision of *Lot 8 Investment Ltd v RPS Construction Ltd*.

Background

The applicant, Lot 8 Investment Ltd (Lot 8) applied to the High Court to have RPS Construction Ltd's (RPS) statutory demand set aside, which claimed an amount of \$54,067.07, in relation to the first and second payment claims issued by RPS.

RPS was contracted to do building work for Lot 8. RPS completed work between November 28, 2016 and December 31, 2016. RPS issued its first payment claim on January 1, 2017 for \$48,034.58, and its second payment claim on February 7, 2017 for \$32,494.24 (which was before the first payment claim was due, being February 9, 2017).

The first payment claim was incorrectly required to be paid by January 30, 2017 but, because the parties had not made a prior agreement as to the due date, the Construction Contracts Act 2002 (CCA) required that payment be made within 20 working days, being February 9, 2017. The parties' building contract was terminated on January 31, 2017.

The purpose of the CCA was recorded in the judgement as being to ensure that payees' payment obligations are complied with, except for good reason properly authorised by the Act.

A payment claim is to be paid in full unless a valid payment schedule is issued in response within 20 working days. The schedule is required to contain a sufficient explanation of why the payer is paying less than invoiced.

The payment schedules

On February 9, 2017, Lot 8 provided a single payment schedule in response to both of RPS' payment claims (1 and 2).

The payment schedule was issued within the correct amount of time as required by the Act, being within 20 working days from the date that the first payment claim was issued, and provided reasons for Lot 8's payment of \$34,796.63.

On March 6, 2017, Lot 8 emailed RPS with a second payment schedule in relation to the second payment claim which supported its first payment schedule. The latter payment schedule identified a recent discovery of boxing and foundation work which was incorrectly located, and would need removing/replacing.

RPS argued that Lot 8's single payment schedule referred to both payment claims 1 and 2, stating that the Act requires a payment schedule to relate to only one claim.

Because Lot 8's single payment schedule referred to two payment claims, it was impossible for RPS to determine what amount was being paid by Lot 8 in relation to each payment claim.

In response, Lot 8 submitted that the payment schedule was compliant because it was in writing, identified the payment claims to which it related, and indicated the amount for which it accepted liability.

The email that the schedule was sent with further identified Lot 8's complaints concerning defective work, poor workmanship and overcharging of RPS.

The court looked at the purpose of the CCA, being to prevent claims of poor workmanship without reason. Therefore, unless the payment schedule is compliant with section 21, liability for payment cannot be avoided.

These rules were created for the purpose of protecting payees, and ensuring prompt and proper payment.

The court then examined section 21, together with *Loveridge Ltd v Watts & Hughes Construction Ltd*, which implies that there should only be one payment schedule responding to each payment claim because of the confusion that would arise if this position were not complied with.



Findings

The court held that section 21 does not prevent someone from using a single payment schedule to answer two payment claims, so long as it is delivered within the requisite time frame for responding, and it clearly identifies the work and cost issues affecting both payment claims.

This is to ensure that the scope of any deduction claims are clearly shown and can be understood. Lot 8 was required to have responded to RPS' first payment claim on February 9, 2017.

It received RPS' second payment claim on February 7, 2017. Because Lot 8 received the second payment claim within the initial 20 working days, it was allowed to issue a single payment schedule in response to both claims, so long as it complied with section 21.

Lot 8's payment schedule clearly referred to each payment claim separately, including its calculation of the valuation of works completed by RPS.

The schedule provided sufficient details and reasons in response to the payment claim.

The court further noted that a payment schedule is not required to provide a line-by-line assessment, or to link each aspect of challenge to an analysis of charges made, or to literally comply with section 21.

Accordingly, the court ruled that the payment schedule did comply with section 21 such that the amount sought in the statutory demand was not a debt due by operation of section 23 of the CCA but, rather, a disputed amount. The statutory demand was therefore set aside.

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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Being change ready

Architect Don Bunting laments the construction industry's current reluctance to seek out and embrace change.

The title for this blog came from a talk given by the chief executive of the Auckland Philharmonia Orchestra.

In her view, being ready for change was a dynamic state — not sitting and waiting for change, but actively pursuing it.

But what can an orchestra change? After all, most of their repertoire will have been written a few hundred years ago. Not true.

Classical music is developing all the time, including new interpretations of original scores. The Philharmonia has realised they need to be seeking ways of connecting with today's and, more important, tomorrow's, audience.

Their schools outreach programme is already producing new music enthusiasts every day.

There is also their digital programme. In a concert hall they can expect an audience of perhaps 1000.

Streamed online, their concerts are gaining international audiences of more than 70,000 per concert.

This is a double win, as it shows their funders — and they have an annual budget of more than \$10 million — that they are providing a new and exciting window on Auckland and New Zealand.

This programme attracts classical music lovers and those seeking new places to visit. And presenting Auckland as a cultural hub can't be a bad thing.

Ready for change

As I have been known to gently castigate people for using "build" as a noun, I should apologise for the grammatical errors in the phrase "being change ready".

But I won't because it neatly encapsulates the point I am making, and is more memorable than "being ready for change".

There is a book called *The elements of eloquence* by Mark Forsyth for anyone seeking a great turn of phrase, with examples from Shakespeare, Lennon/McCartney, Dylan (Bob and Thomas) and Winston Churchill.

I even learned that a pleonasm is a posh type of euphemism. Mark Forsyth also offered a quote for all struggling writers: You don't need

to have anything to say, you simply need to say it well.

So what does this mean for us?

A few examples of our industry's current reluctance to seek out and embrace change:

- **Building Information Modelling:** For BIM to be more than a relatively dumb 3D model, our industry needs to collaborate on all levels. This is not happening, so what is the BIM Acceleration committee doing about it?

More to the point, what are our industry organisations doing to encourage their members to accept the challenge of the new, and embrace a change to a BIM-based future? I suspect the answer is somewhere between nothing and very little.

So what are you doing to work more collaboratively? Not in the future — on your next project. Embrace change.

- **Online consenting:** This has recently been introduced by most council-based Building Consent Authorities. However, the system is neither national, nor does it do more than deliver a bunch of dumb PDFs.

Real change would have been more likely if the system was sophisticated enough to carry out initial vetting of whether the documents met basic code requirements.

Now all current systems will have to be thrown away and replaced with a new national system offering greater value. There are no signs that either the MBIE or their BCAs are seriously embracing change.

- **Leaky buildings and substandard products:** Leaky buildings and the use of illegal and substandard building products are a blight on our industry, with little sign that matters are improving.

Where is a serious plan by the MBIE to overcome any further issues with our leaking and deteriorating building stock, whether the problem is timber-related or is just about inadequate construction practices around cladding design?

Problems with substandard building products is about inadequate overview. The Government is aware of the problem, but is doing nothing to provide an answer, either



directly or via their BCAs.

The "top of the cliff" answer is ensuring that all products are on a register of compliant products. The "bottom of the cliff" solution is ensuring that those overseeing construction have the power to step in and demand that substandard products be removed.

There used to be someone called the clerk of works who performed this role, but these fine individuals have been thrown out with the baby and the bathwater.

Our industry is so far away from being change ready that it can't cope adequately with implementing basic construction standards.

There is a long way to go before we even get back to the starting line.

- **Standards New Zealand:** The MBIE apparently embraced change regarding Standards by absorbing it into this super ministry. Unfortunately it emasculated it at the same time.

As someone who spent much of my time last decade sitting on Standards committees, I see this as a seriously retrograde step — an example not of embracing change but of ignoring it.

Future prosperity

I was intrigued by a recent quote from an economics commentator: The country will not prosper from people selling houses to each other.

A glance at the current tax system — specifically, the lack of a capital gains tax — will explain why people see owning houses and apartments as a legitimate pathway to wealth.

Not that I would advocate a capital gains tax as it is more a blunt instrument than a useful way to direct people's savings into business or the equities market.

I have to admit that, until recently, I didn't even know that equities was a fancy word for shares.

Anyone out there with unquestionable business morals?

Terry Sage of Trades Coaching New Zealand wants you to text A or B so he can gauge the moral fibre of you businesspeople out there . . .

Are there any gentlemen with unquestionable morals left within the business world?

One would certainly hope so, with a large scattering of ladies too, I daresay. So where does the line between morals and "it's just business mate" get crossed?

Well, there is no definitive answer to that because it will depend on a whole variety of situations and scenarios.

One of those scenarios is the human factor — what feels wrong to one person does not to another, and so the lesson was taught at a recent coaching session.

I wanted to go one way but the client most certainly wanted to go in the opposite direction. As strange as this may sound, this makes for very healthy business coaching.

It allows for exploration of both sides, it allows for that devil advocate approach and, usually, a plan "C" emerges that is acceptable and workable by all.

If you are wondering on which side of the equation I stood — moral or "it's just business" — well, let's just say I was on the business side, with a spattering of moral fibre and big chunk of it's best for the public. There was no plan C at the end of this one. There will be a plan A/B if we are lucky.

Here's the story, and you can decide which way you would have gone (I strongly believe neither way is right or wrong).

Imagine this — two small rural towns, far enough apart to house two businesses with the same franchised products and not compete for clientele, but close enough that one could service the other if the need arose.

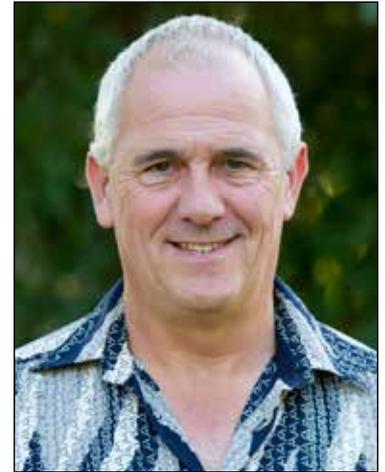
One of these businesses is run very professionally (and not just because they have a business coach) and the other is not — hence they are struggling to pay the bills, could not pay wages last week and the town is rife with gossip about all the reasons why, most of which are only fit for daytime soaps.

The good business has been watching and waiting, and the bad business has got itself into a hole that is unfillable.

One of the roles of a prudent business coach is to look at the big picture, the long term, the opportunities and the potential.

So this very forward thinking coach said okay, it's time to act. The answer came back — "not until his door is closed and locked for good".

Coach said: "you're leaving the opportunity open to others and, while waiting, missing dollars. But if we act now that will be the nail in his coffin. The lid's shut mate and the all but one screw is down and countersunk."



Get the picture here? Going back to paragraph one, where is that moral line and when does it become a sound business manoeuvre?

To put another angle to it, for the investment of a van and driver (which is close to being needed already for the good business to carry on growing), there is the potential for \$5000 plus a week income with no increase in fixed overheads.

Yes, we need a van and a driver, and some initial marketing, but this had already been budgeted for.

There will be some ongoing marketing costs but, in a small town, word spreads very quickly — maybe too quickly, hence the bad business losing all its local support — or was that the "wild west lifestyle" the owner had adopted?

Oh, and another point — the product and service in question here is seasonal and the season is fast approaching.

The client's side of the story is simply "it's not fair, I would hate somebody to do that to me".

Totally commendable and morally just. I really like this client, but timing is everything.

So what do you think? Let's run a poll, simply because Bill and Jacinta are running polls on a daily basis.

But we can do it on way more important topics than health, poverty and water taxes.

Text me A for the moral stand and B for the time is now, and I'll let you know the results next month. 021 280 8679.

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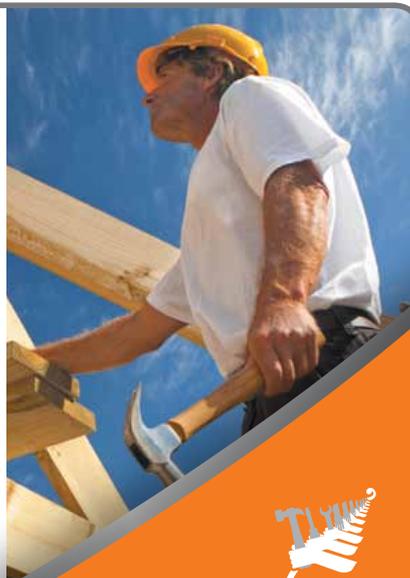
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THE BUSINESS SIDE OF CONSTRUCTION

Building Consents Information

For All Authorisations, July 2017

Dwellings	\$1,60,038,000
Domestic Outbuildings	\$18,651,000
Total Residential	\$1,78,689,000
Non-residential	\$576,456,000
Total All Buildings	\$1,755,146,000
Non-building Construction	\$31,310,000
Total Authorisations	\$1,786,456,000

Number of new dwellings consented

	Jul 2017	Jun 2017	Jul 2016		Jul 2017	Jun 2017	Jul 2016
Far North District	25	19	25	Horowhenua District	13	32	17
Whangarei District	48	64	48	Kapiti Coast District	34	36	20
Kaipara District	17	12	22	Porirua City	22	9	22
Rodney District	83	105	71	Upper Hutt City	23	23	12
North Shore/Albany Wards	197	292	233	Lower Hutt City	34	21	17
Waitakere Ward	42	45	72	Wellington City	56	147	27
Auckland Wards	274	344	485	Masteron District	14	7	10
Manukau/Howick Wards	52	55	79	Carterton District	13	16	13
Manurewa-Papakura Ward	55	19	79	South Wairarapa District	9	10	5
Franklin Ward	71	45	68	Tasman District	28	34	28
Thames-Coromandel District	37	32	23	Nelson City	28	12	10
Hauraki District	12	1	14	Marlborough District	22	19	33
Waikato District	61	51	70	Kaikoura District	1	4	2
Matamata-Piako District	7	21	16	Buller District	3	2	1
Hamilton City	102	76	114	Grey District	2	3	2
Waipa District	74	48	45	Westland District	1	5	2
Otorohanga District	7	2	1	Hurunui District	6	7	4
South Waikato District	6	3	9	Waimakariri District	51	35	164
Waitomo District	0	0	0	Christchurch City	300	139	235
Taupo District	32	27	19	Selwyn District	134	117	97
Western Bay of Plenty District	66	41	57	Ashburton District	19	13	10
Tauranga City	179	162	150	Timaru District	16	13	24
Rotorua District	6	12	5	Mackenzie District	9	12	5
Whakatane District	6	9	7	Waimate District	5	2	1
Kawerau District	1	0	0	Chatham Islands Territory	0	0	0
Opotiki District	2	4	2	Waitaki District	8	8	4
Gisborne District	8	5	4	Central Otago District	30	35	27
Wairoa District	0	0	0	Queenstown-Lakes District	207	102	93
Hastings District	23	21	20	Dunedin City	36	30	42
Napier City	19	36	21	Clutha District	3	7	3
Central Hawke's Bay District	4	2	4	Southland District	9	11	5
New Plymouth District	36	41	46	Gore District	3	1	1
Stratford District	2	4	6	Invercargill City	10	6	5
South Taranaki District	6	1	4	Area Outside TA	0	0	0
Ruapehu District	2	2	2				
Wanganui District	9	7	9	Total	2762	2560	2811
Rangitikei District	4	3	2				
Manawatu District	11	15	13				
Palmerston North City	25	20	24				
Taranaki District	2	1	1				

- 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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SPORT TODAY

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Trivia Quiz (see page 39).

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Breakfast co-host Kent

Johns, and be in to win a

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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, along with upcoming events, 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 answer Kent's Sports Trivia Question on the opposite page, where we'll be giving away cool prizes to the winner!



Another Warriors season goes down the gurgler

It's been another NRL season, and another season of expectation down the gurgler for the Warriors.

I have friends who love the team so much they actually couldn't bear to watch by the end. That's how bad this season was — fans gave up. And some have now given up hope (let alone faith).

This club is so incredibly fortunate it has such a passionate, rusted-on fan base — but once the apathetic bug bites it is hard to find a cure.

It is apparent the club is now building for the future. Coach Stephen Kearney is slowly and quietly moving players on who he doesn't rate, and next season's squad will look much different, particularly the forward pack.

Gone will be Ryan Hoffman, Ben Matulino and Charlie Gubb. And I don't expect contracts will be offered to Jacob Lillyman and Bodene Thompson.

Keiran Foran is off to the Bulldogs after an ill-fated season in the halves, which opens up an opportunity for young Ata Hingano to forge a partnership with marquee player Shaun Johnson.

Hingano impressed this season with only limited opportunities at stand-off, and was probably the most impressive of the young brigade given a crack in first grade.

But patience from some fans has worn paper-thin to the point where it doesn't matter what

changes are made or even suggested, they will be met with scepticism and derision. They've heard it all before so why should they now be confident about the future?

Let's not forget too, the Warriors Under 20s team was dreadful this season. They won only three matches and had a minus 496 points differential.

Even putting aside the fact the better players are already playing senior football, this illustrates a genuine lack of depth across the board for a club who only recently was winning titles at that level.

Perhaps of greater concern though is the possibility Roger Tuivasa-Sheck and Simon Mannering could leave after next season.

The club's two most consistent performers will be free to look elsewhere beyond 2018, and who would blame them if they thought they had a better chance of success away from Mt Smart?

I am assured coach Kearney will be given time to implement his rebuilding plan, but what if not much progress is seen next season?

You can only ask so much of a fan base starved of winning, and some are at breaking point, so the 2018 NRL season is shaping as the most important for the Warriors since they proudly entered the competition in 1995.

As for a Warriors player of the season, I see it as a two-horse race. And the candidates are the two guys the club can least afford to lose, captain Tuivasa-Sheck and Mannering.

The skipper played all but one game in 2017 and tried his guts out, and was easily the club's most impressive back.

I'd give it to Mannering though, again (again!). He was the second highest tackler in the competition, averaging 45 tackles per game. He

also had easily the most runs of any Warriors forward, and had 22 offloads for the season — no other Warrior had more than 15.

This would be his sixth player of the year award (no one else has three) and, I swear, the moment he leaves the club they'll have to rename that trophy in his honour.

James Gavet had an excellent season but missed 11 games through injury, and whilst Shaun Johnson was good early on, he didn't play enough games to truly threaten.

* * *

There has been some good chat around the most desirable opponent for the All Whites in the World Cup play-off in November, when they will play the fifth-best team from South America — and with only two rounds of games left we are none the wiser.

Brazil has already qualified, and Bolivia and Venezuela can't make it. Everyone else, including highly competitive nations such as Uruguay, Colombia and Paraguay, are still jostling for the other three automatic qualifying places.

Ecuador may present the toughest assignment because New Zealand would have to play the away leg at high altitude.

And whilst Argentina, who currently occupy fifth spot, present a potentially scary proposition, they aren't playing particularly well.

It'll all come out in the wash in October, but any opponent would be favoured against our boys.

I don't think we have the right to expect the All Whites to win over two legs.

That being said, who wouldn't want to see Lionel Messi in Wellington come the end of November?



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

SPORTTODAY TRIVIA QUESTION

This month's Sport Today Trivia Question:

Which English Premier League club did All Whites striker Chris Wood sign for recently?

- A: Everton
- B: Burnley
- C: Huddersfield Town

To enter the quiz, email A, B or C in the subject line to

**andrew@buildingtoday.co.nz
by 5pm on October 4, 2017.**

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Allesha's our latest winner!

Congratulations go to Allesha Green of Auckland, who won a Showerdome and five Lenox Metalmax diamond abrasive blades after correctly answering last month's Sport Today Trivia Quiz questions. They were:

1 Who did Roger Federer beat in the Wimbledon men's singles final in July?

Marin Cilic

2 Who was runner-up to Jordan Speith at golf's Open Championship at Royal Birkdale recently?

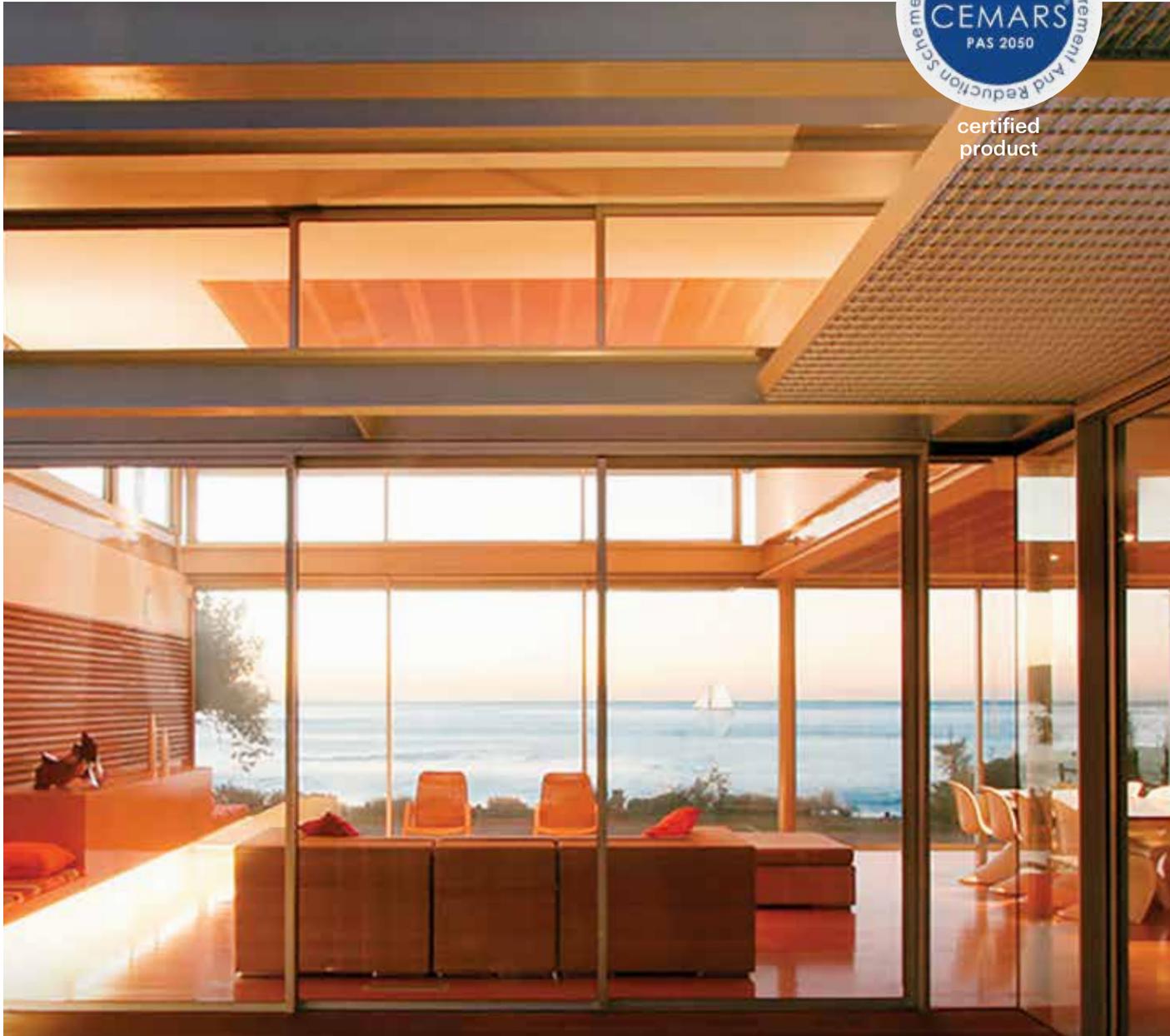
Matt Kuchar

3 In 36 Super Rugby matches this season how many times did an Australian franchise defeat a New Zealand team?

0



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