

BUILDING TODAY



THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION

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THE YEAR
NATIONAL
FINALISTS
ANNOUNCED

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FROM THE EDITOR

It's been five years since the Department of Building and Housing was swallowed up by the Ministry of Business Innovation and Employment (MBIE).

Whatever the reasoning behind the move, it's highly questionable whether it was the right move for the construction industry.

Columnist Mike Fox gives readers a run down on past governmental ministries serving this country's construction sector, and presents his typically blunt views on the functionality of the current MBIE structure.

We also profile the 10 finalists who will battle it out early in November for the title of Registered Master Builders CARTERS 2017 Apprentice of the Year.

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Who will become Registered Master Builders CARTERS 2017 Apprentice of the Year?

The future leaders of New Zealand's construction industry are preparing for a showdown at the Registered Master Builders CARTERS 2017 Apprentice of the Year competition in November.

Each finalist has already demonstrated their high level of knowledge and professional skills on the tools in their respective regional competitions, which earned them the title of regional Apprentice of the Year and a place at the national competition.

To take out the top prize the apprentices will undergo an intensive 45-minute interview with the national judging panel, then they will compete in a practical carpentry challenge, the product of which will be

donated to a local charity.

The practical challenge, which the public is invited to attend, is being held on Friday, November 3, at the ASB Showgrounds in Greenlane, Auckland.

This year the competition is taking place alongside the Auckland Build Expo, which brings together industry professionals and leaders from across the construction sector.

The winner of the Registered Master Builders CARTERS 2017 Apprentice of the Year will be announced at an awards dinner following the practical challenge.

Introducing the Finalists:



Seth Foote
Northern

The 26-year-old from Warkworth trained through the Building and Construction Industry Training Organisation (BCITO), and is employed by Brackenridge Builders.

The judges say Seth is ambitious and energetic, and they were impressed with his passion and knowledge of the industry.

"Seth had a well presented on-site build with a high standard of workmanship.

"He has a great collection of tools — he may even need a bigger vehicle as his assortment of tools is so big!"

"Seth is a great carpenter and a worthy recipient of this award. We look forward to seeing him at the national competition."



Logan Alderson
Auckland

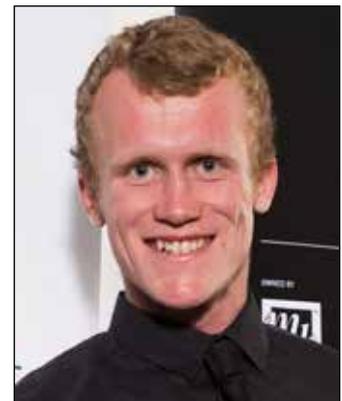
The 20-year-old from Manurewa trained through the BCITO, and is employed by CS Building.

Logan impressed the judges with his passion and maturity far beyond his age, and his grasp of his building environment.

"Logan brought knowledge, enthusiasm and quiet confidence to the competition.

"His employer spoke of his can-do attitude, enthusiasm and loyalty, and this definitely shone through throughout the competition.

"Logan is a worthy recipient and clear winner of this year's award. He has an exciting future ahead of him in the industry," the judges said.



Matthew Abbott
Bay of Plenty Central Plateau

The 22-year-old from Tauranga trained through the BCITO, and is employed by Calley Homes.

The judges say Matthew conducted himself extremely well in the interview and site visit.

They were also impressed with the excellent knowledge he had of his project.

"Matthew is a very confident and self-driven person who will go far in the building industry.

"He is an outstanding young individual with a knowledge base that far exceeds his age," the judges said.



Vincent Hubbard
Waikato

The 24-year-old from Hamilton trained through the BCITO, and is employed by Urban Homes.

The judges praised Vincent's excellent attention to detail, and say he is a well-rounded individual and a worthy recipient of the award.

"His knowledge of his project plans and the materials used, as well as his workmanship, was of a very high standard. He also displayed good knowledge of regulatory requirements.

"Vincent's rapport with his employer, peers, subcontractors and clients alike, is a credit to himself. He has a very bright future ahead of him."



Atigiapa Meyrick
Central North Island

The 23-year-old from Palmerston North trained through the BCITO, and is employed by Isles Construction.

The judges were impressed by Atigiapa's enthusiasm. They say his preparation played a major role in his win.

"Atigiapa's attitude to the competition was refreshing and a great example of what a young person can achieve if he sets his mind to it.

"His presentation was outstanding in all areas, and his attention to detail during the site visit was beyond what the judges would expect from someone his age. His employers are very lucky to have such an outstanding young apprentice and an extremely likeable young man."



Jack Clifford
Hawke's Bay East Coast

The 24-year-old from Napier trained through the BCITO, and is employed by Christie Builders and Joiners.

The judges were wowed by Jack's wisdom and demeanour, and say he is a very well-rounded individual.

"Jack is a measured young man, with a quiet determination to succeed and do the best he can for himself and his employer.

"He has a fantastic knowledge of the industry, and is a well-deserving winner of this award. We wish him all the best for the national competition."

Continued page 6

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From page 5



Jamie Gaskin
Lower North Island

The 22-year-old from Lower Hutt trained through the BCITO, and is employed by Black Sheep Construction.

The judges say Jamie is a worthy winner of the award, with his confident attitude and in-depth knowledge of his building project.

“We were very impressed with the way Jamie has taken his project from initial concept to construction, being involved in all aspects of pre-planning, consenting and construction.

“Jamie is a very well-rounded builder and a credit to his employer, who has given him the opportunities to shine.”



Olivia Ward
Upper South Island

The 22-year-old from Seddon trained through the BCITO, and is employed by Hunt Construction.

The judges were impressed by Olivia’s passion and skills. They say her knowledge clearly puts her at the top of this competition.

“Olivia is everything you would look for in an apprentice. She is keen to learn new skills and to learn about the products she is using on site.

“She is a well-rounded person and is a credit to her employer and trainers. She may well be a significant role model within the industry in the future.”



Samuel Faid
Central South Island

The 20-year-old from Christchurch trained through the BCITO, and is employed by Jina Andrews Construction Ltd.

Judges say Sam was involved in all parts of his project, and proudly demonstrated how these were completed to a very high standard.

“Sam helped lead a strong Health and Safety culture, and has the utmost respect from his peers on site.

“His employer confirms that he has a skill level and passion beyond his years, and has an exciting future ahead of him in the industry.”



Josh Atkins
Southern

The 25-year-old from Queenstown trained through the BCITO, and is employed by Bayshore Builders.

Judges were impressed with Josh’s in-depth and detailed knowledge of the building industry.

“Josh’s attitude to keep learning all he can, including sustainable and eco-building and alternative methods of construction, is a big positive. He communicates well with his employer, fellow workers, subcontractors and clients. His very high standard of workmanship and his drive to be the best was displayed at all levels of the process, and he is deserving of first place.”



Major refurbishment and strengthening of Wellington office building wins award

The Aurora Centre, previously an ageing 1960s tower in Wellington, was transformed into an ultra-modern office block, and is located where the Ministry of Social Development offices are based in Wellington.

This comprehensive refurbishment and seismically-strengthened rebuild took out a National category win at the 2017 New Zealand Commercial Project Awards.

Nick Morris, from L T McGuinness, says winning the James Hardie Commercial Project Award was a great feeling, and was incredibly rewarding considering the high calibre of projects in the competition.

"We were very grateful for the award. It was a big team that put in a lot of hard work, and it's fantastic to be recognised for it. We definitely enjoyed ourselves throughout the project, and I think that shows in the end result," he says.

Mr Morris says the project's unique challenges made it stand out from the other entrants.

"The Aurora Centre is made up of six individual buildings joined together. We had to demolish an existing building and rebuild it on a very tight site.

"We had to re-strengthen an existing 18-storey tower with brand new technology, and we also had a car park building underneath that we had to keep operational the whole time," he says.

"We definitely had some tricky things to deal with, but this gave us a leg-up on the competition, and we are very pleased with the result."

Mr Morris says the November 2016 7.8 magnitude Kaikoura earthquake that heavily impacted on Wellington was a good test for the building's seismic strength.

"A huge focus for the building owner Kiwi Property was seismic strength and creating a robust asset. This meant we had very tight structural tolerances that we had to build to, and which could accommodate lots of movement.



The comprehensive refurbishment and seismically-strengthened rebuild of Wellington's Aurora Centre took out a National category win at the 2017 New Zealand Commercial Project Awards.

"The building performed really well through that severe earthquake, and the tenants were able to be back in the building at 10am the following day."

The judges were impressed by the building's seismic strength and complete refurbishment.

"Seismic strengthening and comprehensive refurbishment of this large Wellington office building included the simultaneous demolition of a multi-storey annex, and construction of a larger structure in its place," they said.

"The project was undertaken in multiple stages while maintaining access through the building to an adjacent car park. Careful planning and programming were critical to its success in meeting deadlines, and keeping workers and the public safe."

Mr Morris says the award boosted team

morale and encouraged everyone to continue to work to a high standard.

"We have quite a few high-profile projects on the go, so winning the James Hardie Commercial Project Award was great encouragement for the team to continue to showcase our high standards at L T McGuinness."

The company is looking forward to the 2018 New Zealand Commercial Project Awards, in which they are entering more Wellington-based commercial projects.

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

Supreme build captivates judges with stylish and precise finishings

A striking Timaru home has taken out a Supreme Award at the Registered Master Builders 2017 House of the Year competition.

Richard Phiskie of Dimension Building Ltd was awarded the Mid and South Canterbury Registered Master Builders 2017 Supreme House of the Year, a Gold Award and Category win for the New Home \$550,000 to \$700,000 award.

The company also won the Craftmanship Award for the same Timaru property.

Mr Phiskie says winning the Supreme Award was an exciting moment for his team, and adds another notch to the company's belt.

Dimension Building Ltd has now won a staggering 15 House of the Year awards since it started entering the competition three years ago.

"We are incredibly proud of the team. This Supreme Award demonstrates that we are consistently producing high quality work, and it really helps us build our company's profile and reputation in the community," he says.

The judges were impressed with the way the home was designed for the site, and praised its striking entry from the street.

"The exterior flows inside, drawing you in and exposing you to the stylish interior. This then flows out to the private outdoor living area.

"The use of multiple cladding in the design has created many bespoke details that required accurate and precise finishing.

"The builder has executed the detailing perfectly, with every aspect of the build showing a high level of workmanship and passion for the project.

"It was a pleasure to judge this outstanding home," the judges said.

The result reflects the collaborative effort made by the home owners and builders. Mr Phiskie says the use of materials and its interior design make it a stand out.

"The home owners put a lot of trust in me with regards to the design and layout of the home, but they played a major part in nailing the interior design.

"It was definitely a collaborative effort. We are incredibly pleased with the very cohesive



This Timaru home built by Dimension Building Ltd was awarded the Mid and South Canterbury Supreme House of the Year, along with a Gold Award, Category win for the New Home \$550,000 - \$700,000 Award, and the Craftmanship Award.



result," he says.

"There were a few challenges throughout the build though, especially with the low roof pitch — this was tricky to get right, but we managed it really well."

Mr Phiskie praises the Registered Master Builders Association for the recognition afforded to members through the House of the Year — and the networking opportunities that

are made readily available to members of the organisation.

"It really showcases our high standard of work in every single job we complete, and the pride we take in our work," he says.

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



National Sponsors



Improved indoor flow benefits 'special project'

A historic Christchurch home has taken out a Supreme Renovation Award at the Registered Master Builders 2017 House of the Year awards.

John Hamilton Construction was awarded the Canterbury 2017 Registered Master Builders Renovation of the Year, a Gold Award, and Category win for the Renovation over \$1 million award.

Mr Hamilton says winning the award was a great feeling, and fantastic recognition for his team's hard work on this special property.

"We knew we had a special house and that we might have a good chance at an award. This was our first regional Supreme award, so we were really happy to come away with that result," he says.

Mr Hamilton says the interior of the house was completely reconstructed to improve the flow.

"We wanted to get the flow of the house working better so that it would be more user-friendly for the home owners. We opened up the house a lot more so that the overall space was used much more effectively."

John Hamilton Construction specialises in quality renovations and extensions to heritage and character homes, and Mr Hamilton says they were honoured to work on this iconic and historic Christchurch home.

"This style of historic home adds so much value to the area, so this was a very special project that we worked hard on to get the best result for the home owners," he says.

"The most challenging part of the project was definitely dealing with the slate roof and holding this up while we were doing all of the internal renovations. That was hard to manage — however, the end result made it well worth it."

The historic and much admired Fendalton home has been virtually re-built from the inside, and the judges acknowledged the hard work that had gone into the winning renovation.

"The skill of the builder is very clear as the house has been strengthened, repaired, modernised, extended and remodelled to ensure it lasts another 100 years."

The judges were also impressed by the way solar heating and other sustainable features



This Fendalton, Christchurch, renovation by John Hamilton Construction was awarded the Canterbury 2017 Supreme Renovation of the Year, along with a Gold Award, and Category win for the Renovation over \$1 million Award.



had been added.

"Details have been reproduced perfectly, and the décor, although contemporary, completes the project to produce a very comfortable family home for modern living."

Mr Hamilton looks forward to the national competition in November, and says winning the award is great for the reputation of his company.

"It is fantastic recognition of all our hard work over the last 30 years. It gives us that

acknowledgement for the high-quality work we produce," he says.

Mr Hamilton has been a Master Builder for more than 15 years, and values the Registered Master Builders Association for the high standard of work it promotes, and the ability to network with other members.

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



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Public invited to help shape waterfront access

The public's ideas on how Auckland's Eastern Viaduct could be shaped when it becomes free of public car parks are being welcomed by Auckland Council's regeneration agency, Panuku Development Auckland.

Public parking next to the Maritime Museum will be removed for good following the completion of the Volvo Ocean Race in March 2018.

This is being done to prioritise the space for pedestrians and cyclists, and improve the connection between the waterfront corridor and Wynyard Quarter.

Panuku invited people to visit the area from September 30 to October 1 to play the Place Game, a Project for Public Spaces tool that allows participants to share their thoughts on a space.

To help people imagine Eastern Viaduct free of public car parks, parking was temporarily off limits to make way for The Auckland On Water Boat Show.

Waitemata Local Board chair Pippa Coom says it is fantastic that Panuku is taking steps to create a safer and more attractive space that prioritises people at the Eastern Viaduct.

"The Board supports a new public space which will enhance connections between the waterfront and city centre to cater for the growing numbers of visitors, workers and residents," Ms Coom says.

The project is one of a number proposed as part of the refreshed city centre and waterfront plan, which Auckland councillors agreed to advance at a planning committee recently.

Once public parking is closed, some vehicle movements on Eastern Viaduct will continue. Parking for berth holders will remain



Public parking in the dotted area on Auckland's waterfront is being removed to prioritise the space for pedestrians and cyclists, and improve the connection between the waterfront corridor and Wynyard Quarter, which is accessed by the pedestrian bridge at the top of the photo.

unchanged, and service vehicles will be permitted access to deliver to businesses and restaurants on Viaduct Harbour.

Panuku's Rod Marler says the removal of public car parks will improve connectivity, legibility, and visibility across the waterfront, and encourage more people to explore the area, which sees about 1.9 million people pass through each year.

"This is a great opportunity to design a quality public realm that prioritises pedestrians and cyclists, improves safety and enhances the quality of the visitor experience."

The nearest public parking to Eastern Viaduct is in Downtown car park, which has more than 1900 spaces, including 19 mobility car parks.

More mobility car parks are available on Princes Wharf and in Wynyard Quarter.

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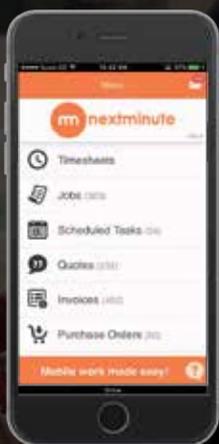
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Advances in re-levelling products and processes for buildings have created cost-effective and less invasive alternatives to traditional underpinning methods.

For builders and developers, innovative solutions such as Teretek engineered resin from ground engineering specialist Mainmark can also increase the ground's bearing capacity.

This ground treatment can help to re-level and re-support an existing structure, and avoid the need to replace foundations or rebuild sections of a dwelling when renovating or adding the extra load of an extension.

Extreme weather events, including periods of drought followed by heavy storms, can affect the ground on which a house sits, with changing levels of moisture causing soils to contract and expand. Many buildings in coastal areas also sit on sandy, shifting soils.

These are just some of the environmental factors that can contribute to ground instability and weakness, leading to building subsidence. The resulting damage this can cause to a home, including uneven floors and cracks starting to appear in the structure, is often a catalyst for property owners to decide to undertake a renovation or extension.

Teretek engineered resin is injected into the foundation soils beneath a structure's footings, in a process likened to keyhole surgery.

The unique two-in-one solution delivers ground improvement and re-levelling of the building by increasing ground-bearing capacity, filling voids, and minimising soil deformation, at a significantly lower cost than traditional underpinning.

Mainmark technicians inject the resin beneath the sunken sections of the affected structure using their fast, precise and controlled method.

It's possible to raise and re-level strip footings, raft slabs, and "waffle-pod" slabs, as well as infilling slabs and driveways, using Teretek.

"We have seen the issues that can arise when building works, from single dwellings to multi-residential and commercial developments, are carried out without the appropriate foundation ground support," Mainmark NZ regional sales manager James O'Grady says.

"Defects such as cracks in walls and sinking foundations are likely signs of serious structural issues that may present or be exacerbated if ground-bearing capacity is not addressed prior to adding a second storey or an extension to an existing structure.

"Despite extensive use in a range of environments, including resolving complex ground engineering problems for civil infrastructure, residential, mining, commercial



Teretek engineered resin can help to re-level and re-support an existing structure, and avoid the need to replace foundations or rebuild sections of a dwelling when renovating or adding the extra load of an extension.

and industrial sectors, engineered resin is still an unfamiliar solution to some in the building industry.

"Resins have been used for more than 25 years and have a proven performance history.

"This is now internationally recognised as one of the most advanced ways to improve ground-bearing capacity and re-level structures, and a highly effective way to resolve issues quickly," Mr O'Grady says.

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Opus awarded first NZ BIM Level 2 certification

Opus International Consultants has been named as the first company in New Zealand to be awarded BRE's highly sought-after Building Information Modelling (BIM) Level 2 certification for three of its New Zealand offices.

Awarded by BRE Global, the BIM Level 2 Business Systems certification is increasingly being used by engineering and infrastructure companies.

It provides world-leading collaborative working processes for improving the quality of information provided at the design, construction and operational phases of an asset's lifecycle — from earliest conception right through to its demolition.

BRE Global is an independent, third-party approvals organisation, offering certification of products, services and systems to an international market.

It is part of the BRE Trust, the largest UK charity dedicated specifically to research and education in the built environment.

Opus group director of buildings Lee Arasu says while the New Zealand-listed company was the first in the country to receive BRE Global's certification, he anticipated the industry would soon follow because of client expectations to reduce long-term asset ownership costs.

"Internationally, the building industry is increasingly using BIM to plan and mitigate issues, and many clients even demand it," Mr Arasu says.

"By making building design and planning processes more efficient, BIM provides a multitude of opportunities for cost savings while improving competitiveness.

"Through our own BIM Level 2 certification, we will be able to offer our New Zealand clients a world-leading service that will help them better capture and manage their data, and enhance the value of their asset."

Opus chief executive David Prentice says BIM was underpinning new innovations in the sector that would have a tangible impact on

how buildings and other assets are designed and project managed.

"It's clear that the innovations emerging in response to the use of BIM will shape the future of the industry. It is part of the movement towards smart use of big data and a more connected society," Dr Prentice says.

"New Zealand should be one of the frontrunners in maximising the use of this technology, just like we are in many other industries.

"As innovators ourselves, it was the inherent innovative methodologies behind BIM that catalysed Opus to integrate it into the way we think, design and plan our projects.

"Of course, the added bonus is that BIM helps us to also deliver innovation, value and service excellence to our clients," Dr Prentice says.

BIM was developed in response to demands from the British Government to better manage information about the projects it was funding, but its success has led to it being adopted by the wider industry.

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The Landing takes shape



Construction of two new buildings in Stage two of The Landing have recently been completed at the new retail and mixed-use centre in Christchurch's Wigram Skies community.

The latest section of the project includes the addition of The Good Home Bar to the existing town square dining precinct, and a generous retail and office space housing tenants such as Hells Pizza and Smarty Pants amongst others located on The Runway, The Landing's main thoroughfare.

Once completed, Stage two will boast a 3509sq m site area, including 1800sq m of retail, 600sq m of office space, and 451sq m of hospitality spread across three buildings.

The Buchan Group was appointed by Ngai Tahu Property Ltd in June 2010 to design key components of The Landing's retail and office buildings.

The precinct will be home to retail, dining, commercial and community facilities in a high street-style environment.

Built around a town square, The Landing will cost around \$20 million, and will act as a social and economic drawcard to Wigram Skies' master planned community south-west of Christchurch. Stage One was completed in mid-2015.

The Buchan Group, in conjunction with Kamo Marsh Landscape Architects, has designed The Landing's two significant features — the public town square and The Runway, a high street featuring a continuous, "folded" roof.

The Buchan Group associate Gavin Gillson says The Landing would be brought to life with a design that would encourage visitors to take time out, relax and appreciate their surroundings.

"The centrepiece of The Landing is the town square, and restaurants and cafes that spill out into this common area, creating a piazza-like environment," he says.

"Complementing the Stage One environment, The Good Home Bar provides an additional dining location for visitors.

"The Landing incorporates many soft and hard landscaping elements, which are both traffic and pedestrian-friendly, enhancing the area's access and urban appeal.

"In particular, The Runway's varying roof height adds depth and elevation to the area, providing shoppers with a distinct space that is visually appealing and user-friendly.

"Practical and environmental factors, including protection from the elements, has also been incorporated into the design of bus stops and bicycle paths.

"This has been complemented by sufficient and well-placed car parking in the northern and southern precincts.

"The addition of an award-winning medical centre to the master plan has strengthened the community offering as a one-stop shop destination for locals."

The project is due for completion by 2018, by which time close to 1800 homes and 4000 residents will call Wigram Skies home.

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Electrical industry 'Oscars' announced

Exceptional electrical projects from across the country have been honoured in the Master Electricians Excellence Awards 2017, announced recently at the Langham Hotel in Auckland.

Held every two years, the awards represent industry recognition of the very highest achievement of electrical contractors in applying innovative solutions and quality workmanship in challenging electrical projects.

Invercargill-based Electrical Contractor EIS took top honours for its work on Project Shotover, the upgrade of Queenstown's wastewater treatment plant.

EIS had taken three out of 18-finalist spots for the full design and build service for the electrical and automation components of the state-of-the-art plant.

It was named as winner of the Skills Industrial Automation Award and the overall Master Electricians Excellence Award which

exemplifies excellence in the electrical industry.

"In every area there was exceptional planning, workmanship, innovation, and initiative — all attributes displaying and exemplifying excellence," the judges said.

Titirangi-based STS Electrical won the Ideal Electrical Suppliers Medium Contract Awards for the spectacular lighting for Auckland's Whoa! Studios family experience.

Ground-breaking work

Blenheim-based Advanced Electrical won the Corys Electrical Energy Efficiency Award for its ground-breaking work on an exceptional new "energy neutral" home on the Marlborough Ridge Estate.

Three Christchurch companies also took top awards. McGregor Electrical took out the J A Russell Ltd Award for its work on the Wilson's Mill garden and venue near Kaiapoi.

Melray Electric won the Powerbase Major Contract Award for the new Clinical Services and Radiology Building at St George's Hospital.

And Aotea Electric won the LCNZ Lighting Award for the installation of the stunning lighting at Christchurch Casino.

Record number of entries

Master Electricians chief executive Neville Simpson said there had been a record number of entries for the awards this year.

Judges visited a wide range of projects before narrowing down the 18 finalists across six categories.

"The awards are a great opportunity for businesses to showcase their workmanship and innovation, and be given the chance to compete with industry peers," Mr Simpson said.

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BT's Back in Time

20 years ago:

- The \$121 million Wellington railyards stadium project (now known as Westpac Stadium) was given a boost after Fletcher Construction agreed to guarantee \$4 million worth of unsold private boxes.

The company had won the tender to build the stadium, which was to create 500 jobs. The guarantee was a fall back position in case sales targets were not met when the stadium was completed.

Stadium trust chief executive David Gray said it demonstrated the positive attitude to making the 34,500-seat stadium a reality.

15 years ago:

- RMBF chief executive Chris Preston warned that pre-purchase house inspections could be a risky business for members to undertake.

"Builders could be liable," Mr Preston said. "You will need adequate insurance and a proper contract with the client spelling out what you are inspecting and what you are not.

"Members undertaking pre-purchase inspections or inspections to check weathertightness for a fee or even for free on other builders' houses can be liable for any oversight or, at the very least, involve them in costly lawyers' bills.

"The RMBF's advice is if it's not your main line of business, if you don't make money and don't have insurance, do not do it," he said.

10 years ago:

- GreenBuild, a national online resource for comparing the environmental and technical characteristics of building products, went live to the industry.

GreenBuild was the first product database of its kind to address the growing demand for independent information on the environmental impact of building products.

Masterspec, Building Research and Green New Zealand were equal shareholders in GreenBuild and, as a shareholder in Masterspec, the Registered Master Builders Federation was on board with the initiative.

"The long-term goal is to create a virtual library where architects and specifiers can quickly and easily compare products, choosing the one that is best for the environment given the context of their particular project," GreenBuild spokesman Graeme Finlay said.

With more than 12,000 building products listed on the site, the job of independently assessing each one was a formidable task, he said.

5 years ago:

- Housing New Zealand launched 24 redevelopment projects across Auckland to build and refurbish at least 150 houses — some to be state rentals, and the rest for private ownership and other social housing providers.

The 24 projects, which cost approximately \$45 million, were to be delivered in partnership with the private and community housing sector, and would be completed over two to three years. Most of the sites included were located in West Auckland.

The sites included 80 old state houses on large, under-utilised sections. The design, final number and layout of properties, as well as tenure, were to be determined in conjunction with private sector partners.

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Ngaruawahia High School's sound shell and stage reigns supreme



Judges were impressed with the complexity of Ngaruawahia High School's sound shell and stage which was the Supreme Winner of the 2017 BCITO Build-Ability Challenge. The entry also took out the Best Video prize in the competition.

Ngaruawahia High School is the Supreme Winner of the 2017 BCITO Build-Ability Challenge after its sound shell and stage took centre stage in the competition.

The judges were impressed with the complexity of the student's construction which took out the Supreme Award and the Best Video prize — two out of the three awards on offer.

Teams from 14 schools across the country have spent the past few months competing in the Building and Construction Industry Training Organisation's (BCITO) Challenge.

They have had to plan, design and build a project which would make a difference to their school or community.

BCITO chief executive Warwick Quinn says the quality of this year's entries has been truly outstanding.

"We have definitely seen the students thinking about what projects would benefit their school or community."

Ngaruawahia High School's students worked together to build an outdoor stage area with a sound shell for the school's eco-village. It will be used for dance, music and drama performances put on for the wider school.

"The dome is very well constructed and, what's more, it looks fantastic," BCITO Group Manager Stakeholder Engagement Greg Durkin says.

"The judges were impressed by the complexity of the shell and the integration of the many angles used. The result is a structure that is robust and incorporates an interesting design element."

The team's progress was clearly documented utilising their builders-log blog posts that told a great story of working with the wider community to create something that will be a great focal point within the school.

"Creative use of video made this an entertaining build to watch during the 19 weeks of the Challenge," Mr Durkin says.

As the Supreme Winners, the students have won individual prize packs, a trophy and a \$1000 voucher for their school's Technology Department. Their Best Video title has also won their school a GoPro Camera.

The People's Choice Award, which is judged on the number of votes placed by the school's community, went to Howick College who built a series of garden features for their school's environmental fruit garden. In total, more than 5500 individual votes were cast.

The Build-Ability Challenge is a key part of the BCITO's strategy to attract new apprentices and demonstrate the opportunities of a career in the trades.

The Challenge integrates with the Building, Construction, and Allied Trades Skills (BCATS) National Certificate, allowing students to earn unit and achievement standards which can give them a head start on their construction training.

"The students who took part have had hands-on experience of what an apprenticeship offers, and will be better equipped to pursue a career in the trades after they finish school," Mr Quinn says.

"We are committed to supporting and empowering as many young New Zealanders as possible to pursue an apprenticeship, offering a practical solution to the skills shortage in New Zealand's building and construction sector."

Check out the schools' projects, and find out more about the Build-Ability Challenge at www.buildability.co.nz.

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The water-based treatment process also gives a more consistent finish and does not alter the



appearance of the board.

It is now available from building merchants across New Zealand. For more detailed

information regarding installation and design guidelines, refer to the Strandsarking technical brochure at www.laminexnewzealand.co.nz.

When is a fixed fee contract not a fixed fee contract?

Timothy Bates and Sabine Boyd of Auckland law firm Legal Vision, review the decision in a July 2017 case involving a disputed “fixed fee contract”

This month’s article reviews the July 2017 decision of *Jefferson and Wilson v Straw Homes Ltd and Another*.

Introduction/summary

Straw Homes Ltd (S) was employed to build a home for Mr Jefferson and Ms Wilson (J).

There were delays and cost overruns in the work completed by S, which J refused to pay for. J purported to cancel the contract, employing other contractors to complete the works.

S brought a claim for its unpaid invoices, and J subsequently made a counterclaim against S and its principal (the second respondent, Mr Neill), alleging negligence.

J claimed this was a fixed fee contract, and sought damages for the costs of completing the new house.

The District Court found this was not a fixed fee contract. It found that S was negligent in failing to advise J of the cost implications of building a larger house, but found that J had not suffered any loss and, therefore, dismissed the claim.

The facts

On September 30, 2008, J signed a building contract with S. The contract price was not stated, there was no description of the contract works, and there was no completion date.

J had limited funds to spend on the new build, and had set themselves an upper limit of \$600,000 to complete the build. S was made aware of this.

J engaged an architect who drew up plans for them, one design having a floor area of 414sq



m, and the other design having a floor area of 375sq m.

The size of the upstairs area and the overall design was not settled when Mr Neill obtained prices for the estimate he provided to J.

An estimate of the house given by S was \$646,060.53 excluding GST for a house with the floor area of 278sq m, and recorded that this was “a price estimate for the [appellants’] home”.

A second version of this estimate was prepared which included the use of the words “this is a fixed price estimate of \$646,060.63 etc”, which J requested be inserted into a copy of the signed contract as the “contract price”.

No other changes were made to the copy of the contract. It continued to describe the contract as “managed labour only”, and no other plans or description of work was attached to the contract. It was this version of the contract that was supplied to J’s bank.

Following the granting of consent, work commenced in May 2009. During the building process, many changes were made to the design of the house, as suggested by Mr Neill and agreed to by J.

In February 2010, J enquired as to the total costs required to finish the project. S responded, saying there was still approximately \$100,000 required to finish the build, excluding GST, electrical work and installation of the kitchen.

The relationship between J and S quickly deteriorated because of concerns surrounding the cost of the build, and the increasing number of unpaid invoices.

The District Court proceeding

S issued proceedings against J to recover the

unpaid balance of their invoices, being \$149,218.62.

J counterclaimed for a total of \$190,728.26, being the cost they incurred with another contractor in completing the build after cancelling the contract with S, less the balance owing if the contract had a fixed price.

They alleged breach of contract, negligence, breach of Consumer Guarantees Act 1993, misrepresentation and breach of section 9 of the Fair Trading Act 1986 (misleading and deceptive conduct).

J further claimed personally against Mr Neill (the second respondent) for negligence and misleading and deceptive conduct.

The District Court held that S was entitled to recover the unpaid invoices, and that Mr Neill was negligent in one aspect as to price escalation, but no loss could be proven as a result of his negligence.

Issue 1: Was this a fixed price contract?

The High Court held the words “contract price” could not be read in isolation, and the contractual matrix as a whole needed to be examined.

The question was “what a reasonable and properly informed third party would consider the words of the contract to mean”, otherwise known as the “objective intention” test.

In assessing what a reasonable and properly informed third party would consider the intended words to mean, the High Court concluded that the words “contract price” meant an estimate. A reasonable third party would be aware that S/Mr Neill was not in a position to provide a fixed price.

Further, if the parties had agreed to a fixed price, J would have been expected to protest the moment the price exceeded the “contract price”.

Instead, J was concerned with the number of hours that were still left to complete the build rather than the price still to be paid. Therefore, the District Court did not err in their decision.

Issue 2: Had the appellants proven loss caused by negligence?

On appeal, it is apparent that neither J nor S



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Has the creation of the MBIE delivered for

Building Today columnist Mike Fox documents the recent history of governmental building ministries and organisations, and questions whether the MBIE has been good for the industry.

It's been five years since the Department of Building and Housing was subsumed into the mega-ministry known as the Ministry of Business Innovation and Employment (MBIE).

So, is it time to take stock and see if the experiment has delivered benefits for the construction industry?

As a precursor, it might be helpful to map out some of the history. Originally, we had the Building Industry Authority (BIA) which was a separate small Crown entity, somewhat disconnected from Government and, unfortunately, found to be woefully lacking when the leaky building crisis unfolded.

In addition to this, other building regulations were scattered across other departments, including the Department of Internal Affairs and the then Ministry of Economic Development and Ministry of Housing.

Partly as a result of the Hunn report on leaky buildings, the Department of Building and Housing (DBH) was created around 2004 to give coherency, leadership and a much needed overview of construction, housing and tenancy matters.

For the first time, it brought together policy, regulatory and technical knowledge from various departments into one identifiable and accountable ministry.

It enabled working relationships to be formed, knowledge transfer, and for a clear focus on the industry to be developed.

The lesson from the leaky building crisis was that when something goes wrong within the building industry it can have high consumer impact and political fallout — not something that any politician looks forward to.

Over its seven years of existence, the DBH had a huge reform programme to implement, including matters such as builder licensing and the productivity partnership.

The DBH raised the profile of construction and enabled the Government to start to understand the size and complexities of what is a unique and hugely important sector to the economy.

It had its own chief executive and divisional managers so it was clear to see who was responsible for what, and the work streams being worked on.

It may not have always been perfect, but there



Mike Fox

was always dialogue with industry and a willingness to try and achieve a common goal — which was always a better performing industry.

Come 2012, and with as little as three weeks' notice, it was announced that a new mega-ministry called the Ministry of Business, Innovation and Employment was to be created, and that the DBH was to fold and be absorbed into the new entity.

The reason given was "bigger is better", and that the industry would be better served by a multi-faceted ministry that was business focused.

Zero consultation

There was zero consultation with industry as to what they thought of the new Ministry, or any disclosure of what the problem was that they were trying to fix in the old structure.

It brought together the following ministries under one organisation — the Ministry of Economic Development, the Ministry of Science and Innovation, the Department of Labour, and the Department of Building and Housing.

DBH staff ended up being scattered across various disconnected silos within the MBIE. For our industry, we immediately lost transparency as to who was responsible for what, and the valued working relationships slowly unravelled along with a perceived loss of focus and direction.

It appears that the MBIE has steadily turned into an inward-focused organisation when it really needs to be outward looking and industry-engaged. How can you make the industry better if you don't understand it or engage with it at a meaningful level?

Unfortunately, most of the sector knowledge that was built up within the DBH has now been lost through disenchanting staff attrition. It would be fair to ask what the MBIE has achieved for the industry over the past five years, as it appears to have been drifting somewhat.

The MBIE has also had to react to the Minister's follies whilst seemingly ignoring big issues such as land affordability, supply and sector capability.

Flawed and massively unwieldy structure

I am certainly not knocking the individuals within the MBIE as there are some real stars amongst them, but the structure they have been forced to work within appears flawed and massively unwieldy.

Add to this a non-engaging, confrontational minister, and what is a vital industry looks decidedly orphan-like.

The MBIE has one chief executive covering many industries and sectors, and he/she reports to something like 16 ministers — surely an impossible task in anyone's book?

An industry such as ours — which is collectively one of the largest employers and economic drivers in the country — deserves a level of service, representation and focus which is currently not deliverable through the current Minister or MBIE structure.

Our industry gets managed within the MBIE by third-tier managers who are certainly capable bureaucrats. However, they often have little understanding of our industry and, by position, lack the cut through and influence needed to make change.

When you look at the fee of \$2 on every \$1000 of every building consent that is skimmed off for the MBIE to do its job, there should be funds available to provide a more focused and construction-centric service.

On a \$6 billion industry, that is \$12 dollars of fees that go directly from our industry into the coffers of the MBIE annually.

the NZ construction industry?

It's only fair that this money is for the benefit of the industry and consumers as a whole, and should be reinvested back into the system to deliver better results, more investment in training, better information, and a regulatory system that is appropriate for today's challenges.

So, what should happen from here?

The prosperity of our nation is hugely impacted by the construction sector. Arguably, there has never been a time when a strong productive construction sector was needed.

With unprecedented workloads contrasted with shortages of skilled labour and declining productivity, we face a massive task. A 1% lift in productivity within our sector would lift our nation's GDP by \$4 billion — a massive return that is certainly achievable.

However, the opposite is currently happening. The momentum of Building Act reforms has stalled. We need to finish the job and move to the next level to deliver a more streamlined system focused on delivering quality buildings at reasonable cost.

Not all buildings are high risk, and one size does not fit all. Quality controls are important, and so is consistency across the country.

Regulatory and process over-design doesn't equal better outcomes — it just adds cost and delays. New building methods also need to be factored in, and the industry encouraged to explore new and better building systems.

It is well documented that the Building Act, the Local Government Act, the Resource Management Act and the regulations governing land subdivision are flawed when it comes to building, and are a barrier to delivering the outcomes needed to house people in an affordable, efficient manner. There must be progress on this.

Social and financial benefits

The new government must first acknowledge the huge importance of our industry, along with the social and financial benefits that come from a well-functioning industry and well-housed people.

They should appoint a new senior minister of

both construction and infrastructure. That minister needs to be prepared to engage and champion the necessary change.

This minister should be given the mandate to fix the problem and work closely with industry to come up with a truly workable system.

They will need to be supported by an identifiable and dedicated ministry focused solely on our industry. It is questionable that the current MBIE structure can deliver that support.

The industry is ready to step up and contribute to make those changes. However, without strong, engaging leadership and a regulatory system that is fit for purpose, and focused on delivering quality buildings and developments at reasonable cost, we will continue to slide backwards.

There is no such thing as standing still — the world moves on regardless.

• **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.**

Fixed fee contracts

From page 25

was challenging the District Court finding that S owed J a duty of care to provide accurate cost estimates before the work was commenced or variation work was undertaken, so that J was given the opportunity to make decisions so as to remain within their financial limits.

Whilst J argued that the District Court finding that J had suffered no loss was wrong, the High Court agreed with the District Court. It said it was incumbent upon J to establish to the balance of probabilities that it had suffered a loss as a result of breach of the duty.

Whilst evidence was given that the building works had cost more than J had anticipated, the simple fact was that J had received the benefit of these building works in the substantial completion of their house.

No evidence was adduced that the works paid for were not worth the value that was paid for them. Whilst there was a last minute attempt to introduce this type of evidence, it was not allowed.

Result

The appeal to the High Court was dismissed. This decision establishes that if a party to a construction contract wishes to succeed in an argument that it is a fixed price contract, clear and unequivocal language must be used.

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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A win-win outcome for moral and distressed business owners

Terry Sage of Trades Coaching New Zealand summarises the feedback he received from the multi-choice question he posed in last month's article.

I have to say the deepest cockles of my heart have been warmed, for two reasons.

One, there are gentlemen, and for that matter, ladies as well, who are business owners.

How do I know this? Because the overwhelming response to last month's article was "A" — one of the multi-choice answers to a question I posed in last month's article, which indicated no lack of moral fibre amongst business owners out there.

The second reason — I actually received some responses to the article, which means people actually read the drivel I write. And you have no idea how happy that made me feel.

Many of the replies had messages attached as to why the vote was for A, which was very handy, especially the second one.

I read the first reply quickly while walking to a meeting, and it made absolutely no sense, probably because I read "ponce" instead of "pounce", and stopped short thinking I had just received my first hate mail.

The second was from Ian, who said he discussed the topic over a Saturday morning gathering — awesome.

I admit, I didn't think I would get any voters, and had completely forgotten about the article.

So the "As" have it, and if you don't know what we are talking about dig out last month's copy and have a read, or find it on the *Building Today* web site.

Answer A was to sit back and wait until a struggling business went under before making a move — very gentlemanly, gallant and noble.

Answer B suggested making a move to secure the business before anybody else did, which I will openly admit was a topic I raised in one of my coaching sessions.

In my defence — not that I need one — is that as a business coach I have to look at all sides of a situation to make sure my clients are fully informed.

However, there is a plan C which was not discussed at the time of the original chat as the client was adamant about invoking plan A — and I did not have all the numbers at the time.

So, in between regular meetings with this client, some homework has been undertaken. Homework is a nice word for "industrial espionage" — you know, camouflaged faces, late night forays, miniature cameras, three drops of that stuff that makes you talk and, click, wake up now.

But in this case, homework means a chat to a local business owner in the same town who we have known for years, just to get a feel for the



situation, and then a cup of coffee with the poor unfortunate man running the company that was the centre of last month's article.

This was a very open approach along the lines of this is who we are, and is there any common ground where we could help each other out.

We got a guarded response at first as you would expect, which then turned into a whinge and bleat session about how tough it is, and leading to a full dump of all his woes and troubles.

The poor chap just needed somebody to talk to — something I see time and time again in the business coaching sphere.

He said he'd had enough, couldn't see any way of getting out of his financial hole, hated the industry, hated the town and, for his own sanity, needed a fresh start in life.

Mate, have I got a deal for you! No, I did not say that, but the thought did occur.

Bottom line is, I couldn't advise my client to buy him out, simply because he doesn't need to to get the rival business' clientele. He will get them when that business closes.

But what we can and will do is help the chap get out and get out gracefully, by keeping his clients serviced, selling off stock, taking over some of the assets and helping him sell the rest, and offering a price for his client database.

It's a win-win for everybody. He will come out of it with no money, but no debt either. Selling on the open market was never an option as the accumulated losses were just too scary.

So it just proves that us business coaches can act in a gentlemanly manner after all . . .

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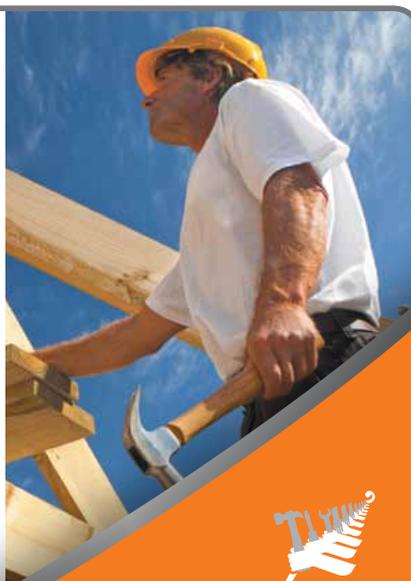
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THE BUSINESS SIDE OF CONSTRUCTION

A house of cards

Architect Don Bunting notes a couple of very loose terms that make determining how to meet building code requirements decidedly tricky.

The core resource for compliance with the Building Act are the 37 clauses containing objectives, functional requirements and performance statements — located in the Building Regulations and collectively known as the New Zealand Building Code.

All other design and construction information is, as stated in the Act, non-mandatory. This includes acceptable solutions, verification methods and the Government's Codemark scheme.

There is also guidance outside the Act, such as BRANZ and other appraisals and producer statements by designers.

These, along with manufacturers' product information, have no official status in the Building Act or Regulations, but are heavily relied on by building consent authorities in confirming compliance.

Let's look at just two statements from one of the 37 sections in the regulations — Clause E2 - External Moisture:

E2.2: Buildings shall be constructed to provide adequate resistance to penetration by, and the accumulation of, moisture from the outside.

E2.3.2: Roofs and exterior walls shall prevent the penetration of water that could cause undue dampness, or damage to building elements.

Note a couple of surprisingly loose terms within these two critical statements of compliance — adequate and undue.

Any dictionary will tell you that "adequate" can mean "barely sufficient", while "undue" means "disproportionate".

The term "barely sufficient" sounds dangerously close to failure. I am sure that is not what the law drafters intended, but how does anyone interpret its true meaning in this context?

The same applies to "undue", meaning "disproportionate" or out of proportion, but in relation to what?

Who understands what?

Putting pedantry aside, the Act assumes that everyone involved in the construction industry is capable of determining how to meet such requirements within every possible scope of use and in every possible combination of materials. They can't.

Much more critically, Building Consent Authority (BCA) staff can't, and I suspect they don't even try to.

BCAs have, instead, been advised to focus on so-called critical parts of a project and to place most emphasis on two sets of data — relevant manufacturers' technical information and any information having third party confirmation.

I wonder if "relevant" manufacturers' data included products such as plumbing pipework, electrical cabling and reinforcing steel — all products currently causing concern — as against the more obvious cladding and waterproofing products. I suspect not.

I suspect that BCAs are only looking through one side of the microscope, the one headed "look out for leaky buildings".

Focusing on relevant manufacturers' information is ill-considered. Such technical information offers only the most general guidance on how to meet a particular performance statement on a specific project.

Other types of information BCAs rely on include BRANZ appraisals, Codemark certification, LBP design certificates and producer statements.

Of these, only the Government's Codemark scheme and LBP certificates have any formal recognition in the Act or Regulations.

Back to the future

Correct me if I am wrong, but I recall that once drawings and specifications were the core documents offered for compliance.

Today they seem little more than roadmaps for BCA inspectors to request other sources of what seem to offer only general information of only general relevance.

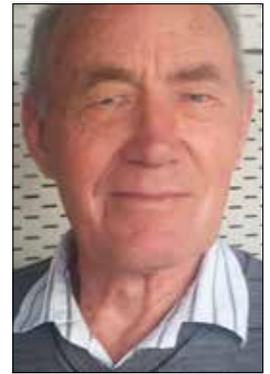
This assumes the standard and completeness of the drawings and specifications meet code requirements and the needs of BCA inspectors.

From my experience this is not always the case, and might be one compelling reason why those confirming compliance are looking elsewhere for proof — and to, understandably, cover their own back.

The subject of the BCAs' current approach to compliance and the relevance of the performance-based code itself will be a topic for a future blog.

Left behind

Financial analyst Brian Gaynor recently published an article in the *New Zealand Herald* titled *Building, the industry that got left behind*.



While noting that the low productivity and performance of the construction industry was a global phenomenon, he pointed out that the industry problems addressed in the Productivity Commission's 2012 report have not been addressed or even seriously considered by industry groups.

We are all aware how conservative our industry is. We love to talk about improving performance and embracing new technologies and then do nothing.

As someone once said, if you keep doing the same things you will continue to achieve the same result — leaky, late and expensive buildings.

No more conferences please!

The second Constructive conference was held recently, the first being about a mandate for change while this year was headlined as progressing that change. Plans are underway for Constructive 2018. No sign of a theme yet.

Perhaps I could propose how to avoid actually doing anything. As someone who spent the whole of the 2000s attending conferences, I say please stop talking and just start doing something.

Take me for a ride . . .

I recently replaced my four-year-old small, city car. Nothing flash, just a \$25K standard Japanese hatchback. Don't even mention SUVs!

A number of interesting facts about my new car:

- 1 It cost no more than the car it replaced.
- 2 It included all sorts of incredible, new technology to make the car comfortable, safe and enjoyable.
- 3 It didn't leak.

I know cars are produced in the millions on assembly lines, offering greater potential for high quality at an affordable price.

But surely we could take part of a leaf out of the car manufacturers' book and factory-produce some truly cheap, affordable homes. Just a thought.

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!



Eligibility rules jeopardising international rugby league credibility

Sadly, the credibility of international rugby league is shot. If you are late to this story then let me fill you in.

One day before coach David Kidwell was to name his Kiwis squad for the upcoming World Cup, star player Jason Taumalolo decided he would rather play for Tonga.

He was within his rights to make that choice because the Rugby League International Federation (RLIF) allows for a player with mixed heritage to hedge his bets.

Here is the key clause in the eligibility rules:

"Dual eligible players are able to nominate one Tier 1 nation (Australia, New Zealand and England) and one Tier 2 or 3 nation in which they are eligible for prior to an international tournament."

The problem here though is Taumalolo had never given any indication to New Zealand management that he preferred to represent Tonga, and had played for the Kiwis against Australia as recently as May this year.

New Zealand convenor of selectors Tawera Nikau had spoken to him in person only days before the squad announcement, and there was no mention Taumalolo would be unavailable. Coach Kidwell then tried in vain to make contact once whispers of a defection gained speed.

And do you know how Taumalolo informed the Kiwis brass he was out? Via text message from a

friend to the Kiwis team manager.

That's right — he didn't even have the front to inform Kidwell, Nikau or other selectors Hugh McGahan and Tony Iro (all of whom had distinguished careers for the Kiwis).

Then Andrew Fifita decided he wanted to play for Tonga too. Problem was, he'd been named in Mal Meninga's Australian team the day before.

Both Taumalolo and Fifita said they wanted "to give back" to the Tongan community. But if that was the true motivation why not pledge allegiance much earlier and save everyone the embarrassment of trying to explain the situation?

Six other New Zealand-eligible players are turning out for Tonga, and a story suggested their was a secret "pact" between all eight to play for the island nation, a story that hasn't been disputed by those concerned.

Taumalolo hasn't even given a proper explanation as to why he has behaved in the way he has. The best we have to go on are reports he is unhappy with the suspensions of Jesse Bromwich and Kevin Proctor from the World Cup, punishments handed down by Kidwell after the test in Canberra in May.

Team captain Adam Blair and former international Benji Marshall were quick to condemn Taumalolo, and one wonders whether he would be welcomed back into the Kiwis in the future.

And as for the fans? Each is entitled to one's own feelings, but I think he's now made his bed and should stick with Tonga.

International rugby league just can't have players changing allegiance like underwear, regardless of what the rules say. And, really, this should be the catalyst for change.

If players are in the fortunate (or tricky) position of having two or three choices then they need to make a call and stick with it. Allowing one (and final) considered switch might be a working compromise. Because the credibility of the international game is riding on it.

In what other sport would you have a situation where star players don't tell international coaches of their availability for selection either the day before or day after being named? It is just ridiculous.

New Zealand will play Tonga in Hamilton on November 11. That'll be appointment viewing. But any black eyes suffered in that match won't hurt as much as the one suffered by the sport.

* * *

Make no mistake about it — this is a hugely important season for the Wellington Phoenix in the A-League.

The team has a guarantee to play in the league for another three seasons and possibly another three after that.

But that is conditional on the club hitting key objectives — the primary ones being results, attendance, and television viewership here and in Australia (and therefore greater broadcast dollars).

The Nix haven't been much chop in their decade-long existence, and there is certainly concern in Australia their inclusion is harmful to the A-League. After all, you are only as strong as your weakest link.

New coach Darije Kalezic needs to win plenty of games and get people humming again, otherwise I fear the club will have its licence revoked in 2020. We wish you the best old son.



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

SPORTTODAY TRIVIA QUESTION

This month's Sport Today Trivia Question:

Which sailor recently released his book titled *Chasing The Cup*?

A: Dean Barker

B: Peter Burling

C: Jimmy Spithill

To enter the quiz, email A, B or C in the subject line to
andrew@buildingtoday.co.nz
by 5pm on Friday, November 3, 2017.

We've got a great PRIZES to give away
to the lucky prize draw winner.
So get your entry in now!

Tom's our latest winner!

Congratulations go to Tom Aiken of Christchurch, who won a Unovent ventilation unit and five Lenox Metalmax diamond abrasive blades after correctly answering last month's Sport Today Trivia Quiz question. It was:



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

Answer: B – Burnley

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SPORTTODAY

Have a crack at
Building Today's
Sport Today Trivia
Quiz (see page 29).
Answer an easy
question posed
by Radio Sport
Breakfast co-host
Kent Johns, and
be in to win some
great prizes!

Building Consents Information

For All Authorisations, August 2017

Dwellings	\$1,350,955,000
Domestic Outbuildings	\$21,481,000
Total Residential	\$1,372,436,000
Non-residential	\$706,468,000
Total All Buildings	\$2,078,905,000
Non-building Construction	\$47,668,000
Total Authorisations	\$2,126,572,000

Number of new dwellings consented

	Aug 2017	Jul 2017	Aug 2016		Aug 2017	Jul 2017	Aug 2016
Far North District	21	25	38	Horowhenua District	32	13	26
Whangarei District	83	48	59	Kapiti Coast District	19	34	27
Kaipara District	19	17	36	Porirua City	24	22	20
Rodney District	92	83	72	Upper Hutt City	20	23	18
North Shore/AlbanyWards	268	197	277	Lower Hutt City	19	34	12
Waitakere Ward	36	42	68	Wellington City	129	56	60
Auckland Wards	459	274	305	Masterton District	17	14	9
Manukau/Howick Wards	121	52	62	Carterton District	9	13	8
Manurewa-Papakura Ward	115	55	112	South Wairapa District	7	9	7
Franklin Ward	93	71	74	Tasman District	38	28	34
Thames-Coromandel District	36	37	28	Nelson City	20	28	24
Hauraki District	17	12	11	Marlborough District	27	22	17
Waikato District	74	61	49	Kaikoura District	2	1	5
Matamata-Piako District	11	7	29	Buller District	2	3	0
Hamilton City	99	102	122	Grey District	6	2	8
Waipa District	78	74	41	Westland District	10	1	3
Otorohanga District	6	7	4	Hurunui District	9	6	6
South Waikato District	6	6	5	Waimakariri District	60	51	51
Waitomo District	4	0	0	Christchurch City	244	300	330
Taupo District	25	32	25	Selwyn District	139	134	131
Western Bay of Plenty District	44	66	48	Ashburton District	9	19	21
Tauranga City	132	179	143	Timaru District	20	16	13
Rotorua District	25	6	11	Mackenzie District	9	9	7
Whakatane District	12	6	9	Waimate District	2	5	3
Kawerau District	0	1	3	Chatham Islands Territory	0	0	2
Opotiki District	0	2	3	Waitaki District	12	8	4
Gisborne District	7	8	2	Central Otago District	35	30	38
Wairoa District	1	0	0	Queenstown-Lakes District	111	207	109
Hastings District	37	23	21	Dunedin City	45	36	37
Napier City	28	19	15	Clutha District	3	3	5
Central Hawke's Bay District	6	4	0	Southland District	7	9	4
New Plymouth District	42	36	49	Gore District	0	3	1
Stratford District	2	2	1	Invercargill City	8	10	7
South Taranaki District	5	6	6	Area Outside TA	0	0	0
Ruapehu District	5	2	1				
Wanganui District	5	9	16	Total	3166	2762	2834
Rangitikei District	0	4	2				
Manawatu District	19	11	15				
Palmerston North City	38	25	24				
Taranua District	1	2	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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