

BUILDING TODAY

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION



VOLUME 28 NUMBER 2

MARCH 2018

www.buildingtoday.co.nz

INSIDE:

NZ'S COOLEST
REDEVELOPMENT
UNDERWAY

RMBA/NZIQS TRANS-
TASMAN 'METHOD
OF MEASUREMENT'
LAUNCHED



Win a double pass for a Go Karting
session at Hampton Downs!

ALSO INSIDE:

HUGE CLT PLANT PLANNED FOR ROTORUA > UPGRADING YOUR COMPANY VEHICLE



DOWNLOAD TODAY.

Following strong demand we have refreshed and released the GIB® App. The refreshed GIB® App has all of the great functionality you've grown to love and now includes fast access to most popular GIB® Site Guide section.

So get online today and download the refreshed GIB® App.

*search for GIB plasterboard.



BUILDINGTODAY

MARCH 2018

VOLUME 28 NUMBER 2

4-8

4-8

RMBA NEWS

Youngest Apprentice of the Year finalist proves he has the smarts; Seaside bach's makeover a family affair; New trans-Tasman method of measurement launched

NEWS

Red Stag to build massive CLT plant in Rotorua; NZ's coolest redevelopment underway; Upgrade begins for pedestrian-friendly Manukau street

10-16

WEATHERTIGHTNESS

Rotten to the Core — readers respond to publisher's leaky homes claims from last month; WHRS claims to date

22-23

COMMERCIAL VEHICLES

Marmorated stink bugs are a great reason to upgrade your business vehicle, along with the range of new brands now available in New Zealand.

20-21

BCITO NEWS

Some employers in the building sector are not aware that the government's Fees Free initiative extends to apprenticeships for not one, but two years.

26-28

COLUMNISTS

Smart Cities; Council's leisure centre liability reimposed by Supreme Court; Is this what you really want to do for the next 20 years?

24

SPORT TODAY

Building Today's monthly sports section featuring Radio Sport Breakfast co-host Kent Johns: Clock ticking on Wellington Phoenix survival hopes

FROM THE EDITOR

We report on a couple of major projects in the pipeline. The first is Red Stag Wood Solutions' massive Cross Laminated Timber (CLT) plant planned for its 95ha site just outside Rotorua.

Like many, the company has looked at the huge shortfall in this country's housing production, and decided to embark on what will be a huge financial commitment in order to add value to its timber, and to capitalise on what it says is CLT's rapid global growth curve.

The other project is the redevelopment of Scott Base, New Zealand's HQ in Antarctica. The facility is reaching the end of its functional life, and will undergo a major facelift in order to continue this country's world-class scientific work at the bottom of the world.

Andrew Darlington — Editor

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

EDITOR/
ADVERTISING
MANAGER:

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

BUILDING TODAY is the official magazine of the Registered Master Builders' Association of New Zealand. Advertising statements and editorial opinions expressed in *Building Today* do not necessarily reflect the views of RMBA members, its executive or committees; or of the chief executive and staff unless expressly stated. Further, the RMBA and members are not liable for any statements made in *Building Today* unless otherwise stated. The editor reserves the right to edit, amend or reject copy where necessary. The publisher does not assume any responsibility or liability for any loss or damage which may result from any inaccuracy or omission in this publication, or from the use of the information contained herein. No warranties, express or implied, are made with respect to any of the material contained herein.

1-year subscription (11 issues): \$57.50
ISSN 1171-0225 (Print)

ISSN 1171-1264 (Online)

Youngest Apprentice of the Year finalist proves he has the smarts

As the youngest apprentice to make it through to the 2017 Registered Master Builders CARTERS Apprentice of the Year finals, 20-year-old Logan Alderson impressed the judges to take out third place with his excellent grasp of the industry.

To reach the finals, Logan, who trained through the Building and Construction Industry Training Organisation (BCITO) and is employed by CS Building, took the top award at the Auckland Registered Master Builders CARTERS 2017 Apprentice of the Year awards.

He says the standard of the other competitors was high, and he was humbled to come third in the national competition.

"It's pretty awesome, it's a big achievement. But I'm very competitive. So, although it was good to get third, I'm always thinking about how I can improve," he says.

As part of the competition, the 10 finalists took part in a six-hour practical challenge to build "puppy palaces" for the SPCA — as television cameras, judges, friends, family and employers watched on from the sidelines.

Logan describes the practical challenge as the hardest part of the competition.

"It was pretty full on. It was a bit of a mission to get my head around building the puppy palace, plus I had my whole family and workplace there watching. It was a bit of pressure for me," he says.

But, his efforts paid off and impressed the judges, who said his puppy palace was built to a high standard of craftsmanship.

They were also very impressed by Logan's solid understanding of the building and regulatory environment, and with his great communication skills.

Logan says he was brought up around building sites. "My granddad was a builder. When I was at school I worked with him during the school holidays and I got really interested in it. I started off by just passing him his tools and things when I was around 11 years old."



Registered Master Builders CARTERS 2017 Apprentice of the Year third placegetter Logan Alderson.

He says his employers, CS Building, have also been really supportive.

"They gave me the time off work, and they came to the awards dinners. I couldn't really ask for a better boss."

He encourages other apprentices to give the Apprentice of the Year competition a go.

"It opens up a lot more opportunities, and because you have proven success, it gives you more credibility in the industry," he says.

"It was also great meeting all the other apprentices. We all got along really well, and

we met up again at the House of the Year awards and Outward Bound."

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

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



Red Stag Sawmill a trailblazer in timber construction

The unique construction of the timber-based structure which houses the Red Stag Sawmill, the largest timber mill in the Southern Hemisphere, is a trailblazer in timber construction.

Hawkins Construction took out the Industry Category Award at the 2017 New Zealand Commercial Project Awards for their role in the project, which is owned by Red Stag Timber Ltd.

"It's a very unique building," Hawkins Central Regional Manager Peter McCawe says.

"Essentially it's a big shed — and they're not normally constructed out of timber. I think timber low-rise and mid-rise buildings will become more popular in the future, so this can be seen as a trailblazer in this type of building."

Most of the operating plant is located on the first floor, atop a grid of six metre-high concrete plinths. The laminated timber superstructure creates portals up to 42m wide, while the roof apex stands more than 18m tall.

The milling equipment is located on enormous concrete plinths within a large-span building envelope subjected to continuous vibration forces.

A series of laminated timber portals and bracing ties were cut and assembled on site to support the envelope.

Mr McCawe says the timber roof trusses were very unique. "We had to build the truss on the ground with services in place, and then lift it onto the columns," he says.

"The biggest challenge was creating the lifting plans and the actual crane lifts. Multiple cranes were required to lift them into place, which was quite technical," he says.

"We actually built a scale model of how it would fit together to help us see how it would work."

Hawkins Construction Ltd partnered with engineers Richard Spiers and Associates Ltd on the project. Mr McCawe says up to 50 tradespeople, including up to 20 people from Hawkins, were active each day on the busy site.

The judges praised the clever logistics which helped deliver this impressive production facility, and acknowledged the several unique challenges facing the close-knit engineering,



Reg Stag Sawmill won the Industry Award at the 2017 New Zealand Commercial Project Awards.



construction and management team.

"A lot of people don't realise how big the Red Stag operation is. The mill processes a log every four seconds. It's a pretty special building, and it was a fantastic project to be a part of," Mr McCawe says.

Hawkins Construction is a regular entrant in the Commercial Project Awards, and Mr McCawe says the awards offer great recognition.

"It's a good networking event. It offers the opportunity to connect with industry colleagues, along with getting positive recognition of our hard work and project success."

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

Beautiful craftsmanship nets small team a big win at House of the Year

A sole builder and his apprentice were responsible for constructing the beautiful Taupiri farm house which wowed judges at the 2017 Registered Master Builders House of the Year awards.

Andy Spiers of Spiers Building Ltd took out the Nulook New Home \$700,000 to \$1 million Award category at the national competition.

The home features interior passageways lined in vertical macrocarpa timber milled from the client's family farm, and the home is encased in metal sheeting.

Mr Spiers says he built the house with only the help of his apprentice, Jarrod Sager.

"We were surprised to take out the top award because we were up against some big companies with all their resources," Mr Spiers says.

"The build definitely aged us, but it was entirely worth it.

"The home just sits so well on the hill and it functions perfectly as a farm house. It blends in so nicely with the surroundings."

The owners are over the moon with the home, he says. "The style is clean and minimal, but it is still warm because of the use of timber inside."

Although the home looks simple and stripped back, Mr Spiers says the lack of trims and skirtings to hide the junctions between metal and timber left no room for error.

"The finishing had to be precise, to the millimetre. Even the windows run into metal cladding — there were no cover plates or beads to hide anything," he says.

The home's external walls do not run parallel with the roofline, and few walls — internal or external — meet at 90° angles.

The roof is all but hidden thanks to internal gutter slopes, and Mr Spiers says these design features all required extensive thought and planning.

The judges described the striking result as a unique and interesting home.

"Good design with a sensible approach to detailing by the builder has made this house feel special. A high standard has been achieved throughout."

In the 2014 Register Master Builders House of the Year awards, Mr Spiers won in the same category for the Waikato regional competition.

"Although it's a big process for a small company like ours, we would absolutely enter

again if the right house comes up," he says.

Mr Spiers became a Registered Master Builder 10 years ago, and says he appreciates the support, backing and prestige his membership provides.

House of the Year is made possible through the support of PlaceMakers, Master Build Services, GIB, Nulook, CARTERS, Plumbing World, Resene and Bunnings Trade.



This Taupiri, Waikato, home was awarded the Nulook New Home \$700,000 to \$1 million Award at the 2017 House of the Year Awards.



National Sponsors



Seaside bach's total makeover a family affair

The total makeover of a small Whangamata seaside bach into a spacious two-storey family retreat resulted in a win for John Mourits Builder at the 2017 Registered Master Builders House of the Year Awards.

The home took out the Master Build Services Renovation up to \$500,000 category at the national competition.

Mr Mourits says it was an awesome feeling to win the award for the property he built for his clients, who were his brother and sister-in-law.

He says the renovation was on an existing site, and was well suited to what the couple wanted — a decent-sized beach home with living areas so you could accommodate extended family.

The home now has extensive outdoor living space, with separate upstairs and downstairs living areas.

"They love having the family come to the beach," he says. "It's been designed so that the grandchildren can run around downstairs while the adults can relax upstairs."

Mr Mourits says the home is designed to be strong, and so that all the elements blend in together.

"It was just a simple 80sq m building downstairs, and we've built on top of the whole thing," he says.

"The original build wasn't designed to carry the whole load, so it has a lot of structural steel inside that you can't see. There is a lot of structure which supports the top, but we concealed this in the building or wrapped it in cedar timber so they look like cedar posts."

Due to the location of the property, Mr Mourits, his brother, who is also a builder by trade, and two staff, lived on site for the build.

"This was challenging and interesting at times," Mr Mourits says.

"Because we were building a whole new upstairs, we had to take the roof off. We were living under truck covers and it rained. At the time it was frustrating, but you look back now and laugh at it."

The judges said the new home is a credit to the builder and home owner, and has been excellently designed, constructed and renovated to a very high standard.



This Whangamata home was awarded the Master Build Services Renovation up to \$500,000 category win at the 2017 House of the Year Awards.



Mr Mourits has been a Registered Master Builder for more than 15 years, and this is his second entry — and his second success — at the House of the Year Awards, having won a regional award in the same category in a previous competition.

This is the team's first national House of the Year win.

He says he would enter the competition again

when the right project comes along, and he encourages other builders to consider entering.

"It's a great way to build your reputation and credibility in the industry."

House of the Year is made possible through the support of PlaceMakers, Master Build Services, GIB, Nulook, CARTERS, Plumbing World, Resene and Bunnings Trade.



National Sponsors



New trans-Tasman method of measurement launched

The New Zealand Institute of Quantity Surveyors (NZIQS), along with the Registered Master Builders Association of New Zealand (RMBA), has launched a new trans-Tasman industry guideline for what's known as the "method of measurement".

The Australian and New Zealand Standard Method of Measurement 2018 (ANZSMM 2018) is a trans-Tasman guideline based on the Australian Standard Method of Measurement of Building Works (6th Edition). It will replace NZS4202 Standard Method of Measurement of Building Works.

A method of measurement is used by quantity surveyors when preparing a schedule of quantities, and is a document that provides for the measure of the physical content of a building, and itemises the costs of materials, equipment and labour during the construction industry's tendering process.

A method of measurement provides detailed information, classification tables and rules for measuring building works.

It is important that there is a uniform basis for measuring building works in order to facilitate

industry-wide consistency and benchmarking, to encourage the adoption of best practice and to help avoid disputes.

"NZS4202 — the previous method of measurement industry guideline — was last reviewed in 1995, and hadn't been updated in those 22 years," NZIQS president Barry Calvert says.

"With the rapid pace at which our industry is moving, it is time to review our approach."

ANZSMM 2018 is a clearer document with less opportunity for "grey" areas, and will give contractors more certainty with pricing.

Format style used internationally

"A common method of measurement makes it easier for New Zealand and Australian companies to complete work on both sides of the Tasman, and the format style of the document is easy to follow and is used internationally," Mr Calvert says.

RMBA chief executive David Kelly has welcomed the proposal.

"The real benefit is aligning ourselves with our counterparts in Australia. It is an opportunity to be involved in standard setting with them and, of course, to build more consistency and coherence in implementing the method of measurement standard," Mr Kelly says.

NZIQS is arranging workshops, webinars and online tutorials to educate quantity surveyors and other industry professionals on how to use the new ANZSMM 2018.

Quantity surveying diploma and degree courses will introduce ANZSMM 2018 as the method of measurement to students in 2018.

"The ANZSMM has been a long time coming, and we are looking forward to finally putting it into action," Mr Calvert says.

NZIQS is offering a special introductory price on the ANZSMM of \$50 (normally \$95). For more information, or to order copies, visit www.nziqs.co.nz.

For more information, contact NZIQS executive director Marilyn Moffatt at marilyn.moffatt@nziqs.co.nz, or phone 04 473 5521.

STRATUS®
DESIGN SERIES

MARLEY

EXPERIENCE COLOUR

MARLEY STRATUS DESIGN SERIES®
Designer uPVC spouting and downpipe systems now available in five colours including Grey Friars® and Ironsand®, New Zealand's most popular roofing colours.

LATEST ADDITION: BLACK

- Grey Friars®
- Ironsand®
- Black
- Copper (Metallic)
- Titanium (Metallic)

plumbingworld
— your team in black —

BRANCHES NATIONWIDE
0800 800 686 OR plumbingworld.co.nz

f t #loveplumbing

PLACEMAKERS APPRENTICE CREW (PAC)



WIN



LEARN



YARN



GET SORTED

**OPEN TO ALL BUILDING AND
CONSTRUCTION APPRENTICES**
PAC.PLACEMAKERS.CO.NZ

TOGETHER, WE'RE BUILDING NEW ZEALAND

PlaceMakers®

Red Stag to build massive CLT plant in Rotorua

Red Stag Wood Solutions has announced that it will build a large-scale Cross Laminated Timber (CLT) plant at its 95ha wood processing site in Rotorua.

The operator of the Southern Hemisphere's largest sawmill sees the investment as a natural next step to add value to its timber, and as a key enabler of the government's social, environmental and economic objectives from its building procurement strategy.

"Cross Laminated Timber (CLT) is a product on a rapid growth curve globally," Red Stag Group chief executive Marty Verry says.

"It is one of the 'massive timber' group of products, along with others such as glulam, that is opening up the mid- and high-rise building market to wood."

"In New Zealand there is strong demand, and praise needs to be given to XLAM in Nelson for the leadership it has shown in developing the CLT market alone to date.

"We see the need now for a scale North Island producer so that, between us, we take the product mainstream."

"Our vision is that wood will be the norm in mid-rise buildings by 2030, and I can see the KiwiBuild target being achievable in the early 2020s as a result," Mr Verry says.

The CLT will be produced by the group's Red Stag Wood Solutions division run by managing director Jason Cordes.

Mr Cordes says the plant is expected to generate 40 regional jobs, mostly in Rotorua. "But more important, it has the potential to save thousands of dollars on the cost of housing and mid-rise buildings by reducing material cost, on-site labour costs and construction time," Mr Cordes says.

The product also performs well in earthquakes, where its light weight and ability to flex means it performs better than heavy rigid buildings made from concrete and steel.

"The three-storey Kaikoura municipal building was left unscathed after the massive earthquake, and immediately became the Civil Defence headquarters," Mr Cordes says.

"And because of CLT's thickness and the protective char layer in a fire, it has a very predictable and high fire rating."

But Mr Cordes points to some of the softer benefits as reasons why developers and investors are turning to wood.

"For Housing New Zealand, a significant consideration is the calming nature of clients living with wood, whilst for others it is the fact that using CO₂-absorbing wood contributes to the fight against climate change, rather than adding to the problem caused by steel and cement manufacture."

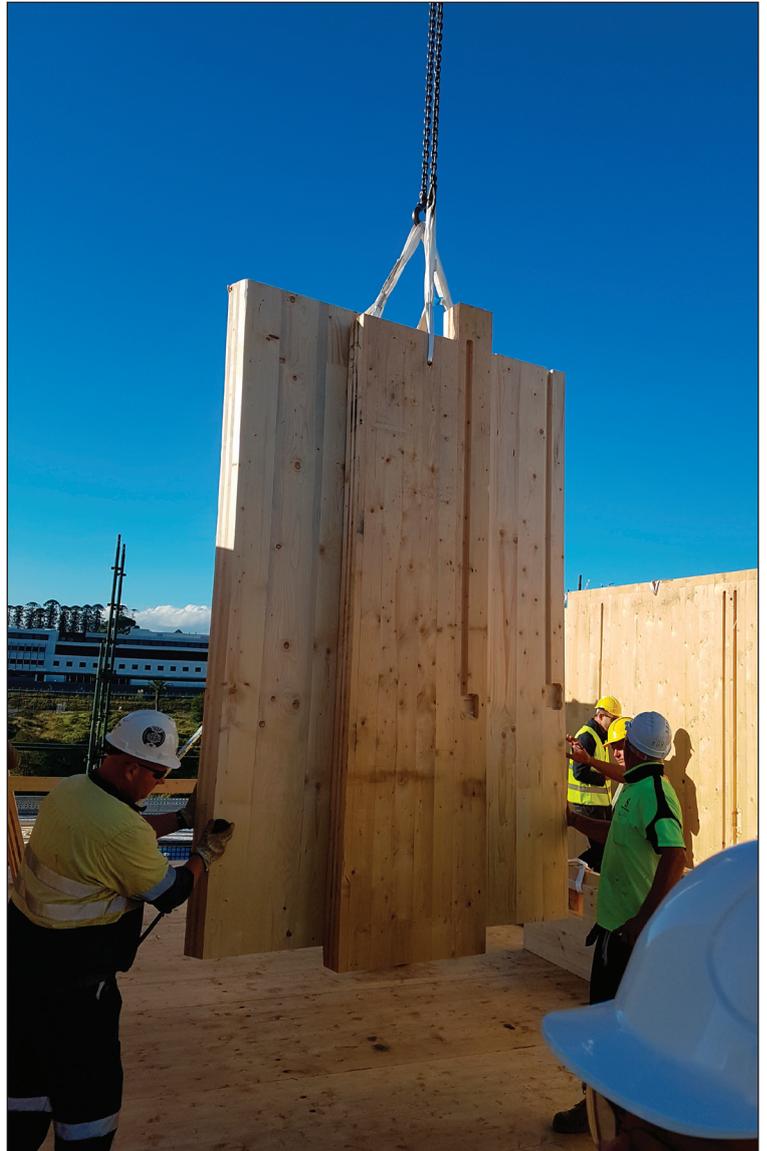
"We are also going to be able to help hit KiwiBuild, state housing and private sector targets with this plant.

"We will launch in 2019, and expect to be producing in excess of 50,000cu m of CLT within two years — the equivalent of around 2000 housing units."

A modular approach to the factory means more capacity can be brought on as required.

A proviso of the announcement is that Standards New Zealand adopts a Standard requiring full penetration of treatment chemical in CLT, to provide assurance against decay.

Typically, this is the commonly-used boron, which has been proven for decades to be safe and effective.



A Cross Laminated Timber (CLT) apartment block under construction.



Minister of Forestry Shane Jones and Red Stag Group chief executive Marty Verry on the site of the planned CLT factory opposite the mountain biking car park in Rotorua.

NEVER TRUE

**It's okay to forget
your anniversary.**



ALWAYS TRUE

**Pink® Batts® is
the proven performer.**

An established brand with an excellent reputation, Pink® Batts® insulation has been keeping New Zealand homes warm in winter and cooler in summer for over 50 years. With product solutions designed specifically for our building styles and weather conditions, **you can install Pink® Batts® insulation with confidence. Always.**



BRANZ Appraised
Appraisal No. 238 [2012]
Appraisal No. 632 [2012]
Appraisal No. 767 [2012]

**pink® batts®**

Always.

NZ's coolest redevelopment underway

Scott Base is about to go under the microscope as a group of specialist designers takes up the call for the redevelopment of New Zealand's home in Antarctica.

The facility is reaching the end of its functional life, and needs to be redeveloped to manage risk, maintain standards and support the requirements of New Zealand's world-class scientists.

Antarctica New Zealand has contracted experts in four disciplines that can deliver on cold climate design.

The four successful applicants within each discipline are:

- Architecture: Jasmx-Hugh Broughton Architects
- Quantity Surveying: Turner and Townsend
- Structural/Civil Engineering: WSP Opus
- Building Services: Steensen Varming

This team will spend the next 12 months creating four concept designs based on user requirements, site investigations to understand environmental constraints, and any learning from the experience of other National Antarctic Programmes.

Antarctica New Zealand will then recommend a preferred option for a modern, low-impact, efficient facility that satisfies New Zealand's scientific needs and strategic interests.

This Detailed Business Case with concept designs will be presented to government in December 2018.

Scott Base redevelopment project manager Simon Shelton says the chosen companies fit well with Antarctica New Zealand's values and passion for the harsh continent.

"It's important to us that they complement Antarctica New Zealand on this journey. They need to be able to work as part of our



Scott Base with Mount Erebus in the background.

Photo: Dr Fiona Shanahun

organisation, and understand our environmental, cultural and logistical requirements," he says.

"We chose these organisations for their operational skill, innovation, values and willingness to collaborate."

Euan MacKellar of Jasmx, one half of the Jasmx-Hugh Broughton Architects team, is looking forward to the challenge of designing New Zealand's future physical presence in Antarctica.

"It is an incredible honour to be working with Antarctica New Zealand on the plans to redevelop Scott Base, where we will need to deliver high performance buildings in one of the most extreme natural environments on the planet," he says.

"It is a huge privilege to be part of the committed team creating designs which will help our scientists working in Antarctica to better understand our environment as we strive to protect our planet for generations to come."

Antarctica New Zealand is the government

agency charged with carrying out New Zealand's activities in Antarctica, supporting world-leading science and environmental protection.

New Zealand has occupied Scott Base every day since it was established by Sir Edmund Hillary in 1957, and is recognised as a leader in the international Antarctic Treaty System.

Mr Shelton says it's therefore important that Scott Base is a safe, fit-for-purpose facility well into the future.

"We intend to role-model environmental stewardship while creating a design that caters for New Zealand's scientific and strategic needs in Antarctica.

"We are looking for efficiencies in how we, and our facilities, operate through all aspects of the design."

A team of four designers visited Antarctica in December and then again in February to begin the design process. The Detailed Business Case will cost \$6.14 million, and has been funded by the Government.



SAFE • MODULAR • EFFICIENT

> Scaffolding > Edge Protection

Want more Edge Protection solutions?

Talk to us.

> 0800 INTAKS > WWW.INTAKS.CO.NZ



FRAME & TRUSS **MADE EASY**

At Bunnings we aim to provide you with the materials you need to complete your next project from foundation to fit-out. Whether you need kitchens, roofing, plumbing, hardware or frame and truss, we've got you covered.

In fact, when it comes to frame & truss we offer a complete package. We supply the high quality materials you need for the pre-fabrication of wall frames, floors and roof trusses.

We have standard framing options or J-FRAME as an alternative. J-FRAME is warp, twist and bow resistant which means every length is straighter and dimensionally stable.

J-FRAME is CodeMark certified as compliant with the New Zealand Building Code and manufactured from 100% renewable plantation forest Radiata Pine by Juken New Zealand Ltd (JNL).

Our service includes:

- Detailed plan take off and quote service
- Dedicated account management
- Expert advice, timely quotes and a free Quantity Surveyor service, plus onsite delivery

For advice on your next project, talk to your local Bunnings Trade Team, call **(09) 978 2200** or to request a quote email auckland_quotes@bunnings.co.nz

Supporting your business with these trade service promises

BUILDERS ESSENTIALS
IN 24 HOURS OR THEY ARE FREE

IMPULSE NAIL FLAT
IMPULSE NAIL
IMPULSE NAIL
TAPES JOINING
SERATONE POL
PARTICLE BOARD
DOWNPIPE RIBBON
PLYWOOD

PHONE ORDERS READY
FOR PICK UP IN 90 MINUTES

DELIVERY WHEN PROMISED
OR DELIVERY IS FREE

Conditions apply. Visit bunnings.co.nz/trade for details.

BUNNINGS
TRADE



Plumbing the perfect career change for new graduate

From pulling pints to unblocking pipes, Halley Edgar has no regrets about giving up her bartending job to study to become a plumber. Nor is she fazed about being a female in a male-dominated industry.

"I was the only female on my course, and I enjoyed the change of scenery," Ms Edgar says.

"In hospitality, making conversation and small talk is part of the job, whereas in trades everyone just wants to get the job done which suited me perfectly."

Ms Edgar is about to graduate from Wintec with a Certificate in Pre-Trades (Plumbing and Gasfitting) — but plumbing wasn't her first study choice.

After working as a bartender at SkyCity Hamilton for three years, she decided to study Bar and Restaurant Service at Wintec so she could gain a liquor license and start advancing her hospitality career.

After completing the six-month course, she had a change of heart, so canvassed her friends to find out who liked their jobs the most.

"My friends who were the happiest in their jobs were all tradies, yet none of my friends were plumbers. There's a shortage of tradespeople and the industry is booming so it seemed like a good option for me," she says.

Ms Edgar soon found that she loved the work. "Plumbing is hands-on and requires lots of problem solving which I love. I also really enjoyed the work experience aspect of the course.

"I worked at FB Hall & Co for two weeks, and the observation and one-on-one time I gained there was invaluable.

"Wintec was amazing! The facilities are great, and the tutors really take the time to get to know you. They have real-world experience, and teach you the tricks of the trade."

Ms Edgar is currently looking for a plumbing apprenticeship in Hamilton. She's keen to get an apprenticeship where she can work towards



Halley Edgar is about to graduate from Wintec with a Certificate in Pre-Trades (Plumbing and Gasfitting).

becoming a qualified plumber and get a few years' plumbing experience under her belt.

She's dreaming big for the future, and wants to set up her own trades business where all the trades staff — plumbers, electricians and builders — are female.

Ms Edgar will join more than 2000 other Wintec graduates celebrating success at Wintec Graduation ceremonies from March 16 to 21.

NEED SOME FENCE WRAP? COME TO THE RIGHT PLACE.



FREE DESIGN VISUALS • NO HIDDEN COSTS
FREE DELIVERY NZ WIDE

Fence Mesh: It's got holes, 3 grades.
Fence Banner: Smooth as, blockout.

Full rolls: 50 metres x 1750mm.
Panels: Custom cut to length.

NZ's leading fence wrap printer.

www.sitesignage.co.nz

**SITE
SIGNAGE
.CO.NZ**
adgraphix

REGISTERED MASTER BUILDERS
ASSOCIATE
MEMBER

SITESAFE
(MEMBER)

PRINTNZ
member

Nails or screws? Softbaits or pillies?

The most common questions from builders who install Smartfit® windows.



Because Smartfit® windows are so easy and fast to install, you'll free up a lot of time for other things. And while you're doing these other things, you can rest assured that your windows are BRANZ appraised and come with an impressive 10 year warranty. So hook yourself up with Smartfit® for your next build. Visit smartfitwindows.co.nz or call 0800 031 031.

Made exclusively by:



Upgrade begins for pedestrian-friendly Manukau street

The upgrade of Putney Way into a pedestrian-friendly main street for central Manukau in south Auckland has begun.

The upgrade will include a new single-level surface extending from the new bus station to the opposite pathway.

Native trees will be planted along both sides of the street to make up rain gardens that help to clean stormwater before it reaches drains.

New lighting will also be installed to create a stronger sense of safety for evening commuters and residents.

A local group has been invited to design artwork for the light panels.

Otara-Papatoetoe Local Board chair Lotu Fuli says it's great to see changes in Manukau that benefit the community.

"This type of street design is the first of its kind for central Manukau, improving the area for pedestrians and encouraging use of the new bus station, which sits at the heart of the south Auckland public transport network."

The upgrade is being carried out by Auckland



An artist's impression of the upgrade of Putney Way into a pedestrian-friendly main street in central Manukau in south Auckland.

Transport on behalf of the city's urban regeneration agency Panuku Development Auckland.

Panuku project director Clive Fuhr says the upgrade of Putney Way is part of the overarching plan to transform Manukau into the thriving heart and soul for the south.

"This is the first of a series of projects for 2018 that will help rebalance the impact of roads,

car parks and large buildings, making the area more people-friendly."

Putney Way will be closed to vehicles for the duration of the upgrade, which is expected to be completed by mid-2018.

Sections of the northern pathway will also be closed to pedestrians, with way-finding signage to guide users.



BOOK BLOWOUT

ALL BOOKS 35% OFF
+ receive **Maintaining your Home** FREE (while stocks last)



Produced for the building and construction industry, our books are packed with easy-to-read diagrams and information supported by good practice guidance, research and the New Zealand Building Code, Acceptable Solutions and Verification Methods.

www.branz.nz/sale

Sale ends 28 March 2018. T&C apply.

**DON'T MISS OUT
ORDER YOUR
BOOKS NOW**

The perfect platform.

Strandfloor[®], your favourite BRANZ appraised structural flooring panel, is manufactured in our own backyard from the strands of New Zealand Radiata Pine.

Red List
Free

INTERNATIONAL LIVING
FUTURE INSTITUTE



Strandfloor[®] is the structural flooring of choice for builders throughout NZ. Strandfloor[®] panels offer a light, strong and fast flooring solution, backed with the assurance of a BRANZ Appraisal. Strandfloor is available in both standard and H3.1 tongue & groove or square edge panels and comes with a 50 year warranty.

For more information visit
www.laminexnewzealand.co.nz
or call 0800 303 606

Another **trade essential** from Laminex New Zealand[®]

strandfloor[®]

Laminex[®]
New Zealand[®]



Hot water cylinder issues?

For more than 34 years Fowler Homes Christchurch has been installing electric hot water cylinders in their clients' homes.

Managing Director Ivan Stanicich (pictured) says in recent years they have experienced an increase in calls from clients with no hot water, due to element failures.

"Our historical suppliers have said this is due to 'hard water' in Christchurch, and that this isn't covered by their warranty — and that's been bugging me, our clients and our plumber."

There is a solution though — Atlantic Steatite and O'Pro hot water cylinders — that have a number of features unseen in hot water cylinders for more than 50 years.

"This hot water cylinder stands out from current products, and it's virtually the same price," Mr Stanicich says.

"The obvious benefit is the look and the dry ceramic element, which should practically

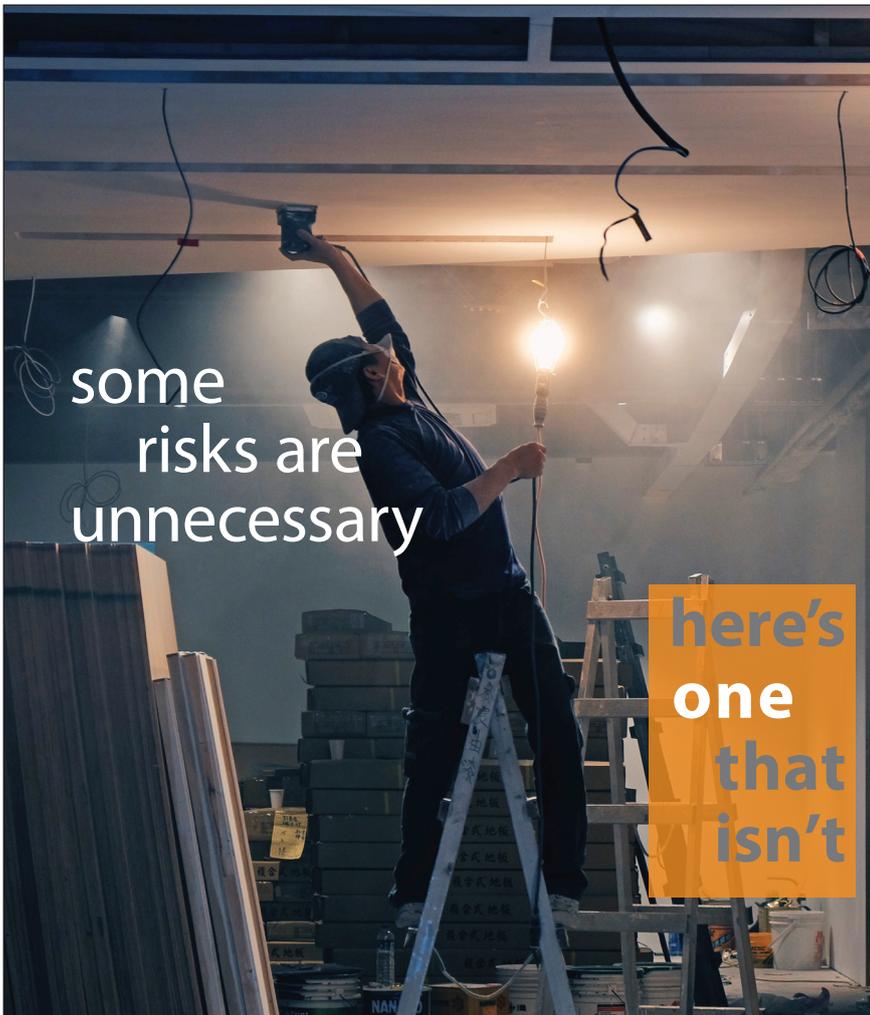


eliminate calls from clients complaining about no hot water.

"Check these out from your suppliers, and insist on ordering Atlantic Steatite and O'Pro hot water cylinders.

"That way the clients won't be calling you — at least not about this issue anyway.

"And, no, I wasn't paid to say this — it's just a better hot water cylinder," Mr Stanicich says.



some risks are unnecessary

here's one that isn't



A PREMIUM ALTERNATIVE TO TRADITIONAL SOLID TIMBER FRAMING

Specify J-FRAME in your next build. It's straight, strong and durable. With its CodeMark product certification, you have the added assurance that it'll perform the way you expect it to.



Visit our product page www.jnl.co.nz/product/framing-j-frame



Hot water? It's a no-brainer.

Atlantic tanks have a dry ceramic heating element, inside an enamelled steel sleeve, providing bullet proof protection from hard water!

And unlike other hot water cylinders that have hardly changed in 50 years, Atlantic tanks are packed with technological advances, including:



Atlantic
Steatite Hot
Water System

A stylish and durable white enamel finish.	✓
A dry ceramic heating element is inside an enamelled steel sleeve. Bullet proof protection from hard water.	✓
No need to drain the tank when replacing the heating element.	✓
Increased element surface area for longer life.	✓
Diamond quality enamelling for long tank life.	✓
High density insulation. Best MEPS results.	✓
High-tech metal free welding for strength and reliability.	✓
A unique lip gasket protecting the steel tank edge from water.	✓
Colour matched accessories	✓



0800 422 000 | info@atlantic.nz | www.atlantic.nz

Available from leading plumbing merchants.

Rotten to the Core — readers respond to publisher's

Last month's advertorial about the new publication *Rotten to the Core: The Inside Story of New Zealand's Looming Leaky Home Catastrophe*, elicited these responses . . .

The article *Leaky homes: Has New Zealand learnt its lesson?* (*Building Today*, February 2018) disturbs me somewhat.

I entered this industry in 1979, and have seen all sorts of changes backwards and forwards throughout my time in the industry.

I have had experience in most aspects of it venerable industry, from light commercial, shopfitting/office fit-outs, modular homes, residential new homes and alterations.

I have been self-employed and have employed staff. I was a member of the Registered Master Builders Association, and have progressed to the "dark side" of building compliance.

The article infers that timber treatment is the saviour of the industry, which I feel is misguided.

It doesn't matter what you use for timber or the treatment of it within a building — all you need to do is keep the moisture out.

The biggest problem we have in New Zealand is the false belief that a cavity will mitigate any shortcomings of a deficient cladding — or, more important, leaky windows.

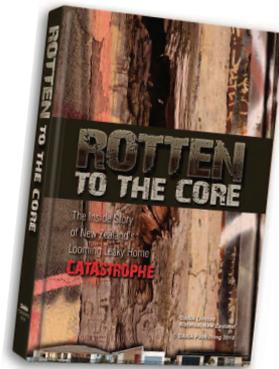
As an industry, we are seen to put a lot of work into fixing or mitigating leaking aluminium joinery. I don't know why we don't fix the problem at its source?

The use of untreated timber in the 1990s coincided with the advent of the dreaded polystyrene claddings and other so-called monolithic-type finishes (fibre cement sheets), and the reliance on sealant as the fix-all for waterproofing.

As for the desire to have a Mediterranean look, I always felt if you wanted that look either emigrate or put up with the risks.

Our forebears used mechanical flashings as a defence against possible problems — or, in the cases of masonry veneer, a substantial "wet" cavity. The wet cavity was there because it was recognised it leaked in the first place!

I feel the industry is in decline as we indulge the franchised model of home building which fragments the industry to the point where any numbnuts can assemble a home and blame the next contractor for any issues.



In my line of work now, I still deal with inexperienced designers thinking their job is to get away with as much as possible, and builders who have no basic concept of how to make a building weathertight.

We need more and more information on the consent files now because the contractors need a book of instructions on how to do it — as well as the inexperienced inspectors needing the same instructions to know what to inspect.

The industry is in disarray, with councils too scared to take responsibility for their decisions and hiding behind legislation that is drawn up by the next new MBIE team leader who wants to make his mark on the industry.

We need to get back to basics, train our tradespeople better, stop the silly approval of risky claddings, and get some common sense back into our cladding systems.

I see a lot of overseas cladding and construction systems being used in New Zealand without the full knowledge of how to manage these systems on an ongoing basis.

The basic New Zealand home works perfectly fine in keeping moisture out. The direct fixed, untreated timber-framed villa of old is still standing and, apart from its obligatory maintenance requirements, will see most of us out.

We need to take stock of what has been used in the past, and must surely start to wonder why we needed to fix something that was not broken in the first place.

Leaky buildings are a product of legislators meddling in an industry by opening the gates to unqualified people making bad calls on the unsuspecting general public.

Just because a lab test showed borer was less likely to eat bone dry timber, then tell me why you will find borer in a bone dry 100-year-old timber villa with no moisture in it!

As I said, keeping moisture out is the first and foremost requirement of any cladding, as building timber treatment is a band aid when the claddings leak.

Fix the claddings then the second problem goes away! Fancy designing a home to leak and saying that treating the timber will fix it!

Common sense doesn't seem to raise its head high enough at times.

Anaru Johnson

I must take issue with a recent advertorial about the new publication *Rotten to the Core* (*Building Today*, February 2018), which contains a number of inaccurate statements.

As Chair of the Standards committee that reintroduced the treatment of most framing timber in 2003, I have a reasonable understanding of the history of timber treatment in New Zealand.

Boron treatment of timber was introduced in the mid-20th Century to reduce the incidence of insect attack in softwoods, and not to prevent timber rot or mould growth.

Until more recent times, the only known and effective treatment against rot, which was specified for fully exposed or buried framing timbers, was CCA (copper/chrome/arsenate).

The key argument put forward by timber companies in the early 1990s, who were proposing that kiln-dried and machine-stress graded radiata pine framing be left untreated, was under the false premise that framing timber always remained dry and, therefore, would be unattractive to boring insects.

Timber rot was not considered as an issue by the then Standards committee which, sadly, still had faith in our industry's ability to build houses that didn't leak.

claims

Research through to the beginning of this century showed that certain levels of boron (and some other treatments) were effective against both insects and timber rot.

My committee agreed, and NZS3602 and associated Standards such as NZS3640 were duly amended.

Tragically, wet and rotting framing timber has become both an issue and a disaster. As is still being revealed today, if walls leak and water gets trapped inside, framing timber will, over time, rot and grow dangerous moulds, whether treated or not.

It should also be recognised that many of the so-called white plastic “tents” are there to provide a dry working environment for house alterations and, in many cases, have nothing to do with rotting timber.

**Don Bunting
Auckland**

What do you think?

Is the leaky homes saga under control or have we still only dealt with the tip of the iceberg so far?

Email andrew@buildingtoday.co.nz and we'll publish some more replies next month.

• Win a copy of Rotten to the Core: The Inside Story of New Zealand's Looming Leaky Home Catastrophe. Just answer this question to go into the prize draw: According to DANA Publishing's new publication, has New Zealand learnt its lesson from the leaky home catastrophe? Email andrew@buildingtoday.co.nz and answer YES or NO in the subject line. Competition closes 5pm, Friday, March 30.

WHRS claims to date:



**MINISTRY OF BUSINESS,
INNOVATION & EMPLOYMENT**
HĪKINA WHAKATUTUKI

February 2018

As at 28 February 2018, MBIE had received 7,362 WHRS claims lodged for 12,776 properties. The Weathertight Service has completed 16,535 property assessments (some owners request more than one assessment). For more information on [Weathertight Services](#) visit our website www.building.govt.nz. Under the WHRS Act 2006 we accept applications for multi-unit properties as single claims.

Weathertight Services Active Claims by Territorial Authority

Please note: 'Number of properties' is the total number of homes (which may be a house, apartment, flat or unit) that are part of an open claim under the WHRS Act 2006. Some claims cover more than one property.

Territorial Authority where the building consent was issued	Number of properties with open claims as at 28 February 2018	Number of open claims as at 28 February 2018
Auckland		
Auckland City Council	1982	280
Franklin District Council	6	6
Manukau City Council	48	15
North Shore City Council	243	42
Papakura District Council	1	1
Rodney District Council	10	10
Waitakere City Council	223	46
Total for Auckland	2513	400
Buller District Council	1	1
Christchurch City Council	59	39
Far North District Council	1	1
Gisborne District Council	23	1
Hamilton City Council	16	7
Hastings District Council	1	1
Hauraki District Council	1	1
Horowhenua District Council	3	3
Hutt City Council	3	3
Kaipara District Council	1	1
Kapiti Coast District Council	2	2
Manawatu District Council	2	2
Nelson City Council	4	4
New Plymouth District Council	2	2
Opotiki District Council	1	1
Palmerston North City Council	1	1
Porirua City Council	28	5
Queenstown-Lakes District Council	150	8
Rotorua District Council	1	1
Selwyn District Council	1	1
Tasman District Council	3	3
Taupo District Council	1	1
Tauranga City Council	193	19
Thames-Coromandel District Council	12	8
Timaru District Council	1	1
Upper Hutt City Council	2	2
Waimakariri District Council	1	1
Wellington City Council	268	37
Western Bay of Plenty District Council	7	7
Whakatane District Council	42	1
Whanganui District Council	1	1
Whangarei District Council	7	7
TOTAL	839	173

Marmorated stink bugs — a great reason to upgrade your business vehicle!

Building Today motoring reporter Sean Wilmot says stink bugs may be a very good reason to start looking to lease or buy a new commercial vehicle now — along with considering the range of new brands that have become available in New Zealand in recent years.

There are a number of really good reasons to consider upgrading your business vehicle, but here's one you probably haven't thought of — bugs.

Stink bugs in fact. Yes, brown marmorated stink bugs, which have already seen four cargo ships – with somewhere between 10,000 and 12,000 vehicles bound for New Zealand aboard — sent to Australia for decontamination.

And a good number of those vehicles were used imports out of Asia, which means there'll be a shortage of older vehicles to replace those already here which are already well past their sell-by dates.

Good thing then, that the new commercial vehicle market is so very strong at the moment. Coming off a record high in 2017, the commercial vehicle market is enjoying a boom time at present, but don't be fooled into thinking everything's rosy.

The decreased availability of used imports will put pressure on the availability of new product too, so if a replacement vehicle was on the "to do" list this year, don't wait — start looking to buy or lease now.

You'll find you have quite a bit of research to do too — assuming you're a smart buyer, of course — with the light commercial market having seen some remarkable changes over the past three or four years, which was probably the last time you thought about purchasing a replacement vehicle.

More tech, more spec and more to check

Because of massive worldwide growth in the automotive industry, there is more tech, more spec and more to check when it comes to vehicle ownership as a business expense.

The smart vehicle operator should be constantly looking at vehicles with one major consideration in mind — is it right for the role? Is it fit for purpose?

It is, after all, easy to be swayed by various considerations, not the least of which is



tradition. Just because your grandfather's grandfather drove a (insert your family fave brand here), doesn't mean you should.

A vehicle which may have worked for your organisation five years ago may not have kept up with the demands of your business, so start looking with a clean slate and don't be swayed by irrational prejudices, gut feelings or even words of wisdom from your mate at the pub.

Evaluate with a clear head and an open mind because, matey, you might be dicking yourself over if you don't

New Zealand has one of the greatest ranges of vehicle availability on the planet, and it would be criminal to ignore that just because "we've never owned one of those models before".

In fact, over the past three years, we have seen a significant handful of new brands arrive to further broaden the selection, and there are more surprises coming this year too.

It's a safe bet that — for the moment — there are probably brands represented whose names are not familiar to you, and yet some of those brands will offer some outstanding attributes in specification and new technologies.

Can you name the van supplier that is first to offer an electric van? How about the ute manufacturer who uses Cummins diesels? What about the naming the commercial vehicle supplier which still offers petrol engine product?

If you can name any of these, great. But had you considered buying from them? Probably not, and that makes them all candidates for your "give it a go" list.

Of course, we're not saying you should write off the tried and true either, but given the stink bug crisis, you may find that if yours is a small operation, a volume player may already have its stock assigned to a larger corporate — not always, but it's a possibility. Which is another good reason for you to examine all the available options.

While the reality facing business vehicle buying is ultimately down to cost, the first and highest consideration should always be safety.

While ANCAP ratings out of either Australia or Europe don't necessarily tell the whole story, the results (www.ancap.com.au) are a good starting point from which to base a buying decision.

NEW DAILY

\$21* PER DAY DRIVE AWAY



There has never been a better time to upgrade your van. The IVECO Daily is now available at a special finance rate starting from an incredibly low \$21* per day.

The Daily is an extremely versatile van offering unrivalled strength and loading capacity with the driving characteristics of a car. It's no surprise that it was awarded the title of 2015 International Van of the Year.

Loading and unloading on site is easy with a large sliding side door ideal for working in confined spaces. A choice of different rear door heights with an option for double hinged at 270° - allowing the doors to be opened almost flat against the body. Boasting the largest loading capacity in the market, all Daily vans can be driven on a standard car licence.

Phone 0800 FOR IVECO (0800 367 48326) for a test drive today.

IVECO

Your partner for sustainable transport

WWW.IVECO.CO.NZ

Brendan Taylor
0274 032 036
Auckland, Northland

Waikato IVECO
0800 100 158
Hamilton

Keith Tuffery
027 489 1761
Lower North Island

Star Trucks Int.
03 544 9580
Nelson

Straun Syme
027 434 0846
South Island

Richard Field
021 719 867
South Island Daily

AdvanceQuip
0800 483 739
Gore

David Didsbury
027 403 2035
Nat. Sales Manager Vans

IVECO ASSIST 0800 367 483

*Daily payment of \$20.46 is based on an interest rate of 7.95% p.a. and a 60 month term, with 20% deposit and 20% balloon payment on the GST exclusive purchase price. The GST amount of \$6660 is payable in month 3. Payments exclude on-road cost and include an establishment fee of \$500.00. Advertised price per day is based on a 2016 Daily 3.5T 126HP, Hi-Matic transmission, 9 Cube Van. Offer is valid until 30 March 2018. Normal UDC Finance lending and credit criteria apply.

Free fees for apprenticeships

Most of the talk in the media about the Government's new Fees Free initiative has been about school leavers intending to go to university, who will get one year's free tuition fees.

However, not many employers in the construction sector realise this initiative extends to apprenticeships for not one, but two years.

Best reason to train an apprentice in 2018

Fees Free is a new Government scheme to encourage more New Zealanders into formal study, learning or training.

From January 1, 2018, industry training is fees-free for the first two years of an apprenticeship for eligible first-time learners and apprentices enrolling in eligible programmes, who begin their training in 2018.

Learners can begin their training at any time in 2018 and be eligible for the following 24 months free of fees. At the BCITO, this covers all fees associated with the first two years of an apprenticeship, including off-job training (if required), night classes, assessment fees and resources.

No financial input required to start

Two years of industry training may be possible with no financial input required from employers or apprentices if the apprentice is

an eligible candidate enrolled in an approved programme.

This increased investment in industry training will help ensure current and future members of the workforce have the skills required to underpin sustainable growth and development in the construction industry, while also alleviating the skills shortages New Zealand is currently facing.

It goes without saying that this can only happen if employers are willing to take on more staff or train existing team members. The Fees Free scheme is the Government's helping hand to employers in this regard.

Existing employees may be eligible

Employers who have staff working for them currently, who have never undertaken any formal post-secondary school training, may also qualify for fees free.

Although primarily aimed at school leavers, any New Zealander might be eligible. Some people on work visas may also be eligible.

A company's reputation for quality work is underpinned by the skills of the people it employs. Now is the best opportunity employers will ever have to provide training and support, and upskill staff with the Government's support.

Employers will be building a strong, capable and reliable team by providing staff with the

opportunity to be proud to call themselves qualified professionals — a brilliant marketing tool for any business.

Growing people power

The Government's Fees Free initiative might be an opportunity for employers to expand their company by taking on a new team member and train them to a professional standard, courtesy of the Government for the first two years.

Find out about eligibility

Prospective apprentices (or any third party) can use the learner's NSN number to check eligibility online at www.feesfree.govt.nz.

Find out more information about Fees Free for BCITO employers and trainees, including which BCITO programmes are approved, at www.bcito.org.nz/feesfree.

Do it now

Why wait any longer to start training? New Zealand is in the middle of the biggest boom there has ever been, so there will never be a better time than 2018.

For more information regarding Fees Free, or for help finding an apprentice, get in touch with the BCITO on 0800 422 486, or email feesfree@bcito.org.nz.



BT's Back in Time

20 years ago:

- Around \$500 million of property development was able to proceed at Auckland's Viaduct Basin, adjacent to the America's Cup Village, after a compromise planning deal was approved by the Environment Court.

The agreement was struck between the Auckland City Council and developers appealing against the area's rezoning, including Ports of Auckland, America's Cup Village Ltd and Viaduct Harbour Holdings Ltd.

The compromise deal allowed mixed use development, including some commercial. The council also reduced a planned 10% development levy to 7.5% which would go towards the council's planned \$50 million of public works before the America's Cup in Auckland in 2000.

15 years ago:

- While almost 1200 leaky buildings were to be assessed by the government's Weathertight Homes Resolution Service, RMBF chief executive Chris Preston said it was interesting to note the Federation had had very little feedback from the mediation service in respect to weathertightness problems caused by RMBF members.

"We can take heart from this, as it reflects well on the skill of our membership and its ability to rectify any problems," Mr Preston said.

"Weathertightness remains critical for the industry, and we are still waiting for some firm direction from the Building Industry Authority and the technical people in the industry in relation to the direction the Building Code and Building Act are going to go," he said.

10 years ago:

- One of the first builders to successfully register as a Licensed Building Practitioner was presented with his own "licence to build" by Building and Construction Minister Shane Jones.

Mr Jones awarded Craig Shorrock a Site 2 licence when he visited Mr Shorrock at a home he was repairing in Remuera, Auckland.

More than 8000 application packs had been distributed since the scheme was officially launched in November 2007, and the first licenses were being issued to practitioners who had successfully completed an application in their chosen license class.

The release of licence cards was a major milestone for the new scheme which was introduced to raise standards and increase consumer confidence in the construction industry.

5 years ago:

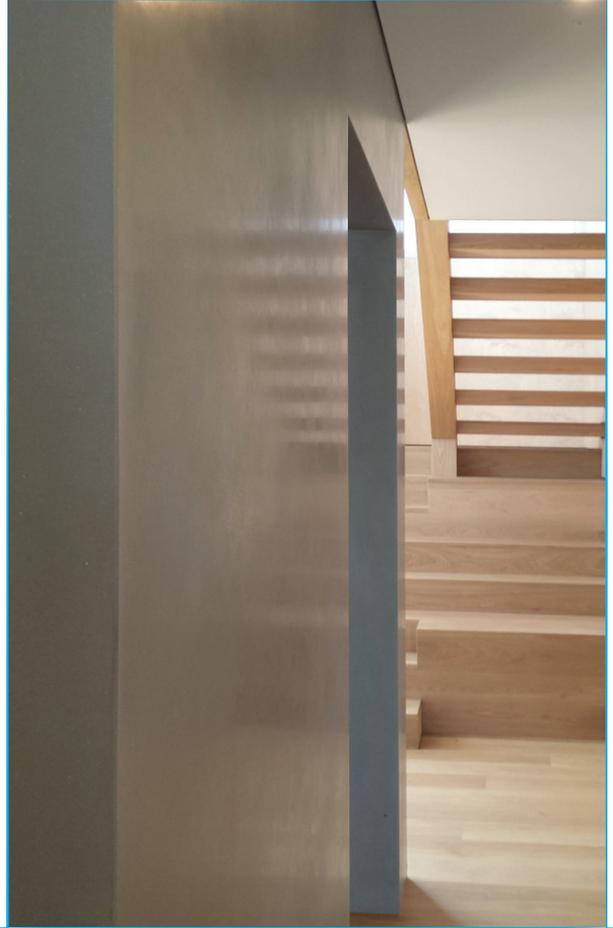
- The Specialist Trade Contractors' Federation (STCF) called on Mainzeal liquidators to "open the books" and reveal how much the company was holding in retention payments.

Retentions are a widespread construction industry practice where a construction firm withholds part of a subcontractor's total invoice, unsecured and without interest, for up to two years after the subcontractor has completed their work.

STCF president Graham Burke said it was likely that Mainzeal was holding millions of dollars in retentions, and called on liquidators BDO to be transparent about the sums.

"This is money that belongs to subcontractors and would have been paid out to them in due course but, because subcontractors are unsecured creditors, it is likely that this very significant sum will be used to pay secured creditors," Mr Burke said.

Bespoke interiors



Otsumigaki

Bespoke interior finishes created by ROCKCOTE craftsmen plasterers alongside our wide array of finishing plasters will leave you inspired. Hand applied with creativity our specialist interior plasters can be coloured from a wide range of genuine Resene colours to complement your other interior surfaces.

Our Natural materials range includes;
Earthen - clay, Marrakesh tadelakdt - lime,
Otsumigaki - lime/clay

Resene 
Construction Systems

www.reseneconstruction.co.nz
0800 50 70 40

ROCKCOTE

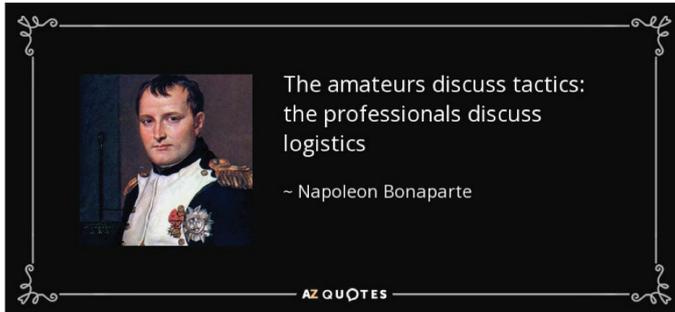
Plaster Systems

 530 476
477 500
681 633

 **FPS** .CO.NZ
FUTURE-PROOF BUILDING

Smart cities

Architect Don Bunting continues his blog on urban transport issues.



Napoleon was talking about the tactics of warfare. However, the same can be said about amateur politicians putting the tactics of political expediency — getting re-elected — above the logistics for solving the problem put forward by professional advisors.

Nowhere is this more the case than ill-considered attempts by government and councils to find viable, affordable solutions to urban transport.

The population of New Zealand will exceed six million people by 2045, less than 30 years away. It is likely that more than 70% will live in or near the centre of our major cities, with most choosing Auckland.

In global terms, our urban public transport systems are still in the dark ages. If we are to see any solutions that meet practical and environmental standards, we need to take a quantum leap, not the bare minimum solutions our political masters favour.

Political expediency on steroids

Check out the Auckland Harbour Bridge that was originally built with only four lanes. Yes, four lanes! That's not planning for the future, that's political expediency on steroids.

All our major cities have similar examples. Wellingtonians access their airport through a two-lane tunnel! And the country's capital airport can't accommodate modern jet aircraft.

And what happens after an urban disaster like the Christchurch earthquakes? The politicians spend the next eight years doing as little as possible.

Still no stadium, still no conference centre, still no rebuilt Cathedral Square, let alone any thoughts about how to get people from A to B in the rebuilt centre, if and when it is ever finished.

I wrote a blog in 2000 about the planned Britomart underground rail terminal, noting that if a hole in the ground at the bottom of

Queen Street was the answer to Auckland's transport problems then local politicians were asking the wrong questions.

The Inner City Rail Link is an example of politics leading common sense. Likely to cost something north of \$5 billion, it may

change Britomart from a terminus to a through station, but the tiny residential population it serves will not solve current transport issues.

Again, it's an isolated, politically-driven decision, rather than part of an overall solution.

Changing patterns

Futurists proposed that more than half of the workforce would by now be working from home. Never happened, never will.

Technology might improve our ability to connect electronically but future generations will travel to work for a few decades yet.

The views of futurist architects such as Le Corbusier regarding vertical cities containing home, work and shopping also seem unlikely in New Zealand any time soon.

But nobody thought people would discover the appeal of living closer to their city centre. Not that this has reduced the need for urban transport, because most still work some distance away.

What this change has done is seriously skew residential values, while inadvertently encouraging the construction of often cheap and nasty apartments. This social change has exacerbated transport issues and where to park an increasing number of cars.

Light Rail is the rallying cry by any politician when asked about solutions for urban transport. The success of Light Rail is seen in small-to-medium sized cities around the world.

However, it is no magic bullet. Compared with buses, it is costly to set up the rail system, street stations, the electrification system and the rolling stock.

A light rail system would also take space out of existing streets — and many New Zealand city streets are relatively narrow, unlike London, Paris, or even Sydney. Nevertheless, Light Rail is, or at least should be, part of future inner-city transport.

But not to airports. Heavily laden airline travellers and short-trip commuters don't mix. For example, airports such as Auckland would be better served, as Sydney and Brisbane are, by extending existing heavy rail via Manukau.

Simple future-scoping options

Any urban transport solution for New Zealand needs to include improving road use. A few ideas:

- Ban the importation of cheap, crappy second-hand cars and vans.
- Introduce a national policy requiring all commercial road transport, including taxis, delivery vans, utes, trucks on city roads, and buses to be 100% electric powered by 2038.
- Offer serious tax incentives for all electric-powered vehicles.
- Fewer parking options. Imagine how our roads would free up if the only parking allowed was off road, in car parks.
- Ban — and this one is personal — all those useless, overpriced SUVs. Unless they are electric-powered.
- Repeal the law allowing/requiring competitive tenders for urban transport services. Attempting to make urban transport profitable just leads to inadequate services.

There is the potential for exciting new ways to travel and interact in the future — maybe not flying cars, but widespread electrification and even driverless vehicles.

However, such extreme possibilities are unlikely to reduce current transport problems.

Cars will, without serious disincentives, remain a core way of getting from A to B in our cities. To compete, public transport needs to be cheap, reliable and convenient, with car travel made more expensive and inconvenient.

Light rail, yes, but modern, electrified buses can and should play a part. The trick is to make public transport better, cheaper, more regular and reliable, and heavily subsidised.

Finally, provide real busways and tramways through our cities, not just off/on lanes. And ensure that buses and light rail have priority at all intersections. That is, cars stop and public transport vehicles go.

It's not rocket science, it's common sense.

Council's leisure centre liability reimposed by Supreme Court

Timothy Bates of Auckland law firm Legal Vision revisits a previously reviewed case that ended up in the Supreme Court.

In this month's article I wish to revisit the case of Southland Indoor Leisure Centre Charitable Trust v Invercargill City Council that I have previously reviewed in the context of the limitation defence pursuant to section 393 of the Building Act 2004. This proceeding has now ascended to the Supreme Court on other issues.

Factual background

- In 1999 the Southland Indoor Leisure Centre Charitable Trust ("the Trust") was granted consents by the council to construct an indoor sports and leisure complex in Invercargill. The building consents contained structural plans from the consulting engineer.

- During construction it became apparent that several of the steel trusses which spanned the roof of the community courts section were visibly sagging.

- In November 1999, the Trust engaged Harris Consulting Ltd (HCL) to peer review the original design of the community court trusses to ensure that following remedial work, the structure was sound and within acceptable design standards.

- In December 1999 HCL provided a structural report which identified defects in the design of the trusses. The consulting engineer prepared a structural steel modification drawing which provided for modifications to be made to the community courts trusses.

- On January 4, 2000, HCL provided a producer statement — PS2 Design Review — which incorporated remedial detail in line with the modification work to the community courts trusses. It also included a letter which contained the proposed remedial detail.

- On January 14, 2000, the council issued a building consent for the modification work to be completed in accordance with the revised design prepared by the consulting engineer. A condition of the consent was that it incorporated the remedial detail prepared by HCL.

- The modification work was carried out in January 2000 in accordance with the revised design. A Code Compliance Certificate (CCC) was issued by the council on November 20, 2000, and on January 17, 2001, the consulting engineer provided a further producer statement.

- In April 2006 the council became aware of movement in the roofline where the trusses spanned over the community courts. As a result, on April 12, 2006, the Trust engaged Mr



Harris and his firm HCL to review the roof structure to ensure that the building was safe in the event of snowfall on the roof.

On June 9 HCL provided a report which confirmed the ability of the trusses over the community courts to withstand the loading changes of wind and snow, but did recommend inspections of the truss weldings and support fixings.

- On September 18, 2010, the roof collapsed on the Indoor Leisure Centre following a heavy snowstorm. As a result of the loss suffered by the Trust, High Court proceedings were issued against the council. The council denied liability and issued proceedings (albeit it third party proceedings) as against Mr Harris and his firm HCL (the third parties).

The council's third party proceedings were ultimately resolved out of court. The Trust's claim was successful against the council in the High Court.

This outcome was overturned by the Court of Appeal on the basis that the only cause of action that was available against the council (other causes of action were statute barred because of limitation defences) was in negligent misstatement based upon the wrongly issued Code Compliance Certificate.

The Court of Appeal ruled that there had been no reliance by the Trust upon this document.

There were two issues taken on appeal from the Court of Appeal to the Supreme Court. The first of these was the issue of whether, in fact, there was available to the appellants (the Trust) a cause of action in negligence simpliciter as against the council.

The council had argued successfully at Court of Appeal level that the only cause of action available to the appellant was negligent misstatement based upon the issue of the CCC.

The Supreme Court considered the statutory framework set out in the Building Act 1991 in considering whether a cause of action based upon negligence simpliciter existed against the council in this instance.

The Supreme Court unanimously ruled that a duty of care was owed by the council in all the regulatory functions that it delivers. It originated from its regulatory role which was directed at ensuring buildings comply with the relevant building code.

This meant that the duty was not obviated by another party's negligence. Furthermore, there was no distinction between a council issuing a consent, inspecting construction work or issuing the CCC.

Reasonable care must be exercised in carrying out these roles, otherwise its key regulatory function would not be achievable.

Accordingly, the Court of Appeal was wrong to consider this as only a negligent misstatement case, and the council had breached its duty of care by negligently issuing a CCC when the building was not code compliant.

Actual reliance was therefore not a necessary constituent of a successful claim in negligence against the council, and the finding of liability against the council by the High Court was reinstated.

On the other issue of contributory negligence, the majority affirmed the Court of Appeal's decision in this regard, and ruled the damages apportionment found against council ought to be reduced by 50%.

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.



Legal Vision specialises in providing legal advice to the Building Industry

Principal: Timothy Bates LLB (Hons)

DDI: 09 379 9668 ext: 1 | F: 09 379 9670

tim@legalvision.co.nz www.legalvision.co.nz

PO Box 147423 | Ponsonby 1144 | Auckland

Unit 63 210-218 Victoria Street West | Central Auckland 1010

Is this what you really want to do for the next 20 years?

Terry Sage of Trades Coaching New Zealand gets deep and meaningful with a question for you that may well tax the grey matter.

So the holidays are now a distant memory — and the next ones feel like a decade away, so no point even entering that into the equation — which leaves us in no man's land.

Yes, that dusky time where every day seems like the one just gone and the one coming.

Then the weather lady says it's the hottest summer on record, but it's still raining — oh, and by the way, the weekend will be wet.

Is it any wonder for so many business owners this can be a desperate time of year?

Added to this, we are only just clearing the bills from Christmas, and we are still so busy because the so-called building boom is still booming. You really have to wonder — is it all worth it?

Well, desperate times call for desperate measures, right? Now don't get carried away just yet. Yes, reach for the vodka to calm the nerves, take the pills as prescribed but leave all the sharp objects in the tool bag.

What is a desperate measure? It's a painful one and, for some, it will be an act that is completely alien. You have to ask yourself a question — a short question, but one that may well tax the grey matter.

Now this question can come in several formats,

but eventually the answer will be the same, or close anyway.

This life-changing, simple question that may hurt is, and here comes the anti-climax: "Is this really what I want to do for the next 20 years?"

Earth shattering right? So why does hardly anybody ask this question and just keep on doing what they did yesterday and will do tomorrow?

Or do they ask the question but never act on it, either through fear, lack of how to, or yeah, one day perhaps?

My point is that you're better than settling for the same old and mundane way of life. You work hard, you're great at what you do and there is still some ambition left. So ask that question and be 100% truthful with the answer.

If the answer is "yes, I am a tradie through and through and I want to enhance the world one job at a time" then, fantastic, the industry craves dedication such as yours.

But if the answer is no or, in most cases, actually I'm not sure what to do, then you have a difficult time ahead as you have some big decisions to make and lots more questions to answer.

The first being, "if I don't do tradie stuff what



else am I any good at?" And that's the reason most tradies do tradie stuff until backs, knees, shoulders and brains give up on them.

Are there alternatives? Yes, of course there are, hundreds of them. But do you have the skill set to undertake them, and will they bring you the job satisfaction you need?

Oh, and don't forget the earning potential — you have to be kept in the lifestyle you're accustomed to, right?

There is no point me listing all the possibilities here as it will be too much to take in, but let me enlighten you to one option.

I should be embarrassed at my blatant self-marketing here, or the way I skilfully led you through the 533 words above to this life-changing space on the page — whatever — but I'm not.

And it's because for a small number of you this option is simply that — a life changer. You need to consider a career where you give back to the industry that has provided so well for you, and to use your skills and knowledge to better that industry.

You need to become a Trades Business Coach, work half the hours you do now, and easily earn six figures.

The best bit is there is no stress, and involves more job satisfaction than handing the keys over to a new house.

Interested? Give me a call on 021 280 8679 and let's have a chat.

Become a fully-trained Business Coach

There is an opportunity to be a part of Trades Coaching New Zealand Group and become a fully trained business coach.

We are looking for builders and trades people who want a change in life. If you have owned and operated a successful building business, have a good insight in business practices, have exceptional communication skills and have a desire to take home a great income, we want to hear from you.

If this sounds like you, then contact us today!

Phone: 021 280 8679

Email: terry@tcnz.net.nz

www.tradescoachingnewzealand.co.nz



Trades Coaching
New Zealand

THE BUSINESS SIDE OF CONSTRUCTION

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. Answer his Sport Today Trivia Question below and go into the draw to win some great prizes!

Clock ticking on Phoenix survival

Tick tock tick tock. Can you hear it? Listen closer . . . TICK TOCK TICK TOCK. The sound you hear is time expiring on the Wellington Phoenix' presence in the A-League.

The situation really has become so bad that it is hard to see a way forward where the club can prosper to be successful by any reasonable measure. Not only is the lack of wins a problem, it's the lack of interest.

A few months after Football Federation Australia (FFA) boss David Gallop said "You can't expect to squat on a licence in our competition", the Phoenix were given an extension (read: lifeline) in February 2016.

It was widely mis-reported they had been given an additional 10-years when, in reality, they had been guaranteed four years, with the option of two further three-year extensions.

All of this, of course, was predicated on the 'Nix improving crucial performance indicators such as crowd attendance, viewership, membership and television revenue.

And that is without even mentioning performance on the field which, in reality, is a huge driver of those crucial KPIs. Well, that extension was two years ago, and things have gone backwards.

Every conceivable metric has the Wellington club as the weakest link in the competition. The Phoenix have had the worst average crowd over the past two seasons, with a shade over 6000 per home match this season.

Last season it was 8000, so that's a drop of 25%. Membership is down to only 4200 (a drop of 16% in two years), a number that also props up the league.

Sky TV isn't obliged to tell us what it buys the A-league rights for, but given the decline in interest in recent seasons it is a nonsense to think they are paying more. Either way, there is no way the FFA is receiving solid revenue streams from out of New Zealand.

And what about the performances of the team? Frankly, they have been extremely poor. They missed the playoffs by six points last season and were wooden-spooners in 2015-16.

This season has been a disaster, with another bottom-place finish on the cards. With a few games left, coach Darije Kalezic has left the country without lasting a full season. You need only to look at his career resume to see what a terrible appointment he was.

And how can fans trust the club to get a decent replacement? In fact, the next coach will have to be more than decent because that clock is ticking.

And the all-important question will ring increasingly loudly – just what value at all does the Phoenix' presence bring to the A-League?

"Save the Phoenix" might even become a slogan. "Squatters out" might be more apt.

Code-swapper's contract stands up to scrutiny

After Etene Nanai-Seturo's departure from the Warriors to pursue a rugby career, there was much debate as to which side "won" in the battle for his services.

The answer seems fairly simple – he's now playing for the New Zealand Sevens team and possibly the Chiefs in Super Rugby, so it must be the 15-man code right?

Well, yes, but the situation is a little more nuanced. To be dreadfully egalitarian, I think all parties have what they want. The 18-year-old is now playing his preferred code, and New Zealand Rugby (NZR) has its man after a confidential settlement was reached with the Warriors.



But a firm precedent was set, and that is what the Warriors were actually fighting for. In obtaining Nanai-Seturo, NZR had to acknowledge a binding, standard NRL contract had been signed by the then 15-year-old in 2014.

The contract stood up to scrutiny and couldn't be circumvented, as was thought to be the intention of the Chiefs in particular.

The Warriors knew Nanai-Seturo's heart was in rugby union and weren't going to get in the way of that pursuit. But they couldn't be railroaded into letting him go for nothing, not when they'd done everything by the book.

The standard practice of a player needing to be "released" from a professional sporting contract had been preserved, and the next time NZR comes looking for an already contracted player they'll have to be ready to negotiate.

PS: You may have noted I was bang-on the money with my Halberg Awards picks last month. No inside information, no help, just pure genius!

Okay, so they were the easiest to pick in a decade, but who cares when you clean up, right?



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

SPORTTODAY TRIVIA QUESTION

We've scored a double pass for a Go Karting session at Hampton Downs!

Just answer the following question: Which team won Super Bowl 52 recently? Philadelphia Eagles or New England Patriots?

To enter, visit www.buildingtoday.co.nz/competitions.aspx. Good luck!



Like us on
Facebook!



<https://facebook.com/buildingtodaynz>



Building Today has scored a double pass for a Go Karting session at Hampton Downs to give away to one lucky reader! Answer Radio Sport Breakfast co-host Kent Johns' Sport Today Trivia Question (see page 29 for details) and go into the draw for this super prize!

Building Consents Information

For All Authorisations, January 2018

Dwellings	\$894,995,000
Domestic Outbuildings	\$14,488,000
Total Residential	\$909,483,000
Non-residential	\$479,292,000
Total All Buildings	\$1,388,776,000
Non-building Construction	\$31,657,000
Total Authorisations	\$1,420,433,000

Number of new dwellings consented

	Jan 2018	Dec 2017	Jan 2017		Jan 2018	Dec 2017	Jan 2017
Far North District	21	30	20	Horowhenua District	12	13	15
Whangarei District	48	35	39	Kapiti Coast District	23	20	23
Kaipara District	12	18	10	Porirua City	23	44	19
Rodney District	46	58	55	Upper Hutt City	21	28	7
North Shore/AlbanyWards	208	258	211	Lower Hutt City	20	14	12
Waitakere Ward	55	35	18	Wellington City	36	12	27
Auckland Wards	197	126	66	Masterton District	13	18	9
Manukau/Howick Wards	65	267	32	Carterton District	2	7	7
Manurewa-Papakura Ward	106	94	50	South Wairarapa District	1	10	3
Franklin Ward	41	38	80	Tasman District	13	35	23
Thames-Coromandel District	20	35	19	Nelson City	14	13	10
Hauraki District	3	11	10	Marlborough District	27	28	22
Waikato District	32	30	43	Kaikoura District	3	4	2
Matamata-Piako District	13	7	28	Buller District	0	1	0
Hamilton City	50	57	55	Grey District	1	2	3
Waipa District	55	34	25	Westland District	3	3	2
Otorohanga District	4	1	4	Hurunui District	3	15	6
South Waikato District	1	1	0	Waimakariri District	25	50	44
Waitomo District	1	4	0	Christchurch City	155	137	179
Taupo District	14	23	17	Selwyn District	61	55	78
Western Bay of Plenty District	29	43	40	Ashburton District	15	14	15
Tauranga City	82	57	103	Timaru District	17	12	14
Rotorua District	8	18	5	Mackenzie District	9	6	8
Whakatane District	4	6	13	Waimate District	1	1	1
Kawerau District	0	1	4	Chatham Islands Territory	0	0	0
Opotiki District	0	2	0	Waitaki District	12	11	7
Gisborne District	5	5	5	Central Otago District	21	20	30
Wairoa District	0	2	0	Queenstown-Lakes District	84	111	59
Hastings District	18	18	22	Dunedin City	23	30	29
Napier City	19	12	10	Clutha District	7	1	6
Central Hawke's Bay District	5	3	2	Southland District	9	18	8
New Plymouth District	25	30	34	Gore District	1	4	0
Stratford District	2	2	2	Invercargill City	10	11	4
South Taranaki District	8	5	5	Area Outside TA	0	0	0
Ruapehu District	3	4	4				
Wanganui District	12	12	10	Total	1916	2169	1752
Rangitikei District	5	2	2				
Manawatu District	13	12	10				
Palmerston North City	20	25	26				
Taranua District	1	0	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

Subscribe to Building Today

Building Today is the industry news magazine that keeps you up to date with what's happening in the construction industry. Subscribe today by completing this coupon and **FREEPOSTING** it with your cheque.

Attached is a cheque (payable to Taurean Publications Ltd) for **\$57.50** (incl GST, GST No: 66 019 802).

OR

Email postal and other details from below to: andrew@buildingtoday.co.nz

AND direct credit payment to: Taurean Publications Ltd (Account No: 03 0285 0142474 00)

**FREEPOST to: Building Today, Freepost 67 299,
PO Box 35343, Browns Bay, Auckland 0753**

Name: _____ Company: _____
Address: _____
Type of business: _____
Email: _____ Ph: _____
Signature: _____ Date: _____

Skills Maintenance Points

**One hour of learning =
1 point**

**Read Building Today
magazine and earn Skills
Maintenance Points**

**For more information go to
www.lbp.govt.nz**

CONTACT FILE



Hampton Downs
EXPERIENCE THE EXCEPTIONAL

Ph: 09 280 6504
Email: hamptondowns.com



ALEXANDER JOINERY

Providing quality commercial & residential timber joinery
Ph 021 710494

jason@alexanderjoinery.co.nz www.alexanderjoinery.co.nz



LegalVision
BARRISTERS & SOLICITORS

Specialists in providing legal advice to the building industry

Principal: Tim Bates DDI: 09 379 9668 ext 1



INTAKS
Hangs Tough

Want more Edge Protection solutions?
Talk to us.

SAFE • MODULAR • EFFICIENT
> Scaffolding > Edge Protection

> 0800 INTAKS > WWW.INTAKS.CO.NZ

Become a fully-trained Business Coach



Trades Coaching New Zealand
THE BUSINESS SIDE OF CONSTRUCTION

Phone: 021 280 8679
Email: terry@tcnz.net.nz
www.tradescoachingnewzealand.co.nz



Trust
SMART Home

Turning a house, into a smart home.

WIRELESS HOME AUTOMATION
AFFORDABLE & EASY TO INSTALL

Ph: 09 579 1990 www.smarthomenz.nz

TO BOOK YOUR
3-MONTH
CONTACT FILE AD:

PHONE: ANDREW DARLINGTON 021 90 11 56

EMAIL: ANDREW@BUILDINGTODAY.CO.NZ



LEADING THE WAY IN ADHESIVES, SEALANTS & TECHNICAL PRODUCTS



holdfast.co.nz