

BUILDINGTODAY

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION



VOLUME 28 NUMBER 5

JUNE 2018

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TIMBER DESIGN
AWARDS
FINALISTS
ANNOUNCED



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There's plenty to ponder in this month's issue, starting with RMBA chief executive David Kelly's take on the recent Budget and its likely effects on the construction industry.

Then there's an article which clears up the "aura and mystique" of product warranties, and what they mean for builders and home owners.

Legal columnist Tim Bates discusses the merits of proportionate liability versus the current "last man standing" joint and several liability principle used in multi-party construction litigation.

We also reveal the finalists in the prestigious NZ Wood-Resene Timber Design Awards, the national winners of which will be found in September this year.

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Patients, pupils, prisoners, provinces and poverty

Chief's Chat

By CEO David Kelly

The headline might keep readers guessing about what my column is about. It may surprise some, but it is about the budget the Government delivered last month.

What I find interesting are the big picture numbers mentioned in the budget. GDP is expected to peak to 3.6% next year and then fall to around 2.5% in 2022.

Slow growth in migration numbers is expected to contribute to the decline. Net migration is expected to drop from 68,000 to 22,000 over that period.

This may well have an impact on the construction workforce. It underlines why it will be important to get the skills and training system right in New Zealand, but the Government will also need to be mindful of keeping migration pathways open for the skills that the sector urgently needs.

I am no accountant by any stretch of the imagination, but scratching beneath the surface reveals many budget initiatives that will involve the construction community.

We knew from the mid-year budget update last December that \$2 billion would be allocated for KiwiBuild. A further \$100 million has been set aside to set up KiwiBuild and the Affordable Housing Authority in the next two years.

The five Ps

This is consistent with the overall theme of the budget which is shaped around five Ps: patients, pupils, prisoners, provinces and poverty.

\$1 billion in capital expenditure is earmarked for education and health. This is likely to be invested in upgrading existing facilities, and building schools and hospitals.

Nearly \$1 billion in capital and operating expenditure has been allocated in the budget for public housing and addressing homelessness.

And in Christchurch nearly \$300 million in capital expenditure has been identified for



initiatives in the red zone, and possibly a multi-purpose stadium.

A similar amount of \$300 million has been set aside to maintain and fund additional capacity in the prison network.

Infrastructure needed

To enable any of this to happen there needs to be the infrastructure. The budget, while big on supporting the regions, does appear light on infrastructure.

Capital expenditure for infrastructure is mainly for rail, but \$300 million is earmarked for the Crown Infrastructure Partners to invest in water and roading infrastructure to support housing supply.

Looking at these figures you get a good appreciation of just how central the construction sector will be in making these budget initiatives a reality.

This spending will happen over several years. It is new spending, so is on top of the \$40 to 42

billion building activity forecast annually in New Zealand over the next four years.

I hope spending is managed evenly across those years to help iron out the highly cyclical nature of the construction industry.

It is critical that all this construction activity is not heaped on the industry at one time.

Terms and conditions critical

Another critical issue will be what terms and conditions are agreed to with contractors when signing them up for projects.

If we want to avoid a repeat of what has been happening in New Zealand for the past 18 months, it is important to take an equitable view on who should carry the risk with large projects.

People who attended the Commercial Project Awards last month would have heard Building and Construction Minister Jenny Salesa talk about work the Government was doing to rebalance allocation of risk in contracts.

It is difficult to think of a finer setting for the Minister to talk about the issue. The projects that were showcased demonstrated what can be done if principal, designers, engineers and contractors all work together.

Sector must stop undervaluing itself

Brian McGuinness put it quite eloquently when accepting an award — that the sector must stop undervaluing itself. I could not agree more.

Major contractors will need to reflect carefully on how much risk they can take on. Part of the problem is that the current tendering process encourages this “race to the bottom” mentality which, ultimately, can undermine the prospects for the delivery of a successful build.

I am all for probity, but this needs to be tempered with pragmatism about who is best to take on the risk.

At the end of the day there are no winners when buildings and projects that the community are counting on are constantly pushed out.



Project Viking takes out Supreme Commercial Project Award

Skellerup's new Dairy Rubberware Development and Manufacturing facility, Project Viking, took out the recent Supreme Commercial Project of the Year award, along with the Industrial Project Category Award at the 2018 New Zealand Commercial Project Awards.

Calder Stewart Canterbury regional manager Adrian Mathieson says winning the Supreme Award was a very proud moment for all the team involved in the large-scale project.

"All of the projects were of such a high calibre, so there was definitely an element of surprise when Project Viking came away with the

Supreme Award," he says.

"The results exceeded all of our expectations, and it was very rewarding to have our clients and project partners at the event with us to share in our success."

Mr Mathieson says the innovation and technology used throughout the design and build made it stand out from the competition.

"Project Viking incorporated innovation and technology throughout the design and delivery of the facility, particularly with the processing tower within the Industrial Hall," he says.

The project utilised Business Information

Modelling (BIM), facilitating open collaboration between the whole project and site teams, and tracking and evolving the design and construction process.

Mr Mathieson says the collaborative effort from the entire project team led to the success of the complex project, which took more than 182,000 man hours to complete.

"This award reflects the success of our collaborative approach and trust between all project partners. We focused on relationships and clear communication throughout to provide solutions to challenges that arose," Mr Mathieson says.

"I would like to acknowledge the part that Skellerup, Beca, our consultants and our subcontractors all played in this successful project."

Judges said the \$25 million project required an innovative design approach, particularly in constructing the 1000-ton shot tower within the building to an Importance Level 3 seismic design.

"The big challenge was the time pressure to get the new Greenfield facility operational so that the manufacturing plant could return to full production following the February 2011 earthquake," they said.

The judges were very impressed with the approach taken by the lead contractor, who worked closely with the client, consultants, subcontractors and off-shore plant manufacturers to embrace and solve each challenge.

This has created one of the world's leading Dairy Rubberware Vulcanisation Plants, which manufactures its own rubber on-site.

Mr Mathieson says the awards offer the Calder Stewart team recognition for the quality workmanship they provide.

"The awards prove that we are a company that is focused on providing our clients with solutions to help their businesses develop and grow."

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



Project Viking was awarded the Supreme Award and the Industrial Project Category Award at the 2018 New Zealand Commercial Project Awards.



NZ's best bathroom recognised at House of the Year Awards

Jason Barlow Building was awarded the Plumbing World Bathroom Excellence Award at the 2017 Registered Master Builders House of the Year Awards.

The Te Anau home, which also won the Kitchen Lifestyle Award at the Southern House of the Year competition, sits on more than two hectares of land with captivating views over Lake Te Anau.

Jason Barlow says winning his first-ever national award at the competition was a proud moment, and great recognition for the hard work that went into the build.

"It definitely came as a surprise for us. We had gone into the national competition thinking we might have a chance at the kitchen award since we won that at the regionals, so to come away with the bathroom award was a great surprise," he says.

Mr Barlow says the extensive detailing of not just the bathroom, but the entire house, made it stand out from the competition.

"The design was absolutely beautiful. There was extensive fine detailing throughout the house which required a lot of accuracy and workmanship," he says.

"This was challenging for us at times, getting everything in the right line, space and proportion. There was absolutely no room for error, but it was well worth it, and the result is stunning."

The 590sq m home is divided into three sections — living/kitchen, guest wing, and a separate area for the home owners — and exudes a sense of open space. The home is stylish yet functional, and was crafted from raw materials in their true form.

House of the Year judges praised the award-winning ensuite bathroom's stylish design.

"This ensuite bathroom situated off the master bedroom is stylish and functional, with space and light carefully considered in the design," the judges said.

"It features fully tiled walls and floor with cedar ceilings, a custom-built oak vanity with stone top, and a free-standing bath which sits against an island wall and which conceals the his and hers showers."

Mr Barlow says winning the award is fantastic for building the profile of the company in the

high-end residential construction industry.

"It gives us recognition among our peers, and gives our clients confidence in the quality of the work we produce," he says.

A Master Builder for more than 13 years, Mr Barlow praises the Registered Master Builders Association for their strong reputation on

quality.

"Master Builders are your go-to if you want the job done well."

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



Jason Barlow Building was awarded the Plumbing World Bathroom Excellence Award at the 2017 Registered Master Builders House of the Year Awards.



National Sponsors



Bespoke Queenstown build wins national award

High quality craftsmanship throughout a challenging project resulted in a win for Bennie Builders at the 2017 Registered Master Builders House of the Year Awards.

The striking Queenstown build took out the CARTERS Multi Unit National Category Award at the competition.

James Bennie of Bennie Builders says winning the award was a very proud moment for the entire team involved in the project.

"It was fantastic recognition for our team, the subcontractors and suppliers involved. It's also great confirmation for our clients that we produce the highest quality work," he says.

"We have entered the competition before, but this was our first national award. It was a very proud moment."

Mr Bennie says the unique detailing and quality workmanship of the build made it stand out from the competition.

"It's a very original design with many bespoke elements. Most elements of the build were also very complex, and required a high level of workmanship with no room for errors as the elements were highly visible," he says.

"For example, the tongue and groove ceilings, the 8m-long skylight, in-situ concrete entrance beam and the cantilevered concrete balcony — these elements all required quality craftsmanship, and contributed to the striking result of the build."

Mr Bennie explains that the location and size of the site created several challenges for the team to overcome.

"The build was on a very tight site and located on one of Queenstown's busiest streets, which definitely added complexity to the project.

"We were also dealing with the extreme weather conditions, and had to start the concrete pours in the depths of winter.

"At one point during the build, our compactor was frozen to the ground, and we had to use a digger to pull it free!" he says.

The team's forward-thinking approach and ability to manage the complex build clearly impressed the judges, who praised the quality workmanship exhibited in the project.

"Overlooking Queenstown, Lake Wakatipu and



This Queenstown build was awarded the CARTERS Multi Unit Category Award at the 2017 Registered Master Builders House of the Year Awards.



the mountains beyond, this bespoke duplex is tightly positioned on a challenging, long and narrow elevated site," they said.

"Clearly a large amount of strategic forward planning was involved in this complex build, which complements the natural features of the site.

"The duplex includes exposed salt and pepper concrete features, negative detailing, full height elements, multi-bespoke joinery elements and texture finishes. The executed attention to detail became clearly apparent in every area.

"The builder has created an outstanding

example of fine workmanship, bringing the architect's creative vision and the owner's dream to life. This was a pleasure to judge."

A Registered Master Builder for seven years, Mr Bennie says winning the award raises the profile of the company among peers and future clients.

"The awards give our future clients certainty that we deliver a product of the highest quality," he says.

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



Competition building as top tradies step up to the challenge

Entries for the Registered Master Builders CARTERS 2018 Apprentice of the Year have now closed, with more than 130 apprentices entering from across the country.

They will go head to head for the sought-after title and a share of more than \$100,000 worth of prizes.

With New Zealand currently facing its biggest-ever building boom, this competition comes at the perfect time to highlight the urgent need for more apprentices.

Registered Master Builders chief executive David Kelly says Apprentice of the Year showcases the attractiveness of a career in the trades.

"Apprenticeships offer the chance to earn as you learn and to be a part of an industry with strong job prospects and opportunities for growth," Mr Kelly says.

"With the construction skills shortage currently facing the industry, the value of an apprenticeship has never been higher."

This year, Registered Master Builders has introduced an award for employers who have had an apprentice win three regional titles. This celebrates employers who are investing in apprentices and investing in the future workforce.

"Training and developing our workforce is vital for New Zealand's economic growth and development in this period of unprecedented demand. It is fantastic to see many prominent building companies continuing to enter their apprentices in the competition each year.

"By investing in apprentices, these employers are not only providing them with career opportunities, but are future-proofing their businesses and the construction industry.

"It is great to see so many talented apprentices stepping up to make their mark on the industry through this competition. They will go on to become the future leaders of the industry, and we wish them all the best as the regional competitions gets underway."



Registered Master Builders CARTERS 2017 Apprentice of the Year winner Vincent Hubbard.

This year, apprentices will put their skills to the test in the first-ever regional practical challenge.

Apprentices will also be judged on their initial entry submission, with the top 10 in each region progressing to an interview with the judging panel, and an on-site visit where contestants will discuss their project.

Building and Construction Industry Training Organisation (BCITO) chief executive Warwick Quinn says they are proud to support a competition that fosters young talent in the construction industry.

"We know the construction industry needs at least 25,000 qualified people in the next five years to meet demand. However, new research conducted by the BCITO has found that only 2.4% of school leavers start a BCITO apprenticeship within their first year after leaving school," he says.

"We need thousands more apprentices each year, which means attracting new recruits to the industry is critical. The opportunity to earn while you learn and having the first two years of eligible programmes free of fees makes

apprenticeships an excellent choice for school leavers.

"Apprentice of the Year is a fantastic way to promote this by showing young people the opportunity and growth that exists in the trades. We look forward to watching these talented apprentices grow into leaders of the future."

The winning apprentice from each region will receive \$2000 to spend at CARTERS, a place at an Outward Bound course, and a range of products and tools.

All entrants receive an apprenticeship membership to the Registered Master Builders Association.

The regional winners will then go on to compete at the Apprentice of the Year national competition in Auckland in November. They will be vying for the national title of Registered Master Builders CARTERS 2018 Apprentice of the Year.

The Registered Master Builders CARTERS 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).

2018 regional event dates:

Waikato: Friday, August 10

Northern/Auckland: Thursday, August 23

Central South Island: Thursday, August 23

Hawke's Bay/East Coast: Friday, August 24

Lower North Island: Friday, August 24

Southern: Friday, August 24

Bay of Plenty Central Plateau: Friday, August 31

Central North Island: Friday, August 31

Upper South Island: Friday, September 7

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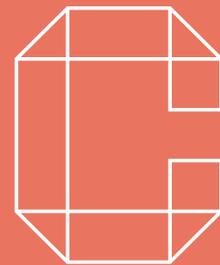
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Product warranties — clearing up their 'aura and mystique'

Law clerk Sarah Martin and senior associate Rachel Conner of Hazelton Law pose the question: Product warranties — what are they and why are builders still being asked to fix problems with products where a warranty is in place?

There is a great deal of aura and mystique surrounding the use of product warranties within the residential construction industry.

Suppliers and manufacturers often use them as an effective means of enticing home owners to select one product over another for use in the construction of their home.

The idea of this is that if the manufacturer is willing to stand by a product for a lengthy period of time, it must be reliable and of good quality.

However, there is comparatively little understanding around what a product warranty actually is, what they mean for the home owner, and the extent to which they affect the builder's potential liability to the home owner, if at all.

Do they absolve the builder of responsibility for the product? And what happens if a warranty is in place and the product subsequently fails?

Product warranties are express written guarantees from a manufacturer, installer or supplier that the product will "last" for a defined period of time and, if not, they will repair or replace it, and/or compensate for any damage.

They are entirely voluntary, with the party offering the warranty determining the parameters of the warranty, in terms of time and any limitations or exclusions that apply.

A product warranty may cover both the product and its installation, often on the basis that the product has been properly installed by an approved person.

It is important that builders and home owners know and understand the extent of any product warranty on offer, including its limitations, and any maintenance or installation obligations it imposes.

For example, product warranties do not, of themselves, guarantee compliance with the durability requirements (Clause B2) of the Building Code.

A warranty will be considered when assessing durability, but other factors will also be relevant, including whether the product meets the requirements of any applicable New Zealand Standards.

In addition to this, a warranty may be voided where the product fails because it was used for the wrong purpose, installed other than in accordance with the relevant specifications, or was not maintained as required by the

warranty itself.

It is also critical to understand that any protection afforded to a home owner under a product warranty does not release the builder of its existing obligations under the Building Act 2004 and/or the building contract regarding the standard of workmanship, and the quality of materials used in the building work.

For example, under the "implied warranties" of the Building Act, which are deemed to be written into every residential construction contract in New Zealand, sections 362(1)(a)(i) and 362(1)(d)(i) require building work to be carried out in a proper and competent manner and with reasonable care and skill.

Section 362(1)(b)(i) states that all materials supplied for the building work must be suitable for the purpose for which they will be used. Builders do not have a choice as to whether they offer those warranties or not.

In practice, the protections of a product warranty sit alongside, rather than in place of, a builder's obligations under either the building contract or legislation.

Product warranties are effectively contracts between a home owner and (most commonly) a manufacturer and are, therefore, independent to the relationship between the builder and the home owner.

This means that if a product carrying a product warranty is used in the building works and fails or is faulty, the home owner has the right to pursue either the manufacturer (under the product warranty), the builder (for breach of contract, or in negligence) or both.

Ultimately, it is the home owner's right to decide who they pursue — and, often, it is simply easier to ask the builder (with whom they have an existing relationship) to fix the problem.

The product warranty simply gives the home owner another avenue in the event of the failure of a warranted product.

In determining who should bear the cost of repairing or replacing a product under warranty, as an initial step, it is important to work out whether the product has actually "failed" and, if so, why.

This will assist in working out whether the product warranty (and therefore, the party who gave the warranty) will respond to cover the cost, and whether the builder has its own

obligation to step in and remedy the defect.

For example, there will be no obligation to repair or replace a roof which has a 15-year warranty covering the paint surface against "flaking, peeling and perforation" if the roof's red colour fades to orange after two years, but is otherwise functioning as a roof is supposed to, unless colour fade is expressly stated in the warranty.

In that case, both the manufacturer and the builder would assert that the roof is operating as required under the Building Code (ie, to shelter the house).

The product has not failed, and the manufacturer's warranty and the builder's obligations to the home owner do not come into question.

However, where a product with a product warranty has been installed incorrectly, used for the wrong purpose, or damaged by the builder or persons under the builder's responsibility, and has failed as a result, liability will almost certainly rest solely with the builder, particularly where there are specific limitations or exclusions in the product warranty document.

As a final point, and perhaps as a word of warning, builders should always think carefully about offering and providing their own workmanship warranties.

Such warranties should only be given in circumstances where the contractor has a good understanding of the reasonable life expectancy of the product and any maintenance requirements associated with it, and should draw these matters to the home owner's attention.

Without that information you may unknowingly extend your obligations further than not only the implied warranties in the Building Act, but beyond what is reasonable in the circumstances.

Providing an express workmanship warranty of eight years on a product that you might reasonably expect to replace after 10 years in any event might sound attractive to a home owner, but makes very little commercial sense from the perspective of the builder.

It potentially exposes the builder to a level of liability which they might not otherwise have had.

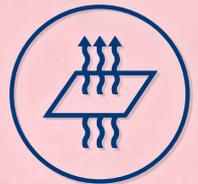


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Welcome to Building Today's Spotlight feature, where we highlight the latest products and innovations in the New Zealand construction industry

RUGGED SMARTPHONE RANGE LAUNCHED

Cat phones has announced the roll out of its range of Cat branded, rugged smartphones across New Zealand. The Cat S60 model, the world's only smartphone with an integrated thermal camera, was purpose-built to meet the demands of people with outdoor lifestyles, and is perfect for those in the construction industry.

The integrated thermal camera available on the Cat S60 (pictured) is powered by FLIR, the global leader in thermal imaging technology, and can pick up heat and measure surface temperatures from a distance of up to 30 metres.

The camera can detect heat loss around windows and doors, spot moisture and missing insulation, identify overheating electrical appliances and circuitry, and see in complete darkness.

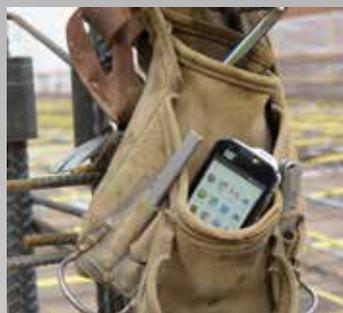
The Cat S60 is drop-proof from up to 1.8 metres, and

waterproof up to five metres for up to one hour, making it the most waterproof phone on the market.

It also offers a versatile super-bright display which can be viewed in bright sunlight, and the touchscreen can be controlled with wet fingers or while wearing gloves.

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Meanwhile, the BJ1099 boasts an 8995kg limit and full air braking.

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New marine facility proposed for Wynyard Quarter

A new marine refit facility is proposed to be developed in Wynyard Quarter in Auckland that will have the ability to create hundreds of jobs and deliver significant marine and tourism spending.

The facility, on the corner of Beaumont and Jellicoe Streets, is to be progressed after the recent signing of a heads of agreement between the city's redevelopment agency, Panuku Development Auckland, and leading marine services company Orams.

The proposed development on a location known as Site 18 will feature



a marine haul out and refit facility, commercial buildings and a residential tower on the northern end. The facility will target marine vessels up to 620 tonnes, which accounts for 85% of the world marine market.

The development also aims to provide increased maintenance facilities for Auckland's ferries, fishing vessels and commercial vessels. The majority of existing marine business on the site will be accommodated within the new development.



Panuku chief executive Roger MacDonald says the development meets the objectives of the 2012 Waterfront Plan, and delivers on the goals of an active working and authentic waterfront.

He says the Orams proposal has the potential to deliver significant economic benefits, not only for Auckland but for the country as a whole.

"Only last week Queensland launched a five-year superyacht strategy with the intention to become a key superyacht hub in the Asia-Pacific region by 2023," Mr MacDonald says.

Orams proposes to complete the marine elements of the site in advance of the residential development to enable the facility to be up and running for the next America's Cup in early 2021.

Orams Marine chief executive Neven Barbour says their proposal is for an exemplar development, being a unique mix of marine and residential uses.

"This proposal is the result of numerous studies focused on adding sustainable value to the marine industry and Auckland's economy," Mr Barbour says.

Orams Marine services managing director Craig Park says the marine sector is an important economic contributor to New Zealand and Auckland, and the city has a strong reputation for quality marine work.

"The marine refit facility will create more than 500 jobs and generate significant income for the marine and tourism industries," Mr Park says.

"The establishment of the Orams Site 18 facility will ensure the opportunity for wider industry and economic benefits will not be lost to offshore competitors."

Mr Park says Site 18 is considered to be the only marine-zoned site of significant scale within the Auckland area able to deliver a facility of this nature and, as such, both parties are keen to see the development progress.

The parties will now enter into exclusive negotiations to complete a development agreement for the site. As part of the development, the existing seawall will be replaced, and contamination remediation works undertaken.

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Developers' KiwiBuild opportunity launched

Tender documents for the KiwiBuild "Buying off the Plans" initiative — whereby the Government will underwrite or purchase new homes the private sector and others are developing — were released recently.

"This initiative will help us develop more affordable homes for New Zealanders, sooner," according to Housing and Urban Development Minister Phil Twyford.

"There's an obvious need for us to take urgent action to address the national housing crisis which is what this initiative is designed to do. It will operate alongside our work to fundamentally shift the housing market, and help restore the Kiwi dream of home ownership by expanding the supply of affordable homes," Mr Twyford says.

"We know that a common challenge faced by developers is the need to sell a significant proportion of dwellings off the plans in order to secure funding for construction, which means that developments can sometimes stall or be put on hold.

"The Buying off the Plans initiative is a unique opportunity for developers to partner with the Government to increase the supply of affordable housing.

"We're essentially giving developers the certainty and backing they need to deliver suitable developments that would not otherwise proceed.

"It will also enable other developments to be finished at a faster pace than initially planned, in exchange for accelerating a greater number of affordable, KiwiBuild dwellings.

"Our intention is to have a number of these developments under contract in the second half of this year, which I'm confident we will be able to achieve given the positive response to our initial market sounding," Mr Twyford says.

The Buying off the Plans initiative is specifically seeking proposals that either promise volume or innovation, for developments in Auckland, Wellington, Hamilton, Napier-Hastings, Queenstown-Lakes District, Tauranga, Whangarei District and Nelson-Tasman.

Proposals for other areas will also be considered.

For this initial approach to market, priority will be given to developments that are able to commence within the 2018-19 and 2019-20 years.

The opportunity will be re-opened later in 2018 for years 2020-21 onwards.

"This focus on innovation, alongside our focus on procuring at scale, recognises the kind of step-change we want to achieve with KiwiBuild.

"We need to think differently, and do things differently, to meet our target of building 100,000 homes over the next decade."



Housing and Urban Development Minister Phil Twyford.

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The CONZTRACT events are back for 2018! These events are a forum for builders, architects and construction trades to see what's new in the industry and keep up to date with LBP education requirements by attending one of the educational workshops on offer at the show.

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Round 2: JUNE		
WELLINGTON	Westpac Stadium	Tuesday 19 June
PALMERSTON NORTH	Arena Manawatu	Wednesday 20 June
NEW PLYMOUTH	TSB Stadium	Thursday 21 June
Round 3: JULY		
AUCKLAND NORTH	North Shore Events Centre	Tuesday 24 July
TAURANGA	Queen Elizabeth Youth Centre	Wednesday 25 July
NAPIER	Rodney Green Centennial Event Centre	Thursday 26 July
Round 4: AUGUST		
CHRISTCHURCH	Air Force Museum	Tuesday 28 August
DUNEDIN	Edgar Centre	Wednesday 29 August
INVERCARGILL	ILT Stadium	Thursday 30 August

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Building in their blood

Highmark Homes founder Bob Hunt is celebrating his 50th year in the building industry this year. You don't survive that long in a traditionally volatile sector through luck — it takes great knowledge, great systems and great management. And it's those qualities that Highmark Homes is passing on to the next generation of builders through its licensing programme.

"Over the years, Highmark Homes has built many thousands of houses in the 'golden triangle' of Bay of Plenty, Waikato and Auckland," Bob says. "And we had requests from other areas too. It was this demand for our homes that made me realise the value of our experience.

"To be a builder these days you must have a Licensed Building Practitioner



qualification, and to succeed you also need a whole lot of industry knowledge under your belt," Bob says. "But, just as a few entrepreneurs have building skills, so many builders don't have business skills.

"Our unique offer is that we can take builders who are keen to build their business and help them grow by using the procedures we've developed over many years. We'll teach them the art of growing a business, developing their sales and marketing techniques, and give them the management and financial control systems to help them become successful business owners in a relatively short time.

FROM STARTER HOMES TO RETIREMENT HOMES

Bob has building in his blood, as he explains. "My father was a structural engineer and boat builder who took to farming, and I couldn't wait to leave

school in order to start building. But I soon learned that you need more than just practical skills, and that was the foundation of all the systems Highmark Homes has in place today. Now my son Ryan is our General Manager, and ensures Licensees have all the tools and technology they need to run successful and profitable businesses."

Ryan says Highmark Homes has more than 40 main house plans with an infinite number of variations, and custom design plans for clients too. "At Highmark Homes, we can put together first or starter homes relatively cheaply, and build right up the range to five bedrooms, with specialist homes to suit farms, orchards or retirement homes too.

"On top of our nationally recognised brand, we offer licensees a huge range of knowledge, skills, procedures and,

of course, volume purchasing benefits. For any quality builder looking to grow their business into a sizeable company, those are big attractions."

NEVER LOOKED BACK

Jenine and Reuben Weber of Masterton recognised the potential of Highmark Homes back in 2007. "We were only 25 at the time, but as soon as we saw the Highmark Homes advert we felt it was us," Jenine says.

"Reuben is a residential builder and I'd been in sales in the travel industry, and we wanted to settle down, work together and have a family."

With their combination of sales and building skills, Reuben and Jenine took the big jump. "Perhaps our youth gave us the courage because we never looked back. Our first two years were hard, because, of course, the GFC hit just after we started, and the building sector went through one of its downturns. "But being



Jenine and Reuben Weber

part of Highmark saw us through and allowed us to expand in a way we couldn't have on our own."

These days, the couple have two children aged six and four, but Jenine is still running sales and marketing for their company. "Compared to my previous job, I actually have a lot more balance in my life," she laughs. "Thanks to Bob, Ryan and the team at Highmark, we've learned how to manage a business, and we are with a brand that adapts rapidly to changes in the market. I actually love what we do, and being local to Masterton has been a real advantage. We've built homes now for people I used to send on holiday!"

FOR GOOD LOCAL BUILDERS

Bob and Ryan Hunt are keen to expand Highmark Homes around the country, and are now looking for experienced builders wanting to benefit from the brand and its proven designs in their own area. "The investment varies according to area, but is generally between \$75,000 and \$105,000," Bob says. "Turnover will depend upon the effort you put in and how many projects you are prepared to take on, but using our systems you can grow as large as you like — and create a real asset for your future.

"As Jenine and Reuben have found, Highmark Homes has the skills and experience to help you create a very successful business. For the right people, it's a formula for ongoing success. Give Ryan a call and find out more."

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NZ Wood-Resene Timber Design Awards finalists announced

NZ Wood has announced the eagerly-awaited Stage Two Finalists for the 2018 NZ Wood-Resene Timber Design Awards. "This is New Zealand's only timber design award event where engineers, architects, architectural designers and builders showcase innovation using timber," NZ Wood promotions manager Debbie Fergie says.

"Local and international companies look to these awards for timber design inspiration. Our projects are the equal of others worldwide, as this year's crop of entries proves."

Ms Fergie says the competition has been extremely close once again, and judges were hard pressed to make their selections.

Stage Two of the judging process will take place on August 7, when category winners and the supreme winner will be decided. All winners will be announced at a gala awards dinner at the Grand Millennium Hotel in Auckland on September 20, 2018.

This year's judging panel comprises professionals from a variety of engineering and architectural backgrounds, and are all eminently qualified to assess the projects against entry criteria.

They are:

Pamela Bell, Prefab NZ founder and chief executive; Tim Melville, New Zealand Institute of Architects president-elect; David Carradine, structural engineer and New Zealand Timber Design Society president-elect; and Andrea Stocchero, sustainable architect, Scion NZ.

Finalists selected in the 10 categories are:

Residential Architectural Excellence

Sponsored by Carter Holt Harvey Woodproducts NZ, for the innovative use of timber resulting in a distinctive visual impact on a residential building, either stand-alone or multi-unit/multi-storey project.

- Bay House, Auckland: Strachan Group Architects
- Family Bach, Hanmer Springs: Cymon Allfrey Architects

Kokomea House, Wellington: Novak + Middleton
Madras Street, Christchurch: Coll Architecture
River Retreat, Taupiri: Edwards White Architects
Wooden Origami House, Tauranga: Will Tatton Architecture

Commercial Architectural Excellence

Sponsored by Timberlab Solutions Ltd, for the innovative use of timber resulting in a distinctive visual impact on a commercial, industrial, or public building environment.

- He Tohu Document Room, Wellington: Studio Pacific Architecture
- Mt Pleasant Community Centre, Christchurch: Chris Moller Architecture + Urbanism
- St Andrews College Centennial Chapel, Christchurch: Architectus
- Te Wharehou o Waikaremoana, Rotorua: Tennent

Brown Architects

- Wellington International Airport Extension, Wellington: Warren & Mahoney

Engineering Innovation

Sponsored by the NZ Timber Design Society, for the innovative use of engineered timber, resulting in a distinctive technical/structural impact on a residential, commercial, industrial or public building environment.

- Callaghan Innovation Laboratory, Lower Hutt: Chris Moller Architects + Urbanism
- Kaikoura District Council, Kaikoura: A Buchanan PTL, Graeme Whimp, Design Base, Nelson Timber Solutions
- Mt Pleasant Community Centre, Christchurch: Chris Moller Architecture + Urbanism
- Te Pa Tauira-Otago Polytechnic Student Village, Dunedin: Logic Group, Mason & Wales, Naylor Love, Kirk Roberts, Tricia Love Consultants
- The Pod at Sylvia Park, Auckland: Holmes Consulting

Excellence in Engineered Wood Products

Sponsored by Nelson Pine Industries Ltd, for the innovative use of Engineered Wood Products (EWP), resulting in a distinctive impact of the EWP properties and/or aesthetics on a residential, commercial, industrial or public building environment.

- Clayton Avenue, Auckland: RM Designs
- Gateway Pavilion, Waiheke Island: Stevens Lawson Architects
- Motu Kaikoura, Hauraki Gulf: Strachan Group Architects
- Seafood Research Centre, Plant & Food Research: Jerram Tocker Barron Architects
- Wellington International Airport Extension, Wellington: Warren & Mahoney

Multi-storey Timber Buildings

Sponsored by XLam NZ Ltd, for projects of at least three floors where the predominant structural material is wood or a wood-based product. These floors may be built upon one or more floors of new or pre-existing buildings constructed from other materials.

- 83 Abel Smith Street, Wellington: Archaus Ltd
- Ara Kahukura, Christchurch: Jasmax
- Clayton Avenue, Auckland: RM Designs
- Kaikoura District Council, Kaikoura: A Buchanan PTL, Graeme Whimp, Design Base, Nelson Timber Solutions
- Te Pa Tauira-Otago Polytechnic Student Village, Dunedin: Logic Group, Mason & Wales, Naylor Love, Kirk Roberts, Tricia Love Consultants

Interior Innovation

Sponsored by Niagara Timber Products, for innovative use of wood or a wood panel product as a signature feature, in a predominantly wood building, adding ambience, flair and practicality.

- Family Bach, Hanmer Springs: Cymon Allfrey Architects
- He Tohu Document Room, Wellington: Studio Pacific Architecture
- Rainbow Corner Early Learning Centre, Auckland: Collingridge & Smith Architects (UK), RABD Family Trust, Pink Construction, Establish, Cosgroves
- Shortland Health Clinic, Auckland: Klein Architects
- The Willows Early Learning Centre, Christchurch:

Collingridge & Smith Architects (UK)

- Wooden Origami House, Tauranga: Will Tatton Architecture

Exterior Innovation & Infrastructure

Sponsored by TaranakiPine, for any wood or wood panel product that forms the exterior of a structure, be it residential or non-residential, which highlights the versatility and flexibility of wood while enhancing the building's aesthetic.

- Blackley Studio, Tauranga: Architecture Page Henderson
- Hobsonville Point Coastal Walkway Bridges, Auckland: Isthmus Group & Nelson Byrd Woltz
- Kumutoto Pavilion, Wellington: Isthmus Group
- "The Atmosphere of Joinery", Auckland: Lingyu Wang with Andrew Barrie Lab
- "Timber Cloud", Auckland: Jing Kun Ye with Andrew Barrie Lab
- Tree Villa, Auckland: Matter Architects

NZ Specialty Timber Award

Sponsored by the NZ Farm Forestry Association, for the use of specialty timber in a manner that best highlights its unique characteristics. This category is open to entries from across the spectrum of NZ grown timber usage from furniture to buildings, facilities to objets d'art.

- Gateway Pavilion, Waiheke Island: Stevens Lawson Architects
- Habitat Markers, Te Ara Manawa – Hobsonville Point Coastal Walkway, Auckland: Isthmus Group
- Kowtow Flagship Interior, Wellington: Makers of Architecture & Makers Fabrication
- Pukapuka Road House, Rodney: Belinda George Architects
- "The Atmosphere of Joinery", Auckland: Lingyu Wang
- Walton House, Tauranga: John Henderson Architecture

Wood and Fibre Creativity

Sponsored by Scion Research, for original and innovative uses of wood fibre (solid wood, manufactured products) in unusual or unexpected applications which make great use of the fibre properties, eg. tiny house design gems, chemical or process innovations.

- Blackley Studio, Tauranga: Architecture Page Henderson
- CLT Flooring system, University of Auckland: Reza Masoudnia, Pierre Quenneville
- Te Wharehou o Waikaremoana, Rotorua: Abodo Wood
- Teardrop camper, Christchurch: Carlton Pezaro Ltd
- X-frame system, Wellington: Ged Finch

Innovation of Student Design Award

Sponsored by Juken NZ Ltd. The best three designs selected from each university will be chosen from submitted work presented in their courses.

Two student finalists will receive an all expenses-paid trip to make short presentations at the gala awards dinner in Auckland.

NB: Entries in this category are concept designs not actuals, and no details are yet available for publication.

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LNDS has a controlled foaming formulation that increases bond area and reduces the incidence of hollow spots. It is designed to expand to maximise the bond footprint.

The very high modulus bond of LNDS offers significant advantages over more conventional, highly flexible-type flooring adhesives because it holds the overlay firmly to the substrate and minimises movement.

The formulation wets onto surfaces (especially concrete) immediately. It is brown in colour, and available in a 10 litre pail and 700g sausage.

Uses:

- Direct stick bonding of solid strip timber overlay.
- Bonds most types of wood flooring, parquet, strip (solid, engineered and pre-finished) and sheet timber to common flooring substrates such as concrete, pre-existing strip flooring,



particleboard, plywood and MDF, HMR (HDF), and Fibre Cement sheets.

Features/Advantages:

- High strength and modulus for strong bonding.
- Minimises hollow spots.
- Rapid cure — good strength is achieved in two to three hours.

- Good wet grab and initial hold.
- Designed to expand (high density foam) to maximise bond footprint.
- Suitable for use with high performance polyurethane protective coatings.
- No rejection of finishes where spills on the timber have been sanded off.
- Resists cupping and rafting in timber overlay flooring.
- Low odour and low VOC formula.

Application tips

- Requires atmospheric moisture to cure.
- Must not be applied below 5°C.
- Do not apply in greater thicknesses than that allowed by specified trowel as side movement and/or lifting may occur.
- Selley's Technical Services should be consulted if any doubt exists in respect to floor contamination, or any concerns in relation to moisture.
- Should a self-levelling compound be required, consult manufacturer in relation to drying times and appropriate priming to adhere the compound to the substrate.

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Painting in winter can be a challenge at times with the cold weather playing havoc with application and performance.

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The Resene Wintergrade range includes: **Resene Wintergrade Lumbersider** waterborne low sheen, **Resene Wintergrade Sonyx 101** waterborne semi-gloss, **Resene Wintergrade Hi-Glo** waterborne gloss, **Resene Wintergrade X-200** acrylic waterproofing membrane, **Resene Wintergrade Quick Dry** waterborne primer undercoat and made to order **Resene Wintergrade Summit Roof** and **Resene Wintergrade Roof Primer**.

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2018 SCANZ convention returns to the Chateau Tongariro



The 2018 SCANZ Convention — with "Frontiers in Coatings" as the theme — will take place at Chateau Tongariro, based at Mt Ruapehu in the centre of the North Island, on August 29-31.

The 2018 Surface Coatings Association of New Zealand (SCANZ) convention — with "Frontiers in Coatings" as the theme — will take place at Chateau Tongariro, based at Mt Ruapehu in the centre of the North Island, on August 29-31, a date that will showcase this area beautifully.

The 2013 SCANZ convention was held at the same venue.

More international speakers attending

Last year SCANZ moved the convention date to the week prior to the Surface Coatings Association Australia (SCAA) Conference in the hope that it would entice more international speakers to travel down under to attend both events — which is exactly what happened.

The SCANZ convention brings together researchers, chemists, salespeople, manufacturers and academics from throughout New Zealand and Australia, with approximately 80 delegates attending.

The Association hopes to have technical papers that focus on the Frontiers in Coatings theme that will include topics focusing on new technologies, health and safety, sustainability, and research and development.

As well as the technical papers, there will be more generic papers from leading innovators, as well as more topical papers on new regulations that apply to the surface coatings industry.

The convention will also feature a fantastic social programme allowing for networking opportunities throughout the event.

The friendly, personal nature of the SCANZ convention provides an excellent opportunity for sponsors to promote goods and services, and to market their organisation to a wide range of influential people throughout the surface coatings industry.

SCANZ exists to promote the science and technology of paint, printing ink, pigments, varnishes, resins, plastics, adhesives, solvents, drying and non-drying chemicals through discussion, lectures, conferences, exhibitions and printed papers.

By doing so, SCANZ works to raise the standard and the scientific, technical and professional knowledge of persons engaged in these industries.

National activities are coordinated by a management committee headed by the president and made up of delegates from within the organisation's members.

Insulation advice for home owners

As building professionals, we can forget that the number of decisions required by a home owner during their building project can be pretty overwhelming.

Making the right choices means getting all the required information upfront so that they can understand all of their options.

It is not just paint colours and tapware. Many home owners are recognising that building code minimum insulation levels are insufficient for how they want their new home to perform.

To help with this, Pink® Batts® insulation has created an online advice generator.

It is a handy online tool that helps identify solutions that are right for their unique home and requirements. In just a few clicks it can provide advice tailored to the exact needs of their building project to help create a more comfortable and functional home.

For some, this function is to be a relaxing indoor environment while, for others, it is a large entertaining space. A family home, a retirement home and a holiday home will all have different needs.



These needs can be thermal. Homes with young children or older adults need to be warmer, and homes in colder climates require higher levels of insulation.

These needs can also be acoustic. Owners with a high requirement for privacy may be looking for ways to minimise disturbance between

rooms.

Even owners whose focus is on entertaining may still have a focus of particular areas where acoustic insulation is desirable.

To learn more, and to test the advice generator for yourself, visit pinkbatts.co.nz/recommends.

Wall linings with benefits

Triboard is a 3-layered panel with a wood strand core sandwiched between MDF “outer skins”. The result is a clean-lined panel that has high resilience and impact resistance, with greater stiffness than other similar products.

The dimensionally-stable core provides superb load bearing and screw holding, and the MDF surface provides a smooth finish for painting or overlaying.

Triboard TGV is an innovative engineered wood panel that offers an alternative to plasterboard. It’s been specifically designed for the lining of high-impact areas such as garages and rumpus rooms.

These areas are commonly lined with plasterboard products. Holes in the plasterboard are often caused by car doors being opened onto the wall lining, or kids’ bikes scraping down the wall.

Triboard TGV tongue and groove panels have been developed specifically for high impact



resistance.

Because of the panels’ inherent strength and size — available in 400mm sheets — they can be joined off-frame and bear weight.

There’s nothing better than having positive fixing in the garage or rumpus room. To be able to fix a shelf or the dryer directly onto the walls

without fixing to studs is hugely beneficial.

Their manageable size means the sheets can be installed easily by one person, reducing construction time and cost.

To find out more about Triboard TGV, visit www.jnl.co.nz.

Tradies build dream house for New Zealand's

The Building and Construction Industry Training Organisation (BCITO) has launched a new campaign aiming to show New Zealanders anything is possible with a career in the trades.

Called TradeUP, the goal of the campaign is to encourage more Kiwis to sign up to an apprenticeship in order to meet the demand the construction industry continues to face.

To demonstrate what is possible in the trades, a group of talented Kiwi apprentices had just five days to build one of the most difficult design briefs they will ever receive.

Wellington siblings, eight-year-old Xavier and six-year-old Tui, designed their dream house, complete with his and hers turrets, a slide and a rock climbing wall.

Making dreams a reality

The group of seven BCITO apprentices had just five days to make this dream a reality, and showcase that anything is possible.

The project was led by Cody Webby, who recently completed his apprenticeship through the BCITO.

"The team had their work cut out for them to get the job completed on time and up to the high expectations of Xavier and Tui," Mr Webby says.

"This isn't your regular project, it tested their skills to the limits — but they were up for the challenge, and Tui and Xavier were stoked with the results."

The BCITO is the leading provider of construction industry apprenticeships in New Zealand.

The build showcased many of the 15 trades the BCITO offers, including carpentry, brick and block laying, and glass and glazing.

BCITO chief executive Warwick Quinn says he hopes the project will encourage more people to consider a career in the trades.

"New Zealand still desperately needs more apprentices in the construction industry to

meet demand. About 50,000 workers are needed in the construction industry over the next five years, and about half of these need to be trade qualified," Mr Quinn says.

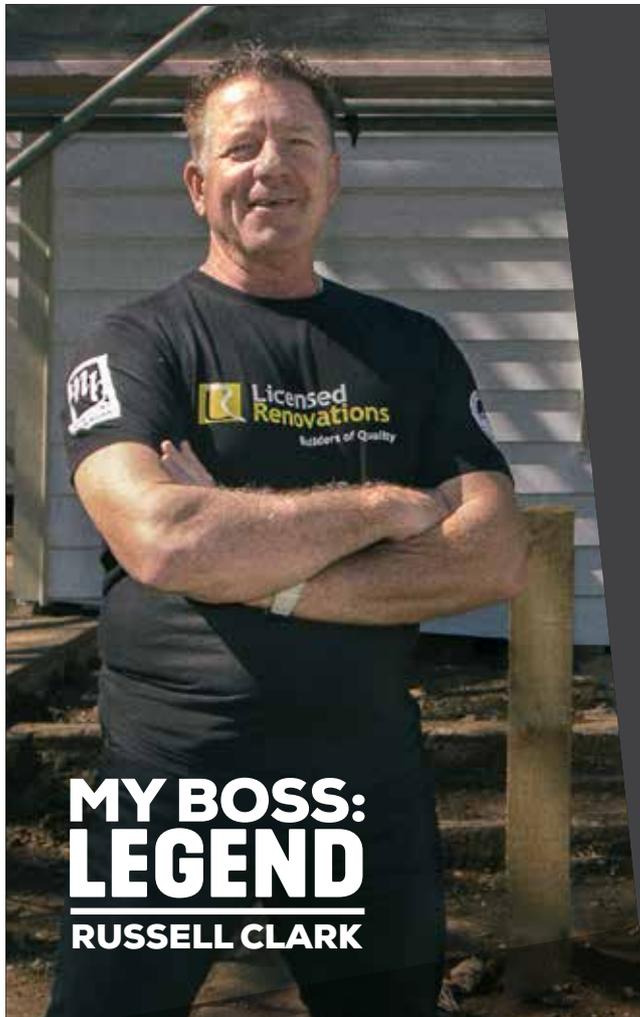
"The construction industry is facing huge demand, with an increase of 13% in job numbers expected over the next four years. We need to attract more people, and it's not just to fill the typical roles people first think of, like being on the tools.

"Apprenticeships provide fantastic and varied career opportunities for people with a range of skillsets and passions."

Mr Quinn says the ability to earn while you learn, and the Government's new fees free policy which covers the first two years of an apprenticeship, make it a fantastic opportunity for people to consider.

"We hope that when people see what is possible, that more Kiwis will consider trading up to an apprenticeship."

To find out more visit www.tradeup.nz.



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Wellington siblings, eight-year-old Xavier and six-year-old Tui, designed their dream house, complete with his and hers turrets, a slide and a rock climbing wall (above). A group of seven BCITO apprentices had just five days to make this dream a reality (right), demonstrating that anything is possible in the construction trades.



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BT BACK IN TIME

26

BT's Back in Time

20 years ago — June 1998:

- The New Zealand Master Builders Federation changed its name, dropping the words New Zealand and replacing them with Registered.

Federation chief executive Trevor Allsebrook said the change was made to place emphasis on the fact that Master Builders were registered as such.

“Our market research has shown that a lot of non-members run around identifying themselves as ‘Master Builders’, prompting the public to accept them as members of our organisation.

“We’ve been putting a huge amount of effort into promoting Registered Master Builders so we can tighten the screws on those who purport to belong to our organisation, especially now that all our residential building work is guaranteed for five years,” Mr Allsebrook said.

15 years ago — June 2003:

- The Construction Industry Council (CIC) strongly urged the Government to reconsider its proposal to dismantle the Building Industry Authority (BIA) in the wake of the leaky buildings crisis and move its functions to a government department.

CIC chairman John Pfahlert said the transfer would be a retrograde step, and it would be better to improve the governance and capability of the BIA rather than disestablish it.

“There is a necessity for greater guidance and assistance to be given to the industry and to territorial authorities by the BIA, resulting in more consistent interpretation of requirements. The BIA also needs to be more transparently accessible to the industry, and not less, as might be the case if it were housed in a government agency,” Mr Pfahlert said.

10 years ago — June 2008:

- The RMBF had recommended that members exercise caution with regard to becoming Licensed Building Practitioners.

Chief executive Pieter Burghout said after a year-long advocacy programme by the RMBF, the Government acknowledged that the licensing scheme needed to be comprehensive and clear on where and when it applied to building work.

“However, while the Government has announced these policy decisions, there are still some uncertainties going forward — changes need to be made to the Building Act to cover the DIY exemptions, and regulations need to be finalised to complete the defining of restricted building work,” Mr Burghout said.

“On top of those uncertainties, the election is not that far away, and we can’t categorically predict what a new Government might do in this area.”

5 years ago — June 2013:

- New Zealand’s construction industry celebrated the appointment of industry stalwart Graham Coe as an Officer of the New Zealand Order of Merit, announced in the Queen’s Birthday Honours.

RMBF chief executive Warwick Quinn said Mr Coe was the industry’s single most worthy recipient of the honour after an illustrious half century career in the construction sector.

“Graham’s life’s work has contributed significantly to New Zealand as a nation, through his dedication to the betterment of the industry. His leadership within Master Builders and BRANZ has led to a sector-wide improvement in the standards required, and quality delivered, by builders.”

Small things

Architect Don Bunting muses on a variety of subjects from toilet paper and big stinks to Building Consent Authority staff.

Many simple things, particularly in the field of human hygiene, can appear to have always been there; with who discovered them long forgotten.

For example, commercial toilet paper was invented by American Joseph Gayetty as late as 1857 — another reason to be thankful we live now and not in the early 19th Century.

Alexander Cumming was an 18th and early 19th Century scientist and instrument inventor.

In his spare time he designed and patented the first smell-free, flush toilet — not Thomas Crapper, who was merely a manufacturer of ceramic toilet bowls.

Cumming invented the s-bend, a simple but effective water trap to prevent drainage smells from re-entering the toilet bowl.

The invention was introduced to the general public at the Great London Exhibition at Crystal Palace in 1851. The entry to the display cost a penny, providing a possible source of the common phrase “to spend a penny”.

As well as the unpleasant nature of sanitary smells, some believed that diseases, in particular cholera, were spread through the air.

The discovery of how diseases such as cholera were spread needed, first, a great stink and, much later, recognition for the true hero of the day by songwriter Bob Dylan.

The great stink of 1858

The Great Stink of London in 1858 led to many world-changing developments in science and engineering. The stink’s source was the River Thames, at that time becoming an open sewer, with an increasing amount of sewage from Alexander Cumming’s flush toilet.

Unfortunately, smells and worse weren’t removed by the s-bend — they were merely deflected into the sewers and streams for everyone to “enjoy”.

Scientist Michael Faraday had reported a few years earlier that Thames river water was “an opaque pale brown fluid containing dense clouds of fecal matter, and anyone who inhales the smell can never forget it and count themselves lucky if they live to remember it”.

Between 1831 and 1854 three cholera epidemics hit London, with more than 14,000 Londoners dying. But it took a heat wave in

1858 for the matter to be brought to a head.

Again, it was a relative unknown who discovered the real cause of the disease. Physician John Snow was not convinced by the “miasma” theory, where the disease was supposedly spread through the air.

After a careful study of disease statistics, he decided to remove the handles from a water pump providing drinking water in an area badly affected by cholera. The results were profound, with no further cases occurring in that area.

People love to come up with theories over the meaning of Bob Dylan’s song lyrics. I like to think that the line from *Subterranean Homesick Blues* — “The pump don’t work cause the vandals took the handles” — was Bob’s way of recognising John Snow’s pioneering research.

It took some time for people to accept that the disease was not spread by smells but, instead, by water.

However, the Big Stink of 1858 at least persuaded Parliament, positioned as it unfortunately was, right alongside the Thames, to pass legislation leading to London’s first effective sewage system and the provision of clean drinking water.

Next time you complain about a slight wiff of chlorine from your drinking water, think of John Snow, and also reflect on the fact that 2.5 billion people around the world still don’t have access to sanitation.

Even more revealing of how our world is currently tracking, is that more people now own a mobile phone than have a flush toilet in their home.

Getting plastered

What connects diarist Samuel Pepys to modern building regulations?

Pepys wrote the most complete account of the disastrous 1666 fire of London. In its aftermath, Louis XIV of France ordered that all walls made of wood in central Paris be immediately covered in plaster to prevent a similar catastrophe in his capital city.

Fortunately, there was a ready source of calcium sulphate in the hills of Montmartre.

Charles II of England heard about this new building regulation, and decided that a similar rule should be introduced in London, unless a



building was constructed of brick or stone.

This was the catalyst for the development of the very first construction regulations. And even 350 years later, gypsum plasterboard remains a vital part of our construction armoury for constructing fire-proof walls and ceilings.

Very small things

American Edward Hamlin Everett turned a very small thing, the modern screw top bottle cap, into a very large fortune in the early 20th Century.

When he decided to build a mansion on Sheridan Circle in Manhattan, his instructions to architect George Totten Jr were simple and to the point.

He told him “to spend and to dream”. Those really were, for architects at least, “the good old days”.

Hyperbole?

Consider the following quote from a recent opinion piece in the *New Zealand Herald*:

They are highly regarded specialists in their area, with considerable expertise in advising and interpreting laws and standards.

It is their work that guarantees that buildings meet the rigorous and necessary standards.

And who are these paragons? The answer, it appears, are building consent officers.

Having some direct knowledge of the difficulties faced by BCAs in issuing consents, I wouldn’t take on the job for any money.

It is difficult and demanding, and can involve battling through some poorly prepared documentation.

However, statements such as the one above, are unhelpful. The industry needs more professionalism in all roles, and pretending that BCAs contain teams of such highly trained staff is unhelpful.

Could you work with a business coach?

Terry Sage of Trades Coaching New Zealand outlines why you just might need a business coach one day.

There's a regular question I get asked after somebody enquires about what I do for a living.

So I say I am a business coach, and they either get it straight away because they have used one or, more commonly, they ask "oh yeah, what's that then?"

This question comes in varying formats — what's that, what do you actually do, how does that work then, or the blank look followed by "a what?"

I am never sure if I should be flattered that my job is so elite that not many people know about it, or devastated that my chosen profession is looked upon as a non-entity.

On the bright side, I console myself by thinking that the ones that know are in the know, and the ones that aren't are potential clients. A bit cliché sounding I know, but it keeps me getting up in the morning and wanting to go to work.

We could look at it another way and consider the fact that those who know about business coaching know the endless benefits it can present, and those that don't are missing out.

Or, and this is probably more accurate, they don't realise they need a coach.

Which brings me to another regular question I



get asked: "Why do I need a business coach?" So let's explore who needs a coach and why.

There are two ways to look at this — the first, and by far my favourite, is that everybody needs a great business coach (although I might

be slightly biased here).

The second is, if you're a great businessperson and doing well, then keep going on your own (which is the way a lot of people think).

So let's take number one, and use a sporting analogy. We have many world-beating sports stars who are fantastic at their jobs, are the best worldwide, and all have a busload of varied coaches that handle diet, strength, high performance, skill etc — plus a manager and a business coach.

Without this busload of helpers would they have achieved their number one status and been able to stay there? That's not an easy question to answer, and it brings up yet another question — is having the right skills all we need these days to sustain greatness?

The second way to look at this is where most businesspeople are — great at their jobs and running good businesses, but where could they be with a little help?

Maybe Paul, Ringo, John and the other dude were wannabe business coaches when they sang "I get by with a little help from my friends".

Perhaps if they sang "I'd get by much better with a little help from my friends" they could have made thousands from business coaching and not millions from have pudding bowl haircuts (what do you mean, songs have to rhyme? Nobody told Sid Vicious or Johnny Rotten that).

So, where am I going with this story? I would like to say everybody should have a business coach by their side, and I strongly believe that (so does my bank manager), but, truth is, business coaching is not for everybody.

Whether you need one or not (and everybody does), if you don't have the mindset or are not willing to work alongside a coach, then there will be absolutely no positive benefit — and, quite possibly, a negative impact.

Yes, unfortunately like everything else in your kingdom, it all comes down to you. Tough at the top, but that's why you get paid the big bucks, right?

How do you know if you can work with a business coach or if you really need one? We'll be looking at those questions over the next couple of issues.

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THE BUSINESS SIDE OF CONSTRUCTION

Joint and several liability — should it be replaced with proportionate liability?

Timothy Bates of Auckland law firm Legal Vision discusses the merits of proportionate liability versus the current 'last man standing' principle used in multi-party litigation.

In this month's article I wish to discuss a long-standing debate as to whether the current principle of "last man standing" in multi-party litigation ought to be replaced by some other method of joint liability assessment.

Territorial authorities and/or their insurers have often complained that this principle has led to them meeting a disproportionate amount of liability, because in the context of leaky building claims, they are often found to be the last entity standing.

This issue was addressed by the Law Commission in 2012 and 2014. The accountability of tortfeasors (wrongdoers) in New Zealand is underpinned by the "joint and several" liability rule, which is used to determine the liability of multiple parties in tort (negligence) law, and how costs are allocated among them.

Tort law is primarily concerned with ensuring an injured party is fully compensated ("made whole") for damage or loss caused by negligent parties.

The "joint and several" rule has raised concerns among the building sector about fairness, risk aversion, risk avoidance and cost.

It is important to set out how the rule works. If a leaky house is built, and the council, the builder and the developer are all found liable for the entirety of the cost to repair the leaky house, the home owner can seek 100% of the liability from a party of its choice.

Typically, the home owner would seek the full 100% from the council, and leave it for the council to seek the various apportionments from the other parties.

In particular, underlying the judgment will be apportionment of liability in respect of the three parties. Potentially, the council might attract 20% apportionment, the builder 40% apportionment, and the developer 40% apportionment.

Section 17 of the Law Reform Act 1936 provides for contribution between multiple parties for the same damage. Alternatively, equitable contribution can be claimed.

Various alternatives to joint and several liability



have been considered, but proportionate liability was considered the most viable replacement. It is now in place in most Australian states.

Under proportionate liability, negligent parties are only required to contribute a set proportion. The court determines the set proportion based upon the extent to which each negligent party was liable for the plaintiff's loss.

In the example set out above, the council would only be liable for 20% of the liability no matter the solvency of the other parties. Where a liable party is insolvent, then the victim bears the loss.

But proportionate liability was not advocated for in the Sapere Report, a specialist report commissioned by the DBH in April 2011.

For proportionate liability to work and not impact too negatively on consumers, it would need to be accompanied by comprehensive mandatory home warranty insurance.

This would help ward off the vulnerability of the victim not being able to recover all of his or her loss because one of the parties is not able to meet its proportionate liability.

This is known as the "empty chair" phenomenon. If a development company is no longer in existence, it is not going to meet its 40% proportionate liability.

But the insurance can be expensive and burdensome — the policy may require consumer exhaust recovery actions before an insurance pay out — and policy exclusions may limit cover. The solvency of insurers can be

unreliable as well.

In addition, insurers in the New Zealand marketplace are reluctant or disinterested in providing this type of cover.

The conclusion reached in a briefing paper from the Minister of Building and Construction to Cabinet was that there was not sufficient benefits to come from a proportionate liability system to justify moving away from the joint and several liability scheme.

Whilst it is important to acknowledge the legitimacy of territorial authorities' claims that proportionate liability would take away findings where they must pay where others refuse to or are unable to, it noted that any misalignment between joint and several liability in the building sector was also caused by the laws of insolvency and bankruptcy, and specific conditions in the construction sector.

The policy choice as between joint and several liability versus proportionate liability comes down to a "choice between a liable defendant having the risk that a co-liable defendant will not be able to pay their share, or the plaintiff bearing that risk".

The Law Commission, as recently as 2014, has concluded that protection should continue to be afforded to the innocent party. Liable defendants who have actually caused the harm should bear the risk of the "empty chair".

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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Building Consents Information

For All Authorisations, April 2018

Dwellings	\$1,104,027,000
Domestic Outbuildings	\$18,329,000
Total Residential	\$1,122,355,000
Non-residential	\$528,768,000
Total All Buildings	\$1,651,123,000
Non-building Construction	\$18,708,000
Total Authorisations	\$1,669,831,000

Number of new dwellings consented

	Apr 2018	Mar 2018	Apr 2017		Apr 2018	Mar 2018	Apr 2017
Far North District	28	26	24	Horowhenua District	15	15	11
Whangarei District	53	60	43	Kapiti Coast District	16	20	16
Kaipara District	16	22	20	Porirua City	11	22	19
Rodney District	45	53	81	Upper Hutt City	21	23	12
North Shore/AlbanyWards	442	238	150	Lower Hutt City	23	66	11
Waitakere Ward	73	44	25	Wellington City	110	110	49
Auckland Wards	229	277	277	Masterton District	13	10	7
Manukau/Howick Wards	160	258	60	Carterton District	4	21	6
Manurewa-Papakura Ward	142	162	73	South Wairarapa District	8	14	8
Franklin Ward	72	50	60	Tasman District	39	61	28
Thames-Coromandel District	33	25	31	Nelson City	8	12	23
Hauraki District	6	10	5	Marlborough District	30	23	18
Waikato District	43	54	51	Kaikoura District	6	4	0
Matamata-Piako District	9	23	9	Buller District	0	1	4
Hamilton City	89	123	100	Grey District	5	7	1
Waipa District	39	59	35	Westland District	3	3	7
Otorohanga District	6	3	5	Hurunui District	12	6	8
South Waikato District	4	5	8	Waimakariri District	55	55	28
Waikato District	5	2	1	Christchurch City	163	272	159
Taupo District	20	24	19	Selwyn District	80	58	102
Western Bay of Plenty District	28	44	44	Ashburton District	16	16	6
Tauranga City	129	134	126	Timaru District	28	13	16
Rotorua District	20	5	3	Mackenzie District	6	7	1
Whakatane District	8	8	3	Waimate District	0	0	1
Kawerau District	0	1	1	Chatham Islands Territory	0	0	0
Opotiki District	2	2	0	Waitaki District	11	9	8
Gisborne District	3	6	9	Central Otago District	27	15	39
Wairoa District	2	1	0	Queenstown-Lakes District	78	66	73
Hastings District	25	18	18	Dunedin City	44	34	30
Napier City	22	32	12	Clutha District	6	4	1
Central Hawke's Bay District	3	6	5	Southland District	4	7	3
New Plymouth District	38	31	27	Gore District	2	1	0
Stratford District	4	2	3	Invercargill City	6	21	12
South Taranaki District	3	1	2	Area Outside TA	0	0	0
Ruapehu District	2	1	3				
Wanganui District	8	14	12	Total	2729	2926	2106
Rangitikei District	1	4	0				
Manawatu District	16	9	12				
Palmerston North City	51	91	31				
Taranua District	0	3	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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