

BUILDINGTODAY

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION



VOLUME 29 NUMBER 5

JUNE 2019

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INSIDE:

THE WELLBEING
BUDGET: WHAT WAS
IN IT FOR THE
BUILDING SECTOR?

ALSO INSIDE:

CONSTRUCTION SECTOR ACCORD WELCOMED > INAUGURAL STEEL AWARDS

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BUILDINGTODAY

JUNE 2019

VOLUME 29 NUMBER 5

10-21

NEWS

The Wellbeing Budget — what's in it for the building sector? Asbestos regulations concerns; Multi-million dollar US expansion for Kiwi pod-hotel chain

25

PRODUCT REVIEW

MiTek POSI-STRUTS; Senco's new Framing Gas Tool; Intex's Lumo LED light; Sika's new Sikaflex-123 MS Bond

27

BACK IN TIME

Find out what made the headlines 20, 15, 10 and 5 years ago this month.

FROM THE EDITOR

RMBA chief executive David Kelly has welcomed the Government's launch of the Construction Sector Accord which, it is hoped, will improve the way that politicians and the sector work together for a better built New Zealand.

He says the release of the Government's \$6.1 billion building programme through the first Infrastructure Pipeline Report will certainly help provide some certainty for the sector that was previously missing.

We also outline the areas — mainly in the health and education sectors — that have been earmarked for major investment in the Government's recent "Wellbeing Budget", which should help keep the country's construction industry busy for the next few years.

Andrew Darlington — Editor

4-8

RMBA NEWS

RMBA chief executive David Kelly says it's pleasing to see the Government confirm its commitment to the sector with the launch of the Construction Sector Accord.

22-24

STEEL

Steel vs timber framing — the pros and cons; NZ Steel launches inaugural COLORSTEEL Awards

26

BCITO NEWS

New NZ Certificate in Carpentry qualification rolled out.

28-30

COLUMNISTS

Building policy reform — a summary of proposed MBIE changes; Business growth requires careful planning; Are you an 'Employer of Choice'?

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We welcome the Construction Sector Accord

Chief's Chat

By CEO David Kelly



A successful construction sector is vital to ensuring a growing economy and, ultimately, better well-being for all New Zealanders.

Our industry contributes \$15 billion every year to the economy, providing jobs and incomes to more than 250,000 people, and ensuring a steady growth in residential housing, commercial development, and core infrastructure needed to meet a growing population.

We create the homes, workplaces and communities where all New Zealanders live, work and play.

In April we were pleased to see the Government confirm its commitment to a healthy and vibrant construction sector with the launch of the Construction Sector Accord by Prime Minister Jacinda Ardern.

The Registered Master Builders Association was a key part of developing the accord, partnering with the Government on the Accord Development Group to establish a new way for Government and the sector to work together for a better built New Zealand.

We all accept that our sector faces challenges around skills and labour shortages, risk management and procurement. We welcome further change to the regulatory environment following reviews of key building legislation.

The release of the Government's \$6.1 billion building programme through the first Infrastructure Pipeline Report provides some certainty that has been previously missing.

I would encourage members to be aware of the infrastructure projects outlined in the report, and to seek out opportunities to access and procure work and contracts from them.

The Accord itself sets out a vision for the industry and a commitment to hold each other to account on responding to sector challenges, and to ensure we will begin to behave differently.

It is just the start, and the RMBA will be intimately involved in the next steps, including developing a more detailed transformation plan, targeted work programmes with specific time frames, and performance measures to

monitor execution and progress.

We also want to hear more from our members. We'll be asking more about how we can improve health and safety performance, improve risk management, and grow our workforce capability and capacity.

Our leadership role in this process will ensure that the voices of more than 3000 members continue to be front and centre, influencing decision-making at the highest levels of government.

This year's Constructive Forum in September will be a key part of this process. I encourage all members to attend and continue to share your views face-to-face with the wider industry.

Since our first Constructive Forum in 2016, we have made considerable progress. The Accord and the Vertical Construction Leaders Group are clear tangible outcomes, but there is still more to do.

Constructive 2019 will be solutions-focused, with representation from Government Ministers, the MBIE, the Construction Accord Group, and other industry leaders from here and abroad.

We'll be working constructively, together, to confirm our priorities for the construction sector, fix what needs to be fixed, and improve on what already works well.

This year's Constructive will provide concrete next steps in reshaping our industry.

We look forward to seeing tangible progress towards a revitalised, future-focused industry with the skills and capacity we need to build a successful and sustainable New Zealand.

HARD WORK PAYS OFF FOR WAIKATO WINNER



CURTIS TAUKIRI

REGIONAL WINNER
REGISTERED MASTER BUILDERS
CARTERS 2018 APPRENTICE OF THE YEAR

Curtis is employed by **Lunix Homes Ltd**, and was trained through the **Building and Construction Industry Training Organisation**.



SUCCESSSES

Curtis entered the competition for the first time, with encouragement from his employer. Curtis' biggest achievement in the competition was winning the regional awards.

"When I was announced as the regional winner, the judges also said that I topped all four categories of the competition. Something I struggled with was the one-on-one interview with the judges, but to hear that I did so well in this challenge, I was quite pleased with that."



CHALLENGES

Curtis found the scrutiny and busyness of the national practical challenge difficult.

"One of the hardest things was having a crowd of people watching me while I was doing the practical challenge. It was just crazy busy, so I had to get into my own headspace and just ignore what was going on."



JUDGES COMMENTS

Judges said that Curtis was a clear winner, topping all four categories including the written assignment, practical assessment, interview and site visit.

"Curtis has outstanding knowledge of all things building. He has an exceptionally bright future ahead of him and will be an asset to the building industry."

EMPLOYER COMMENTS

Tau Haimona, from Lunix Homes, said he encouraged Curtis to apply for the Apprentice of the Year competition because it was a great opportunity for Curtis to recognise his skills among his peers.

"I encouraged Curtis to enter the competition because he is a hard worker and quite ambitious. From the day he started in the industry, he showed a huge amount of potential. Curtis also wanted to measure himself among his peers, which is why this was a great opportunity."

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Successes

Nick Gill from Cove Construction said he was blown away with their win. He said the build came together because of a strong team.

“What made the house stand out from the competition was the high attention to detail. It was not always easy trying to get everything to fit in with the old existing farmhouse. So I'm pleased our hard work paid off.”



Challenges

Nick said that the main challenges were with the custom-made furnishings and managing the sub-contractors.

“One of the challenges was getting custom made furnishings to match the existing ones. The client wanted to keep the look of the original house. We were also using a kitchen company and electrician who were from out of town. This sometimes caused us challenges, because of the time and cost.”



Judges comments

Judges said the build was a fantastic result due to the high level of workmanship, and the renovation to the living rooms was exceptional.

“This seaside holiday home has undergone a significant renovation. As a result, a substantial and well-appointed living environment has been created for family and friends to enjoy. The builder's high standard of workmanship throughout, combined with his common-sense approach to detailing, makes this a standout renovation.”

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Builder nails his own home and scoops up two national awards

Glover Homes Ltd

- Builder's own home
- Sustainable homes



Successes

JD Glover, from Glover Homes, says being able to integrate some of the best ideas he has seen in his career into his own home was incredibly rewarding. Also, the large open plan home's integration of solar panels enabled the home to win the Sustainable Homes national title.

"We kept the ideas of some of the best homes we've built over the years and tried to integrate those into our own home. For example, with the indoor-outdoor flow. We created an outdoor living area with a fireplace and barbecue area that leads to the pool. This makes for a really nice home."

Challenges

JD said there were substantial challenges at the start of the build, as they needed to prepare a solid foundation to build on.

"I think we had about 4,000 cubes of dirt to move to create the building platform, followed by lots of beams and columns. There was an awful lot of concrete work. There was a lot of prep work and having to think outside the square to make sure we thought through every aspect. It was challenging but we're very happy with the outcome."

Judges comments

Judges said this build has strongly demonstrated their construction skills and knowledge gained from previous builds.

"This pavilion-style house, with its rural setting, is a fine example of skills being used to produce an excellent result. This is a project that has been well planned and constructed to the highest level."

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Wellington's 'first of its kind' wins Supreme Award



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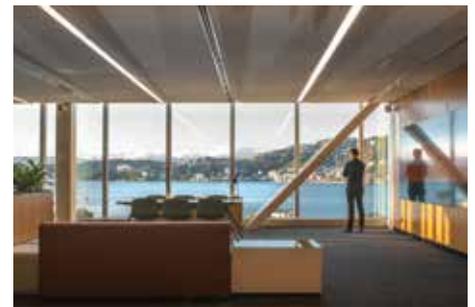
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Successes

Jeff McHardy, a project manager from L T McGuinness said a key success was completing the project on time, especially as there was a tight deadline to meet.

"The project team was stoked to win the award, given the hard work that went in to completing the job on time. It was a completion date that had been agreed on four years prior, even before the detailed design was developed. This challenge was made even tougher in the busy current commercial building environment, due to challenges with resources. So, hitting that deadline was crucial to the success of the job."



Challenges

Jeff said that the key challenges were the complexity around the structural design, as well as having to meet such a tight deadline.

"The project had considerable challenges with the complexity of the job. Not only was it a tight programme, it was a very complex structure to build, with the foundation design and the base isolation design. In the two-year build, we spent the first 13 months doing the foundation, leaving only 11 months left to complete the remainder of the building, including tenant fitouts."



Judges comments

Judges said the PwC Centre was one of the greatest challenges the project team had ever undertaken. They were impressed with the base isolation design and the high level of teamwork.

"This project had some early setbacks including project delays and challenging inherent ground conditions at the site. Despite this, L T McGuinness delivered a stunning, well-balanced, award-winning, five-storey building on a prime Wellington waterfront location. We were impressed with the PwC Centre base isolation foundation design, which is world-leading in terms of structural engineering design."

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The Wellbeing Budget — what was in it for the building sector?

The Government’s recent “Wellbeing Budget” has promised to commit large sums of money to a number of sectors in an effort to transform the economy and build productivity.

Building Today editor Andrew Darlington outlines what was in it for the construction sector.

Minister of Finance Grant Robertson says this first Wellbeing Budget prioritises tackling long-term challenges facing New Zealand, including mental health, addressing child poverty and domestic violence, and supporting Maori and Pasifika aspirations.

Mr Robertson says the Government is balancing the need for fiscal sustainability for future generations, while making long-term infrastructure investments, such as in schools and hospitals, and supporting the economy.

So what was in it for the construction sector?

Well, it set aside almost \$200 million for vocational education reforms to boost apprenticeships and trade training, there’s \$1.7 billion to fix hospitals over the next two years, and a \$1.2 billion, 10-year investment in schools.

Investing in the long-term health of hospitals

The Government says underinvestment in the health sector means that DHBs reported about 19% of their assets were in poor or very poor condition.

The Coalition Government inherited issues with earthquake-prone hospitals, asbestos, leaky roofs and buildings that have simply come to the end of their useful lives.

Minister for Health David Clark says a lot of money is currently being spent on maintenance to keep these facilities safe and in service, but that it is simply not sustainable.

“We need to invest in rebuilding and fixing our health facilities, and adding capacity to cope with a growing and ageing population.

“That began at Budget 2018 with an injection of \$750 million into capital projects in health — the biggest capital investment in health for a decade,” Mr Clark says.

“That investment is funding everything from remedial works at Middlemore Hospital to deal with rot and mould in the walls, to new mental health facilities in Christchurch and extra surgery capacity on Auckland’s North Shore.

“But there is still much more work to be done. That’s why Budget 2019 includes two years of capital funding for health: \$850 million for 2019/20 and a further \$850 million for 2020/21.

“This unprecedented investment of \$1.7 billion over two years gives DHBs the certainty they need to plan for the future. It will mean DHBs can put forward business cases for important projects that have been put off for too long.”

The 10-year plan to invest in schools and classrooms

The Wellbeing Budget, for the first time, makes a multi-year commitment to build new schools and classrooms by setting aside funding for a 10-year School Property Programme.

The programme will roll out in four waves. The first wave of investment will pay for the following projects to start in 2019/20 — three new schools to accommodate 1320 more students, four expansions of existing schools for an additional 1100 students, and at least 150 new classrooms at existing schools for 3500 more students.

The Budget allocates \$286.8 million in capital for

the first wave of investment to build the above.

Education Minister Chris Hipkins says a traditional Budget would have stopped there, leaving uncertainty about what funding would be made available in future Budgets.

“The multi-year capital allowance in Budget 2019 means we can now plan further ahead, and set aside money now for future investments that we know will be needed,” he says.

“An additional \$913.3 million is being set aside in this Budget to allow the Ministry of Education, as well as schools and communities, to better plan for growth over the next 10 years.

Other investment

Other investment includes more than \$1 billion in KiwiRail to unlock regional economic growth, reduce emissions and congestion, and prevent deaths and injuries, and includes \$35 million to begin the process of replacing current ferries that are nearing the end of their life.

Another \$300m is also provided from the PGF for investment in regional rail initiatives.

Just over \$405 million of new capital investment will be ploughed into the Auckland City Rail Link. The project will provide the equivalent of 16 extra lanes of traffic into the city centre during peak times, and the number of people within 30 minutes’ travel of Auckland’s CBD will double.

And around \$283 million has been earmarked in capital and operating investment to increase the supply of long-term and relocatable transitional housing places for around 2800 people.

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Asbestos: What are the regulations regarding demolition or refurbishment?

Non-compliance penalties can total up to \$10,000

Most builders know how dangerous asbestos can be to their health, but how many know the regulations regarding demolition or refurbishment?

The Registered Master Builders Association says some builders are not aware of, or complying with, the current asbestos regulations.

Section 19 and 20 of the Health and Safety at Work (Asbestos) Regulations 2016 (Regulations) states before any demolition or refurbishment of a structure or plant built or installed before January 1, 2000 can be commenced, an asbestos inspection must be conducted by the Person Conducting a Business or Undertaking (PCBU) before work begins.

The Regulations state that the inspection must be undertaken by a qualified person. Section 20 of the Regulations states: "The PCBU who intends to carry out the demolition or refurbishment of a structure or plant, must not carry out the demolition or refurbishment until the structure or plant has been inspected to determine whether asbestos or Asbestos Containing Material (ACM) is fixed to, or installed in, the structure or plant."

If you cannot reasonably determine if asbestos or ACM exists in the structure or plant, you must assume that asbestos is present.

What is the definition of refurbishment?

According to WorkSafe, "Refurbishment is when you are carrying out work in a building or structure with the view to changing or upgrading it.

"This is different to minor maintenance, which is about maintaining what you have. For example, minor work on a kitchen, such as fixing a plumbing fixture, would not be a refurbishment.

"However, if you are replacing cabinetry or flooring, this would be considered as refurbishment."

The owner of the property is the primary PCBU. However, all parties (designers, project managers, contractors) involved in the work are also considered to be PCBUs.

If work proceeds without the appropriate survey, then all parties are liable for non-compliance penalties (up to \$10,000). For any demolition or refurbishment work to a property built or installed pre-January 1, 2000, a refurbishment or demolition survey is required.

Existing management surveys or plans cannot be used as refurbishment, and demolition surveys are technically more challenging and intrusive than management surveys.

Asbestos can be encased

This is because their purpose is to identify all ACM within a particular building area or within the whole premises, so this can be removed or encased.

Asbestos does not always need to be removed if it can be encased, so builders should ensure they seek expert advice in this instance.

It is important that members are diligent as they could face penalties for non-compliance.

It is also important to note that if a builder manages or owns a workplace which was constructed before January 1, 2000, they will require a workplace Asbestos Register and Management Plan.

The RMBA recommends they familiarise themselves with Sections 10 to 14 of the Regulations to ensure they are complying.

Tips for compliance

Jordan Hirn from Worksafe Solutions has suggested a few simple approaches to assist in complying with the law:

- If the structure was constructed before January 1, 2000, check that the client has undertaken an asbestos survey before they tender, and that all recommendations in the survey have been carried out.
- If they have not, builders should ensure that asbestos removal and surveys are excluded or "tagged out" from their tender, and that the client is aware they must carry out an asbestos survey and follow its recommendations.
- Ensure competent experts have been involved in the survey process. Ask for qualifications and available references.
- If there is less than 10sq m of asbestos, builders can choose to remove it themselves. However, they must ensure that they're still working to WorkSafe guidance and be able to prove competency.
- Encourage clients to keep all records to present to any future contractors or purchasers.



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Multi-million dollar US expansion for Kiwi pod-hotel chain

An innovative Kiwi pod-hotel chain will expand into the United States in what its owners are describing as a significant move for the company.

Jucy Snooze, a micro-accommodation provider which has more than 530 beds across its Auckland, Queenstown and Christchurch locations, is New Zealand's first hotel chain to offer pod-style rooms for budget-conscious travellers.

Jucy has now signed a joint venture with a Los Angeles-based hotel developer to operate a Jucy Snooze hotel with more than 220 pods under the "Stay Open" brand in San Diego.

Jucy chief executive Tim Alpe says while the company already has campervan rental operations in the US, the proposed \$16m San Diego hotel will be the company's first offshore accommodation expansion.

He says the company is also working with its US partner to open hotels in a number of other Southern California locations, including Hollywood and Santa Monica.

"The Jucy Snooze concept is about meeting the growing demand for budget accommodation, as well as designing socially interactive spaces for Millennial and Centennial (Generation Z) travellers who want to connect with others while they travel," Mr Alpe says.

"We have also created new technology to remove some of the traditional pain points which allows guests to manage their own check-in process without needing to queue, and access their rooms via a smart device.

"The US operators have visited our sites around New Zealand and have seen nothing else like it, and they plan to expand the Jucy Snooze concept throughout the US," he says.

Mr Alpe says the opportunity was developed after extensive research of the North American market which was facilitated by NZTE.

Mr Alpe says their move into the US is timely,



Kiwi pod-hotel chain Jucy Snooze has signed a joint venture with a Los Angeles-based hotel developer to operate a hotel with more than 220 pods under the "Stay Open" brand in San Diego.

with a number of new players entering the micro-accommodation space. The two-storey, approximately 2000sq m Stay Open site is adjacent to San Diego Airport, and will have 226 pods plus six rooms with ensuites.

The hotel will feature a rooftop bar and restaurant, and an app which supports social connection between guests, introduction to local events, and seamless ordering of food and beverages via their mobile device.

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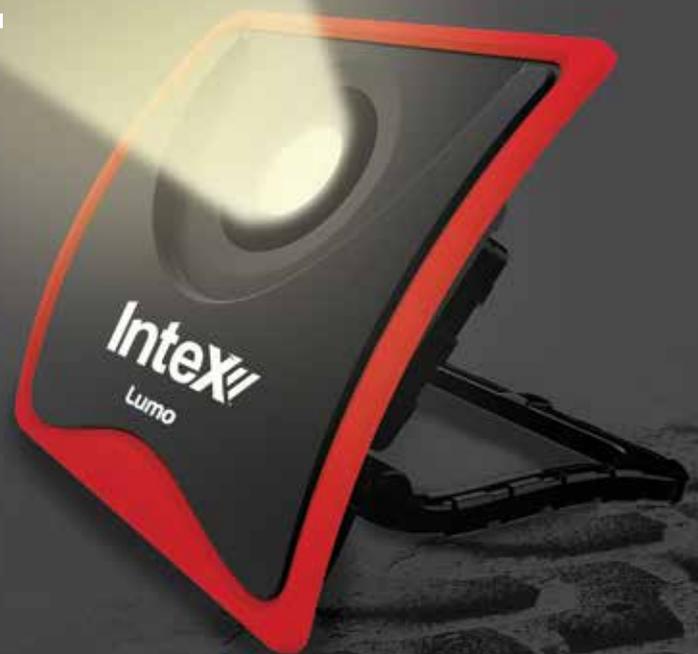
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New earthquake-proof building technology test deemed a success

AUT's Built Environment Engineering (BEE) Lab has just tested a new earthquake proofing brace system, designed to not only dissipate the force of an earthquake and limit the damage to the building, but to self-centre the building following a seismic event, allowing for rapid reoccupancy post-event.

The brace is designed to withstand severe "one-in-2500-year event" earthquakes.

The technology, invented by Dr Pouyan Zarnani of AUT, and investigated by PhD candidate Mohamed Yousef-Beik in a joint project with Professor Pierre Quenneville of the University of Auckland, is being used in new buildings, including the Hutt Valley Medical Hub.

Dr Zarnani says the time immediately post a



seismic event is when buildings such as medical centres and hospitals are crucial, and this technology will help ensure they can safely provide critical services.

"Earthquakes pose a great threat to social and economic welfare, costing society at every event," Dr Zarnani says.

"Traditional seismic systems often require costly repairs and maintenance, or even complete replacement following a seismic event — in some cases leaving the structure at risk for aftershocks whilst awaiting maintenance.

Effective energy dissipation

"Through effective energy dissipation and self-centring functionality of these new seismic connections, structures are able to withstand earthquake sequences without replacement or structural repairs," he says.

The technology works to dissipate the force of a seismic event through a friction joint in which the specially-grooved plates are clamped using discs springs to provide self-centring.

It has been successfully tested with the seismic force of a "one-in-2500-year" event.

New Zealand's shaky isles

For the shaky isles of New Zealand, this technology is a crucial step in reducing the need and associated costs for post-quake repairs for socially critical buildings.

The development of this technology was funded by the MBIE and the EQC, and was supported by Tectonus, Techlam and Trider Engineers.

The Built Environment Engineering (BEE) Lab is in AUT's Nga Wai Hono building on the corner of Symonds and St Paul Streets in central Auckland.

See the brace in action at https://youtu.be/rItEi_O7ZHo.



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Wintec trades students get chance to beautify



Wintec carpentry students, from left: Jared Edgcombe, Zach Elmsly and Tayyab Ali, with their tutor Steve Wilson (second from right).

Ward Street in Hamilton has had a makeover via some new additions to Wintec's student car park, with 24 planter boxes filled with greenery enhancing what was once a plain and industrial space — and it's all the work of Wintec's carpentry students.

Following the demolition of Wintec's W Block — a set of early 20th Century buildings on Ward Street — Wintec sought to secure a larger car park for students.

Wintec strategic assets manager Jeff Lukin says before a final resource consent for the student car park could be secured, they had to demonstrate a number of ways the space could be aesthetically improved. That's where the idea of colourful murals and planter boxes came from.

Wintec used the opportunity to engage students, so they could gain essential real-world experience on an operational project.

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	Tauranga	Weds 24 July TECT Auditorium, Baypark
	Napier	Thurs 25 July Rodney Green Event Centre

The CONZTRACT trade shows are heading to main centres across New Zealand over the next few months.

The CONZSTRUCTION ZONE is touring again with the 2019 series, packed with 25+ key suppliers showcasing their latest products and solutions.

These events are a great forum for construction industry professionals and suppliers to come together and discuss industry developments, find new products and attend LBP workshops, all in one easy, expo environment!

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Hamilton's Ward Street car park

Trades, Wintec carpentry students contributed to the project by constructing 40 planter boxes," Mr Lukin says.

"Twenty-four planter boxes were delivered, with another six sitting at Rotokauri ready to be delivered, and a further 10 under construction."

Wintec Centre for Trades tutor Steve Wilson says he heard the facilities team was looking for students to construct some planter boxes, so he created a design/build solution, priced it up, and away they went.

"All my Level 3 carpentry students were involved at the start — moving timber around, sizing and cutting the wood. Then I assigned the project to three students, so they had a real-life job to focus on and deliver within a required time frame."

The three students responsible for delivering the project, Zach Elmsly, Jared Edgcombe and Tayyab Ali, started the Construction Trade Skills Level 3 course last year.

Zach moved to Hamilton from Tauranga, where he had been a fencer for six years, to train as a

carpenter. He enrolled with Wintec to gain building and carpentry skills and an understanding of building methods and materials before entering the industry.

Building confidence

He also thought study would be a good way to make friends in a new city.

"The key takeout from this course has been building my confidence with the tools, gaining an understanding of how things work in the industry, and developing a skillset that will serve me well on the worksite," he says.

Jared joined Wintec after working in the retail industry for years — selling paint at Resene — but made the move to carpentry because the chances of getting a job were good due to a shortage of workers.

"This course has provided me with the opportunity to have a turn on the tools, many of which I hadn't used before," he says.

"I now feel confident to enter the workforce, knowing I can correctly use and maintain tools

I will be operating daily."

Tayyab started studying with the Waikato Trades Academy in 2016 before starting Wintec's Construction Trade Skills Level 3 course last year.

"Steve is a great tutor. He set us up with the project, told us what needed to be done, and then let us figure out the rest from there, while still providing support and a gentle push when needed," Tayyab says.

"As a team, we discovered ways to improve the process and speed up production so we could meet our deadline."

Jared and Tayyab have recently finished the course, and they're getting support from Wintec to secure apprenticeships in industry.

Steve says he is extremely proud of his students' efforts, and knows they will all have long-term and very satisfying careers.

"This was a great opportunity for these young men. They were given a hands-on project with a real-world deadline — giving them a sense of what it's like to work in industry."

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New Commission key to healthy infrastructure industry

The draft New Zealand Infrastructure Commission/Te Waihangā Bill is a positive step towards better and more efficient infrastructure planning and investment on a national scale.

But it needs fine-tuning to be successful in its objectives, New Zealand's civil contractors say.

Civil Contractors New Zealand chief executive Peter Silcock says the national association for civil contractors strongly supported the creation of the Infrastructure Commission and its mission to improve the well-being of New Zealanders through quality infrastructure.

"The key is to get away from a boom-bust construction market and big swings in project priority caused by the central and local government electoral cycle," Mr Silcock says.

"We believe the Commission has a major part to play in establishing a more consistent approach."

Mr Silcock says it takes time for civil construction companies to develop the right

skills and purchase appropriate equipment.

A well-planned forward work programme would allow contractors to ensure the right skills and equipment were on hand at the right time.

He says the Commission would also help New Zealand overcome its critical infrastructure deficit.

Its preparation of a coherent national infrastructure strategy, expert support to other agencies and departments, and ability to undertake in-depth investigations on issues such as funding, financing and procurement practices would give vital support to government.

'Fine tuning' needed

He said despite many positives enabling a healthy civil construction industry and better value for money, the draft legislation needed "a bit of fine tuning" to deliver to its true potential.

While it was important to promote the best course of action for New Zealand's infrastructure networks based on the evidence available, it should not be tasked with "developing broad public agreement" — often a near-impossible task that could be a major drain on the Commission's resources due to major differences in public opinion, Mr Silcock says.

"The Commission needs to cut through the debate. Rather than being bound to achieve political or public agreement, its job is to provide expert analysis that identifies and informs the best course of action."

The Commission's work also needed to encompass local government and council-owned organisations, who were a major partner in many civil infrastructure projects.

A complete pipeline of work enabling civil construction companies to invest in people, skills and equipment with certainty could not be developed without a national picture of local government infrastructure needs, he says.

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PSP team sprints to NZ Group A championship honours

The finale of this year's Mouthfresh New Zealand Jetsprint Championships was held at the picturesque Wanaka jetsprint track recently, with the PSP Jetsprint team qualifying for the Top 6 and securing the NZ Group A Championship for the third year running.

PSP Ltd markets and distributes flat plastic and other sheet products for the construction industry throughout New Zealand.

The race day weather forecast was not promising — even a two-layered race suit wasn't enough to keep warm, with wind and rain contributing to the freezing conditions.

There was a fresh rotation which had plenty of technical elements, and by the end of the day the water level had dropped significantly, which demanded that contestants stay centre track or risk running aground.



The PSP Jetsprint team — featuring marketing manager Jessica Sit as navigator — qualified for the Top 6 and secured the NZ Group A Championship for the third year running at the recent Mouthfresh New Zealand Jetsprint Championships in Wanaka.

The PSP team posted the second fastest qualifying time which also ended up being the second fastest time overall for the day.

In the Top 9, both of the team's rear fins were flattened thanks to the Wanaka schist. This made the boat difficult to control as the rear was sliding uncontrollably around corners, but the

team still qualified in fifth place for the Top 6.

The crew worked hard to fit new fins, straighten the rear of the boat and check over the jet unit, but unfortunately the team's day would end one elimination round short of where they wanted to be.

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Steel vs timber framing — the pros and cons

Steel framing versus timber framing — it's a case of the tried and true against a still comparatively new method of construction framing. There are pros and cons for both, so take a look at the arguments for and against . . .

Steel Frames — the pros

- Stability and strength

Steel is the epitome of stable. It remains straight and true throughout the building process, which can save time and energy. It provides straighter walls and sharper corners.

Steel has a high strength-to-weight ratio which actually allows buildings to be built with less framing. That can mean a longer span and larger windows.

- Ease of use

Steel framing is about a third of the weight of its timber counterpart, so is easier to move around on site. That means great health and safety benefits for builders and labourers.

Because a steel frame can be manufactured based on the house plans, precision is guaranteed. Even the holes can be pre-punched for fixings and running cabling.

- Moisture and fire-resistant

Steel simply does not absorb moisture. That is a benefit when building on wet sites as you don't have to wait for framing to dry out to proceed with the build. It is also a long-term benefit with less chance of moisture retention in the house.

If you experience the unfortunate event of a house fire then the steel framing will not add fuel to the fire because it does not burn.

Steel Framing — the cons

- Insulation

Steel framed homes are thought to be harder to insulate than their wooden counterparts. Steel framing requires a thermal break to be included as part of the insulation process.

This is because steel heats up quicker than wood. If a thermal break is not included then the warm steel can cause condensation within the walls of the home and, over time, the moisture can compromise the wall's integrity.

- Live wires and fire

Because steel is a conductor, there is a serious risk if any live wires come into contact with the framing. Circuit breakers are required to prevent against this potentially lethal hazard.



While steel frames do not catch fire, they can severely buckle if they are exposed to the intense heat of a fire. If they buckle, then an extensive amount of the frame will need to be replaced due to how steel framing is fixed together.

Much of it interlocks so it is not as simple to replace as timber.

- Rust

Timber does not rust, but steel can. Steel frames are galvanised as part of the manufacturing process, but if the frame is cut, scratched or drilled after manufacture then rust can creep in.

Timber Frames — the pros

- Tried and true

You do not need research to prove that timber frames work — hundreds of years of building history prove that. It is still the more popular choice, with more than 1.5 million kiwi homes boasting home-grown, sustainable wooden frames.

- Easy to build with

Any home builder will be able to build a solid and secure house with timber framing. It can easily be trimmed or shaped on site to suit modifications or changes in plans.

- Warm and safe

Timber is a natural insulator, gathering heat in the day and slowly releasing it at night. Timber framing easily meets insulation standards without the need for thermal barriers, or other special methods.

Timber is strong, providing solid framing

foundations for a home. It also performs well in seismic testing with its ability to absorb movement and sudden tremors.

Timber Frames — the cons

- Labour costs

While the price of steel and timber frames are comparative, the cost of labour to work with each material is not. Much of a steel frame can be manufactured off site and erected very quickly by skilled and unskilled labourers.

Timber frames need to be constructed by skilled builders, who spend time cutting wood to size, drilling holes for cabling, and framing sections up. Therefore, labour costs are going to be a lot higher for wooden frames.

- Vulnerable to pests

Any number of pests can compromise the integrity of timber. That ranges from termites to possums. Timber is a lot easier to chew through than steel.

- Vulnerable to moisture

Timber will always absorb moisture. It expands when it gets wet and then contracts when it dries out. This can cause the attached coverings to warp and crack over time.

It can also cause nasties such as mould and fungi, which pose major health risks.

So there it is — a selection of positives and negatives for each building material.

Which option is best? That is for the individual to decide because, ultimately, it will come down to the material that the builder is most comfortable using.



2019

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NZ Steel launches inaugural COLORSTEEL Awards

Awards consisting of three categories created after steel manufacturer's rebrand last year

New Zealand Steel has announced the opening of entries for the inaugural 2019 COLORSTEEL Awards, celebrating excellence in the roofing and construction industry.

Following COLORSTEEL's brand identity relaunch last year, New Zealand's only manufacturer of quality steel has designed the awards to elevate pride and professionalism in the roofing and construction industry.

The awards will recognise the industry's best roofers, as well as highlight innovative design across the country.

In its inaugural year, the awards will consist of three categories recognising talent in New Zealand's roofing industry.

Prizes will include \$10,000 cash for the COLORSTEEL Young Roofer of the Year, a \$25,000 travel voucher for the COLORSTEEL Roofer of the Year, and a \$25,000 media package for the COLORSTEEL Building of the Year.

For each category, entrants may nominate themselves or be nominated by their employer. Entrants are invited to enter as many categories as they are eligible for.

This year's judging panel was carefully chosen based on outstanding experience in the roofing and construction industry.

Using their wealth of knowledge, the judges will choose winners based on a fair evaluation across a variety of criteria.

Entrants will be judged on multiple factors, ranging from project difficulty through to environmental practices.

The 2019 judges are:

- New Zealand Steel chief executive Gretta Stephens,
- Roofing Association New Zealand chief executive officer Graham Moor,
- Roofing expert Rod Newbold,
- The Block NZ site foreman and renowned media personality and builder Peter Wolfkamp, and
- Crosson Architects director Ken Crosson.

Awards organiser and New Zealand Steel head of marketing Sarah Pepworth says the event



will highlight the quality and originality of talent in the roofing and design industry.

"We can't wait to celebrate our first-ever COLORSTEEL Awards, and look forward to seeing entries from the most innovative and talented members of New Zealand's roofing and construction industry," Ms Pepworth says.

"We have a brilliant panel of judges, and invite

all roofers and designers who have shown exceptional use of COLORSTEEL in their projects to show us their work."

Entries are now open and will close on July 31, 2019. The awards evening will take place in November.

For more information on the awards and how to enter, visit www.colorsteel.co.nz/awards.

Posi-STRUT discovers inner space



More and more architects are specifying MiTek Posi-STRUT for the ultimate in design versatility.

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It is fitted with a nose piece designed to ensure no slipping when firing, and includes a removable no-mar pad that will prevent damage for more aesthetic applications.

The SGT90i is equipped with two long life Li-ion batteries with quick charge function capable of firing up to 8000 shots per charge.

The powerful motor with high-voltage ignition gives more power and cleaner combustion. A two minute quick charge equals 200 shots, so there's no lengthy charging needed to get the job done. In addition, an LED Power Gauge helps the user instantly recognise the battery condition.

Applications include truss building, framing, sub-flooring, sheathing, decking, crate and box assembly, pallet making and fencing.

For more information phone 09 444 9421.

NZ's toughest LED light

Intex Lumo LED lights are the toughest portable construction lights in New Zealand.

These TradeTuff, IK09 impact-resistant and IP-rated LED lights are built for the most demanding work site conditions — even surviving being run over by a 12-tonne truck!

The range starts with a robust, rubber-coated penlight or waterproof head lamp option, through to the powerful 60W corded construction light with two 240V output power sockets for additional power tools.



These lights can also be daisy-chained together.

From battery to corded options, the Intex Lumo LEDs will have you lit up from every angle.

To find out more visit www.intex.co.nz/lumo.

New adhesive and sealant in one

Many builders will already be users of Sika's MS Sealant and know what a quality product it is. Now Sika NZ has a new MS product that is an adhesive and sealant in one. Sikaflex-123 MS Bond, "MS Bond" for short, is ideal for when a strong yet flexible bond is needed.

When a pure sealant doesn't have the required grip, and a pure adhesive might split or break the substrate if there is movement, new MS Bond is ideal.

It bonds to just about every building substrate, including some that no others can, such as bitumen, which makes it a must-have product when working on a bitumen tile roof, and PVC — so it's ideal for bonding around plastic plumbing and cable pipes too.

MS Bond can be used either inside or outside, has excellent mechanical resistance, has very good resistance to water and weathering, and is low VOC.

Visit www.sika.co.nz for the Product Data Sheet and more information.



New carpentry qualification rolled out

The Building & Construction Industry Training Organisation (BCITO) has announced the roll-out of the New Zealand Certificate in Carpentry (Level 4) which all new carpentry apprentices will now enrol in.

The qualification has been developed as part of the BCITO's commitment to industry to regularly update all qualifications and ensure they reflect the skills and knowledge required by modern trade professionals.

This New Zealand Certificate replaces the previous National Certificate in Carpentry (Level 4), and means that learners will benefit from integrated assessment, the bundling of tasks into skill sets, and the recognition of their capability with a programme that is fit for today's ever-evolving work environment.

BCITO chief executive Warwick Quinn says like all the BCITO's qualifications, this new release is the result of extensive consultation in partnership with industry.

"We sincerely thank industry for their strong support, and helping us produce an outstanding qualification to support the next generation of qualified professionals," Mr Quinn says.

"The training process has developed significantly over the past two decades, and is competency-based (rather than time served).

"Trainees and apprentices are assessed on their actual skills, and qualifications are awarded based on those skills.

"The process ensures that people with BCITO qualifications have the right all-round skills required by the industry."

The new qualification is specifications-based, which means assessments are carried out against skill sets rather than against individual unit standards.

That means the qualification is broken down into skill sets providing detailed descriptions and additional commentary around what an apprentice needs to "know" and "do".

The skill sets related to a qualification are considered a family of standards, with each one inherently linked to all the others for that trade.

To complement learning, the BCITO has developed a new set of printed resources (commonly referred to in conversations with apprentices as "your books").

While the previous set of learning materials were very comprehensive, for many, the overwhelming amount of information was often intimidating.



The new books have been completely rewritten and redesigned to ensure they focus on delivering the most critical information to

support practical learning on site in a way that is accessible, effective and visually appealing.

The development of these resources included the design of hundreds of illustrations which the BCITO says will help improve comprehension by making it easier for apprentices to relate what they see in a book to the practical application at work.

The text has been intentionally written to minimise academic jargon and terminologies.

It is focused and supported by the extensive use of full-colour illustrations and images that break down key construction concepts and techniques into manageable chunks of learning.

The new resources are being rolled out to apprentices who are currently in the first two years of their training, and those who are enrolled in the BCITO's experience recognition process.

They will be delivered to any new carpentry apprentices who sign up from now on.

"The design of these resources puts us in the prime position to enhance them as we evolve to the use of digital tools and provide the experience of online learning in the near future," Mr Quinn says.

A summary of proposed MBIE changes

From page 28

Guarantee and insurance products

A builder would have a statutory obligation to offer a home owner a guarantee and insurance product before starting work on a new home or significant alteration. However, the home owner could opt out of this scheme.

The premium would either be paid directly by the home owner or could be incorporated into the cost of the build, and would transfer on sale.

The presence of these policies/guarantees would be recorded in LIM reports.

The duration of this guarantee and insurance product would match the current building work limitation period under section 393 of the Act, being 10 years.

The thinking behind these proposed changes is that, ultimately, the end user/home owner would be protected.

Furthermore, it would incentivise builders to carry out good quality building works because

if the guarantee was regularly being called up, a builder would become uninsurable.

Cap on building consent authority liability

The principle of "last man standing" has resulted in Building Consent Authorities attracting a disproportionate amount of liability for building defect cases.

The current applicable legal principle is that of joint and several liability. The proposed reform being considered is placing a limit on council liability to 20% of the total loss.

The aforementioned legislative changes are just a snapshot of what is currently being considered. Submissions are invited by the MBIE on all the proposed legislative changes by June 16, 2019.

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.

BT's Back in Time

20 years ago — June 1999

- Funding of \$113,000 to go towards a review of the Building Act, which controls the construction and health aspects of building in New Zealand, was approved in the Budget.

Minister of Internal Affairs Jack Elder said the Act provided for national building standards to be set, but did not specify how these standards should be met.

This meant builders and manufacturers had considerable scope to be innovative, giving builders and home owners greater choice, improved products and lower prices.

But there were some industry concerns that these opportunities for innovation were not, in fact, happening, partly due to the Act and partly due to its implementation.

“What we want to do is iron out some problems limiting the full effectiveness of the Act — in particular, those holding back further innovation,” Mr Elder said.

15 years ago — June 2004

- New Zealand’s oldest spa resort — the Waiwera Thermal Resort and Spa, which dates back to 1875 — was to undergo a \$125 million transformation over a five-year period.

The redevelopment plan included a four-star hotel, international-standard spa wellness centre, conference facilities and enhanced water experiences, including a meandering pool which would wind itself around the entire 1.7ha site. Stage one was also to involve the construction of 120 apartments.

10 years ago — June 2009

- The concrete sector congratulated the Government’s announcement to allocate \$50 million over three years for the New Zealand Cycleway Project.

“The development of a series of Great Rides that will connect across the country will offer a brilliant recreational experience for New Zealanders and international tourists,” Cement & Concrete Association of New Zealand (CCANZ) chief executive Rob Gaimster said.

“If the cycle network is to achieve its various economic, social and environmental objectives it will need to make extensive use of the long-term maintenance and user benefits of concrete.”

5 years ago — June 2014

- Queenstown’s snow-sprinkled peaks and pristine lakes were being recreated in a multi-billion dollar development in mainland China.

The country had teamed up with Australian developers Besgate Group to build a replica of the South Island ski resort in Xi’an Province, 1400km west of Shanghai.

The area, ringed by five mountains and with an artificial lake, was being developed as a gateway to the Terracotta Warriors tourist site, and the Chinese Government wanted a “Queenstown-type feel”.

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Building policy reform — a summary of proposed MBIE changes



Timothy Bates of Auckland law firm Legal Vision previews some of the proposed amendments to the Building Act 2004.

In this month's article I'll preview some of the proposed amendments to the Building Act 2004.

There are five main areas where amendments are proposed by the MBIE — building products and methods, risk and liability, occupational regulation, the building levy, and offences penalties and public notification.

I will address the first two in this article.

Building products and methods

The key proposals within this area include:

- A definition of building products that covers not just components, but building systems that can reasonably be expected to be incorporated into building work.
- Product manufacturers to supply publically-accessible information about their building

products.

This would apply to building products only, not building methods. The information would include:

- a description of the product,
 - details of the manufacturer/supplier,
 - scope and limitations of the product's use,
 - design and installation requirements,
 - maintenance requirements, and
 - a declaration if a product is subject to a warning or ban.
- Clarify the responsibilities of manufacturers, suppliers, designers and builder for building products and building methods.
 - For building products and methods, enable the MBIE's chief executive with the power to require a person by written notice, to provide information or documents, or both, if it is considering issuing a product ban under section 26 (if such information is necessary to make that decision and the information is not readily accessible).

The purpose behind these proposed amendments is to ensure there is better information available at consent stage for assessing the use of building products and methods in construction.

Strengthen the framework for product certification

Under this heading the amendments proposed are to:

- Allow for regulations to set requirements on product certification bodies, and for accreditation and registration of product certification bodies.
- Allow for regulations to set out the process and requirements for registering a product certificate.
- Allow the MBIE to set rules for the interactions between participants in the product certification system.
- Provide the MBIE with the powers needed to administer the registers of product

certification bodies and product certificates.

The thinking behind these changes is that product certification has an important part to play in encouraging innovation in products and methods.

However, currently there is a lack of confidence in new products entering the market, and their compliance with the building code.

These changes are aimed at enhancing the confidence construction participants can retain for new products, where products are introduced following a proper product certification process.

Make consenting easier for modern methods of construction (MMC), including off-site manufacture

Features of the proposed amendments in this area involve:

- Enabling a manufacturer certification scheme for repeatable manufacture building processes used to produce building work.
- Clarifying what roles and responsibilities for MMC will be when the new framework is in place.
- Minimising duplication of effort such that two consents are not needed for the same work.

The thinking behind these changes is to encourage the positive aspects of MMC, such as increased productivity, by applying the same approach to a consent process.

Repeated MMC should be met with a tailored consenting process.

Risk and liability

The building of houses for home owners has proven to be a risky equation for them.

On the one hand there is the risk that the builder goes out of business before a house is completed. Alternatively, there is the risk that there may be construction defects at the end of the build.

There are two key changes proposed:

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Business growth requires careful planning

Terry Sage of Trades Coaching New Zealand says by all means grow, and grow large — but plan your growth path carefully.

Humour me for a half a minute and answer some rather simplistic questions.

Who started their business and hoped it would grow? Who has wished the growth would come faster? Who grew without doing much?

Daft questions as, for most, the answer is an obvious yes. So how about this for another daft one — who has grown way too fast that it hurts?

By hurts, I mean the company not your knees or elbows — well, maybe if the company has grown that quickly you will probably be hurting physically too.

So is growing a bad thing? No, not if it's a controlled growth. But when it's a ballistic growth and totally out of control then, yes, it's a bad thing.

I often get strange looks when I talk to clients about not trying to grow too quickly — actually, that's not the only reason I get strange looks but let's stick to the topic.

Why is it bad? Because it puts an enormous amount of stress and pressure on both the company and the owner.

Every company has an infrastructure and a foundation, and both of these have to grow with the overall growth of the company.

Quite often with massive growth they get left behind because the poor owner is committed 150% on doing the work, and they don't have any time left to work on the business itself.

The biggest issue with exponential growth is the lack of funds — which sounds weird when you think that if you're growing then there's lots of work, which should mean higher income levels too.

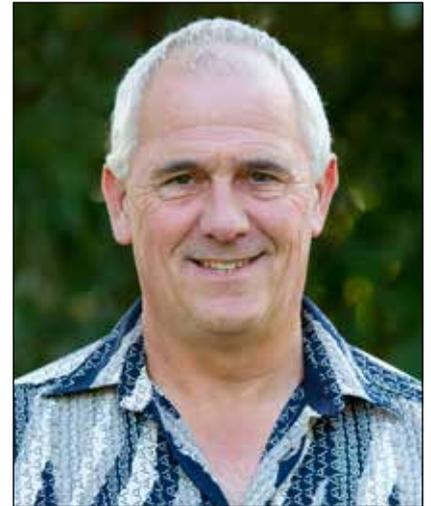
However, growth costs money, lots of money and, more often than not, big growth actually strangles the lifeblood of a company — namely cashflow.

Every expense goes through the roof, and not just the obvious such as materials and wages, but telephone, fuel, office, insurance, R&M payments — in fact, pretty much everything.

If you pay some of these weekly then you have to finance more while you're waiting for the income to come in.

Then you get a slow payer or you're so busy that you're slow in sending out invoices, and you have to find even more dollars to finance your bills which are way bigger than when you were a small company.

And the whirlpool just gets bigger and faster. But hey, next week you'll get paid a massive \$73,585 all in one go, cool.



But half of it disappears in minutes to cover the overdraft, another half goes on the pile of creditors you have hidden in the draw, and you are desperately looking for the third half to fund next week's job and tomorrow's wages. Talk about stress and pressure!

Let me tell you a little secret that really adds to the cashflow pressure. It's the monthly payments on the four-month-old Ranger Raptor and the 300hp jetski, the replacement trail bike that you didn't need and the latest E mountain bike. Yep, I've seen it all.

For some reason, the kiwi business owner seems to think it's a legal requirement that a shareholder has to drive a V8 Comi, and that it's their responsibility to win the "toys" race.

The conclusion to all this is that growth is great, but make sure it's controlled. Remember that cashflow is king, and you need to have money behind you to grow. And (the biggest and) don't buy the toys until you can afford them, as outgoing finance kills cashflow.

Just to put that into perspective, I am helping close down a successful company because their income temporarily dropped by over half as they were in between big jobs.

Their weekly finance payments were more than two thirds of the new income levels, hence there was nothing left to cover any other bills.

By all means grow, and grow large — but plan your growth path carefully.

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New Zealand**

THE BUSINESS SIDE OF CONSTRUCTION

Are you an 'Employer of Choice'?

Tradie HR director Leigh Olsen explains what makes an "Employer of Choice".



Recently a number of clients have been asking me what they can do to be considered an "Employer of Choice" in their industry.

They want to be thought of as a "good employer" looking after their people — taking care of their employees so others want to join their business and, most importantly, to keep the top workers they already have.

I am overjoyed when I hear this — and even more delighted when they show me what they are currently doing and asking how they can put in place some further initiatives and plans to make it a reality.

What does being an Employer of Choice mean for you? Here are some of my clients' responses when I ask them this. Please note that there are no right or wrong responses, just responses:

- "I am happy if they just make it home safely each night."
- "That I provide them a fair day's work for a fair day's pay."
- "That I have no trouble recruiting staff and have a waitlist of people wanting to come here."
- "That I am seen as a better boss than my old boss who was a control freak."

A real motivating factor for my clients, in wanting to be an employer of choice, has been the desire to not be like previous bosses.

One client in the painting industry said his former boss was a good guy but he had anger management issues, and his team were walking around on eggshells most of the time.

He would yell at them, calling them names I am not allowed to print, and then shower them with bonuses and overtime options.

It was confusing for the team, and my client said he suffered a lot of anxiety until one day he decided enough was enough, and he was going to go into business for himself.

He said a big part of his business strategy was to implement initiatives to be regarded as an Employer of Choice. He recently hired me to come into his business, conduct an employee engagement survey, and speak to his team.

The results were outstanding. The team said he is the best boss because he listens, he responds appropriately, and he cares even when they make mistakes. They said he doesn't yell, but uses it as an opportunity for learning.

Characteristics of an Employer of Choice

There are several factors that can make an employer an Employer of Choice, such as:

- Paying above market rates with added

benefits.

- Providing job security.
- Letting employees take responsibility for how they do their work.
- Opportunities for growth and learning.
- Work life balance.
- Recognition.

Absolutely all those things are important. What I have observed is that the exceptional, inspiring and stand-out employers also do the following:

1 Build trust

They create opportunities where they are open, honest and transparent. They share information, even when it is difficult to hear and share. They create safe environments where it's okay to make a mistake, as long as you learn from it. It's okay to speak freely without fear of repercussions, and it's okay to challenge the status quo — in fact, it's encouraged.

If people don't trust the companies they work in or trust their manager or colleagues they probably won't be staying much longer. New research shows that among Millennials, transparency from leadership rates as among the most important drivers of company loyalty.

2 Provide hands-on management

They are able to coach and do it well. Understanding their employees' strengths and talents, they move them into the right roles and rearrange work to leverage these strengths and help them to build on these strengths. If an employee feels they are doing well and adding value then they are going to feel pretty good about their environment, their manager and their company.

3 Are fair and reasonable

Their actions are fair and reasonable. They may have to be firm at times, but they are always fair, always providing context for the decisions they have to make. They take the

time to explain why things may have not worked out on a project, why the goalposts have moved again, or why they are now going with a different supplier.

When I first started on my HR journey, one of the best pieces of advice given to me by a mentor was "at the end of the day Leigh, if you can put your hand on your heart and say that what you did was fair and reasonable, you will have done good".

The benefits of being regarded as an Employer of Choice

The benefits are many, but the main ones my clients seek are:

- Great publicity for their brand.
- Having highly productive and engaged teams.
- Skilled teams that are able to multi-task.
- Low turnover.
- Recruitment made easy.
- Happy satisfied customers because the workers are happy and satisfied.

The link to being an Employer of Choice and employee engagement is strong. If you don't have engaged people (workers who are willing to go above and beyond and give discretionary effort) then you won't be seen as an Employer of Choice.

If you decide that, yes, being regarded as an Employer of Choice is the very thing for you, then please give us a call (always in confidence). We can assess what you currently have in place, and work together to take that, and new initiatives, to the next level.



Tradie HR is a unique service, providing Human Resource support tailored to Kiwi trades businesses of all shapes and sizes. Because whether you are starting out or gearing up to take your trades business to the next level, getting the people stuff right is crucial to your success.

We look forward to talking with you. Call Leigh Olsen for a free consultation.

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HR Essentials
People Strategy
Problem Solving

Building Consents Information

For All Authorisations, April 2019

Dwellings	\$1,170,413,000
Domestic Outbuildings	\$15,111,000
Total Residential	\$1,185,524,000
Non-residential	\$918,547,000
Total All Buildings	\$2,104,071,000
Non-building Construction	\$54,553,000
Total Authorisations	\$2,158,625,000

Number of new dwellings consented

	Apr 2019	Mar 2019	Apr 2018		Apr 2019	Mar 2019	Apr 2018
Far North District	27	28	28	Horowhenua District	16	22	15
Whangarei District	39	38	53	Kapiti Coast District	16	14	16
Kaipara District	16	23	16	Porirua City	40	30	11
Rodney District	76	62	45	Upper Hutt City	12	32	21
North Shore/Albany Wards	176	389	442	Lower Hutt City	74	43	23
Waitakere Ward	72	58	73	Wellington City	67	74	110
Auckland Wards	332	251	229	Masterton District	10	28	13
Manukau/Howick Wards	112	137	160	Carterton District	4	4	4
Manurewa-Papakura Ward	215	140	142	South Wairarapa District	4	6	8
Franklin Ward	60	72	72	Tasman District	27	38	39
Thames-Coromandel District	19	29	33	Nelson City	13	109	8
Hauraki District	9	10	6	Marlborough District	23	29	30
Waikato District	59	49	43	Kaikoura District	6	4	6
Matamata-Piako District	14	19	9	Buller District	4	3	0
Hamilton City	74	181	89	Grey District	5	4	5
Waipa District	29	52	39	Westland District	1	4	3
Otorohanga District	1	6	6	Hurunui District	9	16	12
South Waikato District	4	6	4	Waimakariri District	37	77	55
Waitomo District	1	4	5	Christchurch City	212	241	163
Taupo District	22	23	20	Selwyn District	106	100	80
Western Bay of Plenty District	22	29	28	Ashburton District	12	8	16
Tauranga City	100	89	129	Timaru District	12	25	28
Rotorua District	22	17	20	Mackenzie District	11	10	6
Whakatane District	29	19	8	Waimate District	4	2	0
Kawerau District	0	0	0	Chatham Islands Territory	0	0	0
Opotiki District	0	0	2	Waitaki District	7	9	11
Gisborne District	12	9	3	Central Otago District	22	24	27
Wairoa District	0	1	2	Queenstown-Lakes District	77	267	78
Hastings District	31	32	25	Dunedin City	25	32	44
Napier City	14	21	22	Clutha District	8	10	6
Central Hawke's Bay District	7	5	3	Southland District	14	7	4
New Plymouth District	45	27	38	Gore District	1	0	2
Stratford District	0	1	4	Invercargill City	15	10	6
South Taranaki District	5	3	3	Area Outside TA	0	0	0
Ruapehu District	5	3	2				
Whanganui District	12	14	8	Total	2605	3180	2729
Rangitikei District	5	3	1				
Manawatu District	10	8	16				
Palmerston North City	34	38	51				
Taranaki District	1	2	0				

• 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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