

BUILDING TODAY



THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION

VOLUME 29 NUMBER 9

OCTOBER 2019

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FROM THE EDITOR

The fourth Constructive Forum was held in Wellington recently, with one of the big positives coming from it being the inaugural RMB Building Information Modelling (BIM) Innovation Awards.

BIM is not a new concept — *Building Today* columnist Don Bunting was writing about it in BT in the 1990s. One of the main reasons for its slow uptake is that there is a stigma associated with it — a stigma that holds back innovation in the industry, according to awards judge Jason Howden.

But BIM is finally gathering momentum in New Zealand, and is delivering benefits to everyone using it.

Using available technology to build higher quality buildings, reduce costs and enhance safety is a no-brainer — it just needs a more universal buy-in from all involved in the sector.

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Constructive the driver for major industry change

Chief's Chat

By CEO David Kelly



This month we held our fourth Constructive Forum. We started Constructive to encourage and facilitate greater collaboration across the sector, and judging by the high calibre industry and government leaders that were part of the programme this year, it's evident we achieved this.

Our speakers included all the key parties needed to drive change to achieve this greater collaboration; from contractors — vertical and horizontal — to subcontractors, to clients, advisers, and Government.

It's worth reflecting on what we have achieved since our first Constructive in 2016.

We've firmly established the Vertical Construction Leaders Group with a strategy in place to improve the health and vitality of the sector, our Contractor Guidelines are widely used across the sector, and last year's Constructive was the driving force behind establishing the Construction Sector Accord.

This year's discussions continued the focus on risk management and procurement practice. Meaningful change will only happen when all parties play their role.

We heard many panellists confirm there are still contractors not reading or understanding their contracts. This must stop. As Downer chief executive Steve Killeen put it — "if you don't understand it, don't sign it."

Panellists also discussed contract special conditions at length. We need to make sure contractors are confident enough to walk away from negotiations when there are too many conditions.

Ministers Phil Twyford and Jenny Salesa both remarked that they want to hear from the sector when it's a government contract that's causing problems.

MBIE deputy chief executive, building, resources and markets, Chris Bunny backed up the Ministers' stance.

Mr Bunny also talked about the MBIE's commitment to resetting the culture around contract negotiations to lift business and sector performance.

He referred to the Government's new Procurement Guidelines. From October, they will provide a greater opportunity for the MBIE to hold other government agencies to account.

It's pleasing to see the Government is willing to hold itself to account, which bodes well for its commitment to the Accord.

The key now is to ensure we all follow through on what was discussed and committed to.

Real and lasting change will only come if the sector commits to behaving differently. This means calling out those who continue the bad practices that tarnish the sector.

The conversations we had at Constructive provide me with assurance that the sector is in a good place. It is not as doom and gloom as one might think by reading the news headlines.

While there are some signs of a softening economy, those who we heard from feel cautiously optimistic for the sector's and their own business's future.

The discussions around the innovations and approaches that are improving what and how we build provided a positive outlook.

Building Information Modelling (BIM), in particular, is revolutionising the way we build, and is gaining momentum locally.

At Constructive, we were excited to launch the BIM Innovation Awards, recognising the valuable contribution this technology makes to the sector. And it was heartening to see so many high-quality entries.

Congratulations to all the entrants of these awards, and especially to the winners — Russell Property Group and Dominion Interiors, NZ Strong Group and Southbase Construction.

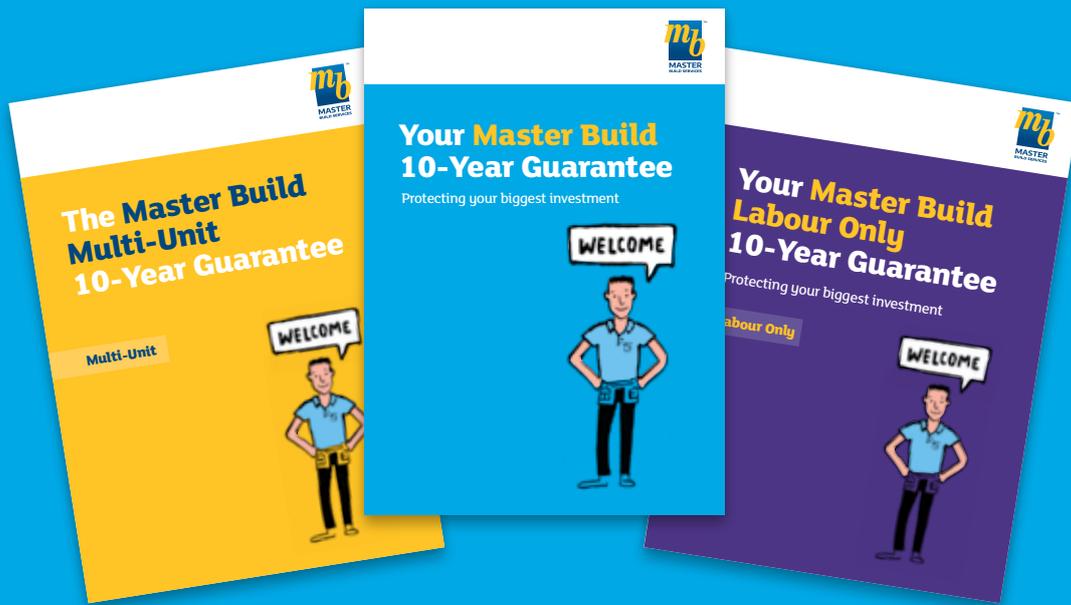
These great examples show the benefits of using technology to improve team collaboration in delivering better quality building outcomes.

This is a great development for our sector, and I am looking forward to seeing how BIM can continue to push the envelope to achieve superior outcomes, not only for commercial property, but also for residential.

Constructive is all about moving the sector forward, and bringing the sector together to hear differing views and perspectives.

This helps us to see that we are all on the same team. As one of our speakers remarked — "collaboration starts with a mindset where we all can win."

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WHO WILL BECOME

REGISTERED MASTER BUILDERS CARTERS 2019 APPRENTICE OF THE YEAR?



The future leaders of New Zealand's building industry are preparing for the Registered Master Builder CARTERS 2019 Apprentice of the Year competition in November.

Each of the nine finalists have demonstrated a high level of knowledge and professional skills in their respective regional competitions, which earned them the title of regional Apprentice of the Year and a place at the national competition.

To take out the national competition, the apprentices will undergo an intensive 45-minute interview with the national judging panel, then they will compete in a practical carpentry challenge.

The practical challenge is to be held on November 7 at the ASB Showgrounds in Greenlane, Auckland. The winner of the Registered Master Builders CARTERS 2019 Apprentice of the Year will be announced at an awards dinner on November 8 following the practical challenge.

THE JUDGES INTRODUCE THE FINALISTS

× AUCKLAND/NORTHERN ×

JASON HELSBY



AGE: 22 | TRAINING: BCITO
EMPLOYER: Catalyst Construction

× WAIKATO ×

MORGAN WILLS



AGE: 23 | TRAINING: BCITO
EMPLOYER: Stewart Hanna

× HAWKE'S BAY/EAST COAST ×

JESSE COMPTON



AGE: 29 | TRAINING: BCITO
EMPLOYER: Hislop Construction

"Jason showed maturity and impressed the judges throughout the competition. His written submission stood out in terms of knowledge, detail and presentation. Jason was incredibly professional in the interview and the site visit, where he was able to explain his build in great detail. Jason is a well-rounded and capable apprentice with passion and enthusiasm, and he impressed us with his industry knowledge. All these attributes have made Jason a standout."

"Morgan is an outstanding and very mature young man. His project submission and interview were of the highest standard, which displayed his wide breadth of knowledge. During the site visit, Morgan displayed a thorough understanding of the project and the specific details of each part of the building process. This all set Morgan above his peers, and he has an exciting future within the construction industry."

"Jesse is a well-rounded builder who was able to confidently demonstrate his wide range of skills. He impressed us in all aspects of the competition — from the project submission, through to the site visit. Jesse has a very high standard of workmanship and a thorough understanding of the building requirements. His ability to work through and solve problems means he will go far in the building industry, and have a great career."

× BAY OF PLENTY/CENTRAL PLATEAU ×

CAMERON DIACK



AGE: 23	TRAINING: Toi Ohomai Institute of Technology
EMPLOYER: Jones Builders	

“Cameron is a confident individual who demonstrated a high level of industry knowledge throughout the competition. He has great communication skills and is extremely motivated to be successful. Cameron has a high standard of workmanship and attention to detail, which will see him have a bright future ahead of him and be an asset to the industry.”

× CENTRAL NORTH ISLAND ×

TODD SUTTON



AGE: 23	TRAINING: BCITO
EMPLOYER: Richard's Construction	

“Todd stood out with strong communication skills throughout the competition, in particular during the interview and project presentation. He presented himself confidently, was well-prepared and able to articulate and demonstrate his knowledge through all facets of the competition. Todd has a solid understanding of the building process and safe working practices.”

× LOWER NORTH ISLAND ×

LIAM CRIVELLO



AGE: 21	TRAINING: BCITO
EMPLOYER: Matthew Palmer Construction	

“Liam has a great understanding of the entire building process. His submission and site visit were great examples of his knowledge and skillset. Liam is ambitious and can explain himself clearly. We were impressed with Liam's calm demeanour throughout the competition. Liam is a worthy winner, and has a long career ahead of him in the construction industry.”

× UPPER SOUTH ISLAND ×

JAY POPE



AGE: 29	TRAINING: BCITO
EMPLOYER: Mudway Construction	

“Jay demonstrated throughout the competition that he is a strong leader and enjoys solving problems. He is an outstanding all-round builder, with high attention to detail. Jay clearly spent a lot of time on his project submission, interviewed well, and was very helpful on site. Jay is a huge asset to the construction industry and has a bright future ahead of him. He and his employer should be very proud.”

× CENTRAL SOUTH ISLAND ×

MARK SMITH



AGE: 29	TRAINING: BCITO
EMPLOYER: Premium Homes	

“Mark showed that he was a serious contender, scoring high marks across all four judging categories. Throughout the competition, he showed a strong attention to detail with an in-depth understanding of building materials, industry requirements and legislation. His excellent communication skills, diligence and positive approach will see him become a respected future leader in the construction industry.”

× SOUTHERN ×

RYAN DUFFY



AGE: 28	TRAINING: BCITO
EMPLOYER: W Hamilton Building	

“Ryan's passion and drive for the industry was evident from the start to finish of the competition. Ryan is a strong team player and has a clear understanding in terms of products and legislation, as well as architectural construction. The quality of his work was to a very high standard and his overall performance shows that he has a bright future ahead of him in the building industry.”

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BUILDING PERFORMANCE

Totara ceilings produce award winning kitchen

Red+Black Construction Grant Waghorn

- National Category winner
- Resene New Home over \$2 million
- Heart of the Home Kitchen Award



Successes

Grant Waghorn from Red + Black Construction Ltd said the home's biggest successes were the kitchen layout, the seamless indoor-outdoor flow and the use of totara ceilings.

"This house has a warm, spacious feeling to it. The kitchen layout includes a social area with a bar leaner and seats. We also really nailed the design to create a seamless indoor-outdoor flow. The materials we used were great too. We used totara for the ceilings, which a lot of houses don't normally have."



Challenges

Grant Waghorn said the totara ceilings posed the greatest challenge.

"The totara ceilings were quite a challenge to get right because we had a lot of negative details which were time-consuming to get right. The light fittings had to be recessed and we had to get these details completed on the ceiling before we could move onto other things."



Judges' comments

Judges said they were impressed with the kitchen layout, and said that the photos don't do justice to how well the kitchen works with the rest of the home.

"Designed for both entertaining and a growing family, this space has everything and more. The stand-up, sit-down bar, with its own fridge and oven, allows the family to congregate without getting in the way of the main kitchen. The hidden open scullery connects perfectly with the outdoor service area, adding a practical element to this well-thought through kitchen."

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Teamwork and quality add to design flair

Mike Greer Homes Nelson

- National Category winner
- Volume/Group Housing New Home up to \$450K



Successes

James Petersen from Mike Greer Homes Nelson said they had a high level of teamwork and quality design. They delivered what the customer wanted.

“Everybody did an excellent job, the team worked well together, and the finishing was brilliant. Being able to carry out exactly what the customer asked us to do was a great achievement. The design was one of our standard plans that the customer added their own flair to. We designed it to suit their taste, with a timber laminate floor in the living areas, radiators throughout the home, fully-tiled ensuites and fully-tiled bathrooms.”

Challenges

James Peterson said the key challenges were the weather and getting everything right for the client.

“We had to deal with a wet winter and a muddy site. There was also a fair bit of work with the pergola as it was quite large. Getting everything 100 per cent right and meeting a client’s expectations takes a lot of effort.”

Judges’ comments

Judges said that this home was the complete package, delivering a great result for the client.

“This home offers well-balanced design and functionality, with good detailing, workmanship and appropriate material selections. The home demonstrates excellent value for money, with the builder achieving a great result for their client.”

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Technology and collaboration star in award-winning BIM buildings

Building twice holds the secret to creating better buildings, as demonstrated by the winners of the Registered Master Builders inaugural Building Information Modelling (BIM) Innovation Awards, announced at the recent Constructive Forum in Wellington.

BIM technology was used by all entrants to model the projects in the virtual world before the physical building was built.

Russell Property Group and Dominion Interiors picked up the Overall Award and the \$25 million to \$50 million category for their work on Auckland's QT Hotel.

Dominion Interiors won the under \$25 million category for the work they did on the Airways Air Traffic Control Facility in Auckland; and Southbase Construction secured the over \$50 million award for the Tūranga New Central Library in Christchurch.

The awards were judged by Jason Howden from architecture firm Warren and Mahoney, and Andrew Field from engineering firm Beca.

"There are great things happening in our sector which are sometimes overshadowed by the challenges we face," RMBA chief executive David Kelly says.

"It's refreshing to see the construction sector embracing innovative technology that improves the construction life cycle and identifies potential issues before they become real ones," he says.

"These awards celebrate the project teams which use BIM to design and build dynamic, innovative buildings. They look good, they work well, and they reduce cost and waste by building in virtual or augmented reality first, before being built physically.

"These projects use 3D and even 5D to take teams through the detail of projects. Clients and construction teams can see possible issues, and move quickly to fix them before they become problems.

"Rather than functioning in a traditional, sometimes adversarial environment, BIM demands a collaborative approach. That's what the construction sector needs if we are going to overcome our problematic, race to the bottom approach. Teamwork will drive a better built New Zealand," Mr Kelly says.

The Overall Winner and winner of the \$25 million to \$50 million category was Russell Property Group and Dominion Interiors for their work on the, QT Hotel, Auckland (see case

study, opposite page).

It is one of a few New Zealand buildings that used BIM from early design through all phases of project management to building and asset management.

"This was an exceptional use of BIM," judges Jason Howden and Andrew Field said.

"By sharing live models with the entire team from designers to contractors and tradies, and using mobile devices, everyone was able to ask questions, communicate quickly and resolve issues."

Dominion Interiors' work on the Airways Air Traffic Control Facility in Auckland won the under \$25 million category.

"This project used a model prototype on site before building," Mr Howden says.

"It was a great example of the contractor understanding the client, and approaching a very complex project by holding collaborative workshops involving designers, contractors and subtrades working with 3D technology and LOD 400 (a level of development with

advanced detail).

Winner of the over \$50 million category was Southbase Construction for its entry, the Tūranga New Central Library in Christchurch.

The BIM process improved stakeholder engagement, and was used as a tool for the Safety in Design review. Consultants and contractors were able to highlight any possible safety issues and remedy them before building.

"This was a large, complex building with significant challenges. Its highly engaged team used a range of innovative technologies to deliver on time and on budget, providing a fantastic result for New Zealand and a great case study for BIM," the judges said.

"It's good to see this innovative technology used more frequently across the sector," Mr Kelly says.

"BIM has been a slow burn in New Zealand but is now starting to gain momentum, and is delivering real benefits to everyone involved. We look forward to future awards celebrating the teams using this technology."

BIM challenge to dispel perception of 'geekiness'

One of the RMB Building Information Modelling (BIM) Innovation Awards judges, Jason Howden, associate principal of Warren and Mahoney, Wellington, says one of the challenges is to dispel BIM's "geekiness", and the attitude that it was for "those kinds of people over there who played video games".

Mr Howden, who has been using the technology for more than 20 years, says there is a lot of stigma associated with it in the construction industry which was not a diverse one.

"That stigma holds back innovation. A lot of people who have alternative thinking are pushed out," Mr Howden says.

"The construction industry was used to doing what it had always done. People in the industry were taught by experienced and seasoned people who were also taught by experienced and seasoned people."

Mr Howden says dispelling BIM's "geekiness" will help foster greater uptake in the construction industry.



Warren and Mahoney, Wellington associate principal Jason Howden was one of the RMB BIM Innovation Awards judges.

His father was a building contractor and his grandfather too. But he was one of the alternative thinkers.

"It's just as valuable as putting up a straight wall and making sure your concrete is laid right."

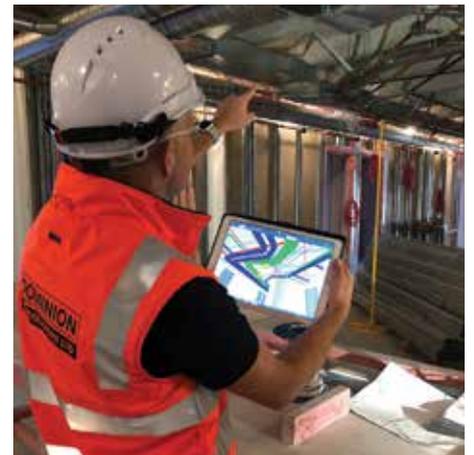
Mr Howden says he has been using it for 23 years, so the technology is not that new.

"If digital technologies like BIM could be used to build higher quality buildings, reduce costs and enhance safety then the industry is on to a winner, especially with construction costs at an all time high," he says.

RUSSELL PROPERTY GROUP AND DOMINION INTERIORS PUSH THE BOUNDARIES IN DIGITAL COLLABORATION

RUSSELL PROPERTY GROUP AND DOMINION INTERIORS

- Overall Winner
- \$25-\$50 Million Category Winner



Building Information Modelling (BIM) is a digital process used on building and construction projects, providing greater collaboration between designers, contractors, developers, manufacturers and engineers.

It is revolutionising the way we build, ensuring everyone involved in a project can share data and see potential conflicts between different design plans. Without the need to rebuild, projects come in on time, with less waste, and on budget. It results in a better built environment.

Registered Master Builders launched New Zealand's first awards celebrating the use of Building Information Modelling (BIM) at this year's Constructive Forum. Russell Property Group and Dominion Interiors placed as the overall winner and \$25-\$50 million category winner for their work on the QT Hotel in Auckland.

SUCCESSES

Russell Property Group and Dominion Interiors said their biggest success was being able to use BIM throughout the entire project — from early design, all the way through to building operation and asset management. This really helped the team to be more efficient and collaborate more effectively.

"We supplied an onsite BIM manager throughout the project to work with the team and support site-based activities. Everyone involved had constant access to live design information on site, via their mobile devices, which improved communication and sped up the process for changes and design iterations."

JUDGES' COMMENTS

Judges said the project team behind the QT Auckland demonstrated world-leading BIM practices and innovation which enhanced collaboration and constructability.

"The project team was willing to push the boundaries in digital collaboration using modern digital technologies. There aren't too many projects in New Zealand that demonstrate such a comprehensive use of BIM from project inception to final delivery. This project took BIM from early design, all the way through to the building operation and asset management phase."



Challenging build adds creative design to luxury lodge



Blanket Bay Villas

CATEGORY

PlaceMakers Tourism & Leisure

ENTRANT

Triple Star Management

PROJECT PARTNERS

Mason and Wales Architects (Architect/Designer),
Triple Star Management (Construction Company)

OWNED BY

Tom and Pauline Tusher



Successes

William Kemp from Triple Star Management said the biggest achievements were the strong teamwork and the architectural design of the Blanket Bay Villas.

"It's good to be recognised for the hard work that went into this challenging yet impressive build. We worked really well with everyone involved. A lot of the architectural design was something which hadn't been done before. We had hardwood beams, a precast chimney and schist, and exposed features inside and outside."



Challenges

William Kemp said the biggest challenges were getting the job completed on time, with site constraints and heavy materials.

"The project was within an operating luxury lodge. We had delivery constraints and noise constraints, to avoid disturbing the guests. There were also logistic challenges as we had whole precast chimneys, and we were dealing with some heavy timbers and big hardwood beams with trusses. It was very heavy to work with, and making all the construction details work was a challenge."



Judges' comments

Judges said Blanket Bay Villas was a challenging build, which had been finished and furnished to the highest level of quality.

"We were impressed with the use of preconstructed elements including precast concrete chimneys. We commend the choice of building materials as they were critical in ensuring that the quality of the build continues to impress for years to come. This facility has been finished and furnished to the highest level of quality, and the end result is a stunning facility which the entire project team can be extremely proud of."

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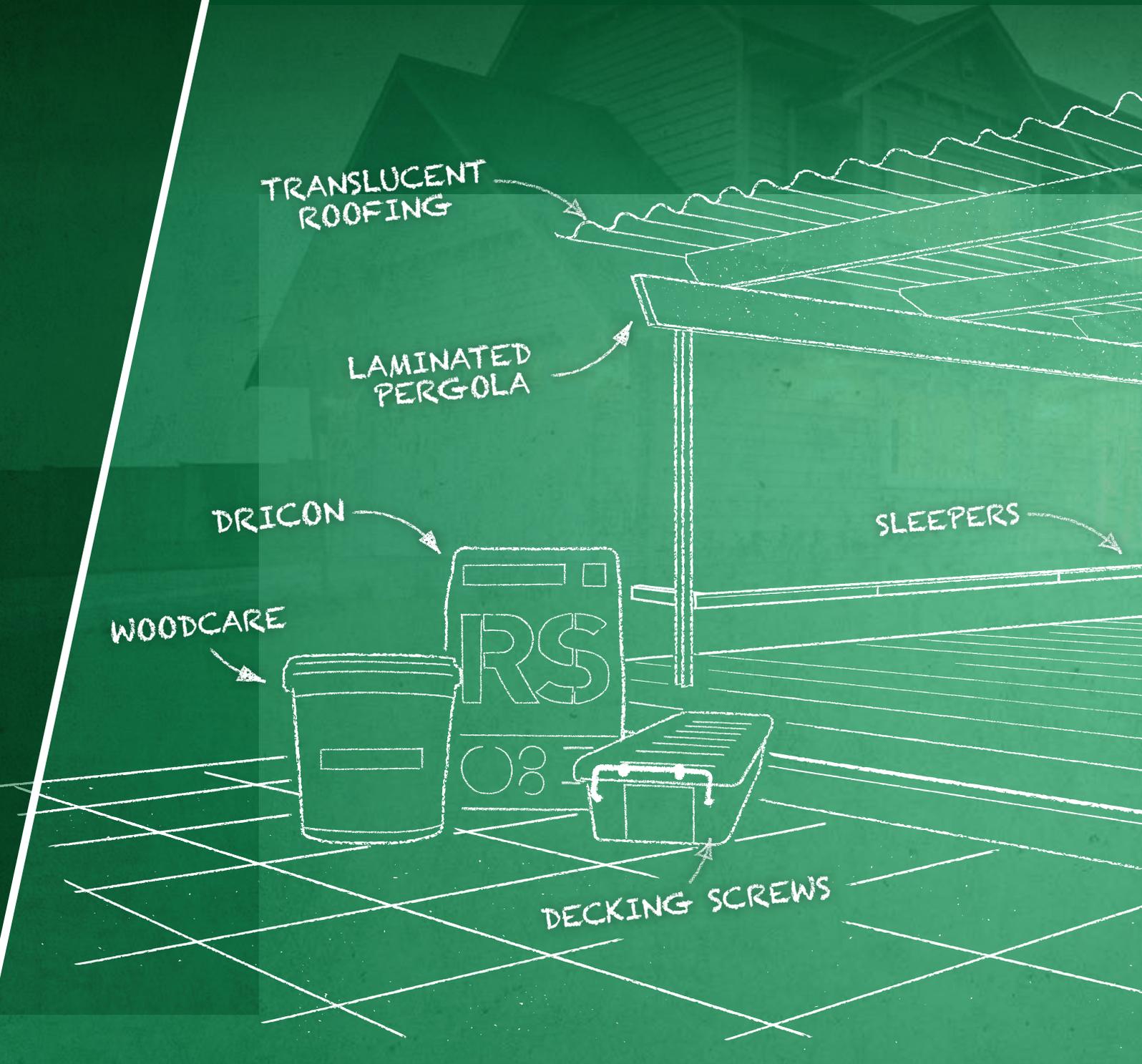
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Building industry supports government's new construction procurement guidelines

The construction sector has welcomed the announcement by Ministers Phil Twyford and Jenny Salesa of the recently revised Construction Procurement Guidelines.

The Guidelines acknowledge and address critical issues that the construction sector has been calling for regarding fairer contract terms and better allocation of risk.

"For a number of years, construction contractors have been asking for change in how some government agencies procure," Registered Master Builders chief executive David Kelly says.

"We strongly support the release of the Guidelines, which have the potential to significantly improve the quality and consistency of how government construction projects are delivered.

"It's unsustainable for government agencies to drive contract prices down and pass an unfair amount of risk onto the contractor. All this does is create an adversarial relationship and a culture of mistrust between parties, as well as

leaving contractors potentially financially vulnerable.

Opportunity to reset culture

"These Guidelines provide an opportunity to reset this culture by having agencies and contractors working more collaboratively to achieve fairer contract and risk allocations when delivering projects," Mr Kelly says.

"We are pleased to see the Government take another important step towards improving the health and vitality of the sector. This is a good initiative, showing the Government is committed to change as part of the Construction Sector Accord.

"This isn't just about improving the sector's health. A vibrant construction sector is the infrastructure that underpins the New Zealand economy."

Civil Contractors New Zealand chief executive Peter Silcock says if the Guidelines are properly implemented with agencies held accountable, it could signal a new era.

"For a long time now the focus has been on lowest cost. Agencies will now be required to change their procurement to focus on outcomes rather than cost, placing more emphasis on fair allocation of project risk to those best-placed to manage it," Mr Silcock says.

Complex legal interpretation

He says the new Guidelines required agencies to limit or justify any use of special conditions — a move away from lengthy additions to "standard" construction contracts which sometimes added hundreds of pages of special terms, requiring complex legal interpretation.

"Clients think they are managing risk by deviating from standard contracts. In some cases, they create it.

"Moving away from this should bring the costs down as clients, contractors and lawyers won't have to spend time poring over hundreds of pages of special conditions," he says.

New Zealand's top 10 architects declare climate and biodiversity emergency

Coinciding with the recent "Climate Strike" in New Zealand, a group of New Zealand Registered Architects have officially declared a Climate Change and Biodiversity Loss emergency.

All 10 living recipients of the NZIA Gold Medal, including Andrew Patterson, Pete Bossley and Pip Cheshire, are among the founding signatories of Architects Declare NZ, a commitment that aims to create architecture and urbanism that has a more positive impact on the world around us.

Formed by architects Siċn Taylor from Queenstown's Team Green Architects, and Duncan Sinclair of Black Pine Architects in Whanganui, the declaration follows on from similar declarations by UK and Australian architects, and lays down a set of guidelines that signatories pledge to follow in order to help prevent irreversible damage from a changing climate.

The construction industry accounts for up to 40% of energy-related carbon dioxide emissions, meaning architects can play a large part in helping to quell these emission rates.

"I sat in a conference discussing the fact that there are only 11 years left to prevent the catastrophic effects of climate change, with only 30 of us in a room talking about it," Siċn says. "It seemed like such an enormous challenge, so I decided it was time to take some action."

Mr Sinclair had expressed similar thoughts, and the pair combined resources to form the New Zealand chapter of this declaration.

"The reason that minimising climate change and biodiversity loss is so important is not to save the planet — it's to keep it habitable, for us and our future generations!"

Among many other points, the declaration includes evaluating all new projects against the aspiration to contribute positively to mitigating

climate breakdown and encouraging clients to adopt this approach, and upgrading existing buildings for extended use as a more carbon-efficient alternative to demolition and new build.

"We hope this will affect some major changes in policy to improve quality of housing across New Zealand. We need to influence change from above, and if this gains momentum, perhaps the Government will finally consider upgrading the building code."

Combined with the declaration of a climate emergency by councils across New Zealand, the creation of Architects Declare can make a difference to the threat of climate disaster.

And it can also have a significant effect to improve the lives of all New Zealanders.

With only word of mouth publicity, the list of supporters already includes some of New Zealand's most talented architects and largest practices.

Health and safety champions in running for top awards

The finalists in the annual Site Safe Construction Health and Safety Awards are a broad cross section of excellent safety personnel, innovative ideas and clever inventions designed to look after workers.

The annual awards were created to promote health, safety and well-being in construction by giving national recognition to those making a real difference.

The annual awards acknowledge people, businesses, collaborations and sites that demonstrate excellence in the areas of leadership, innovation and contribution to New Zealand's construction sector.

This year the judges were particularly pleased to see so many entries from small businesses, showing that there is a wide range of initiatives at the grass roots of the industry.

And while there was plenty of robust discussion about the entries, the judges managed to reach a consensus on the finalists.

A new category was introduced this year for initiatives related to mental health and well-being.

This category attracted a lot of entries from a

wide range of individuals and organisations, some of whom may never have considered entering the awards previously.

The judges said they appreciated the heartfelt expressions of personal experience made by many of the entrants, saying the openness and vulnerability entrants were prepared to express gave them hope that the industry is headed in the right direction.

The winners will be announced, and awards presented, at the awards ceremony at Alexandra Park in Auckland on November 6.

For more information on the awards, visit www.sitesafe.org.nz/news--events/evening-of-celebration. The finalists are:

The Dominion Constructors Safety Innovation Award (small-to-medium organisation up to 50 employees):

Biggins Interior Solutions
BR Concrete Pumping and Placing
CheckmateNZ

The Bettabuilt Safety Innovation Award Large Business (large organisations over 50

employees):

The Fletcher Construction Company Ltd
Icon CO Pty
Schneider Electric NZ Ltd
Spiral Drillers Civil

The Mitre 10 Trade Safety Leadership Award (small, medium or large business):

Acrow Ltd
The Central Lakes Safety Charter
HDL the painting professionals

The Vero Liability Safety Contribution Award (individual or small team):

Auckland Council
Maycroft Construction
Bradley Project Management

The Kalmar Mental Health and Well-being Award (company, organisation, team or individual):

FloorRight Installations Ltd
Switched On Group
Team Cabling

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The poster features a central image of a male driver in a racing suit and helmet, pointing towards the camera. He is standing between two sports cars: a white one with a red bull logo and a yellow one. The background is black with yellow accents.

Wanted: Construction partner in Antarctica

Antarctica New Zealand is looking for a construction partner for the Scott Base Redevelopment project.

But this is a job interview with a difference — the selection process involves a trip to Antarctica.

“This is no junket though,” senior project manager Simon Shelton says.

“We understand that very few people have been to Antarctica, so we want to work with the industry to familiarise them with the environment, show them Scott Base and help them understand any perceived commercial risk.”

Over the next two years, the design of the proposed new base will be completed. This involves employing a main contractor organisation to work with Antarctica New Zealand and their design consultants to confirm how best to deliver the project.

The \$18.5 million committed by the Government in Budget 2019 will be used to complete the detailed design of the new base.

The project would see the existing base, built in the early 1980s and made up of 12 separate buildings, replaced by three large interconnected buildings and a separate helicopter hangar.

Registrations of Interest are now open on the Government Electronic Tenders Service website, GETS.

Shortlisted applicants will be taken to Scott Base in February 2020 to experience the environment and the unique logistical requirements involved with safely living, working and building in Antarctica.

Mr Shelton says Antarctica New Zealand is looking for an innovative organisation to safely and effectively deliver a complex project.

“Even little things are important to know in Antarctica, like what clothing is required to work outside, how people and materials get there and back, and how cold it really is,” he says.

Antarctica New Zealand general manager engineering Matt Johnson says it’s an important project in a remote and challenging environment.

“The redevelopment of Scott Base is the largest project ever undertaken by Antarctica New Zealand.

“This is an opportunity for a construction company to be part of New Zealand’s legacy in Antarctica, and to help support our world-



An artist's impression of the Scott Base development in Antarctica.

leading science programme.

“We’re looking for an organisation with the ability to deliver complex and challenging projects, a strong commitment to environmental stewardship, one that values

the power of teamwork and collaboration, and aspires to the highest standards,” he says.

More information, including a contractor briefing pack, can be found at www.scottbaseredevlopment.govt.nz.

Clearer work programme critical for NZ infrastructure

The civil construction industry is eagerly awaiting record spending on three waters, public transport and road safety improvements to bring financial certainty and stability so it can work towards overcoming New Zealand’s “infrastructure deficit”.

Results from the 2019 Construction Industry Survey reveal uncertainty in the pipeline of new projects is severely impacting the civil construction workforce to complete projects the Government has promised “record spending” on.

The survey was a joint research project commissioned by Teletrac Navman and Civil Contractors New Zealand (CCNZ).

The civil construction workforce is anticipated to need tens of thousands of new workers in the coming years. “A clearer, more reliable flow of work and projects brings certainty to businesses and people in the industry, enabling them to undertake the important work needed in updating and improving New Zealand’s infrastructure,” CCNZ chief executive Peter Silcock says.

“If contractors are unable to see when proposed projects will come to market, this prevents them from investing in their businesses.

“The survey shows contractors are already

looking to diversify in the project types they can deliver in anticipation of significant public projects entering the market.

“A clearer work programme will enable them to better plan their diversification, and make the best investment in people, skills, equipment and technology.

“The report suggests the industry understands the need to invest in the workforce, but many businesses are being impacted by lowest price procurement, and just don’t have the margins built into their contracts to do so.

“It is very clear that we need the support of the industry’s largest clients — local and central government — if we are going to invest in our people. That sort of support is vital, and will be warmly welcomed by the industry,” Mr Silcock says.

Contractors welcomed the government’s increased emphasis on training and development of people and other social outcomes through the Construction Accord and new procurement rules.

The results indicate that a large proportion of training is delivered on-the-job in the civil construction industry. However, only 61% felt they had the current resources to train people.

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FRAME & TRUSS

Autex Industries assumes full ownership of the Vodafone

New Zealand family-run manufacturing business Autex Industries — a company that specialises in the design and manufacturing of polyester insulation and interior acoustic products — has announced it

has taken sole ownership of the Vodafone Warriors, effective immediately.

Confirmed at the annual end-of-season Warriors Awards held at SkyCity, the move sees the family-owned business, which has been supporting New Zealand rugby league for more than 40 years, increase its previous 33% stake in the club following a deal with previous majority shareholders the Carlaw Heritage Trust.



Autex Industries managing director and Warriors chairman Rob Croot (left), and Autex Industries chief executive Mark Robinson.

Of the acquisition, Autex Industries chief executive Mark Robinson says owning a stake in the club last year was the opportunity of a lifetime.

“We’re a league family, and have stood alongside other Warriors fans in the rain, hail and sun to cheer on the boys for the past 25 years,” Mr Robinson says.

“Like any local league fan, we’re passionate about seeing the

team succeed. We know the potential is there, so we’re stoked to be taking on full ownership and kicking off a new chapter for the club.”

The changing ownership structure sees Autex build on its involvement with the sport in New Zealand — a legacy which was started by Mark’s father and the founder of Autex Industries, David Robinson.

Under David’s leadership, Autex became the first New Zealand business to sponsor a national sports team when, in 1979, the company invested \$100,000 in the Kiwis national rugby league team.

Autex Industries first became involved with the Vodafone Warriors in May last year when it was announced the business would invest in the club as part of a joint ownership structure.

Since then, Mark Robinson and Autex managing director and Warriors chairman Rob Croot have gone on to develop strong relationships with the Warriors team, coaching staff and senior leadership at the club.

“Over the past year, we’ve built a great bond

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Warriors

with the players and the wider team. We're there with them at every game, and stand by them through the good and not-so-good, home and away.

"It's no secret this season has been tough on and off the field, but we've got their back and we're proud to support them," Mr Robinson says.

"We're looking forward to helping the club reach its potential for the good of the game, the good of the players and for the good of our fans.

"There's no doubt they're the most loyal in the NRL, and they deserve to be rewarded for keeping the faith with some success on the ladder."

Mr Robinson confirms that despite the change in ownership, there will be no immediate leadership changes at the club.

Mr Croot will remain in position as chair of the Warriors' board, Cameron George will continue to lead the club as chief executive, and Stephen Kearney will continue to coach the team.

Footy challenge on again!



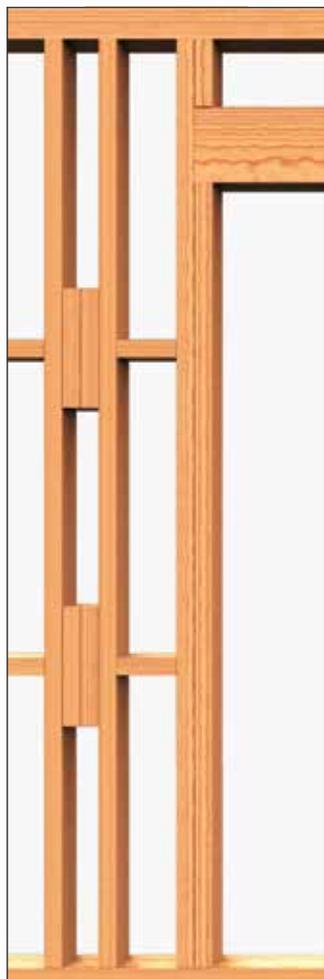
Following on from last year's successful ABC Footy Challenge, there is the opportunity to again participate in this unique competition on Friday, November 15, at the Auckland Domain from 2pm to 7pm.

Architects will be pitted against builders and construction companies to "safely" show off

their footwork on the field to see who will win ultimate bragging rights!

It's free to enter, but there are limited spots available, so make sure you get in quick for the challenge which is sponsored by PSP Ltd, Thermakraft and Fortress Fasteners.

Sign up at <https://bit.ly/2CTH8Uc>.



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Alternative to Table 8.14 and Figure 8.12 NZS 3604:2011, using BOWMAC® StudLok™ SL125 eliminates the need for builders to hammer straps on-site saving time and effort.



Thermal performance and weathertightness still paramount issues for national association

Building Today asked Window & Glass Association New Zealand technical manager Robert Campion about the main issues facing the Association, and industry suppliers, manufacturers and installers.

BT: What are the main issues currently surrounding window installation in New Zealand? For instance, what types of products and installation techniques can minimise condensation and improve the health of occupants in residential and commercial buildings?

RC: In terms of installation itself, the work done by industry in the early 2000s is well entrenched into the wider building industry. This work was carried out in response to the questions being asked of the industry in terms of weathertightness and, over time, has morphed into what is now considered the standard for window installation, E2/AS1.

A majority of builders would not know any

different. The Window & Glass Association New Zealand web site offers a guide to installation in terms of E2/AS1: www.wganz.nz/guide-to-window-installation-2 which not only helps understanding some of the thinking behind the system, but also how to put it together.

As I said, these details were put together in response to a single question, weathertightness, which is how our compartmentalised Building Code works.

Of course, the trend/current focus of building designers is one of thermal performance. The details described in E2/AS1 use air pressure to help keep water away from the openings, but moving air does not positively influence thermal performance.

To do this we must insulate the cavity between

the building and the window or door, but we must do this in a way that also provides a method for any failure water to escape the building envelope.

What many designers miss when specifying the insulating of the window opening is including a response to that initial question of weathertightness.

The Window & Glass Association New Zealand is working alongside BRANZ to develop a series of details that respond to both questions — weathertightness and thermal performance.

We've not yet seen anything in the market that achieves this result adequately, so have been investigating a number of possible solutions.

We expect to publish our findings next year, in the guise of the next E2/AS.

Certainly a more thermally-efficient installation, combined with a better performing frame and glazing, can reduce the incidence of condensation forming.

But it must be remembered that condensation is a by-product of humidity and, therefore, the control of condensation and the improvement of indoor air quality and the health benefits that come from this, require a more holistic consideration to the building design and the way its occupants inhabit it.

The window installation plays only a small part in this equation, but add all the small parts together and, certainly, a difference can be made.

BT: Acoustics are becoming more of an issue with the closer proximity of modern housing developments, and especially in residential apartments. How are these issues being addressed? For instance, the use of new double glazing products and techniques.

RC: Yes, with the increased density of our housing, acoustics are being considered more but, unfortunately, there is not a lot of new product available in this area.

Window and Glass Association — a profile

The Window & Glass Association New Zealand (WGANZ) is the national association representing the window, door and glass industry.

Established in 1965, the Association is a not-for-profit, independent organisation with the goal of developing and maintaining high technical and professional standards, and to create a better built environment for New Zealand consumers.

The organisation has national and international recognition as a highly respected, compliant, self-regulating body.

This is reflected in its high membership levels, with the majority of window, door and glass businesses in New Zealand being certified members of the Association.

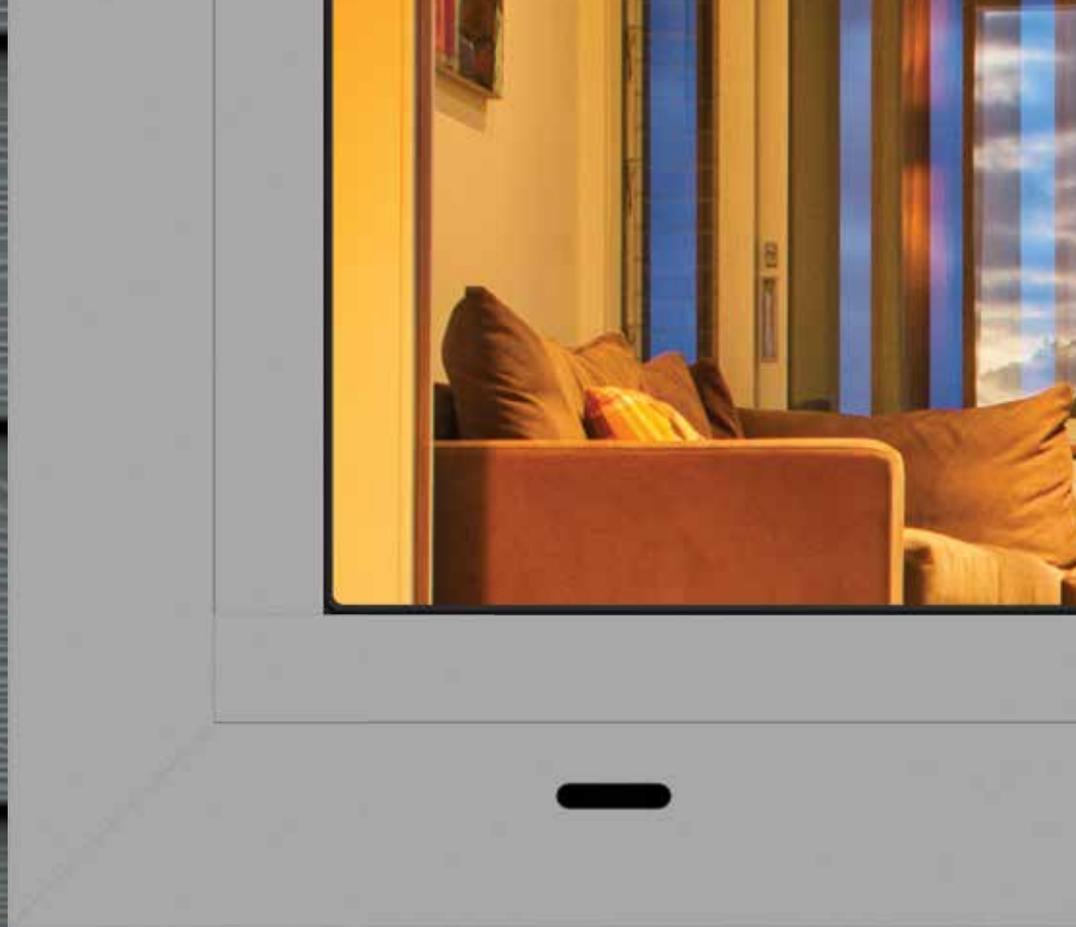
Although membership is voluntary, more than 430 reputable companies and individuals involved in the manufacturing, supply and installation of windows, doors, glass and components, have signed up to the Association's core values, compliance and professional standards.

Association activities

WGANZ's written constitution guides all the organisation's activities, and spans three main categories — member technical and business support, active participation in the New Zealand building industry, and advocacy for ongoing technical innovation.

Key activities include:

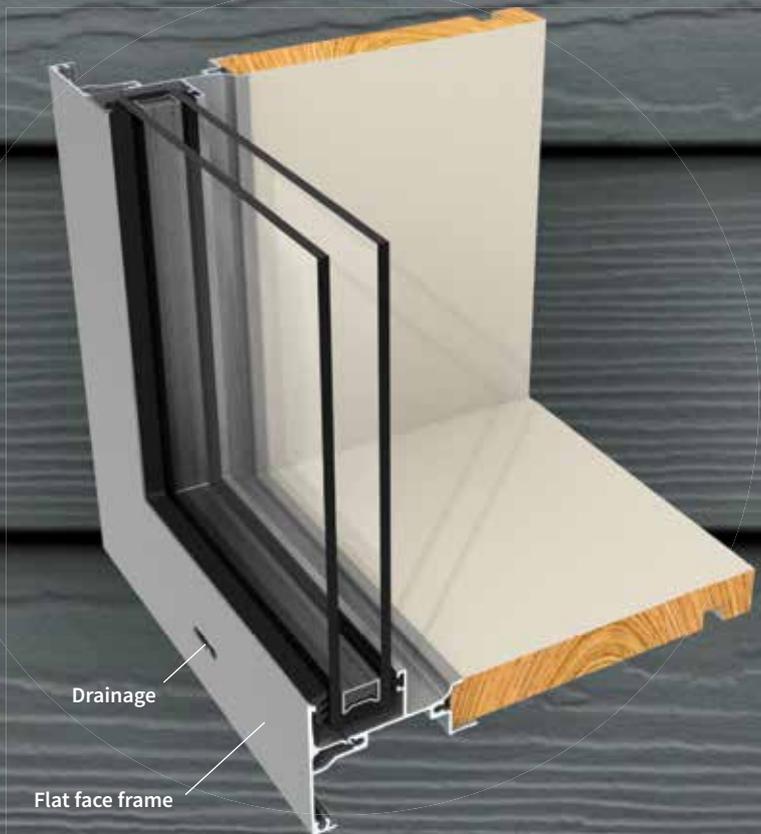
- Ongoing development of glass, window and door performance standards and specifications.
- Co-operation with other building industry bodies.
- Provision of an independent dispute resolution service between consumers and Association members.
- Administration of the Window Energy Efficiency Rating System (WEERS) energy efficiency tool.
- Member promotion, including an annual awards programme. These annual awards include categories for apprenticeship achievements, residential and commercial design awards, and eco, innovation, and showhome awards.



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Thermal performance and weathertightness still paramount issues for national association

From page 22

Acoustic performance is a combination of frame and glazing and, actually, the installation plays a part as well.

Just as we try to avoid thermal bridging to increase the thermal performance of the envelope, when acoustic performance is being considered we must reduce any acoustic bridging.

However, providing this separation is difficult and, at the moment, it is being solved project-by-project because there is no current industry initiative to provide guidance.

That said, our system suppliers are about to embark on a significant test programme to better understand and verify how multiple ranges of frame and glazing combinations perform acoustically.

Data from this testing will assist designers in selection and specification of better and more appropriate combinations.

BT: Installation of windows and doors is vitally important to the housing envelope. How does an industry organisation like the Window & Glass Association New Zealand provide resources and help maintain standards in such an important sector of the New Zealand building industry?

RC: As touched on above, we work closely with industry bodies such as BRANZ, Standards NZ, and MBIE to develop and deliver improved solutions appropriate to our current building environment.

However, one of the Association's current initiatives is the development of an accreditation programme around the field testing of windows and doors.

Site testing of product is being requested more and more, primarily in the commercial sector but also leaching down into the higher end residential projects.

What we want to provide is a level of assurance that field testing is being carried out with a high level of competence, consistency and repeatability.

BT: Within the Window & Glass Association New Zealand is a "Door Sector Group". Can you outline its purpose and the activities it undertakes?

RC: Under the Association umbrella sits a number of specialist sector-based committees. These include Window Systems, Glass, Components, Surface Finishing and Doors.

We're also in the process of starting up groups covering uPVC Manufacturers and Field Testing.

In terms of the Door Group, it focuses on ancillary door products, fire doors, vehicle access doors, roller shutters and automatic entrance doors.

Recently, we've been working through test Standards for vehicle access doors and developing a better understanding of fire doors, especially when it comes to maintenance, modification and compliance of existing door units.

Very few people understand that screwing a new handle, or closer, or kick plate to an existing fire door can actually void its compliance.

BT: What other innovations or initiatives does the Window & Glass Association New Zealand have underway or is planning in the near future?

RC: One of the most important projects we have on at the moment is the updating of Standards.

Earlier this year the MBIE released a list of

Standards they intend to review of the next 12 months. Amongst that list were two very important Standards to our industry: NZS4211 - Performance of Windows, and NZS4218 - Energy Efficiency in Small Buildings.

Of particular interest/importance is NZS4218 which tends to lead Clause H1 of our Building Code.

As noted previously, thermal performance is a current focus of designers not only in this country but, of course, the rest of the world and, in particular, the increased performance of the thermal envelope.

Globally we've seen the minimum "R" values of our building components raised to meet new design perceptions, in some cases to levels beyond the capability of existing products.

We fully expect the regulators to lift our current Code minimum values for windows and doors. The challenge will be to ensure these new Code minimums remain affordable at the lower end of our building industry.

Many forget that our Code minimums are just that — the starting point for building design and performance.

Those with larger budgets are more than welcome to step up the performance of their building envelope, but affordable housing must remain just that, affordable — of course, whilst delivering a better and healthier built environment.

Do away with harmful solvent cleaners

Selley's cleaning wipes eliminate the need for harmful solvent chemicals or turpentine, water and towels to clean most surfaces, tools, and hands in most circumstances.

Features of the wipes are:

- Suitable for cleaning power-coated and anodised surfaces prior to sealant application.
- Wipes clean water-based and oil-based paints, varnish, sealants and adhesives prior to curing.
- Effectively and gently cleans hands*, tools and most surfaces.
- Also removes grease, oil, glue, wax, putty

and permanent marker.

- For use on hands* and most surfaces.
- For best results wipe spills immediately.
- Suitable for use on Dulux Duralloy, Duratec, Electro and Fluoraset FP powder-coated and anodised surfaces prior to sealant application.
- Ideal for cleaning Selley's® Sil-X® Advanced Polymer sealants and adhesives.

* If any skin irritation occurs, discontinue use immediately.

Do not use product on face or dry/sensitive skin. Not suitable for use on children's skin.



Maintaining your powder-coated surfaces – aluminium joinery and other items

Whilst powder coating is a very tough, decorative finish, it does require a little care and attention.

For warranted powder coated joinery, there will be a requirement to implement a regular maintenance regime. As a general rule, cleaning should take place every six months. In areas where pollutants are more prevalent, such as beachfront houses and industrial or geothermal areas, then a cleaning programme should be carried out on a more frequent basis – every one to three months depending upon the severity of the environment.

The effects of ultra violet light, atmospheric pollution, dirt, grime and airborne salt deposits can all accumulate over time, and should be removed at regular intervals.

Three steps to cleaning your powder coating

- Carefully remove any loose deposits with a wet sponge.
- Use a soft brush (non abrasive) and a mild household detergent solution to remove dust, salt and other deposits.
- Rinse off with clean fresh water.

Restoring weathered or scratched surfaces

If through some misadventure your powder coated joinery is scratched or damaged, *don't panic*. Dulux colour Repair Kits are available in all colour card colours.

Spray cans make easy aesthetic repairs to scuffed or scratched powder coated surfaces, while Dabsticks are ideally suited for small scratches or chips.

Weathered areas or mild scratches can also be restored with the use of Dulux Gloss Up, which is a light-to-medium cutting cream ideally suited for gloss restoration, and is a one-step system, containing no waxes or silicone.

Warning!

In some cases strong solvents are recommended for thinning various types of paints and also for cleaning up mastics and sealants. These

are harmful to the extended life of the powder coated surface, and should not be used for cleaning purposes. It is important to note that the damage will not be visible immediately and may take up to 12 months to develop.

If paint splashes or sealants and mastics need to be removed, then Selleys Cleaning Wipes, Ethyl Alcohol or Isopropanol may be safely used.

Take care of powder coated joinery at installation time

Your window manufacturer puts considerable effort into protecting your powder coated joinery right through to installation time.

However, it is at this time that your joinery is perhaps most at risk of damage. For this reason, your window manufacturer uses stickers, recommended by WGANZ, to help to protect this fine product.

These stickers read:



All the activity on a construction site means that your window joinery may get knocked or scratched, splattered with mortar, plaster, textured coating or paint during the latter stages of construction.

Please ensure your window and door joinery is masked at this time. It is far easier to prevent accidents than to try and correct them. Should your joinery receive mortar or paint splashes, see that these are removed before cure.

The DBB Morticer — all you need to know

Used and acclaimed by locksmiths and builders alike, the DBB Morticer has proved itself to be an invaluable tool for anyone regularly fitting mortice locks.

Below is a handy Q&A rundown on the product:

Q: What is included in the price of the DBB Morticer?

A: Every DBB Morticer Kit comes in a heavy duty case, the jig of your choice, self centring or adjustable stops, drive shaft, three wood cutters and an instruction manual.

Q: Are there any additional and special accessories for the DBB morticer?

A: Yes. Spare parts are provided for each individual piece of the Morticer.

Q: Do instructions come with the DBB Morticer?

A: Yes. A comprehensive instruction manual complete with illustrations and written instructions is provided. It is an easy-to-follow guide for either the novice or for the experienced professional.

Q: What cutters come with the jig?

A: Usually three popular wood cutters. Ask your supplier for precise details.

Q: What are the cutters made from?

A: Mortice wood cutters are carbide tipped. Plunging and aluminium cutters are HSS.

Q: Can the wood cutters be re-sharpened?

A: Yes. The instruction manual provides advice and instructions on sharpening.

Q: Can I plunge with the wood cutters?

A: Yes, four sizes of plunging cutters are now available.

Q: How deep can the jig cut?

A: 90mm with the Standard shaft (100mm without depth stop) and 170mm with the Long shaft (180mm without depth stop). Longer shafts are also available.

Q: What is the bearing system?

A: These are sintered bronze bushes impregnated with oil.

Q: How long do the bearings last?

A: Typically, they will last 200 to 300 lock installations.

Q: Are replacement bushes available?

A: They are available, but require specialist equipment to replace. Ordering a housing kit instead is recommended, which comes pre-assembled and takes just a minute to change over.



Q: What thickness of door will the jig suit?

A: Standard morticers will suit doors up to 55mm thick. For doors 55mm+ use the DBB/HK/S. Offset Morticers will suit doors up to 95mm thick, but this jig is not self-centring.

Q: Will the jig work on aluminium?

A: Yes, there are four cutters for aluminium doors.

Q: Are cutters for steel doors available?

A: No, not at present, but there are plans to develop some.

Q: Do I have to keep re-setting the jig when I take it off the door?

A: If the locks and door thicknesses are the same, you can use the tube clip at the top to create a "datum" for repeat work. Simply slide the clip down to the top clamp. This will enable the user to cut identical holes without any re-setting.

Q: Does the jig come with a drilling machine?

A: No, you have to provide your own.

Q: Is there a recommended drill specification?

A: 800 Watt, 13mm (1/2") chuck and 2000 to 3000rpm is an ideal drill, but not SDS. Impact/hammer must be set to "off".

Q: Can the jig be used to install electric locks?

A: Yes, there are two long drills and a long drill adapter to drill through the door for lock cables.

Q: How do I prevent the knots in doors forcing the long drill off-line?

A: Both long drills use special geometry so that it wants to stay on line.

Door hardware — what's trending?

Miles Nelson sales and marketing manager David Eeles says in terms of colour palettes, black as a hardware option is still moving well, and satin graphite is the latest trend in finish options.

The growth in satin graphite and black door handle sales is largely driven through showhome representation/applications. It would be unusual these days to see handles in a showhome that aren't on trend. A basic stat is that 70% of the products used in a showhome end up in a purchased house.

To complement the black and satin graphite handle finishes, Miles Nelson has designed a full range of complementary products, including traditional and other window fittings, and door stops.

Ease of installation is also becoming a focus as suppliers look to speed up the installation process by providing more pre-assembled products where possible.

Better installation instructions and installation that requires less input from the contractor, and requires fewer components and uses more environmentally-friendly packaging, i.e. less plastic, are all becoming more prevalent.

Entrance doors continue to be the showpiece of any new or renovated home, and there are two trends:

- Automation: Electronics are being used to solve access control issues where, in the past, a simple mechanical solution would have been used.

There are many options available now that include keyless entry via the use of touch pads, smart cards and phone apps.

- Pull handles: This is not new, but home owners looking to create a visual statement are opting for pull handles in satin silver, satin graphite or copper.

In the high end of the market there has always been a trend to towards aesthetics. Mechanical efficiency is still paramount but, again, there is a trend towards new finishes and hardware concealment, which streamlines or minimises the impact of the hardware on the door.

Also at the high end we have noticed a slight trend back towards traditional timber joinery. To this end, Miles Nelson has designed a proprietary range of new window fittings which was launched recently.

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The three products in the system are:

Selleys Cleaning Wipes

Cleans water based and oil based paints, varnish, sealants and adhesives prior to curing and also effectively cleans hands**, tools and surfaces. Also removes grease, oil, glue, wax, putty and permanent marker.

Selleys Small Joint Sealant FC

Sil-X technology based high performance sealant for sealing small and narrow joints between aluminium joinery in the manufacture of powder coated and anodised window frames.

Selleys Backing Sealant LM

Sil-X technology based, high performance sealant used in the manufacture and installation of powder coated and anodised aluminium window frames. It has excellent UV resistance and good extrudability & curing (>5°). E2/AS1 compliant*.

*Type F Class 25 LM sealant according to ISO11600. Clause E2 EXTERNAL MOISTURE Performance E2.3.2 when used as part of a cladding system, this sealant will contribute to meeting these requirements.

**If any skin irritation occurs, discontinue use immediately. Do not use product on face or dry/ sensitive skin. Not suitable for use on children's skin.

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Pre-hung door system saves time and money

Pre-hung doors have long been one of the problem areas of the building industry.

Unsubstantial in relation to the overall cost of fit-out materials, the problems they can cause can be quite considerable and expensive.

Designed to avoid those problems, Auckland company Homegroup Ltd has devised the internationally-patented Duo Door System.

Designed by builders for builders, the system is a new way of supplying pre-hung doors that Homegroup says will save time and money while reducing stress.

"It's an easy-to-assemble kit-set system that can be assembled and hung either left or right handed in under six minutes," Homegroup managing director Andy Hunt says.



"No cutting is required, it is supplied with stops pre-attached, and it is fully pre-primed. It's also available pre-cropped, and we have a large selection of door hardware options available.

"The system is suitable for single homes, multi-site developments, high-rise buildings, apartments, prefabricated housing and renovations."

Mr Hunt says site measures are no longer required, and any errors are easily and quickly rectified.

Homegroup provides a next day nationwide quoting service and a guaranteed seven-day nationwide delivery promise.

For more information, visit www.hungdoors.co.nz.

New fitting system for door hardware combines strength and speed

Windsor Architectural Hardware has launched a new fitting system for its door hardware ranges.

The New Zealand-designed and patented system, rapidFIT, has been designed to create a faster installation process, and adds strength to the handle on the door.

The system uses one simple 48mm cropping hole in the side of the door in place of the three separate holes previously required.

These are supplied mostly preassembled in the packaging. One half of the handle set has the rapidFIT boss and spindle attached, leaving just two screws to be fitted through the opposite side into the rapidFIT boss to secure the second handle in place.

The system is designed to hug the latch mechanism securely inside the door, reducing the chance of any movement of the rose over time.

Once the latch and striker plate are installed, rapidFIT can be installed in under one minute.

This system can save installers an average of five minutes per door, and at least half an hour per house lot.

Bennett Doors managing director Craig Bennett comments: "any time we can reduce on jobs is great, so this increase in efficiency has been well received by our business."

When developing this system, Windsor says it had builders and the DIY handyman in front of mind.

"The goal was simple — make a fitting system that's easy to use and fast to install," Windsor new product development coordinator Vanessa Mellin says.

This ease of use has followed through to the new packaging using a custom tray made from recycled paper to house the hardware.

This is part of Windsor's movement to create more environmentally-friendly packaging by reducing the amount of plastic their products are packaged in, and using recycled materials where possible.

"This has simultaneously created packaging that is stronger, and better protects the hardware in transport," Ms Mellin says.

"The tray is more functional for the installer on site, and makes it quicker to remove the hardware."

The rapidFIT system has been included with all passage and privacy handle sets in Windsor's popular Futura and Galaxy ranges, available in most hardware merchant stores nationwide from October 21.

"Continuous improvement and our products being made to last has always been part of our ethos at Windsor," according to Windsor managing director Peter Hickmott.

"Whilst it's great to bring new products to market, we are proud of the style and quality of our core ranges. The rapidFIT system has produced an innovative functional improvement to those," he says.

For more information, and to find an installation guide for the company's handle sets with the new rapidFIT system, visit windsorhardware.co.nz/how-to-videos.



Visit the Building Today web site at www.buildingtoday.co.nz, hit the Competitions link and correctly answer the Building Today Trivia Question to go into the draw to win 1 of 5 double passes to Big Boys Toys in Auckland on November 1-3.

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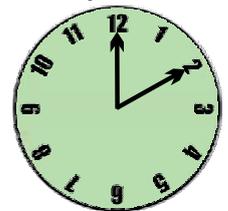
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Building new relationships with industry

A benefit of face-to-face networking is that it starts ongoing relationships from friendly, helpful beginnings, and this type of engagement also builds trust and brand awareness.

BCITO field teams go all out to get amongst the industry at opportune moments — to speak to large groups who may or may not have heard of the BCITO before, and to spread the word to employers about why to train apprentices.

The training organisation strives to talk to the many people working in the industry who have never thought about becoming qualified.

One of the biggest challenges they face is filling in the knowledge gap. When BCITO representatives meet new people who haven't spoken to them before, they are often not aware of how easy is it to get a formal qualification.

A lot of people don't know that all that is required to enter into an apprenticeship is to have a full-time job within the industry.

The BCITO's office in Newmarket, Auckland, had a great view of the new Westfield Mall

while it was getting a full makeover recently.

The build was budgeted at \$790 million, and the team watched on as it literally "sprung up" over eight months.

But how to seize the opportunity to engage with this captive audience was top-of-mind.

With between 700 to 1000 workers on site each day, the BCITO's Newmarket team got in touch with senior site management and asked if they could provide a barbeque for the entire team for lunch one day, soon before the project was completed.

The idea was welcomed immediately, and 10 days later around 25 BCITO people with four barbeque trailers cooked 2000 sausages and 150 vege patties, all delivered on 120 loaves of bread.

They catered for approximately 900 workers from more than 10 different trades, and the largest BCITO cook-up ever was very well received. Some of the Auckland MBIE team joined in as well.

The lines were long, the weather was not so

good, but they got through these challenges with determination and military-like precision and organisation. With four serving stations, they fed everyone in a timely fashion.

Food is becoming more recognised and important in community engagement. It's not just a drawcard to get a free feed — it's a major tool for enhancing opportunities and getting people to congregate and chat.

Those that eat together, speak together — and those that speak together, collaborate.

The BCITO's business development team engaged with the workers to gather leads and to generate ongoing conversations throughout the three hours they were on site.

This was one very successful event where the BCITO gathered more than 40 leads, organised many personal follow-up visits and, one week later, already have three confirmed apprentice sign-ups.

At this event, the BCITO marketing team brought along a camera crew and spent time interviewing people. The short film produced can be viewed at bcito.org.nz/engage.

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- 36V High Performance brushless motor
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36V 210Nm High Powered Impact Driver

- Robust Triple Hammer design for higher torque and handling
- Variable speed trigger for greater control
- IP56 Water and Dust resistant¹
- 4-mode selector - to tackle a variety of applications

Supplied with 2x 1080W Multi Volt batteries (BSL36A18), 32min. Rapid Smart Charger and carry case



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1080W
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VIA REDEMPTION

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36V 138Nm High Powered Impact Drill

- 138Nm hard torque output
- Reactive Force Control safety function

36V 210Nm High Powered Impact Driver

- Triple Hammer design for higher torque
- 4-Mode Selector

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VIA REDEMPTION

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- Dry-fire lockout function

Supplied with 2x 3.0Ah Compact batteries (BSL1830C), 32min. Rapid Smart Charger, safety glasses and carry case



VIA REDEMPTION

BT's Back in Time

20 years ago — October 1999:

• RMBF chief executive officer Trevor Allsebrook suddenly resigned his position just two days before he was due to speak at the House of the Year awards dinner.

He left the Federation after more than nine years at the helm, during which he saw it through a period of significant growth and development.

He said while there had been differences between him and the Federation's board, "the parting has been by mutual agreement", and he remained supportive of the aims and directions of the organisation.

In an open letter to *Building Today*, Mr Allsebrook said Federation staff had slowly and methodically implemented changes that, unfortunately, took some people out of their comfort zone.

"We had to leave behind some who refused to change whilst we regrettably stood on a few toes too. You do not achieve the radical changes [of centralisation] we implemented without some casualties," he said.

15 years ago — October 2004:

• A foundation stone was unveiled to mark the start of the Auckland War Memorial Museum's most ambitious construction project since its beginnings in 1929.

Hawkins Construction began the Grand Atrium project in December 2003, and was working towards an expected completion date of September 2006.

The \$55 million project increased the museum's floor space by 60%, and enabled up to five million objects held in temporary warehouse storage to be brought back on site.

10 years ago — October 2009:

• Starting from their next session with their BCITO training advisor, apprentices completing the National Certificate in Carpentry were to be assessed on their progress through the qualification by their training advisor, rather than by their employer, supervisor or company assessor.

BCITO chief executive Ruma Karaitiana said the change to the model was designed to streamline the assessment of the qualification, and to reduce time spent by employers on paperwork.

"With almost 4000 employers assessing apprentices throughout the country, the old assessment model made it difficult for us to achieve consistency across the board," Mr Karaitiana said

5 years ago — October 2014:

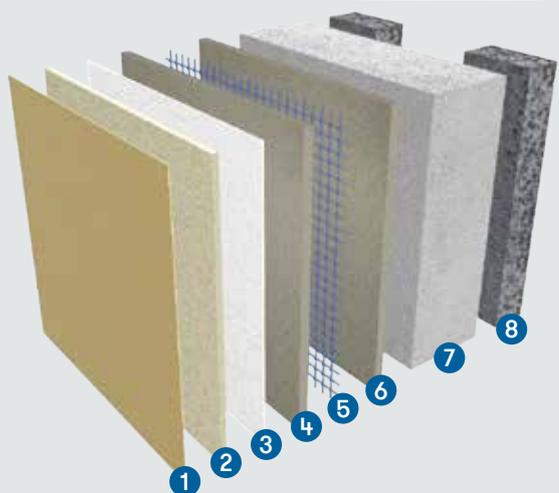
• New Zealanders were able to find out more about the environmental impact of various building products following the launch of a new programme that provided Environmental Product Declarations (EPDs).

The Australasian Environmental Product Declaration (EPD) Programme was set up so that construction product manufacturers in New Zealand and Australia could develop EPDs, providing credible, science-based information about the environmental performance of their products.

Its launch in New Zealand was supported by the BRANZ Building Research Levy.



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A numbers game

Architect Don Bunting examines the facts and figures underlying the current debate on climate change.

The UN graph (right) shows that the world population reached 7.7 billion people in April 2017. It took 200,000 years of human history for the world's population to reach 1 billion, and only 200 years getting to nearly 8 billion.

New Zealand's population increased from 2 million in 1950 to the current 4.8 million, growing at about half the rate of the rest of the world — and no surprises in that.

When discussing the challenge of climate change, population growth tends to be ignored as population pressure on the environment is a sensitive subject.

Nevertheless, more people means higher energy use and, in developing countries, more use of fossil fuels plus deforestation for fuel and farmland.

Glib answers

How often do you hear the call for more use of solar power and more wind farms? An article in the June *Weekend Australian* by Bjørn Lomborg, titled *The Great Climate Myth*, noted it would be very nice to point confidently to a single technology as the answer to climate change.

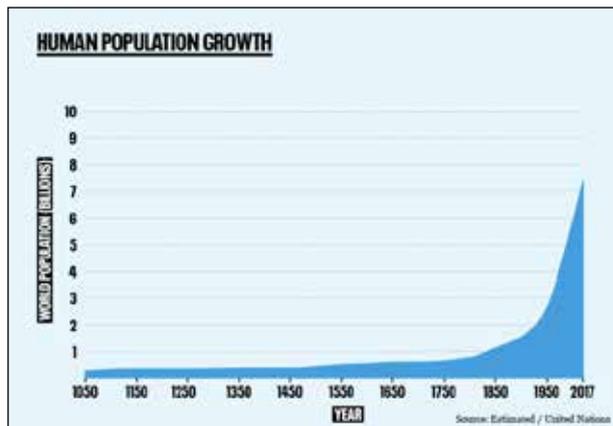
However, solar and wind energy deliver only 1% of global energy, and the International Energy Agency estimates that even by 2040 it will cover less than 4% of global energy needs. Mr Lomborg is a former director of the Danish government's Environmental Assessment Institute in Copenhagen.

Al Gore's chief scientific advisor Jim Hansen agrees, saying: Suggesting renewables will let us phase rapidly off fossil fuels in the US, China, India and the rest of the world is almost the equivalent of believing in the Easter Bunny.

Lomborg notes that we don't emit CO₂ just to annoy the greenies; it's because today's availability of cheap power has provided what we need and value in society: heat, light, cooling, transport, health, food and education.

The link is strong and clear — access to lots of cheap energy means a better lifestyle.

Lomborg offers no single answer to addressing climate change, but believes we need more



research to find a viable, sustainable energy source, and not be seduced by companies such as Tesla saying the answer is to buy more of their products.

Declaring a “climate emergency” and banning plastics may have the feel-good factor, but this turns a crisis into a mere slogan.

Hydrocarbon man

Something often overlooked in the debate on climate change is whether the planet is running out of oil.

Back in 1957 geologist Marion Hubbard, who worked for Shell Oil, put forward the theory of Peak Oil — the point at which maximum extraction of reserves would be reached. This didn't go down well with his employers and the matter was forgotten.

Aside from the politically-biased overstatement of reserves, oil, or at least cheap oil, is running out. For example, the US now produces only 2% of its own oil supply.

Oil and other hydrocarbons are cheap and super-efficient sources of energy. This makes it difficult for any government to campaign on a platform of radical change in our main source of energy.

They would need to sell the unpalatable truth that a change to alternative energy sources will be painful and expensive, with a significant reduction in quality of life. To kick the fossil fuel habit would not be easy and not easy to sell politically.

Whatever alternative energy source is considered — hydrogen, biomass, wind, solar, even so-called nuclear fusion — the first step is to persuade us to face a future without



reliance on oil and oil-based products.

One positive thought — the sun's energy currently hitting the earth's surface is 20,000 times the energy currently produced using oil.

Reality check

The world's major energy users — including New Zealand's small but important 2% — need to take drastic action to reduce the use of fossil fuels and resulting emissions.

More solar, wind and a few electric cars (only 15,000 of New Zealand's 3.5 million car fleet are electric or hybrid) just won't cut it.

We need to accept a significant negative effect on our current lifestyles to make any real difference.

A few examples of what might make a real difference:

- A significant move away from car use and towards (electric) public transport that is extensive, cheap and reliable 24/7. Banning private car parking in commercial centres.
- All public and commercial vehicles (buses, taxis and Ubers, utes, trucks and trains) to be electric powered within 10 years. This is achievable, and would offer a strong lead to private car owners. Ban large SUVs and high-emission vehicles.
- Develop medium-rise residential on all main urban transport routes to reduce urban sprawl, and make public transport more accessible to more people. A Melbourne study has shown that urban population could be increased by as much as 25% with a major saving in new infrastructure.
- A serious look at the cost to the planet of carbon kilometres. This would mean a major move towards reliance on local products and food, and a significant reduction in international travel.

Sounds tough? Well, as Willie Nelson said: If I'm not cold, wet or hungry then these are the good times.

Relaxed limitation rule allows defects claims older than 10 years

Timothy Bates of Auckland law firm Legal Vision runs the rule over a recent case where defects claims outside a 10-year limitation period were allowed.

This month's article reviews the recent September 2019 High Court case involving the Retro Apartments in Ponsonby, and Associate Judge Bell's decision on a strike out application.

The key issue at stake in the context of a limitation defence was the breadth of the application of section 37 of the Weathertight Homes Resolution Services Act 2006 ("WHRS Act"), to construction defects claims.

Background

In November 1999, the Auckland Council granted a building consent for the apartments, and construction started the following month. The council conducted a final inspection in January 2002.

In April 2002, the engineer issued a producer statement (construction review) to the effect that the apartments had been built in accordance with the building consent and the Building Code. A Code Compliance Certificate (CCC) was issued that very same day.

By 2009, the body corporate had instructed consultants to investigate defects with decks. Repair work started, but it was found that the problems were more extensive than first thought.

On June 9, 2011, the body corporate applied for a full assessor's report under section 32 of the WHRS Act. In May 2013, the assessor's report found that the body corporate had an eligible claim.

At this point, 10 years had lapsed since the council had issued the CCC. By this date, the plaintiffs had found there were other defects going to structural integrity and fire safety.

The Auckland Council required those defects to be remedied as a condition of the building consent to fix weathertightness issues. A scheme of repair under section 74 of the Unit

Titles Act 2010 was settled by the High Court.

The repairs were commenced in November 2016 and are now complete. The proceedings in the High Court were commenced in September 2017 against the council. The council joined the engineers as a third party.

In March 2019, the plaintiffs filed an amended statement of claim that included structural and fire safety defects which could not be classified as weathertightness defects.

The council and the engineer brought strike out applications on the basis that the claims brought in respect of structural and fire safety defects had been commenced more than 10 years after the building works were completed.

They argued that the 10-year limitation period expired in 2012. The value of the works involved in remedying the defects that fall outside the 10-year long stop limitation period is \$3.3 million.

Central argument for plaintiffs

In response, the plaintiffs argued they were entitled to rely upon the relaxed limitation rules that apply to leaky building claims pursuant to section 37 of the WHRS Act.

In this way they argued that once an application was made for an assessor's report, the clock stopped ticking as far as limitation periods were concerned.

By that method, the plaintiff argued that all defects, including those related to structural and fire safety, were not statute barred.

Whilst a combination of different arguments were put to the court by the plaintiffs, ultimately Associate Judge Bell recognised that the two statutes involved were unhelpful in resolving the problem identified — namely, whether non-leaky building defects got the benefit of the relaxed limitation rules that applied to leaky building defects.

He recognised that the purpose behind having a long stop limitation period (10 years), pursuant to section 393 of the Building Act 2004, was to address the problem of construction defects claims arising many years after their creation, where records of jobs may no longer sensibly exist.

But he also noted that pursuant to section 37 of the WHRS Act, the long stop limitation did not apply.

Ultimately, the court was persuaded by the fact



that defendants to leaky building claims are already required to retain records well beyond the usual 10-year long stop period as a result of section 37 of the WHRS Act.

At paragraph 50 he stated:

"Those considerations point to the owners of leaky homes with eligible claims under the WHRS Act being able to sue defendants alleged to be liable for both weathertightness and other defects, even if the long stop period under section 393(2) has passed. Those defendants stand to be sued for weathertightness liability anyway. The usual purpose of the long stop limitation will not apply. Given their ongoing exposure to liability and the need to hold records and keep insured because of that, they do not have a compelling case that they should not be sued for other defects once the long stop has passed."

The court ruled that the non-leaky building defects were also brought within time by operation of the relaxed limitation rules applied by section 37 of the WHRS Act.

The court seemed influenced by the usual wish to take a co-ordinated approach in dealing with all defects by remedial works and litigation.

It went on to state that working to different limitation deadlines for different deadlines would make litigation even more challenging.

Postnote

It remains to be seen whether the decision will be appealed, but such is the sum of money at stake, that this may well be the case.

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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Communication the key in any partnership

Terry Sage of Trades Coaching New Zealand says communicating between partners about anything, big or small, is vital for the success of any business — or personal relationship for that matter.

How many of you are in a partnership, either with your best mate or the one you mate with? Is it easy? Has it all been plain sailing?

Was there a period in the beginning when it was fun every day, but now it's a bit different?

I'm not trying to start this column by being negative, but these things are common, and can even be a positive in some cases.

I had to mediate a meeting the other day between two business owners, (non-mating best mates) five years into their business.

Their perception was the wheels had fallen off and there was no chance of getting back on track after they had, in their words, "a little spat".

Don't panic, feel sorry or start a give a little page, not just yet anyway. The boys are back on track, albeit with slightly dented egos, and they had to swallow a bucket load of pride. But happy days are here again.

Just to put the whole scenario into perspective and reality, what these two lads have just been through is more common than you think, and the reasons behind what happened are even more common.

When I listened to their issues, to me they were relatively minor and all easily fixable. It was the underlying issues that had heightened tension and stress, which made a non-issue, actually a series of non-issues, into World War Three.

The underlying issue was nothing more than the lack of dollars in the bank. There had been a stretch in the cashflow due to a major blow out of moving into new offices.

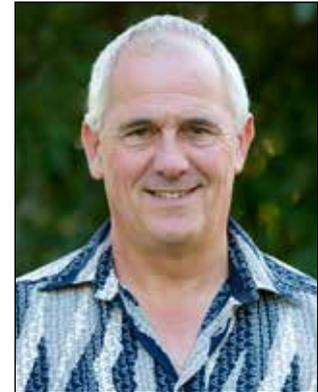
The little issues have been building on top of that, and have been blown out of all proportion.

The fix? Really simple — \$50k would have done it, but that wasn't going to happen in a hurry so, step two, let's have a chat boys.

The good old communication technique. I wish I could have patented this approach — I would be able to buy Google with my annual interest payments.

Once a little spat has happened though, taking that first step to having a chat can feel like climbing Everest. So do yourselves a favour and use a mediator.

I will throw in here there's a completely different dynamic when the situation is between husband and wife than it is between mates.



Husbands and wives quite often have their own way of sorting spats, and it could be as simple as no dinner and no mating — and that's where we will leave that scenario.

Back to my two lads — their little spat has highlighted some gaps in their structure, so take some notes here to see what you have in place.

They have a generic constitution which has never been read and doesn't relate to their business.

They do not have a shareholder agreement to fall back on to sort out "issues". There are no documented job descriptions for either of the shareholder/directors, which would have solved two of the minor issues.

They had stopped having regular management meetings, so there was no communication. There is no long-term plan with set goals to work towards, and no cashflow forecast to manage the relocation expenditure and disruption in normal play.

None of it is rocket science — in fact, all of it is standard stuff, but I find that most of it is so often not in place.

Here's a final word of advice — put everything mentioned above into place and do it quickly. It will take many hours and, if you get help, some big dollars. Then tell me in 30 years' time it was all a complete waste as you never had a chance to use any of it.

You would have had a very successful partnership, in business and personally speaking!

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THE BUSINESS SIDE OF CONSTRUCTION

A verbal employment agreement is not enough — but let's talk

Tradie HR director Leigh Olsen says the days when decisions were made with a handshake are long gone — and that it's time to get your employment contracts in order.



Remember the days when decisions were made with just a handshake and there wasn't the need for contracts, agreements, written guarantees and employment policies?

Those days are long gone, and yet I hear every week of people still being employed without any written employment agreement in place.

This week I received four phone calls from business owners who now realise that it's just too risky having their workers without agreements.

One learnt the hard way by being taken for a personal grievance, one got a fright because his friend had an unexpected site visit from a labour inspector, and the other two finally succumbed to their wives telling them off about it. Thank goodness!

Even though there is a lot said in the media about employment law changes and penalties awarded for poor health and safety and employment practices, there are still many business owners choosing not to have employment agreements in place.

This saddens me for two reasons. Firstly financially — this is going to hurt. The penalties currently for not having an employment agreement in place range from \$1000 to \$20,000 for each employee without an agreement. And that's just for starters.

How do you, as the business owner, prove the terms and conditions of what you have agreed with your worker if there is nothing formalised in a legal and binding agreement?

I have seen employees deny they were offered a particular hourly rate, only to say that it was agreed at a higher amount, or that they were promised a bonus or salary increase.

With nothing in writing and documented, it becomes your word against theirs, and the onus will be on the business owner to supply the proof.

However, if there was an agreement in place then these misunderstandings could be sorted quickly and with less fuss, as you would refer back to what was agreed in the agreement.

What about the worker who said after a dispute with his manager that he was hired to be a site foreman when his actual role was that of a team leader?

He went on to argue that he should therefore be paid a site foreman's wages which were considerably more than that of a team leader.

This actual case cost the business owner not

just in monetary terms, but also in lost time as a full investigation had to be conducted, other employees were interviewed, and it impacted on the morale of the business as loyalties were put to the test.

The other reason I get so passionate about not having written employment agreements is because it simply doesn't have to be this way.

Taking a little time to get an employment agreement in place that is customised for your business needs and that is relevant and legally compliant, pays off instantaneously.

Aside from the legal requirement — that it is illegal to have your employees without a written employment agreement — your's and your employee's responsibilities are clearly laid out.

What makes a well-written agreement?

A well-written employment agreement has your terms and conditions clearly stated, such as hours of work, duties, notice period, remuneration and overtime.

Other clauses to protect you and your employee may relate to trial period conditions, confidentiality, health and safety, restrictions after employment has ended and so forth.

Basically, the more comprehensive your agreement, the more confidence you can have that you and your employees are covered.

I am often asked, "can I write up my own employment agreement". Yes, you can.

The Ministry of Business, Innovation and Employment (MBIE) has a wonderful employment agreement builder function on the Employment New Zealand web site.

However, I have seen cases where business owners and managers have downloaded every clause (even those that were not relevant) and the result is a pretty weighty contract.

Alternatively, others have missed putting in relevant clauses, rendering their agreement largely ineffective.

Recent cases

It is not my intention to scare anyone regarding this — rather, just to offer support and help so you don't find yourself in any of the recent situations I've come across below:

- A business owner firing an employee thinking they were on a trial period — they weren't, and there was no contract.
- A manager firing an employee because he made too many mistakes — the manager did not follow any warning process and he had no employment agreement.
- An employee raising a complaint because they felt they were owed a bonus — there was only a verbal agreement, and nothing in writing and no agreement in place.

At Tradie HR we take much pride in the employee and contractor agreements we do up for our clients because they are customised to reflect their business.

We believe one size does not fit all, and your agreements should be easy to understand, written in plain language and be clear and concise, reflecting what you need for your business.

Please don't be another statistic paying out thousands of dollars for something that can and should be done easily.

Call us in confidence to talk through any concerns you may have. We won't judge you or tell you off — we are just here to help.

Note: This article is not intended to be a replacement for legal advice.



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People Strategy
Problem Solving

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

Building Consents Information

For All Authorisations, August 2019

Dwellings	\$1,377,777,000
Domestic Outbuildings	\$16,063,000
Total Residential	\$1,393,840,000
Non-residential	\$551,721,000
Total All Buildings	\$1,945,561,000
Non-building Construction	\$37,969,000
Total Authorisations	\$1,983,530,000

Number of new dwellings consented

	Aug 2019	Jul 2019	Aug 2018		Aug 2019	Jul 2019	Aug 2018
Far North District	30	37	28	Horowhenua District	24	13	28
Whangarei District	64	67	43	Kapiti Coast District	27	18	10
Kaipara District	18	23	21	Porirua City	29	34	14
Rodney District	71	79	87	Upper Hutt City	4	8	14
North Shore/Albany Wards	321	262	443	Lower Hutt City	48	89	35
Waitakere Ward	84	120	59	Wellington City	89	54	94
Auckland Wards	441	609	297	Masteron District	12	15	24
Manukau/Howick Wards	265	140	221	Carterton District	8	6	3
Manurewa-Papakura Ward	142	181	137	South Wairarapa District	8	5	8
Franklin Ward	83	63	54	Tasman District	53	53	22
Thames-Coromandel District	22	30	34	Nelson City	17	38	17
Hauraki District	8	13	11	Marlborough District	10	19	23
Waikato District	77	19	66	Kaikoura District	5	5	4
Matamata-Piako District	22	25	15	Buller District	4	3	1
Hamilton City	155	137	154	Grey District	3	3	4
Waipa District	37	52	66	Westland District	5	6	4
Otorohanga District	1	1	13	Hurunui District	12	15	7
South Waikato District	2	6	3	Waimakariri District	71	61	52
Waitomo District	3	3	4	Christchurch City	235	180	173
Taupo District	18	30	33	Selwyn District	133	127	107
Western Bay of Plenty District	36	41	30	Ashburton District	19	14	14
Tauranga City	92	131	150	Timaru District	15	17	21
Rotorua District	30	25	18	Mackenzie District	21	6	13
Whakatane District	11	6	10	Waimate District	0	2	2
Kawerau District	0	0	0	Chatham Islands Territory	1	0	0
Opotiki District	6	1	2	Waitaki District	7	21	12
Gisborne District	8	10	8	Central Otago District	30	26	22
Wairoa District	1	1	0	Queenstown-Lakes District	73	98	100
Hastings District	36	58	36	Dunedin City	41	34	27
Napier City	21	22	22	Clutha District	5	6	8
Central Hawke's Bay District	7	2	0	Southland District	10	24	10
New Plymouth District	36	46	35	Gore District	2	1	2
Stratford District	3	5	1	Invercargill City	7	33	5
South Taranaki District	4	7	5	Area Outside TA	0	0	0
Ruapehu District	3	4	3				
Whanganui District	11	12	14	Total	3261	3420	3075
Rangitikei District	6	1	5				
Manawatu District	17	16	10				
Palmerston North City	39	30	54				
Taranaki District	2	0	3				

- 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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