

# BUILDINGTODAY

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION



VOLUME 30 NUMBER 9

OCTOBER 2020

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NEW BT COLUMNIST  
ROSS MIDDLETON PUTS  
A LIGHT-HEARTED  
DROPSAW THROUGH  
OUR POLITICIANS'  
ELECTORAL PROMISES



ALSO INSIDE:

HOW THE CONSTRUCTION SECTOR ACCORD HELPED INDUSTRY BEAT A PANDEMIC

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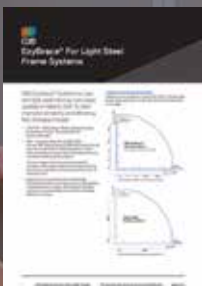
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Political elections — call me a cynic, but they're a necessary nuisance, albeit essential to a democratic way of life.

New BT columnist Ross Middleton offers his views on the campaign so far, and asks whether construction will be a winner, or will it get beaten up again? And he finds some informative political party web sites to help readers make an informed decision as to how they'll vote between now and October 17.

New RMBA president Kerry Archer's first column for BT outlines how he had to make the swift transition from builder to businessman, and how the RMBA helped him do it.

And we reveal the nine top carpentry apprentices from around the country who will soon vie for the title of RMB CARTERS 2020 Apprentice of the Year.

**Andrew Darlington, Editor**

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## Transition from builder to businessman helped by RMBA resources

By RMBA president Kerry Archer



It's a privilege and an honour to be voted in as the national president of the Registered Master Builders Association.

With a 120-year history behind the organisation, there are some big boots to fill for this builder from Invercargill.

I want to convey my sincere thanks to Darrell Trigg for all the hard work he has put in over the past two years leading the organisation.

There is a considerable time commitment involved with this role in travelling around the country visiting members and attending events, so I would like to personally acknowledge Darrell for his valuable contribution in time and expertise.

A bit about me — my name is Kerry Archer, trade qualified, and a Licensed Building Practitioner based in Invercargill.

I completed my apprenticeship in the very early 1990s when there was a downturn in the building industry.

After unsuccessfully trying to secure an apprenticeship with some local builders, my father said "right, you better come and work for me".

After completing my trade, I went travelling for a few years before returning home and carrying on where I left off in the family business.

My father was always a proud member of Registered Master Builders. However, I guess when you're a bit younger you don't appreciate or understand what belonging to an organisation like the RMBA is all about.

It was only after my Dad passed away that, suddenly, and I ended up going from swinging a hammer to sitting behind a desk, and it was then that I began to appreciate the value and support this type of organisation offers.

I really struggled in the beginning. It was a massive transition, and the added responsibility of running a business and having people rely on me for their livelihoods was totally different from the banter of a building site, where the biggest worry for the day was where you were going to get your next sausage roll from.

I was invited to attend a local Registered Master Builders meeting, and from that very first meeting I felt connected and supported.

I was offered sound advice and information which aided me in making some critical decisions regarding the business and where I wanted to take it.

This information and resources have evolved over the years, and the offering now for anyone starting out or currently in business is highly comprehensive, with a focus on making it easier for our members to be able to run their businesses successfully.

I would encourage you all to familiarise yourselves with what is available, as this includes not only contracts and guarantees, but also valuable opportunities for recognition in the annual competitions.

Elevate is another fantastic resource available. This is a series of short training videos which are fantastic for upskilling staff, as well as containing information about dispute resolution, podcasts, member discounts and health and well-being, just to mention a few.

One thing I have learned from my time as an RMBA board member is the importance of advocacy.

I have discovered that, as an organisation, we can effect change that makes a difference to all aspects of the industry.

The collective voice and the respect that is held for this organisation gives us a seat at the table, and allows us vital input when it comes to decisions that will impact the industry as a whole.

The Master Builders brand is nothing without the people that stand behind it, and there are some fantastic and passionate people New Zealand-wide that make an organisation like this what it is.

I am proud to say I am a Master Builder, and I am looking forward to getting around the country and catching up with as many of you as I can, and to see the great work you're all doing.



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# No cabin fever here

## BTP Construction

• Southern Regional Supreme Winner 2019



## Successes

BTP Builders' Newell Hodgson was thrilled with how the final build turned out. He had created for his client a rustic dream home.

"The moment we saw the client's vision board at the beginning of the project, we knew this was going to be a different kind of project than we were used to. It was a great challenge for me and the team.

"The goal of the project was to create welcoming spaces using unique materials. We elevated open areas like the breezeway entrance into stand-out features. The recycled rimu beams, old corrugated iron walls, huge sliding cedar barn doors, and tumbled basalt cobblestones as flooring enhanced the build, and helped develop the overall rural, rustic feel.



## Challenges

The unique materials used throughout the build had to be tactfully placed, both from a design perspective and a structural one.

"The challenge was to use all the materials and install them in a blended way that did not look out of place — both in and outside. The detail of the recycled features from the original structure had to tie in with the new to ensure we created a modern-feeling home."



## Judges' comments

Competition judges were blown away by the composition of the rugged exterior and the modern take on country life.

"Reimagined and expertly crafted, this renovation represents the realisation of that vision — and so much more. The "breezeway" entrance has a rugged cabin-in-the-woods charm — you can almost hear the fire crackling. This space features low recycled rimu roof beams, tumbled basalt cobblestones as flooring, and huge sliding cedar barn doors to both ends.

"Forging into the interior, a more polished take on country life takes hold. Timber sarking ceilings float above the new kitchen/dining space. Decorative walls add character in the three bedrooms. Custom-designed bathroom fixtures suit the client's tastes perfectly."

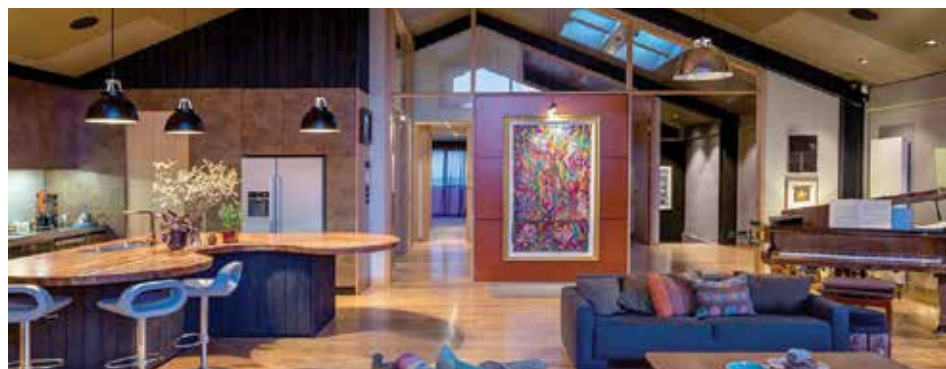
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## Sky is the limit for inner-city Wellington home

### Scotty's Construction

- Wellington Regional Supreme Renovation Winner 2019



### Successes

Scott Feasey, who owns and operates Scotty's Construction, was proud to see the extra work that went into the build truly impressed the judges.

"The finish was what made the build stand out, and a lot of time went into incorporating the different materials in organic ways. The timber in the handcrafted kitchen and the copper lining throughout stood out in what is already a unique structure.

"With aesthetic stand-outs like the raking ceiling, which feels massive with the inclusion of multiple skylights, the final build has an elegant and unique quality without ever becoming impractical."



### Challenges

Renovating a building that used to be a plastic fabrication factory was a challenge in itself. Scott and his team put in a huge amount of planning to build a liveable home that was an architectural marvel.

"It was a slow start prepping the building for the first few months. Fortunately, throughout the planning, tenting and prepping phases, our client and architect were incredibly helpful and flexible. What could have been a difficult and complicated build was instead an enjoyable challenge for me and the team."



### Judges' comments

Judges credited the architect and the building team for turning this abandoned factory into an inner-city Wellington marvel.

"To meet local seismic regulations, elegant double PFC portals have been placed within the existing structural bays, then cloaked with architect John Mills' iteration of a ply-woven Pacific ceiling.

"Hand-textured natural plaster finishes the interior walls, along with complementary timber features. The patina of the original stairs and restored tawa timber tell the tale of the working life of the building. Detailed finishes feature subdued industrial hues, allowing the owner's art collection to shine."

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# NZ Commercial Project Awards 2020

The NZ Commercial Project Awards showcase the very best of commercial builds in the health and tourism & leisure sectors. Due to the shift in alert levels, the competition's Awards Gala planned for October has now been postponed to Friday 13 November. Until then, check out all the categories and incredible entrants for 2020 at [commercialprojectawards.co.nz](https://commercialprojectawards.co.nz)



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2

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Russell Property Group  
& Dominion Constructors,  
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**2** [All Souls Church](#)  
Higgs Construction  
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## Altus Windows Health Project

**3** [Te Omanga Hospice](#)  
Armstrong Downes  
Commercial, Lower Hutt

**4** [Southern Cross North Shore Surgical Centre](#)  
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**5** [Burwood Spinal Unit Extension and Upgrade](#)  
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# WHO IS THE NEXT REGISTERED MASTER BUILDERS CARTERS 2020 APPRENTICE OF THE YEAR?

The top carpentry apprentices from across New Zealand will be going head-to-head at the Registered Master Builder CARTERS 2020 Apprentice of the Year competition in November.

All nine apprentices have gone above and beyond to prove their talent during the regional phase of the competition. They each excelled in their written submissions, panel interviews and practical challenges, and have earned themselves the title of Regional Apprentice of the Year. Now they have their shot at taking out the national title.

All apprentices will compete at the National Event in Auckland on the 6th and 7th November 2020 at ASB Showgrounds. The two-day event kicks-off with individual interviews, followed by a practical building challenge. The event will conclude with the National Awards Gala, where the Registered Master Builder CARTERS 2020 Apprentice of the Year will be announced.

The competition highlights the incredible talent in the building and construction sector, and helps accelerate the careers of our future industry leaders.



**BAY OF PLENTY CENTRAL PLATEAU  
REGIONAL WINNER**

**MATTHEW VAN BOHEMEN**

Matthew has a positive attitude and truly understands the benefits of "teamwork". The judges were very impressed with the feedback from his employers, the standard of work in the practical challenge, and his answers during his interview. Matthew demonstrated dedication, maturity and ambition that is commendable and highly valued in our industry.



**CENTRAL SOUTH ISLAND REGIONAL WINNER**

**CORRIGAN HARNETT**

From the very beginning it was clear he was a serious contender. With a background in engineering and fabrication, Corrigan proved he had a strong eye for detail and knew his project inside out. Judges were totally blown away by Corrigan's great skills, knowledge, and capability that was matched with his positive attitude.



**WAIKATO REGIONAL WINNER**

**BYRON RAUBENHEIMER**

Byron started the competition with an amazing submission, that was well put together and included a huge amount of detail. He followed this up with an impressive interview with the judges, demonstrating a deep knowledge and understanding far beyond what is expected of an apprentice. It is clear Byron is prepared to go the extra mile to get the results.





### LOWER NORTH ISLAND REGIONAL WINNER KARL DOUGLAS

Karl displayed a strong understanding of the project and what was required. This was illustrated by his clear attention to detail throughout the practical challenge. Karl interviewed well, coming across as someone who could effectively run a house build. He demonstrated a wide skillset, explaining how he uses his draughting diploma to understand plans across a variety of jobs.



### AUCKLAND REGIONAL WINNER KEN ROWE

It was fantastic to see Ken return this year after a solid result in 2019's competition. Over the past year it is clear that Ken has continued to grow and improve. Again, this year he delivered a fantastic submission which demonstrated a great level of knowledge and understanding.



### NORTHERN REGIONAL WINNER THOMAS O'BRIEN

Thomas impressed all three judges from the start, with him excelling across all four of the judging criteria. Thomas' industry expertise, professionalism and commitment to high quality of workmanship were on clear display, not only on the worksite but also in his hobbies outside of work. All of this proved to us judges that Thomas is a terrific apprentice.



### CENTRAL NORTH ISLAND & HAWKE'S BAY EAST COAST REGIONAL WINNER BEN ROBERTS

Ben came across as the perfect example of what every judge would like apprentice entrants to be. He is articulate, knowledgeable and, overall, an excellent tradesman. He is clearly a stand-out apprentice who will succeed and most likely go on to become a brilliant industry leader.



### SOUTHERN REGIONAL WINNER CHRISTOPHER O'CONNELL

Chris is a very capable young man with a real desire to learn. He has found his niche in the building industry, and is very well thought of by his team. The quality of his workmanship was apparent during the site visit. During this he demonstrated his excellent understanding of building products and their application.



### UPPER SOUTH REGIONAL WINNER MARK LOVELOCK

Mark was well prepared for his interview, with plans, specifications and with a full-scale printout of the aforementioned programme plan, which he was able to explain to our panel in full detail. His knowledge of the legislation and other theory behind the trade was also commendable. The judges look forward to seeing where Mark takes his career.

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## Construction sector aided by Accord's agile and responsive decision making

New Zealand's construction sector could have emerged from Covid-19 in a critical state if not for the actions of the Construction Sector Accord (the Accord), construction industry leaders say.

In a panel session during the Constructive Virtual Event Series, led by Registered Master Builders, industry leaders and members of the Accord praised the way industry and government worked together during the initial Covid-19 response to make quick decisions that ultimately rescued the sector.

The Accord is a genuine partnership between industry and government that is working to fix many of the issues and challenges facing the construction sector.

"I don't think we could have had construction sites up and running as quickly as we did without the Accord," Registered Master Builders chief executive and Accord Transformation Delivery Group member David Kelly says.

"It was fundamental to everyone working in construction, whether they were residential or commercial, that as soon as we finished Alert Level 4 lockdown, that they could get back on site in a safe and responsible way.

"The Accord made that happen — through the genuine partnership between industry and government, there was a high level of credibility and trust," Kelly says.

BRANZ chief executive and Accord Transformation Delivery Group member Chelydra Percy agrees, going a step further.

"I would be bold enough to say the sector would not have been allowed back on sites at Alert Level 3 if not for the important work the Accord and Construction Health and Safety New Zealand (CHASNZ) did around health and safety standards," Percy says.

"This was really critical for the livelihood of our industry and our people."

Kelly acknowledged Ministers and government had a massive job to respond to Covid-19.

"In terms of the construction sector, if we didn't have the Accord, there would have been 1000 voices all trying to look after their little slice, and we all would have failed.

"The construction sector — and the individuals and businesses within it — would have suffered immensely.

"The Accord forced the industry to talk together and make some compromises. What emerged was a credible and unified voice that



*Registered Master Builders chief executive and Accord Transformation Delivery Group member David Kelly.*

represented the whole industry."

Through the Accord, the sector benefited from health and safety standards for operating at Alert Levels 2 and above; numerous pieces of procurement and contract management guidance; a new Contract Partnering Agreement; and the release of the Rapid Mobilisation Models and accompanying Playbook.

Percy was impressed with the way industry and government worked together during Covid.

"It was amazing to watch industry and government listen to each other, share perspectives, and turn initiatives around really quickly to protect our people and our projects.

"The normal layers and weeks of thinking dissolved — we were focused on shared problem solving and finding ways to get the right information to and from each other in clear and quick time frames. We were much more agile and responsive."

Property Council New Zealand chief executive and Accord Steering Group member Leonie Freeman says the Accord proved its value during Covid.

"I hate to think where our sector would have been if we hadn't had the Accord in place, with everyone working together with access to government and Ministers at such a critical time."

Meanwhile, the Accord has added several experienced industry and government professionals to the Accord Steering Group (ASG) and the Transformation Delivery Group (TDG) to direct and transform the industry's future, ASG co-chairs Chris Bunny and Peter Reidy announced recently.

To see the Constructive Virtual Event Series panel discussion, visit the Constructive web site at [www.constructive.org.nz](http://www.constructive.org.nz).



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## BuildNZ rescheduled to November 2020

XPO, New Zealand's largest exhibitions organiser, has had to rapidly adjust to the inconvenience caused by the Covid-19 pandemic.

Literally hours before BuildNZ, Facilities Integrate and The National Safety Show was due to open on August 12, the news came from the Prime Minister that Level 3 lockdown was once again invoked.

Aptly named the Mega Show, the biggest trade show in New Zealand was unable to proceed, as the venue was closed once again.

With many of the elaborate stands that had been erected at the ASB Showgrounds in Auckland remaining intact, XPO has worked with the support of all their exhibitors, 40+ seminar speakers and registered visitors to postpone the event to November 25-26.

Back in August, more than 180 exhibiting companies in the Mega Show had made the final touches on their design and build stands in what was to be the first trade show to recommence after the country's first lockdown.

XPO's AV contractor had successfully tested a

broadcast to Los Angeles with world-renowned architect Doris Sung, and everything was set for more than 40 live industry experts and panels speakers across the coming two-day event.

Meanwhile, team XPO was live with a huge media campaign for the show across radio, billboards, newspapers, leading trade magazines such as *Building Today*, and more.

The campaign had already delivered a record 6800+ pre-show registrations. As one of the select few organisers invited by the Major Events division of MBIE and The Ministry of Health to help create the new Voluntary Events Code, the Covid app signage was in effect.

Additionally, XPO added to the mix wider aisles for social distancing, face masks freely available on request, plentiful hand sanitiser stations, signage and a rigorous surface cleaning regime.

"Trade shows like this are absolutely essential to rebuilding each sector, and the construction, design, facilities and safety industries are no different," XPO managing director Brent Spillane says.

## Power-packed paint

Imagine if roof paint could actually generate enough electricity to power the home it covered.

In a few years this could be a reality, as Victoria University researcher Nathaniel Davis gets one step closer to creating a solar paint.

Dr Davis says the paint contains luminescent molecules that absorb and emit light.

"You paint directly on top of the roof and then you put solar panels in your guttering. The paint will guide the light into the edge of your guttering system.

"Then it'd be a single coat of paint and a little insulation of solar panels along the edge."

The Government has put nearly \$2 million into the project through a variety of funding grants.

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## Study casts doubt on 'green certified' ratings

University of Auckland researchers are questioning the accuracy of some "green certified" rating tools used by the building industry to measure the warmth and efficiency of New Zealand houses, after independent research failed to verify their claims.

Doctoral graduate Rochelle Ade, together with Dr Michael Rehm, from the Property Department at the University's Business School, tested some of the beneficial claims of Homestar, the national building ratings tool established by the New Zealand Green Building Council (NZGBC).

Homestar measures New Zealand houses on a scale from 6 to 10, with a 6-Homestar rating or higher said to provide assurance that a house will be better quality — warmer, drier, healthier and less expensive to run — than a typical new house built to building code requirements.

In a New Zealand first, Ade and Rehm concurrently measured the quality of the indoor environment of not only older housing, but also newly-constructed 6-Homestar and code-compliant dwellings, to determine their relative performance against international

healthiness thresholds.

Using a case study of 30 Auckland social houses, they found that all the dwellings spent the majority of winter colder than the World Health Organisation's (WHO's) healthy temperature of 18°C, with relative humidity outside the healthy range of 40% to 60%, and over 80% of the time.

While there is already a strong existing narrative that New Zealand housing is cold and damp, this is typically discussed in the context of older vintage dwellings.

Ade and Rehm's study is the first empirical research showing that newly-constructed, code-compliant and green-certified homes can also be cold and damp, despite the NZGBC 6-Homestar rating assurance.

They found that newly-built 6-Homestar-rated case study dwellings still spent 56% of the time during winter colder than the WHO's healthy temperature.

In contrast, newly-built, code-compliant case study dwellings spent 64% of the winter below this threshold. Although the certified case

study homes outperformed, the difference was statistically insignificant.

Their research also found that 6-Homestar-rated case study homes exceeded the WHO's healthy temperature threshold 75% of the time during summer — in other words, they were chronically overheating.

New, non-certified homes spent 58% of the time overheated, while older vintage homes fared significantly better by spending only 43% of their summer above the WHO healthy temperature threshold.

The study concludes by saying that it provides a limited, but valuable, contribution to the body of knowledge regarding how green dwellings perform, post-completion.

It says with 6-Homestar increasingly adopted as a quality standard in New Zealand, policymakers should consider whether thermal comfort is a more appropriate target than the WHO's inflexible 18°C "healthy" temperature threshold.

For more info visit [www.sciencedirect.com/science/article/pii/S036013231930678X](http://www.sciencedirect.com/science/article/pii/S036013231930678X).

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## Home renos cheaper as consent rules relaxed

Home owners, DIYers and builders are set to save time and money as rules that make basic home improvements easier and cheaper take effect, Building and Construction Minister Jenny Salesa says.

"Exemptions to the Building Act, which remove the need for a consent for low-risk building works, mean less red tape and lower compliance costs for home owners," Salesa says.

"It means certain structures can be built for less without any unexpected hold-ups that may have resulted from needing building consent.

### Improve productivity

"And it will also help to improve the productivity of the construction sector, supporting the Covid-19 recovery."

The new exemptions cover single-storey detached buildings up to 30sq m, including sleep-outs, sheds and greenhouses; as well as carports, awnings and outdoor fireplaces.

Each year, the changes are expected to result in 9000 less consents for councils to process, and could save home owners up to \$18 million in costs.

Guidance around the new exemptions can be found at [www.building.govt.nz/buildit](http://www.building.govt.nz/buildit).

## KiwiBuild outsells open-market projects five-to-one

Affordable KiwiBuild projects in suburban Auckland have achieved almost five times the average sales rate of the wider new apartment market, a new development survey shows.

The research also found Covid-19's impact on residential construction has been less significant than the delays experienced in previous years due to industry capacity constraints.

Colliers International's latest Auckland Apartment Project Survey looked at 58 projects, including a total of 3733 apartment units during the first half of 2020.

Thirty of these projects were under construction, 24 were selling off the plans, and four had been completed.

Colliers national director of residential project marketing Pete Evans says while Covid-19 has caused some delays to construction, projects are now generally on track.

"Our survey found the delivery of new apartments in the first half of 2020 was impacted by the Level 3 and 4 lockdown, but the delays were less significant than those in previous years," Evans says.

"Back in 2017, the construction sector was hugely under-resourced and delays were rife.

"Any new apartment projects that commenced construction between 2015 and 2017 were

generally 12 months behind schedule or, in some cases, even more.

"By contrast, new projects that started construction in 2018 and 2019 are generally still on track, despite the delays caused by Covid-19."

Evans says KiwiBuild has been a significant factor.

"KiwiBuild has not only helped new housing projects to commence construction, but has also boosted the overall sales rate.

"The Colliers survey found KiwiBuild projects located in suburban Auckland achieved almost five times the average sales rate of non-KiwiBuild apartment projects in the first half of 2020.

"This is part of an ongoing trend, with KiwiBuild projects selling seven times faster than other projects surveyed in the second half of 2019.

"Location is one of the driving factors. Affordability is the other key factor. For years, very few developers were providing affordable new dwellings, and cashed up investors were outbidding them for existing homes in the auction room.

"By comparison, buying a new KiwiBuild home is an easy process for young and not-so-young first home buyers."

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# An election builds — but

## In the Red corner:



Jacinda  
Ardern  
Labour

By the time this issue of *Building Today* begins circulating we will be a few (mercifully) brief days away from a new government.

The 2020 New Zealand general election, held on Saturday, October 17, will determine the membership of the 53rd New Zealand Parliament.

In the democratic dramas that preceded the election, it would be nice to say a fun time was had by all.

But any sense of humour pales after seeing semi-sane politicians prostrate themselves before a bemused proletariat; the latter rapidly lose any will to live as the electioneering drags . . . and drags.

Worse, all this cynical vote-grabbing takes focus away from the real world, where we just want to get on with the work at hand.

To this end, health and safety mandates should stipulate that contemplation of the effects of sky diving on David Seymour's pouting upper lip of privilege should not be undertaken while hammering nails or manoeuvring the drop saw.

Maybe smoko is the time for that, although any discussion of that musty manifest called "KiwiBuild" should be avoided at all costs. It will sour the milk and curl the crust on the corned beef sandwiches.

The KiwiBuild ethic has reared its ugly head from time to time during this election, usually as a blunt tool for National to beat Labour over the head with.

Phil Twyford, widely known by local media as "the minister of embarrassing failures", emulated New Zealand's MMA middleweight legend Israel Adesanya when he originally attacked National's record on housing; his "stock-take" uncovering a 71,000 home shortfall.

A devastating swing-kick to the temple he dubbed "KiwiBuild" took out the opposition.

Such was the hubris in his next championship bout, he took on himself and won hands-down with a vicious open-palm blow to the nose.



The glad-kissing, the purchasing  
Ross Miskin



Will construction be a winner? Or will it get beaten up again?

He still hasn't recovered, and will almost certainly be seen competing on the undercard in the next parliament.

Megan Woods got out the cotton wool swabs and took over the repair work, while Jenny Salesa did the heavy lifting of removing the carcass from the cage.

There is one area of contention impacting on the construction sector that all parties seem to have some sort of agreement on though.

The Resource Management Act is a clapped out old dunga, broken down by the side of the road, deemed unfit for purpose and waiting for a tow truck.

While Labour and the Greens have got their heads under



# industry does the work

handing, the promises, the baby  
ne skydiving, the produce  
ng. New *Building Today* columnist  
dleton asks: where will it all end?



the bonnet and are ever-hopefully tinkering with the carburettor, National has decided to remove the whole engine block and drop in one of those racy electric motors.

ACT is going to replace it with a concrete pad stretching from Cape Reinga to Bluff with a drain across the middle somewhere. And Winston has decided to go fishing off the Whananaki wharf.

So what of the various parties' actual policies on housing and construction? The inquisitive voter naturally gravitates to the attendant web sites to learn and understand.

For National, its unintuitive web site tells us very little about its hammer'n'nails rhetoric.

## In the Blue corner:



In fact, a couple of media projects covering the election take you to a page on the National site stating: "We are in the process of updating our web site, so some previously available content may no longer appear. We are working to ensure all relevant content is updated in a timely manner." Not a good look at all.

**[www.national.org.nz/helping\\_more\\_kiwis\\_buy\\_their\\_first\\_home](http://www.national.org.nz/helping_more_kiwis_buy_their_first_home)**

Labour's page discusses the funding of 8000 new public and "transitional" homes to boost the construction sector and the wider economy.

At the top of the page are the words "warm, dry and safe". We get big reminders about the Covid crisis, but not a dickybird on KiwiBuild.

**[www.labour.org.nz/housing](http://www.labour.org.nz/housing)**

"Safe and warm" join good old "affordable" on the Greens web site, which is also full of words like sustainable, inclusive and ecologically-responsible. They even have a nice PDF you can download for the kids.

**[www.greens.org.nz/housing\\_policy](http://www.greens.org.nz/housing_policy)**

ACT is big on sharing "revenue", particularly the cost of infrastructure, in what could be described as a very socialist manner.

Bringing in the "private developers"? — maybe not so much. As expected, the RMA gets a right bollocking.

**[www.act.org.nz/build\\_baby\\_build](http://www.act.org.nz/build_baby_build)**

You won't learn much at all about construction sector policy on the NZ First web site, apart from the regular flogging of the Provincial Growth Fund.

The one thing you won't miss on any of the above web sites is the prominent top-right display of the "donate" button.

The glad-handing, the promises, the baby kissing, the sky diving, the produce purchasing — where will it all end?

Still, things could be a whole lot worse. Imagine being an American.

## How SIPs might build NZ's future

With the quality, speed and cost of New Zealand construction under the spotlight, a building system claiming to deliver on all three deserves a close look, according to researchers at BRANZ.

BRANZ materials scientist Anna Walsh has set up a project to look at the system which is based on structural insulated panels (SIPs).

"SIPs are sandwich panels made of two face layers and an insulating inner core," Walsh explains.

"The panels can be prefabricated and assembled quickly on site, and could be used to increase construction speed and reduce overall building cost."

SIPs have been widely used overseas for several decades, but are relatively new to the market here.

"We want to know more about their performance in New Zealand. We will look at how the panels stand up to our climate and how they perform in the event of an earthquake or fire," Walsh says.

The project will use a combination of laboratory testing and information gathering on what is already known internationally about SIPs so that findings can be applied to the way building is carried out in New Zealand.

Earthquake Commission (EQC)-funded earthquake testing is already underway, and BRANZ senior structural engineer Dr David Carradine is enthusiastic about the results to date.

"So far we've found that the ductility of the system — the ability to deform without actually failing — is very good," Carradine says.

"The way the panels have responded to simulated earthquake loading is exactly what we want to see from an engineering point of view for low-rise buildings."

EQC's Jo Horrocks says detailed testing of new construction materials is important for making sure houses and buildings meet seismic standards.

"We want to see New Zealanders living in strong homes that can cope with our natural hazards, especially earthquakes, which have had a huge effect on homes, towns and cities over the past 10 years," Horrocks says.

Carradine says there's still a long way to go before the team can be confident about how the panels perform on their own and in conjunction with other common New Zealand building materials.

But if results continue to be positive, it's good news for councils and home owners too. "At the moment, obtaining consent for a SIPs building is not always straightforward," Walsh says.

"It can be difficult for council officials who are unfamiliar with these products to assess their compliance with the New Zealand Building Code. Home owners may also find it hard to navigate through all the extra processes.

"We want to be able to support the development of a more simplified consenting process that will benefit everyone."

The SIPs project is funded by BRANZ and EQC. Results from the earthquake testing are expected in late March 2021.



BRANZ senior structural engineer Dr David Carradine and BRANZ materials scientist Anna Walsh.

## Industrial workspaces offer flexible options

The Workshops is a series of Freehold Strata Title, architecturally-designed, flexible workspaces allowing multiple uses for owner-occupiers and investors.

These can be secured on \$1000 down and nothing else to pay until settlement\*.

Around 150 units are to be built, with 55% of the units already sold in the second week after launching.

Located in Mt Wellington, which is regarded as one of the most central premier industrial locations in Auckland, The Workshops brings great connectivity in an established area for industrial activities with high-value residential surrounds.

Those looking for a forward-thinking location for their warehouse, showroom, design and manufacturing business, or online trade showroom and distribution, logistics or storage facility, will find it all here.

Construction is scheduled to get underway in March 2021, with a completion date of October 2022.

Not surprisingly, interest has already been high for the units, which range in size from 21sq m to 120sq m, with an option to create larger spaces by being able to combine most units, which are currently selling at a rate of four to five a day.

Established in 1994, the Conrad Properties Group has successfully completed more than 4600 residential and commercial units, with the quality of design and execution of build of The Workshops reflecting this.

With most units priced from \$285,000 to \$585,000, the six-metre-high stud offers maximum flexibility for both use and interior design, with a bathroom and kitchenette in all units and ample on-site allocated and visitor car parking.

Services and benefits include:

- 24-hour security with CCTV,
- an on-site building manager who looks after your investment and the estate amenity values,
- on-site international business centre,
- a forklift loading service for pallets and on-site container (cost to user),
- high-speed fibre internet/3-phase power, and
- pre-cast concrete inter-tenancy walls.

Settlement finance is available — up to 70% finance at 3.15% (floating interest rate) on a two-year term by borrowing against existing equity in your New Zealand home to settle a workshop unit (secured only against a New Zealand property).

Please refer to settlement finance terms and conditions at [www.theworkshopsmtwellington.co.nz](http://www.theworkshopsmtwellington.co.nz), and details of the licenced financial advisors who can discuss further with you.

• For more information, visit the on-site display suite at 10-12 Harrison Road, Mt Wellington (open 11am to 2pm daily), email Alastair Brown at [a.brown@barfoot.co.nz](mailto:a.brown@barfoot.co.nz), phone 021 333 290, or visit the web site at [theworkshopsmtwellington.co.nz](http://theworkshopsmtwellington.co.nz).

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# ConCOVE — the chance to get involved in shaping workforce capability

As part of the Reform of Vocational Education (RoVE), a Construction and Infrastructure Centre of Vocational Excellence (ConCOVE) has been formally established.

Centre of Vocational Excellences (CoVEs) are designed to drive innovation and excellence in teaching and learning, and improve links to industry and communities. They will be established in areas of particular importance to New Zealand.

## What is ConCOVE?

The role of ConCOVE is to drive innovation and excellence in teaching and learning, and improve links to industry and communities.

It is currently recruiting members and requesting nominations for board members. These are important opportunities to get involved and have your say in the future of the construction industry.

ConCOVE will bring together the Construction and Infrastructure workforce, Te Pūkenga — New Zealand Institute of Skills and Technology, other education providers, Workforce Development Councils (WDCs), and research institutes to enable all vocational education organisations to access the best of what is available nationally.

ConCOVE will engage with relevant industry experts (beyond WDCs) to ensure they are bringing in the latest industry knowledge and best practice.

ConCOVE has been tasked with developing a career framework, co-designed with industry, that will interlink with five core projects. They are:

- **Disruption:** Preparing industries to manage disruptions to the nature of work brought about by new technologies and develop training solutions.
- **Learning Framework:** Reform entry-level training to decrease the time it takes workers to become engaged in meaningful employment.
- **Retention:** Improve workforce productivity and retention by developing career support services, including training, mentoring and networking.
- **Diversity:** Provide tested strategies and

models for stakeholders to grow workforce diversity, particularly in relation to Māori, Pasifika and women.

- **Sustainability:** Help the industry respond to increasing demand for environmentally-sustainable practices.

Funding has been approved for these projects, and this is a major investment that will change how the industry develops.

## Who is involved?

ConCOVE is hosted by the Manukau Institute of Technology (MIT), and is being established by a consortium led by Professor Martin Carroll from MIT, and including the BCITO, Unitec, Skills, NZ Construction Industry Council, Vertical Horizon, Te Wananga o Aotearoa, Connexis, Ara Institute of Canterbury and E tū.

A broad range of stakeholders expressed an interest in becoming ConCOVE members as the consortium was being established.

For diverse industry voices to be heard, it is important that industry stakeholders can participate at any stage of ConCOVE's project lifetime.

To achieve this, ConCOVE membership has now been formally introduced.

## How do you become a member?

As an industry stakeholder, you can request to become a ConCOVE member at any time.

You must have standing in the construction and infrastructure industries, and have your application approved by the ConCOVE board.

As a ConCOVE member, you will be consulted on projects, be kept up to date with project newsletters, have access to forums, presentations and workshops, and be eligible to nominate participants for the three advisory groups — a Māori Industry Group, a Pasifika Industry Group, and a Women's Industry Group.



## Become a ConCOVE member for free

So how can you make a ConCOVE Board nomination for yourself or others? A Board governs ConCOVE. The Board has been constructed to represent and serve the interests of industry, employers, learners, providers, and other stakeholders such as iwi and hapū.

As mentioned above, the Board has three standing advisory groups — a Māori Industry Group, a Pasifika Industry Group, and a Women's Industry Group.

Their role is to ensure that ConCOVE successfully addresses priority groups and implements the principles of Te Tiriti o Waitangi. The Board can establish other industry groups if another priority group is identified in the course of research.

The ConCOVE Board consists of up to eight appointed directors, and can co-opt further directors if additional skills or diversity are required.

The Industry Co-chair and Host Representative roles have been appointed. The remaining director roles to be filled are:

- Workforce Development Council (WDC) Representative.
- Up to four members from ConCOVE Associates.

Board nominations are open until October 16, 2020. You have the opportunity to nominate either yourself or another person who wants to be a Board Member.

If you believe someone you know has the capability and desire to make a difference as a Board Member, then why not nominate them?

For nomination, you (and your nominee) need to become a ConCOVE member, and then complete the ConCOVE Board Application Form for yourself, or the person you are nominating.

For more information, visit the ConCOVE web site at [concove.ac.nz](http://concove.ac.nz), or email [info@concove.ac.nz](mailto:info@concove.ac.nz).

# Warmer windows . . .

Rob Champion of the Window & Glass Association introduces the industry's soon-to-be-released Thermally-improved Installation Method (Project TIM) for windows and doors — a method of installation reinforcing the desire to create a better built environment by delivering Warmer Windows . . .

## Introduction

There were many things to be learned from the leaky building crisis of the early 2000s.

However, for me, there were probably three important takeaways:

- The four Ds of weathertightness — Deflection, Drainage, Drying and Durability,
- That change does not come easily to our mainstream building sector, and
- Simplicity is key.

Each of these points has served me well, and became the foundations behind our Thermally-improved Installation Method (Project TIM) for windows and doors.

## Behind the project

It has been well documented that the window and door installation details contained within E2/AS1 do a great job in satisfying the functional requirement of Clause E2 of the Building Code.

Equally well documented is that the same details are not ideal in terms of the thermal performance of the building envelope and Code Clause H1.

The issue, of course, is air flow. The connection between the window and wall is critical in determining the thermal performance of the envelope.

The details in E2/AS1 use pressure equalisation and subsequent air movement to guard against water ingress into this space.

We know moving air is a poor insulator, so to help create that warmer, healthier, more comfortable built environment, we needed to address and either settle or remove the moving air.

There are many systems and details in the market that indicate the sealing of the perimeter of a window or door cavity.

Yet for our development team, consisting of well-experienced members from across the industry, this brought back less-than-fond memories of a time when windows were sealed on all four sides, and the aforementioned crisis.

To avoid a repeat, not only did we need to

settle the air, we needed to build in a redundancy for failure.

This would mean any detail, method or system put forward must consider balance, and embrace compromise if it were to address more than a singular Code Clause.

## Concept

Actually, the concept for this method is not new at all, but before we get into the nuts and bolts, it's worth noting that in the development of Project TIM it seemed only common sense that the design be based around the use of



*Cutaway sample of a window installation into shiplap weatherboard (without the cladding, of course).*

thermal window and door frames, i.e. aluminium frames that include an internal thermal separation.

This does not exclude the use of other frame types and materials, and our detail pack will reflect this. But our work has been based around a generic thermal frame designed especially for this project.

I repeat, our concept was not new — the industry has been recessing the window frame back to the wall framing line for some time now — but our approach is where the differences rest.

Recessing the window inward has many advantages, not the least being one of architecture, as (subject to opinion) windows brought back within the line of the wall simply look better.

The action also moves the frame away from the cold of the ventilated cavity, bringing it closer to the ideal alignment with the wall insulation and reducing heat loss through thermal bridging. The net result is increased internal surface temperatures, meaning a shift in the dew point and fewer instances of condensation, and increased comfort levels within the building.

With thermal performance of the building envelope enhanced, the challenge of maintaining its weathertightness lead us to Project TIM's point of difference.

With the window, and the weathering line, moved within the bounds of the wall, the issue, of course, is how does one manage water back to the exterior?

Market solutions tend to rely on a series of perimeter metal flashings for this task which, when done well, do indeed provide a solution.

One of the points in my introduction was about simplicity and, as well as often being expensive, perimeter flashing junction details can be difficult to get right, so we chose a different route.

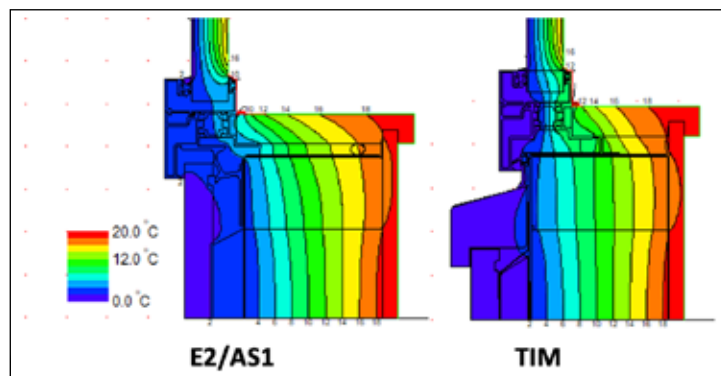
We wanted a method that not only used materials the construction industry was familiar with, but materials that were simple to apply, yet still achieve an expected level of robustness.

### Managing water

The details forming Project TIM had to be simple, but also had to stand alone, i.e. they should not rely on the cladding for weathering in any way.

The cladding was to be treated as a rain screen or deflector under the 4Ds. Since the verification method, E2/VM1, requires that no water be present on the wall underlay, but does allow it on the back of the cladding, our testing had to include a cladding.

But TIM's details are designed to stand alone, allowing architects and designers the freedom to resolve the cladding window interface to suit their vision for the building's form.



Thermal models comparing the difference between E2/AS1 and TIM installations.

To manage the water and the stages of testing presented by E2/VM1, the open sill detail includes two mechanisms — a sill tray and a diverter.

The sill tray allows the collection of inadvertent failure water that might accumulate from either around the window penetration or from the window itself, and direct it to the exterior.

The very important diverter moves any water that might make it past the sill interface away, from the wall underlay and deposits it on the back of the cladding, as the wet side of the cavity.

### Next Up

Design by committee is always an elongated affair, and there is still much to do for the full release of the Method.

The testing phase is almost complete, and the documentation and details reflecting the testing are being prepared for general release.

These will include common claddings and a “no cladding” version for use in more specific situations. We also intend to include details using other frame and material types.

But the ultimate goal, once some additional testing has been completed, is to have MBIE adopt Project TIM as the next E2 Acceptable Solution.

The advertisement features a large, dark, textured background with a blue and white foam tape strip running diagonally across it. The 'inseal' logo is in the top right corner. The main text reads 'SELF-ADHESIVE FOAM TAPE' in large, bold, white letters, followed by 'For water, air, dust and acoustic sealing' in a slightly smaller font. The 'BRANZ APPRAISED\*' logo is in the bottom right. At the bottom, it says 'Superior quality MADE IN THE UK' in red and white. Below that, it lists 'WIDE RANGE OF WIDTHS AND THICKNESSES AVAILABLE' and '0800 226 369 | acme.co.nz'. The 'ACME' logo is in the bottom right corner.



## Reap the benefits from careful thought and planning

The right glass and window frame can work wonders for a home's internal comfort — but they need careful thought and a little study.

Gone are the days of whistling up a house lot of aluminium joinery as though it was a quote-and-forget part of the build, with occupiers now appreciating the benefits of a more customer-focused approach.

Take, for example, glass options. Double glazing is pretty much standard fare throughout the country these days after the

Building Code changes of 2007-08.

But it's worth thinking more about the options now available, and taking advantage of the thermal improvements that higher-spec glass formats can offer.

APL Window Solutions, home of the Altherm, First and Vantage brands, and the wider Profile Group of companies, is now including IGUs (insulated glass units) as part of their one-stop-shop product offering to the residential building sector.

A major new glass manufacturer in the Waikato, Architectural Glass Products (AGP), has completed the company's vertical integration as a "full portfolio" component supplier to its more than 70 window and door manufacturers in New Zealand.

Glass has now come within the group's quality, reliability and innovation focus.

Nifty gains can be achieved by use of AGP's exclusive Architectural Thermal Spacer (ATS) and an Argon gas fill combined with Residential Series windows.

The seal integrity of ATS improves the unit's argon gas retention, further reducing the risk of moisture vapour — which is why AGP back its double-glazed products with an extended 12-year warranty.

The next step up from this is the addition of AGP Solux-E glass which has a Low-E coating applied to the inside surface of the exterior glass pane.

This invisible add-on, permanently protected from the elements, gets outsized results — up to 50% better thermal performance (0.39 R-value), with good resistance to solar heat gain and UV light entry as well.

Now stir in some innovative thermal window systems and you're really cooking up a storm. This is a menu that satisfied home owners could be more than happy to reward with a generous tip.

If aiming for the window equivalent of a Michelin star, then Residential Series ThermalHEART window and door frames, by APL brands, would be the way to go.

They're the logical setting for AGP high-performance glazing. The aluminium frames have a nylon thermal break stitched in where it counts.

What does this mean? Conductivity of cold in the winter and heat in the summer through the profiles is stopped in its tracks. Thermal performance (0.48 R-value) is up 80% on the baseline product.

There's a cost for the extra ingredients — ThermalHEART with Solux-E involves a typical surcharge on the average house lot of 25% to 35%.

If looking to step outside the world of aluminium, APL can offer the Klima Series range of uPVC windows and doors.

This system has the highest thermal rating of all (0.75 R-value when combined with all the glazing bells and whistles).

If snowy scenes are part of your winter window view, consider Klima Series very seriously.



Above: ThermalHEART windows and doors can reap big benefits in winter.

Below: Klima Series uPVC products from APL have the highest thermal rating of all APL products.



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- APL Architectural Series stacker sliding doors to merge the indoors and outdoors.

See more of this project at

[firstwindows.co.nz/BestKeptSecrets](https://firstwindows.co.nz/BestKeptSecrets)



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# Barriers for the future . . .

By Window & Glass  
Association chief  
executive Brett Francis

I've said it before and have little doubt I'll say it again but, as a nation, we love the outdoors and we also love glass and the connection to the environment it brings — which allows us to enjoy the views beyond the constraints of our building's boundaries.

Of course, when designing with glass, safety must be of the highest consideration. Nowhere is this of more importance than when it comes to our balustrades, especially those protecting a fall of one metre or more.

Thankfully, the number of incidents relating to glazed balustrades in New Zealand is very low, due in part to a small amount of non-compliant imported product, and our particularly strict codes and standards — standards that our Australian counterparts are looking at in the review and upgrade of their own regulations.

## Only part of the equation

Recognising that codes and standards are only a part of the equation, 2021 will see the introduction of the Window & Glass Association's new Balustrade Installation qualification.

Available to members and non-members, details are available on our web site. The first course will run in early February, for which the costs have been set at \$995 (+GST) for association members and \$1495 (+GST) for non-members.

The programme consists of a three-day block course designed to fill knowledge gaps in the understanding of rules, regulations, Producer Statements and the like.

But it also includes a series of practical skills projects, all to be held at our newly relocated Glass and Glazing Institute (GGI) premises in Wellington.

Specialist speakers and industry experts are engaged to deliver specific topics. Health and safety requirements are identified for all sessions, ensuring an understanding of the correct PPE, materials, and equipment requirements.

The GGI premises were to be officially opened in late August, but was put on hold in favour of safety concerns around Covid-19 responses. A re-schedule for November is being planned.

Complementary to the qualification, the

Association was been working to upgrade the glazed balustrade sections of the 2012 MBIE Guidance on Barrier Design document.

The revision picks up and attempts to explain the updated regulations from within NZS4223.3:2016. The document brings together relevant information required for designers, manufacturers and installers of barriers.

It explains ways to design and install New Zealand Building Code-compliant barriers, and is issued under Section 175 of the Building Act 2004.

It provides recommendations for the design and construction of permanent barriers that are required in and around buildings.

The guide is applicable to barriers to decks, stairs, landings, walls, glazing (including screens and full-height glazing), fences, and other elements of buildings where these elements prevent a fall of a metre or more.

Our updated version of the Guide will be available at [wganz.nz/resources](http://wganz.nz/resources).

The Window & Glass Association is a Trade Industry Association representing the window, door and glass industry.

We are a not-for-profit independent organisation, with the goal to develop and maintain high technical and professional standards, and to create a better built environment for New Zealand consumers.

## Remote functionality provides state-of-the-art home security solution

Yale has announced the addition of remote functionality for new home security products on its popular Yale Access mobile app.

The Yale Connect Wi-Fi bridge seamlessly connects the app, security products and home network to mobilise a futuristic smart home security solution.

Trusted in more than 125 countries, Yale puts its 180 years of expertise to work, advancing mechanical hardware with modern technology to give millions of customers around the world peace of mind.

The Yale Access app is a comprehensive management platform able to control a variety of Yale digital locks, including the Assure SL, Assure Lever and Assure with key override.



*A new range of innovative home security products compatible with the Yale Access mobile app champions safety, convenience and connectivity at the touch of a button.*

### Yale Access kit

Users can lock and unlock doors remotely, share access and receive notifications when the door is unlocked.

They can also review the lock's operational history remotely via the Yale Access app when paired with the Yale Access module and Yale Connect Wi-Fi bridge.

The Yale Connect Wi-Fi bridge also integrates popular voice assistants (Amazon Alexa, Google Assistant, Apple HomeKit) for easy lock management.

The future for Yale Access in New Zealand is to empower users to create an ecosystem of smart home devices that work together to bolster security.

Users can easily grant and manage accessibility for family members, friends and other visitors, plus check the real-time status of the smart product environment at any time, from anywhere.

The ability to control the lock from wherever you are is a convenience that certainly won't be lost on those who have tried hiding a key before.

"My favourite feature has to be auto-unlock — it's like having your own personal doorman," marketing manager Ronnie Pocock says.

Yale is part of the Assa Abloy Group, the global leader in access solutions. The Group has 49,000 employees and sales of 8.9 billion euros.

# Hygienic, water-resistant, strong and stable



The Parkwood name has become synonymous with expert craftsmanship and high-quality door manufacturing since 1993.

Now the company is introducing a new range of interior doors in its Duramax line, offering customers superior durability for high-traffic areas, water-resistance for bathrooms, kitchens and other wet areas, smooth fibreglass skins for hygienic spray-paint finishes, excellent stability, and exceptional impact resistance.

Smooth clean Duramax fibreglass door skins provide an excellent impact-resistant substrate for hygienic spray paint finishes.

They feature low sound transmission and high insulation as a result of the PU dense foam core.

They are straight and stable, with no bowing due to LVL stiles. There is no swelling or breakdown thanks to the fully-sealed composite PVC resin edges on four sides of the door.

## Calculating the correct-sized barn door for your doorway . . .

A sliding barn door adds rustic charm, character and style to a home's interior as well as function. When you have decided what doorway (or opening) you are going to use, there are a few things to check before proceeding:

- Ensure the wall above the opening can support the weight of the hanging barn door by way of studs or support beams to fix the track to.
- There needs to be enough space between the top of the opening and the ceiling to install the track and fit the hangers. Generally, 250mm clearance is recommended, but there are some hardware options that work with less room.
- Ensure there's enough space next to the opening to accommodate the door as it slides to its open position. If you are installing double doors, check on both sides.
- Look for light switches, electrical outlets and other things that protrude from the wall that could affect the sliding door.

When it comes to measurements, the width of the opening is the most important measurement because the track size is determined by this — track length is generally double the door width.

The best practice for barn doors is to have the door large enough to cover the architrave (top and sides) once the door is closed.



If the doorway has been square stopped, allow for at least 40mm overlap around the doorway to safely cover the gap between door and wall edge.

And you will need the door to hang about 10mm above the flooring to ensure smooth operation.

Example: An opening of 2000 x 800mm with 90mm architraves will require a door no less than 2080 x 980mm. If this same opening has no architraves and has a square stopped wall, then your door size would need to be no less than 2030mm x 880mm.

Barn doors can be a beautiful, functional addition to any home, but if in doubt about the right options, chat to an expert who can help make the right decision.

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# The great decking timber installation debate: Grip tread — up or down?

By Abodo Wood Ltd's  
Daniel Gudsell

Ask any builder whether you should install your decking timber with the grooved/ribbed face up or down and you are likely to get a different answer!

So when considering a new deck, which is the best option for you — the reeded face or the smooth face?

This primarily depends on the location of the decking, followed by personal preference.

The New Zealand Building Code requires that decking on the main access route to a building must have a slip resistance of 0.40.

Grip tread timber decking will conform to this requirement.

If not on the main access route then the decking can be installed smooth face up.

Here's a few pros and cons of each option:

## Grip tread (grooved face) up:

- Better slip resistance (one way only, for travel perpendicular to the grip tread lines).
- Interesting aesthetic.
- Grooved face masks surface checks that occur over time.

## Smooth face up:

- Easier to clean.
- Simple and clean appearance.
- Grooved face down allows air flow between the deck and supporting joist.

Be aware that many manufacturers grade the best face of the decking on one side (normally the ribbed face). So you'll need to check what face has been graded in advance.

You may not be able to reverse the decking without exposing some defects on the back face.

Unlike many suppliers, Abodo Timber Decking is available in smooth and grooved face graded options.

The ribbed profile is a modern take on the classic decking groove, with a subtle groove that wears evenly.

So go ahead — choose the option that suits you best, and ensure you are getting the best face up.

For more info, visit  
[www.abodo.co.nz/resources/articles](http://www.abodo.co.nz/resources/articles).

## SunTuf SunGlaze



SunGlaze is an innovative flat polycarbonate roofing system that is lightweight, durable and provides an elegant glass-like appearance. It is easy to install for the home handyman or builder, where panels are simply joined by anodised aluminium extrusions. SunGlaze is designed to be installed on rafters or purlins and is suitable for a range of residential applications.

### Typical Applications:

- Residential Roofing
- Porches
- Gazebos
- Walkways
- Awnings
- Entrances
- Pool Covers

### Features & Benefits:



Glass-like appearance



Quick & easy installation



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Thermal expansion free



Withstands high wind loads



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# Pedestals provide seamless indoor-outdoor flow

The ProFoot range of pedestals and accessories provides seamless flow from indoor to outdoor living areas or commercial spaces.

It is suitable with timber, composite decking or a stone tile finish.

Height-adjustable pedestals with high load-bearing capacity are designed to be used over membrane decks or external patios.

There are options from 10mm, and Marshall Innovations has the solution, whether detailing curves, stairs, ramps, fascias or transitioning between timber and stone.

Choose between traditional timber joists or



dimensionally-stable EVO aluminium profiles which are perfect for where low height assembly is critical.



For further information contact Marshall Innovations on 0800 776 9727, or visit [www.mwnz.com](http://www.mwnz.com).

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## Products that work hard from the foundations to the roof



Expol has been delivering solid insulation and lightweight polystyrene construction solutions to the New Zealand building industry for more than 40 years.

From the foundations right up to the roof, Expol has the right solution for every part of a building project. Solutions work from the ground up, and include GeoFoam, Tuff Pod, XPS, StyroDrain, Quickdrain, ThermaSlab, Platinum Board, Emperor Panel, UnderFloor and Garage Door Insulation.



### Closed loop recycling

A care and responsibility for the environment has led Expol to the development of a closed-loop, full-circle recycling process. Expol has recycling units in each of its seven manufacturing facilities nationwide.

Product development teams are constantly working on developing new products which use recycled polystyrene.

Recent products that have entered the marketplace are QuickDrain, the no-scoria drainage solution, and StyroDrain, which is made up of 100% recycled polystyrene and used to protect the waterproofing membrane on retaining walls whilst acting as a medium to improve drainage.

For residential or household polystyrene recycling, Expol has introduced the Expol Polystyrene Residential Recycling Cube initiative where consumers can drop off their residential polystyrene waste in selected hardware stores nationwide.

Expol also runs a recycling programme for building or commercial polystyrene waste. All it takes is a call to 0800 86 33 73 to discuss how they can help.

### Pimp my ute!

Meanwhile, if you buy your Expol products from ITM from October 1 to November 30, 2020, you can go in the draw to win 1 of 2 \$5000 Expol Pimp My Ute vouchers from Hyperdrive!

From car audio to accessories, imagine how you could Pimp Your Ute with this prize.

<https://expolpimpmyute.co.nz>

## High-performance anchoring adhesive



A T-HP Blue is a high-performance chemical anchor for threaded rod and rebar into concrete and masonry.

It is a fast-curing, two-part adhesive that changes colour from blue to grey when fully cured.

### Features and benefits:

- Styrene-free, low odour for safe use in confined spaces.
- New improved formulation and foil cartridge design provides more durability and temperature resistance.
- New cartridge size and design allow for 35% easier dispensing.
- Improved nozzle means less purging and less waste.
- Improved colour curing — the cured colour is much closer to the real colour of concrete.
- Usable in drinking water.
- High bond strength for medium-to-heavy loads.
- Suitable for use in cracked and non-cracked concrete.
- Uses an easy-to-dispense 300ml standard caulking gun.

<https://strongtie.co.nz/products/hp-blue-high-performance-anchoring-adhesive>

# A new deal

Architect Don Bunting considers how the New Zealand construction industry might better adapt to a new post-Covid normal.

The New Deal in 1930s America was a series of programmes, public work projects, financial reforms, and regulations enacted by President Franklin D Roosevelt between 1933 and 1939.

It responded to the need for the three Rs — relief, reform and recovery — to escape from the Great Depression.

The New Deal was responsible for putting people back to work, and it saved capitalism and restored faith in the American economic system.

It also revived a sense of hope in the American people at a time when unemployment was at 25% and GDP had fallen by 50%.

Prior to Roosevelt's presidency in the 1920s, the world was slowly and painfully recovering from an economic decline following the First World War.

American J P Morgan and other leading bankers came up with a scheme to overcome one major problem — repayment of war reparations.

Essentially they loaned money to Germany, who could then repay loans to the UK and France, who could then repay the USA for their own war loans.

This led to wealthier bankers, rampant inflation and, by the early 1930s in Germany, Nazism and Hitler. These same banks even loaned money to Mussolini to repay Italy's war debts to Britain.

Today we are faced with responding to a post-Covid new normal that needs a new deal — hopefully one that learns from history and avoids too much reliance on either bankers or politicians.

The Roosevelt New Deal might have saved the country, but it essentially required a complete takeover by government, forcing through changes around what and how to revive the economy.

The recent KiwiBuild debacle illustrates how a government attempting to create an artificial market for a commodity — in this particular case, housing — faces significant difficulties unless it is prepared to actually undertake the work itself, and not simply try to persuade the market to steer itself in a certain desired direction.

## Playing our part

In 2019, New Zealand's construction industry contributed around \$NZ15 billion in gross domestic product (GDP).

All New Zealand industries combined contribute some 20%, versus the 65% provided by the service sector, meaning industries can often be overlooked as key economic triggers by economists and politicians.

They seem more interested in encouraging spending as the path to economic recovery.

Nevertheless, the construction industry, both commercial and residential, plays a significant role in ensuring our well-being and comfort.

We now need to do it better, and do it well enough to meet the post-Covid normal.

## Little boxes

In an August *New Zealand Herald* article on a ministerial visit to a new redevelopment in Auckland's Northcote, journalist Simon Wilson noted: "The homes are warm and dry, mainly because they have better insulation and heat pumps. In 2020, that's a low bar. These homes are designed for people to live well in today, but they do little to envisage the changing needs of a climate-crisis world in 30, 20 or even 10 years' time."

It is concerning, as we face an uncertain future, that New Zealand homes have to rely on air conditioning to ensure comfort. We must do better.

Japanese architect Hiroshi Sambuichi has an international reputation through his concept of using air, water and sun as "moving materials".

He designs using passive solar principles — in simple terms, collecting the heat of the sun — to avoid the need for additional heating sources.

He also uses wind direction to distribute cooling breezes in the summer, and distribute the warmth collected from the sun in the winter. His message is: "Use what exists to create what is to be", reflecting his adaptation of existing structures wherever possible.

He notes: "I think of architecture as a letter to the future".

Passive solar design is not a new concept. I was writing back in the 1970s about Australian



housing design, in particular in the semi-temperate climate of Canberra and the Australian Capital Territory (ACT), making positive use of solar design; keeping spaces shaded during the summer, and holding heat in heat sinks during the winter.

All too often the main living spaces in volume housing don't face the sun or have protection from prevailing winds, let alone anything more sophisticated.

Why bother? Just chuck in another so-called "heat pump".

## Is high and central still better?

Many firms and businesses are being forced to investigate new ways of working, including working remotely, which means current forms of building design will also need to adapt.

The number of workers needed for particular roles — banking, retail, real estate, border protection, even teaching — will significantly decrease, with many jobs disappearing entirely.

Sociologist Professor Paul Spoonley sees up to 50% of current jobs going by 2030, with less certainty of a lifetime career for most New Zealanders.

Should we therefore continue to build centrally-located, high-rise office buildings in our cities, or do we need some fresh new thinking? Do we need to consider new forms of, and locations for, retail, commercial and tourism?

Our world view was changing even before the advent of the pandemic. Now some aspects of life will change significantly.

There will be major changes for tourist accommodation, and for all forms of transport. And the international student population might never recover, with technology offering a better answer than sending students across the globe.

Fresh thinking is needed, but little sign of this is happening from the top down.



# Managing those who seem to not give a damn

Tradie HR director Leigh Olsen discusses ways and methods to handle disengaged staff members.



**E**ver heard of a guy called Disengaged Doug? When he first began working for a local plumbing company, he blew his bosses away. He was on time, worked hard, and had an amazing skill set to match.

Yet, over time, something changed. He started turning up late, and often followed any requests from his bosses with a sarcastic comment.

Even worse, his once near-perfect work had drastically slipped.

Sound familiar? This kind of character is someone I meet on a regular basis as many employers call to get advice on what to do with their version of "Doug".

Disengaged employees, like Doug, are dangerous. Why? They can cost you and your company an enormous amount of money from not being productive. Yet this is possibly not the greatest cost.

Disengaged employees are great at convincing others to also become disengaged. Just listen to them during a lunch break or when the boss walks away, and they'll be recruiting your other employees into their disengaged group.

Trust me, they've got some great stories to persuade others to not believe in your company anymore.

When this happens, it not only becomes costly, but your entire team culture is impacted.

How can you tell if an employee is disengaged? Easy. They are often the workers who will be very vocal with how they feel about the company, their boss, their colleagues.

Rest assured for those in the disengaged camp, there will always be something the company or their manager is doing wrong.

It's highly likely it wasn't always this way though. When they start a new job, the majority of people are excited about the opportunities and prospects their new company can bring.

Over time, something or events happen to knock this excitement out of them. Maybe they didn't get enough training or development? Maybe they were overlooked for a project or job? Maybe their manager doesn't talk to them much anymore?

These are some of the reasons I hear on a daily basis from unhappy employees, often given as reasons for why they are performing badly.

If you see these signs, ask yourself what has changed for the employee that may have left

them feeling upset by you or your company's actions?

It may be more than one thing but, put together over a period of time, it means they're just not enjoying working for you at the moment.

Most employers think that, eventually, a disengaged person such as Doug will eventually resign, yet often they don't.

Either way, it costs you time, money and motivation, so the best approach is to focus on keeping Doug as Doug — engaged and really enjoying his job.

The good news is I have seen many cases where disengaged employees have been turned around. It has taken effort to rebuild the trust from both sides, but it can be done.

Managers have to want to rebuild these relationships, and that starts with regular, quality communication.

The first key step is to begin having regular one-to-ones. This gives managers the opportunity for managers to show their staff how important they are.

Below are a few more initiatives you can use to help turn around disengaged employees and strengthen your workplace relationships:

• **Your Management Style:** Reflect on your own management style. Can your employees come to you and share their issues without the fear of being told off or mocked?

If you were afraid to approach your boss, how would that make you feel about work? If your employees are comfortable coming to you, that is a great sign.

Being approachable and truly listening are some of the main keys to engagement, and picking up early if something has happened to make Doug go off track and begin to feel disengaged.

• **Give direct feedback:** Frame your feedback in a way that is appropriate. Appropriate for the employee and the situation.

Feedback focuses on the what and how

something was done. You could ask questions such as "What happened? How did it happen? What were the results? What steps can we take to have a better outcome? How could I have better guided you? What support do you need from me?"

These questions are all directed at the job and what needs to happen to make it better. Also, it sends a message to Doug that he isn't out there on his own — instead, he has a manager and a company backing him up, taking responsibility together.

• **Give recognition and praise:** Why should your employees go the extra mile if it is unnoticed? Research by Gallup found that praise, or a lack of it, has a direct impact on turnover, and a company's bottom line.

They found that getting praise or recognition for good work increases revenue and productivity by 10% to 20%, and that those feeling unrecognised are three times more likely to quit in the next 12 months.

Praise is like fuelling your car to go the distance — the more you put into it, the longer your people can keep going.

• **Invite employees to share ideas:** One of the most important questions a manager can ask their workers is "what do you think?"

Most people want to feel their work is making a difference, and that they are valued. By asking their opinion and truly listening to their response, this lets them know their input is respected.

• **Speaking face-to-face rather than by email:** Since you are unable to pick up on body language, you can't see if your employee is disengaged by what you are saying.

Speaking face-to-face allows you to pick up on those all-important body language cues such as eye rolling, sighing, gazing into the distance or checking their watch.

Trust isn't built over text messages or emails. It's built through face-to-face connections, making eye contact and interpreting body language.

Dealing with a Disengaged Doug can be

*Continued page 37*



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# Be warned about trading on if your company is nearly insolvent

Timothy Bates of Auckland law firm Legal Vision reviews a Supreme Court decision focusing on company directors' responsibility under the Companies Act 1993.

In this month's article I focus on directors' responsibility under the Companies Act 1993 and, specifically, sections 135 (Reckless trading), 136 (Duty in relation to company obligations) and 301 (Power of court to require directors to repay money or return property).

## Facts

Debut Homes Ltd (Debut) was a property developer, and Mr Cooper was Debut's sole director.

In November 2012, Mr Cooper decided to wind down Debut's operations, completing a four-house development then underway, at which time the company would cease trading.

This required his trust to advance further working capital that was subsequently repaid.

Mr Cooper calculated in November 2012 that even if he was to complete the four houses, there would remain an unpaid GST liability of more than \$300,000 when the properties were sold.

Debut completed and sold these four houses, and in that way was able to repay his trust, plus other creditors.

On March 7, 2014, Debut went into liquidation by application of the IRD. At that point in time it owed the IRD \$450,099, including unpaid GST, penalties and interest.

The Liquidators of Debut started proceedings against Mr Cooper, based upon the above sections of the Companies Act 1993.

At High Court level, Mr Cooper was held to have breached his duties under sections 131 (Directors' duties), 135 (Reckless trading) and section 136 of the Companies Act 1993.

His defence pursuant to section 138 (Relied upon professional advice) was rejected.

He was held liable under the Compensatory section, namely 301 of the Companies Act 1993, and personally required to contribute the sum

of \$280,000 towards the assets of Debut.

This figure was arrived at by the High Court using as a starting point the debts incurred and not paid between breach date and the liquidation, and then for providing discount for work Mr Cooper completed for the company without getting paid.

In the Court of Appeal though, Mr Cooper had some success. It ruled that Mr Cooper's decision to complete the houses and sell them was a defensible business decision, as opposed to the alternative of ceasing work in November 2012 when the houses were partially completed.

Therefore, it found that Mr Cooper had not breached sections 131, 135, and 136 of the Companies Act 1993.

However, the Supreme Court restored the High Court decision ordering Mr Cooper to pay \$280,000. It ruled that whilst section 301 was not supposed to be punitive it could have a deterrent element.

The appropriate starting point in terms of compensation for a breach of section 135 (Reckless trading) is the deterioration in the company's financial position between when the trading ought to have ceased and the date of actual liquidation.

But for breaches of section 136, the same measure of compensation may not apply.

The breach of duty in section 136 is the incurring of obligations without a reasonable belief that they will be met. The starting point for setting the compensatory award was to take account of all new debt incurred after the beginning of the breach.

The following caution to directors was made:

"Where directors allow a clearly insolvent company to continue trading without using one of the available formal or informal mechanisms, this will be in breach of their duties as directors, and will lead to relief being ordered under section 301.

Where there have been breaches of duties, any relief ordered under section 301 must respond to, and provide redress for, the particular duty of combination of duties breached.

Relief can be compensatory or restitutionary in nature, and must take account of all of the circumstances, including the nature of the breach or breaches, the level of culpability of the director, causation, duration of the breach, holding the director to account, and reversing



the harm to the company."

Overall, the Supreme Court has clarified what compensation under section 301 can be awarded for breaches of sections 135 and 136 of the Companies Act 1993.

Whilst the Supreme Court differentiated between the award of compensation that may be made under sections 135 and 136, invariably, both sections of the Act are typically breached at the same time.

Essentially, the plaintiff liquidator can elect between the two measures of compensation for breaches of these two sections.

If you find yourself the director of a company which is struggling to pay its debts as they fall due, you need to be careful not to expose yourself personally to personal liability for the company's debt.

It is best to take accounting advice to assess solvency, followed by legal advice in terms of potential exposure under the Companies Act 1993 as a director.

**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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intimidating, so begin with starting one-to-ones with each of your team, and applying the tips above.

If you need a more thorough plan in how to address your employee engagement, then please contact us today. We love this stuff!

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



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# Beware the Covid-related con artists

Terry Sage of Trades Coaching New Zealand says don't put all your hopes in the hands of others.

It's not often that I name and shame a business. And I always tell my clients never to talk badly about a competitor, as people are way too smart these days and consider it as nothing more than sour grapes.

However, I came across a situation recently that left me speechless which, quite frankly, is not an easy thing to do.

I'm not going to name the villain because, to most, the name will mean nothing. But the intent of the crime must be known.

I took on a new client recently, one in the recreation, adventure, semi-tourism industry. They've been operating for three years, growing well, and have huge plans for the future.

Lockdown affected them only slightly and, as international tourism is a minimal percentage of their income, the concerns over the future are minor.

A week before I met them they took on a new accounting firm. And before you wonderful accountants reach for the phones, this is not about you or your industry, as you are invaluable to business. This is about one accounting firm only.

There are, thankfully, several forms of Covid-related funding available to businesses, including the wage subsidy — tick a few boxes and money magically shows up the next day.

There is also the \$10,000 plus \$1800 per employee loan — tick similar boxes and, poof, more magic, and it's in the bank. It's an awesome help in most cases.

Then there is the bigger one. It started at a million dollars, increased to five million dollars, and backed by the Government to the tune of 80%. It goes under the title Business Guarantee Finance.

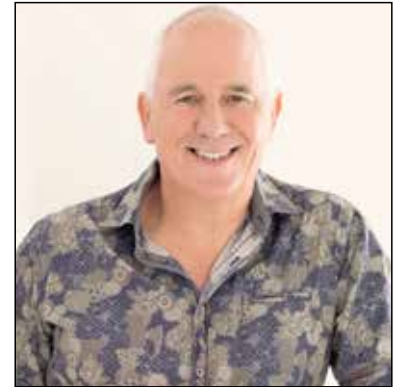
It's not quite as easy to procure as the other two. There are many more boxes to tick and a lot more work to get it — and so there should be. A million bucks is big money, and even bigger to pay back.

But we're not here to debate the merits of any funding. What we are looking at is those cashing in on the funding possibilities, and taking unsuspecting business owners down a dead end path.

Back to the story, the client needed capital to expand, so the new accountant said the BFG was the cheapest money they'd ever find, and "let's go for \$700,000, as tourism is a high-priority industry".

Well, that's half right and half wrong. The wrong bit is the money is for survival and sustainability, not major assets.

Now the real crime was leading this client down a path that was never going to be successful, and then charging them for writing



the proposal to present to the bank.

I was asked to sit in on a meeting with the accountant, and I'm glad I did, as the alarm bells started ringing.

We had produced a cash flow forecast and, although the bottom line looked great, it did not show enough surplus to pay back \$700,000 in five years.

No problem, the accountant said. We can "lose some expenses". Some very choice words nearly popped out then, but were held back because I wanted to hear more.

What was happening here was nothing more than a con job — promise the world, charge \$15,000 plus, and then blame the bank and the Government when it gets declined.

Not only does the client lose big dollars paying for the proposal, but their mental well-being takes a hammering too. Build them up and then drop them with no hope and a rather large invoice.

Now in some cases, businesses have been very successful with their BFG applications, and the funds have been a life saver.

Many businesses have looked at it and given up on it, and some have been declined. All of this is okay, as it's the natural course of funding applications.

What's not okay is a professional firm exploiting needy business owners with outright lies, and building impossible hopes.

Strong words here, but this really got the blood flowing. The good news is this client saw the light and pulled out, with a little push from myself.

But please do your own homework, and do not put all your hopes in the hands of others.

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THE BUSINESS SIDE OF CONSTRUCTION

# Building Consents Information

For All Authorisations, July 2020

Dwellings	\$1,312,620,000
Domestic Outbuildings	\$20,988,000
<b>Total Residential</b>	<b>\$1,333,608,000</b>
Non-residential	\$659,106,000
<b>Total All Buildings</b>	<b>\$1,992,714,000</b>
Non-building Construction	\$100,249,000
<b>Total Authorisations</b>	<b>\$2,092,964,000</b>

## Number of new dwellings consented

	Aug 2020	Jul 2020	Aug 2019		Aug 2020	Jul 2020	Aug 2019
Far North District	18	23	30	Horowhenua District	21	14	24
Whangarei District	55	58	64	Kapiti Coast District	15	15	27
Kaipara District	19	17	18	Porirua City	28	33	29
Rodney District	97	152	71	Upper Hutt City	19	24	4
North Shore/Albany Wards	382	315	321	Lower Hutt City	95	25	48
Waitakere Ward	217	259	84	Wellington City	84	56	89
Auckland Wards	249	308	441	Masterton District	10	11	12
Manukau/Howick Wards	195	220	265	Carterton District	3	9	8
Manurewa-Papakura Ward	156	248	142	South Wairarapa District	9	8	8
Franklin Ward	95	67	83	Tasman District	49	82	53
Thames-Coromandel District	23	20	22	Nelson City	17	20	17
Hauraki District	6	3	8	Marlborough District	10	27	10
Waikato District	82	82	77	Kaikoura District	4	3	5
Matamata-Piako District	31	32	22	Buller District	5	0	4
Hamilton City	102	113	155	Grey District	1	2	3
Waipa District	33	46	37	Westland District	4	5	5
Otorohanga District	2	6	1	Hurunui District	10	6	12
South Waikato District	6	2	2	Waimakariri District	40	50	71
Waitomo District	1	0	3	Christchurch City	216	178	235
Taupo District	29	28	18	Selwyn District	127	125	133
Western Bay of Plenty District	31	36	36	Ashburton District	10	1	19
Tauranga City	115	136	92	Timaru District	14	15	15
Rotorua District	9	14	30	Mackenzie District	8	8	21
Whakatane District	13	11	11	Waimate District	5	3	0
Kawerau District	1	4	0	Chatham Islands Territory	0	0	1
Opotiki District	3	0	6	Waitaki District	6	5	7
Gisborne District	9	8	8	Central Otago District	20	30	30
Wairoa District	0	1	1	Queenstown-Lakes District	68	92	73
Hastings District	60	70	36	Dunedin City	33	53	41
Napier City	13	11	21	Clutha District	5	7	5
Central Hawke's Bay District	11	14	7	Southland District	6	28	14
New Plymouth District	42	35	36	Gore District	2	3	2
Stratford District	5	4	3	Invercargill City	9	14	7
South Taranaki District	5	7	4	Area Outside TA	0	0	0
Ruapehu District	5	2	3				
Whanganui District	32	21	11	Total	3147	3391	3265
Rangitikei District	3	2	6				
Manawatu District	7	15	17				
Palmerston North City	26	37	39				
Taranaki District	6	2	2				

- 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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Congratulations go to Kim  
Kirkby of Whanganui, who  
won the Duraspin DS215  
Screw Gun from Senco  
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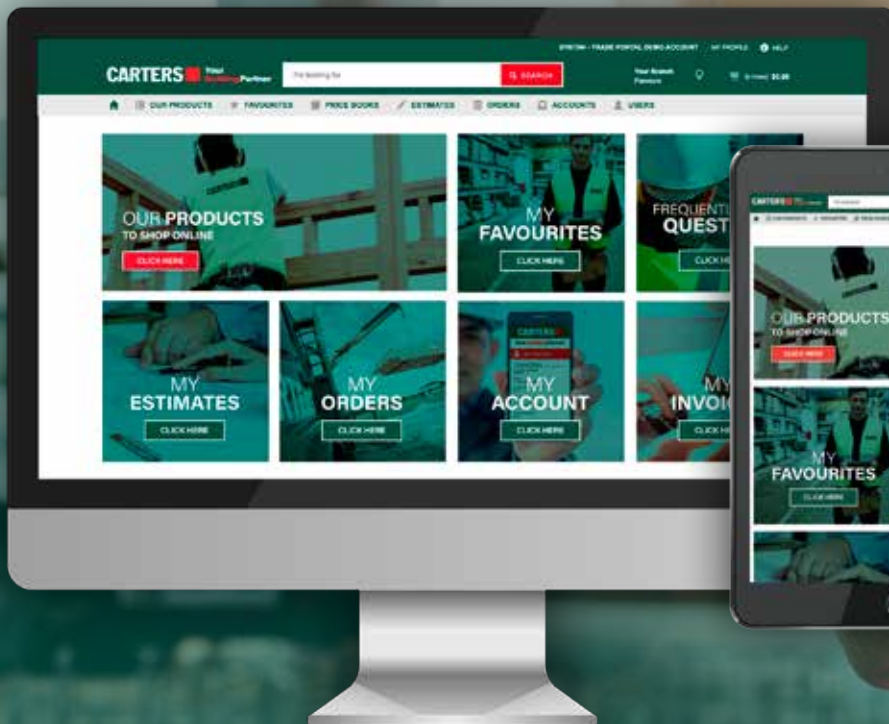
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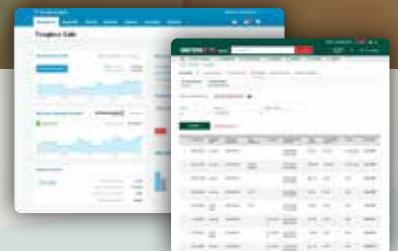
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