

BUILDINGTODAY

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION



VOLUME 31 NUMBER 3

APRIL 2021

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Mike Fox: A two-tier construction market — why isn't New Zealand reaping the benefits?



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We may have a new \$3.8 billion “housing acceleration fund” in place, but the problem with implementing this strategy comes via a shortfall in the required labour and, now, a materials supply chain issue.

A massive container ship running aground in the Suez Canal and the selective decrease in the supply of building timber to certain local merchants highlights the fragility of the supply chain here in lil ole New Zealand.

Columnist Ross Middleton focuses on these issues in this edition of BT, while Mike Fox wonders why the industry is so slow to wake up and adapt to the benefits of providing a two-tier market offering.

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Communication is critical

While still navigating our way through Covid-19 and the impacts that has had on our economy, communication is now perhaps one of our most critical tools.

Chief's Chat

By CEO David Kelly

As we reach the end of the first quarter of 2021, it is pleasing to see our sector continue to thrive.

Our builders are busy, apprentice numbers are growing and consumer confidence remains high. But that does not mean it will all be plain sailing.

We are still navigating our way through Covid-19 and the impacts that has had on our economy. Communication is now perhaps one of our most critical tools — whether that be with our clients, our peers in the sector, or with the Government.

We all have a role to play in our recovery. Communicating openly and honestly with our clients will help to build trust, collaborating with others in the sector will help us work through issues together, and connecting with the Government to overcome the big challenges we are facing will ensure the construction sector remains strong through these challenging times.

Communicating with clients

It is an incredibly busy time for our sector. Add to that the supply chain disruption due to Covid-19, and delays are inevitable on every project.

While we know this, our clients do not. We need to remember that it can be a stressful time for the client, with it likely being the most significant investment of their lives, and usually with no previous experience to draw on.

Effective communication will play an essential part of any successful project and will help to build a trusting partnership.

Good communication at the outset is vital, as is setting realistic time lines and keeping those on your order books regularly updated.

Common obstacles and disputes can often arise through no fault of our own, and there is the potential for future lockdowns which may cause disruption.

Despite the best intentions, variances or delays



in the short term can pop-up. The key is to make sure you address any issues early, flag these to your client, and put everything in writing so you have it to refer to.

Having these tricky conversations can be tough, but they are extremely important. A “she’ll be right” attitude is a big risk in our current environment.

Often when tricky conversations are delayed or avoided, disputes occur. The earlier you have your conversation, the more likely you are to have a satisfactory outcome.

At Master Builders, we see that almost three quarters of all complaints that come through our disputes resolution service could have been avoided if tricky conversations had happened earlier.

Collaborating with our peers

Along with our customers, it is just as important that we have good communication with our peers.

From our colleagues and the subtrades we are working with on-site to others working in the sector, clear communication will help keep

everyone on the same page and collaborating to work through any issues together.

This clear communication needs to go further than the regular on-site toolbox meetings that ensure the site is being safely managed and the project remains on-track.

By coming together, we can talk about the issues we face, ask for help, and learn from others about how they overcame similar challenges.

That is why Master Builders created the Constructive Forum a few years ago, and we have seen great success in this collaboration.

It’s an opportunity to get together to communicate our concerns, hear from leaders in the sector about best practice, and put our minds together to develop tangible solutions.

It was from this Forum that the Construction Sector Accord was developed — a tangible solution to help the Government and industry transform the construction sector.

But communicating with our peers doesn’t have to be formal, or in a forum. These conversations can happen off the building site or out of the office.

The key is to grow our network of people within the sector to go to for advice when facing a challenge.

Connecting with the Government

While the sector is currently going gangbusters, we need to be ready to respond to any changes, and we may need government intervention to support us.

This means we need to be having these conversations now, to communicate what support we will need.

There is much focus on housing and a lot going on at a policy level across the sector — from the RoVE transformation to the RMA reform, Commerce Commission review of building supplies, the Climate Change Commission Report and, of course, the recent Government announcements on housing policy changes.

We will continue to keep you updated, and will be discussing all these issues at the Master Builders Constructive Forum to be hosted at Shed 6 in Wellington on August 12-13.



Restoring a woolshed to its former glory

Highfield Woolshed

CATEGORY

Winner of the Special Award

ENTRANT

DPA Architects

PROJECT PARTNERS

BG Beaven Builders (Construction Company),
Heritage House Relevellers (House Relevellers),
Win Clark Engineering Consultant (Engineer)



Successes

DPA Architects Principal Dave Pearson was delighted with the win and recognition not only for themselves but also for the owners who put a great deal of time and effort into the project.

"My favourite aspect of this unique project is we brought a working woolshed back from the possibility of demolition. It now continues to be used for the purpose for which it was built back in 1877.

"We pride ourselves on being one of the foremost heritage architectural practices in the country. Receiving this award for a woolshed shows we are just as comfortable working on humble vernacular structures as we are working on large commercial buildings and community facilities such as museums."



Challenges

The Kaikoura earthquake caused the building to fall off its foundations ending up some 600mm out of level.

"This meant the building had to be repiled. To do this, the entire building measuring 60 metres in length needed to be completely evenly lifted and then lowered back down after the new foundations were in place.

"Another challenge for a building like this is not over-restoring which means leaving as much of the original fabric as possible in place."



Judges' comments

The Kaikoura earthquake significantly damaged the Heritage Listed Category 1 building and required a talented team to restore it to its former glory.

While the value of the work was modest, the technical challenges that needed to be overcome were huge, especially as a lot of the operation was undertaken within a confined space. This required the removal of a century of contaminated material under the floorboards.

The restoration of the woolshed has become a beacon for the local region's recovery since the earthquake, and is now ready to continue as an operational shearing shed for another 100 years.

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Builder's own home wins gold

Maddren Homes

National Winner 2020
Builder's Own Home



Successes

After 20 years in the residential building industry, Maddren Homes was elated, and views the win as a pinnacle of success.

Owner Tony Anderson said: "The craftsmanship and every detail of this house is outstanding.

"We love that the home was carefully positioned to maximise the sunlight and stunning forest views. The pool and spa pavilion are well integrated into the design to enjoy the views and a high level of privacy.

"We have been fortunate to win many gold awards since owning the company. This special endorsement from Master Builders gives our current and prospective clients confidence they are in good hands when choosing to build with Maddren Homes."

Challenges

"Prioritising our client's building work over our own home meant that the time frame for the build was longer than we had originally anticipated.

"Challenges always pop up when building or renovating. However, there were no major difficulties with this build itself due to the experience and expertise of Maddren Homes and all our subtrades."

Judges' comments

This large, single-storey home is very well positioned to capture sun and the native bush views. A central covered outdoor area allows the owners to enjoy all seasons with a closely situated spa pavilion.

Cathedral ceilings over the main living areas have been superbly crafted by the builder. The central kitchen creates a social heart to the home, with the use of textured granite tops that follow through into the bathrooms, laundry and bar area. Internal and external linings on this build have been installed to a faultless standard.

This is a well deserving winner of the Builders Own Home Award.

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Immaculate summer chalet breeze

Cove Construction

National Winner 2020
New Home up to \$450,000



Successes

The Cove Construction team was over the moon to win another national award.

Director Nick Gill said: "Design was a big factor to maximise the small 90m² floor space. The home features three bedrooms and two bathrooms while having a spacious feel and beachy vibe.

"This build shows that the work our company produces can be done across all price ranges along with others in the Coromandel region. It shows potential clients who are looking to build here that you don't have to bring in builders from the city to get a great product."

Challenges

The biggest challenge was to have four of these homes built in a tight time frame.

"We couldn't start construction until March due to the site being in use as a campground. The deadline was November, to be ready in time for summer. However, we managed to complete the build in September.

"Also, due to the dampness of the ground and building in a valley, the building had to be on driven piles seven metres deep."

Judges' comments

There are seven of these identical three-bedroom homes, set in a beautifully landscaped garden and situated close to the beaches of Mercury Bay.

This holiday home is an excellent example of what can be achieved for less than \$320,000. Designed as chalets in a holiday park, these 90m² homes are cleverly composed. Clad with board and batten, the striking black gloss paint with its mono-pitched roof creates a relaxed holiday feeling.

The entry invites you into a surprisingly large open plan dining, kitchen and living area space with a gas fire that opens up on two sides to large timber decks. This is an immaculately presented home and is undoubtedly a delight to holiday in.

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ENTRIES ARE OPEN FOR APPRENTICE OF THE YEAR



THE COMPETITION

The search is on for New Zealand's top carpentry apprentice as the Master Builders Apprentice of the Year in partnership with CARTERS competition kicks off again. Apprentice of the Year is the leading apprentice competition for the building and construction sector. The competition recognises the country's top talent and raises awareness of the industry's great career opportunities. Every year, a talented Kiwi builder takes out the national title – launching their career and establishing themselves as one of New Zealand's top carpentry apprentices. Are you, or someone you know, ready to take on the challenge?

WHY ENTER?

Apart from the chance to win some fantastic prizes, all entrants get some great benefits:

- Recognition for being a great apprentice
- Build your skills to fast-track your career
- Meet industry leaders and other apprentices
- Get a free membership to Registered Master Builders for a year – loaded with free training and social events
- Over \$100,000 of prizes to be won including CARTERS Business Tool grants and a Nissan Navara for a year



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- Represent your region as one of the Top 10 at the National Finals
- The chance to attend the National House of the Year event including travel and accommodation

NATIONAL WINNER:

- \$5,000 business tool grant from CARTERS
- Use of a brand new Nissan Navara for one year courtesy of our principal partner CARTERS



WHAT'S IN IT FOR EMPLOYERS?

Apprentice of the Year also celebrates the employer for investing in apprentices and giving back to the industry. It showcases the benefits of mentoring the sector's future leaders to their business. The range of benefits include:

- Recognition as a great employer for helping your apprentice realise their potential
- Meeting industry leaders and getting acknowledged for encouraging future leaders
- Attracting talent by showing you value staff and the future of the industry
- Gaining exposure for your business for having a top apprentice
- The opportunity to win the Employers Award for mentoring winning apprentices

“The competition was an opportunity to demonstrate the skills I have learnt so far. I left with a huge confidence boost that I know I can take with me into the future.”

Thomas O'Brien, Registered Master Builders
Apprentice of the Year for 2020



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*Conditions apply

ENTRY CRITERIA

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- Completed at least two years of your National Certificate in Carpentry on-site by 29 April 2021
- 1st or 2nd time entering competition
- You must still be an apprentice at time of entries closing on 29 April 2021

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apprenticeoftheyear.co.nz

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Planning for growth in a weather

Ross Middleton says the government wants houses, and lots of them — the irony being that the world is currently strangling itself in a supply chain noose of its own making . . .

Housing has been flirting around the top of the media hit parade for some time now, and finally succumbed to the number one position as the yachting foiled itself, and the bloody Covid got too scared to stick its head outside the quarantine facility least jolly old Long John Ash hoists it up the nearest yardarm.

Frankly, I'd rather be in the garden. Truth be told, I spend more on compost than on beer these days. I'm happy with that. Cementing the value of my number one asset seems like common sense.

I am undertaking renovations, and one factor I hadn't anticipated having serious problems with is that of supply.

My purely anecdotal investigations confirm that these supply issues are across all transactional encounters that involve product, particularly that of the imported variety. Some things are in short supply and getting more so.

In housing, construction and infrastructure, that short supply issue seemed pretty much done and dusted as the PM and her acolytes enacted a government housing package to put the good ship Aotearoa back on course.

Unfortunately, no sooner did these powers get their collective umbrellas up than the weather changed and it started blowing in from the side.

Doubly unfortunate was that there was very little in the announcement and the \$3.8 billion fund about supply chain maintenance, let alone growth.

The broadside hit the timber supply sector where, apparently, one of the major timber processors decided to turn off the tap to selected customers and, at the same time, the global distribution sector, where a canoe stuck in the Suez Creek threatened a shabby chain already rusting at the links.

The canoe in question is 400m long and weighs 200,000 tonnes. It was carrying 18,300 containers when it became wedged in the creek, blocking all shipping traffic.

The blockage held up an estimated \$9.6 billion worth of cargo on nearly 400 ships operating between Asia and Europe, and precipitated several costly detours.



The inevitable knock-on cost effect for consumers around the world is still to be fully felt, but the supply chain was already rusting, proving the old adage that a lowering tide sinks all container ships.

As one maritime expert noted: "When choke points are blocked, trade doesn't necessarily come to a standstill. Under normal circumstances, it is extremely cheap to transport all types of cargo over long distances on ships.

One forestry consultancy has done some homework, and established that the closure of some 55 New Zealand sawmills between 2003 and early 2020 has amounted to a potential processing loss of more than five and a half million cubic metres of annual capacity.

"Freight rates are barely noticeable in the price of most goods, so higher freight rates are unlikely to be a significant issue for economies as a whole.

"Nevertheless, the implications of a blockage, as we've seen in the Suez Canal, will have been felt in many sectors."

Although it has undergone a few refinements, the Suez Canal is more than 150 years old and, along with its younger cousin Panama, is a

susceptible turnpike for the giant 'Panamax' container haulers servicing the globe.

And, of course, some of those turnpikes are being traversed by ships carrying Kiwi pine to the world.

That self-same tree was also causing local issues as Carter Holt Harvey pulled the plug on the supply of building timber to selected merchants, including Mitre 10, Bunnings and ITM, while still supplying Carters as well as the other big local corporate, PlaceMakers.

Bluster and pontification

This supply chain cynicism was picked up on by keen-nosed journalists at BusinessDesk and ended up in most major media, along with the usual bluster and pontification.

The problem lay with the fact that many of these outlets are wont to major hysteria in the never-ending search for the click bait that has replaced ratings as the gold standard.

"Builders are at risk of going under", said one in its introductory sentence. "Could redefine how houses are built in New Zealand", led another.

A mere redistribution of supply networks may be the inevitable outcome. Local merchants were quietly celebrating the extra profile their sector was receiving, and the whole thing blew over like the gentle breeze it was.

Yet this little squabble over who supplies what to whom may well end up being at the pointy end and the least of worries in the supply of local pinus radiata; the panacea to all for some.

One forestry consultancy has done some homework, and established that the closure of some 55 New Zealand sawmills between 2003 and early 2020 has amounted to a potential processing loss of more than five and a half million cubic metres of annual capacity.

That's a lot of pre-nail in anyone's book.

As is usual in the modern world, vested interests and lobbyists come out of the woodwork, so to speak, to ensure their viewpoints are hammered home.

- beaten world

As usual with humankind, those ignored are the ones with coherent ideas and a rational vision for the future.

The Government says it's just been made aware of this issue, and said disruptions to supply chains aren't unique to construction. It's expecting the participants to find a satisfactory outcome, and is keeping a close eye on the issue.

Some are calling for more direct Government intervention, even suggesting a tariff on logs.

The Commerce Commission has apparently said it will make enquiries into the Carter Holt Harvey supply decision.

A spokesperson for the competition regulator told media it had been monitoring the situation, and "was aware of supply issues in the building sector".

You can bet it is all going into that quickly filling little black folder titled "Pending Regulatory Action".

Pan-industry group, the New Zealand Timber Industry Federation, says the kerfuffle has been no surprise.

It says in recent months all New Zealand sawmills have been under pressure to supply a booming domestic timber market for all end uses but, based on other available timber milling production capacity and previous cyclical shortages, it doesn't expect the current timber shortage to be overly prolonged.

Self-serving vested interests

"Efforts are being made to supply the demand, and in some cases mills are diverting export timber back into the New Zealand market."

Self-serving vested interests wash around this issue like the muddy water on the Ever Given bows.

And, as usual, the cash-on-the-nail contract holders get much of the blame: "The biggest challenge to lifting production for mills is getting enough logs and, in turn, competing on supply and price with the Chinese buyers and the export demand for NZ logs," says one release.

Solutions are platitudes while nobody wants to lose their cash cow.



Lest we forget: "If life seems jolly rotten, there's something you've forgotten, and that's to laugh and smile and dance and sing."

The Forest Owners Association wants to save the country and the environment by planting pine at every conceivable commercial opportunity.

In a gobbledegook-ridden media release from February, the Association denies a "takeover" by an introduced species in one breath, suggesting natives are crap in the next: "The carbon sequestration rate of native trees is not 'superior' as the EDS is saying. Pines and eucalypts lock up carbon much quicker. That is a well-established fact.

"There will be very little carbon locked up in these slow growing indigenous trees, even by the New Zealand zero-carbon deadline of 2050."

Apparently, they say, nikau, pukatea and ribbonwood are going to be killed off by climate change anyway; plenty about the bioeconomy, not a dickybird about biodiversity or about the slash on Tolaga Bay beach.

Genuine farm foresters are now getting into the peak years of harvesting trees planted last century, and are quietly panicking at the potential control and tariffs suggested by some.

The Farm Foresters Association, unlike some of

its contemporaries, seems to operate from a rational viewpoint:

"The heavy reliance on radiata pine to do many roles in the forestry sector is a major risk in terms of biosecurity. But species diversification needs to be addressed by the Government because it is a national risk that individuals don't address.

"Knowledge of alternative species options and management practices is well developed in farm forestry, but the significant risk around processing and markets remains.

"While we cannot de-risk the future, we can reduce the upfront costs when establishing these alternative species — that is, the Government needs to mitigate that risk through larger grants."

If we desire a large climate-positive industry based on wood, we need a long-term plan, and investment, to create a world-class wood supply chain.

As with most commodities this will be key to the successful delivery of reasonably-priced bio-based products to the world market.

This is a political football to be kicked down the road for some time yet.

Dedicated MIQ spots in next 12 months vital for construction sector workers

The engineering and consulting sector continues to be optimistic about the future but there are concerns that a lack of specialist staff will affect their ability to deliver critical projects for New Zealand.

Association of Consulting Engineers New Zealand (ACE) chief executive Helen Davidson says the shortage of specialist staff sits across large market sectors, such as water and transport.

"Because consulting and engineering activity largely occurs before construction begins, if we can't access the right talent now, we'll see significant downstream effects, including to the cost and time to complete projects, and overall quality," Davidson says.

Her comments follow the release of a new report, *Consulting and Engineering Sector — Personnel Challenges — The Ongoing Impact of Covid-19*.

ACE NZ has prepared the report from data collected during a survey of members in January and February 2021.

The survey found 68% of firms either have

concerns or are unsure whether they will be able to recruit enough suitably qualified staff to meet current and future resource needs.

Twenty-five percent of firms have experienced challenges attempting to bring suitably qualified staff into New Zealand.

"The ability to recruit specialist talent from overseas is key to many firms' strategies to address the skills shortage, and sits alongside investing in upskilling the existing market," Davidson says.

"We all know that our border control measures are a critical pillar of New Zealand's Covid-19 elimination strategy, and we accept that means different steps are now required to get people into the country to join our workforce.

"But our border strategy needs to make it easier for specialist skills that are critical to Aotearoa's infrastructure stimulus to be sought."

Other results from the survey were:

- Skills shortages: The survey revealed that the recruitment of intermediate to senior people

with 10 years-plus experience and those holding, or with the ability to gain, chartered status or equivalent is exceptionally challenging.

- Staff shortages are critical for civil engineers at intermediate to senior level, structural engineers at intermediate to senior level, geotechnical engineers at senior level, draughtspeople, designers and technicians at intermediate to senior level, and fire engineers at intermediate to senior level.

- Families are important: People with the skills required to fill these specialist positions are likely to bring their families with them for the duration of the contract.

That would require up to 1150 MIQ places to be reserved for the consulting and engineering sector over the next 12 months.

Worksafe reminder to take prohibition notices seriously

WorkSafe has reminded businesses that a failure to comply with WorkSafe notices can result in prosecution.

Hobson Construction Ltd was sentenced at the Auckland District Court recently and ordered to pay a fine of \$180,000 for exposing workers to a risk of a fall from height relating to work at a residential construction site.

In July 2018, a WorkSafe inspector visited the Millwater site for an assessment and noted several health and safety failings relating to inadequate fall protection and work from height.

A prohibition notice was issued, preventing any work on the second level of the building until adequate fall protection was installed.

Despite the notice prohibiting any work taking place, work continued while the prohibition notice remained in force.

WorkSafe's Danielle Henry says Hobson Construction disregarded the prohibition notice on three occasions, and further enforcement action was taken.

"Prior to this incident, the company had been issued six prohibition notices relating to unsafe work at multiple sites around Auckland, including two at this particular site.

"It is fair to say they were aware that health and safety obligations were not being met," Henry says.

Construction sector to closely monitor grocery market study

The building sector will get some expectation of what to expect as the Commerce Commission begins calling on suppliers of grocery stores and consumers to take part in online surveys to help inform its market study into the grocery sector.

The year-long study looks at whether competition in the grocery sector is working well and, if not, what can be done to improve it.

Commission chair Anna Rawlings says the two surveys are designed to help build a picture of how competition is working at different levels of the grocery sector.

"Suppliers, such as farmers, growers, manufacturers and processors of grocery products play a critical role in the New Zealand grocery sector," Rawlings says.

"We want to hear about suppliers' trading relationships and bargaining power with retailers and wholesalers, and any specific behaviour or conduct which may be positively or negatively affecting their businesses."

Rawlings says the Commission understands that some of the information suppliers may want to share could be commercially sensitive and highly confidential.

"Anyone who has information relevant to the study can ask us to keep their identity and/or the information provided confidential, and we can discuss any available protections with them

"If confidentiality is a concern, it should be raised when people first contact us so we can discuss their concerns as early as possible."

Suppliers also have the option to complete the online survey anonymously.

Meanwhile, information from the consumer survey, in parallel with qualitative research being undertaken by Ipsos, will help the Commission to identify themes relevant to the study and better understand consumer behaviour, including how consumers decide where to shop and what to buy.

Survey responses closed on March 21, 2021.

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Building slows as consents rise

The volume of work on non-residential buildings fell a seasonally adjusted 4.9% in the December 2020 quarter, compared with the September 2020 quarter, Stats NZ says.

The estimated volume of non-residential construction work fell sharply in the June 2020 quarter after the Covid-19 national lockdown in April.

It then bounced back in the September quarter, before dropping again in the December quarter.

Volume estimates show real changes in building activity over time, by accounting for typical seasonal patterns and construction cost changes.

Respondents were asked about their perceptions of Covid-19's impact on building projects in the December 2020 quarter.

About 6 out of 10 respondents from home building projects in Auckland reported an impact on the availability of materials and/or equipment.

This was the most common issue in the December 2020 quarter for these projects, and was a slight increase on the September 2020 quarter.

An impact in at least one of the five categories available (cashflow, cost, availability of labour, availability of materials and equipment, and on-site productivity) was reported by around 7 out of 10 respondents of home building projects in Auckland.

The annual number of new homes consented in the year ended January 2021 was 39,881, up 5.8% from the year ended January 2020.

The all-time high for any 12-month period was 40,025 in the year ended February 1974, which is 144 more than the current year-ended figure.

The number of new homes consented per 1000 residents in the year ended January 2021 was 7.8. The record was in 1973 at 13.4 when the population was around 3 million.

Medium-sized stand-alone houses, with a floor area between 100 and 200 sq m, became more common in the past decade.

More than 11,000 medium-sized stand-alone houses were consented in 2020, doubling what we saw in 2010 during the home-building slump that followed the global financial crisis.

Apprenticeship Boost extended

Prior to its recent big housing policy announcements, the Government announced it was extending the Apprenticeship Boost initiative by four months to further support trades and trades training.

Education Minister Chris Hipkins says the extension is part of a suite of measures announced to help address the housing crisis.

"Extending Apprenticeship Boost helps employers keep apprentices on when times are tough. This decision keeps more people employed and learning valuable vocational skills that will accelerate our economic recovery from Covid-19," Hipkins says.

"Extending Apprenticeship Boost to run until August 2022 means employers can keep getting the subsidy for apprentices who are in their first two years of training."

Minister for Social Development and Employment Carmel Sepuloni says Apprenticeship Boost is already working for this group, with \$80 million being paid out to employers of first-year apprentices already.

"Extending this initiative shows we are

backing our apprentices and their employers to succeed.

"Through Apprenticeship Boost, employers can access a subsidy of \$1000 per month for first-year apprentices and \$500 per month for second-year apprentices. This support ensures apprenticeship training is available across all regions and industries."

Since launching in August 2020, more than 10,000 employers have signed up and received almost \$97 million in subsidies for more than 21,000 apprentices.

Apprenticeship Boost is being taken up by employers across New Zealand, with 26% of apprentices in Auckland, 34% in Canterbury, Wellington and Waikato, and the remainder in other regions.

All industries with formal apprenticeship training programmes are taking up this support, with 32% of Apprenticeship Boost apprentices enrolled with the BCITO, and 22% with The Skills Organisation — which includes building and construction-related apprenticeships in plumbing, gasfitting, drainlaying, electrical, roofing and scaffolding.

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\$3.8 billion on infrastructure: Silver bullet or toothless hope?

The Government believes its recently released housing package will increase the supply of houses and remove incentives for speculators, to deliver a more sustainable housing market.

"This is a package of urgent and long-term measures that will increase housing supply, relieve pressure on the market and make it easier for first-home buyers," Prime Minister Jacinda Ardern said.

"The housing crisis is a problem decades in the making that will take time to turn around, but these measures will make a difference. There is no silver bullet but, combined, all of these measures will start to make a difference."

\$3.8 billion housing acceleration fund

Housing Minister Megan Woods said the Government is speeding up the pace and scale of house building with a \$3.8 billion Housing Acceleration Fund.

"Investment in infrastructure has been identified as one of the key actions the Government can take to increase the supply of housing in the short term," Woods said.

"This fund will jump-start housing developments by funding the necessary services, like roads and pipes to homes, which

are currently holding up development.

"The Government will also assist Kainga Ora to borrow an additional \$2 billion that will assist in bringing a range of development forward through strategic land purchases," Woods said.

Extra support for first home buyers

First home buyers will also get more help to get into the housing market, with increases to First Home Products' income caps and changes to regional price caps.

In 2019 the Government changed the rules so people only needed a 5% home deposit before they could apply for the help. Today that is being expanded to ensure more people are included.

This expansion comes alongside the recent RBNZ Loan-to-Value Ratio changes announced that will see investors require a 40% deposit from May 1, 2021.

"Income caps to get financial assistance will be lifted from \$85,000 to \$95,000 for single buyers, and from \$130,000 to \$150,000 for two or more buyers. The changes to the house price and income caps took effect on April 1, 2021," Woods said.

Changes to regional price caps on new build and existing properties will also reflect the

increased price of housing.

Finance Minister Grant Robertson said property investors now make up the biggest share of buyers in the market, so it's essential the Government takes steps to curb rampant speculation.

"This will give Kiwis a better chance at purchasing their first family home. I want to stress that the bright-line test does not, and will not, apply to the family home," Robertson was keen to add.

Removal of interest deductibility 'loophole'

The tax system favours debt-driven residential property investment over more fully taxed and more productive investments.

To reduce investor demand for these investments, the Government will remove the advantage investors have over first home buyers.

"Cabinet has agreed to remove the ability for property investors to offset their interest expenses against their rental income when they are calculating their tax," Associate Finance Minister David Parker said.

Ministers are also considering closing a "loophole" on interest-only loans to speculators.

Champion excavator operator wins second national title

Troy Calteaux of Otago was named the winner of the 2021 Civil Contractors New Zealand CablePrice National Excavator Operator Competition at an awards dinner recently, following two days of intense competition against 11 regional champion excavator operators.

The 2021 championship was Calteaux's second title, following up on his 2018 national title. But it was a long road to the finals this time around. He had to win the Otago regional competition twice to make it to the nationals, missing his title defence in 2019 to be there for the birth of his child, and the 2020 national competition due to the global pandemic.

"It means a lot to me. I feel a bit like I was born for it. My dad brought me up on and around excavators. It's always been a pretty big part of my life."

Organised by Civil Contractors New Zealand (CCNZ), the competition saw regional champion excavator operators navigate a two-day long course featuring challenges



Troy Calteaux in action on the ZX-130 course.

ranging from crowd-pleasers, such as pouring a cup of tea to on-the-job tasks such as precision trenching and first aid, and testing their skills against one another using 13-tonne Hitachi ZX-130 and smaller ZX55-U excavators.

The competition did not go all Calteaux's way, and he had competition hot on his heels throughout the event. Third-placed Ben Jones of Wellington was leading the field by a significant margin after the initial day of the competition thanks to his sound planning and execution on the day one challenges.

But Calteaux's class shone through. After a

shaky start where he missed the Humes slam-dunk on the initial day, he pulled off a near-flawless performance on the second day.

Waikato champion Mike Bowe of Bowe Brothers Excavating also leapfrogged Jones on the second day to be this year's runner-up. Bowe had shown great commitment to compete and put on an amazing display of skill to mark the birth of his child Levi earlier in the week.

Defending champion Riki Lum of Clements Contractors in Northland was also in close contention, taking fourth place after a solid run across the event, while Bay of Plenty champion Craig Crowley took fifth place.

CCNZ Chief Executive Peter Silcock congratulated the CCNZ Manawatu Branch for 27 years of delivering the competition, originally conceived by local Manawatu contractor Graeme Blackley of Blackley Construction, who was in attendance for the awards.



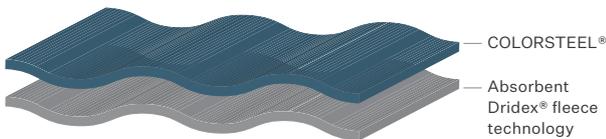
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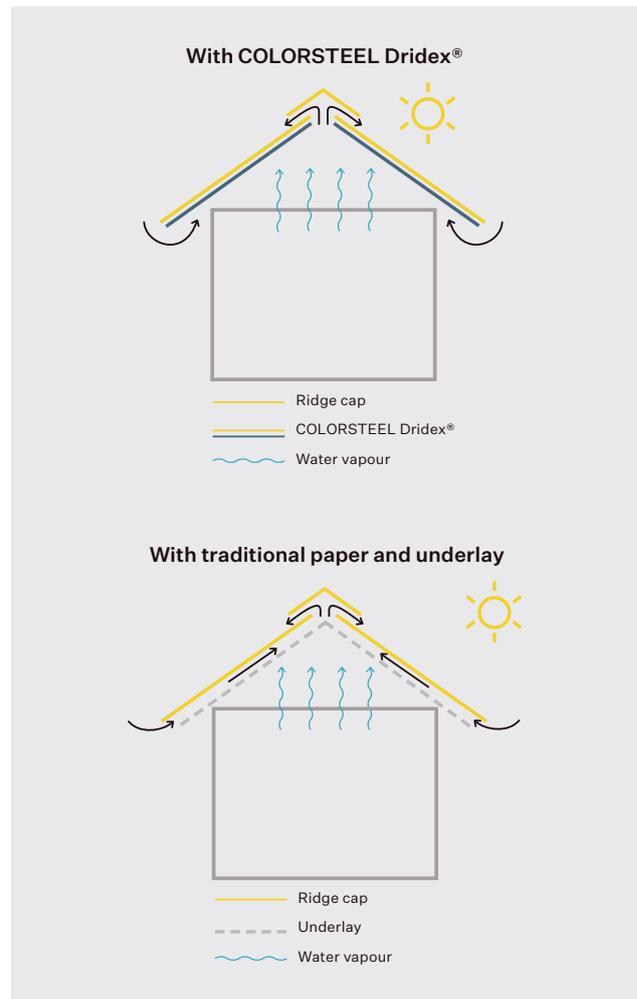
Although traditional underlays are required to be vapour permeable, in reality, they can act as a significant vapour barrier and contribute to ineffective moisture management. With a strong focus on product innovation, COLORSTEEL® offers a new design led solution that delivers superior condensation absorption and allows for enhanced ventilation – Colorsteel Dridex®.

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Learn more at Colorsteel.co.nz/Dridex



Japanese artist solving global housing dilemma?

Every builder's boot quivers at the name of Japanese artist Kyohei Sagaguchi.

Described as a "polymath" and a high-achieving genius, his houses can be built by most people, and they cost zilch.

According to a piece in the New York Times, Sakaguchi's career began in architecture school (he graduated from Waseda University in 2001), where he was intrigued by a government report that estimated that there were six million vacant houses in Japan.



A "zero yen house".

"I asked my professor why we had to build new houses," he said. "I thought it was very strange. I started thinking, is there a way to become an architect without building a house?"

In fact, his "Zero Yen House" project has become something of a cause celebre.

The range of styles is remarkable — a mobile cardboard home built on a wooden cart, a house made out of a discarded playground slide, and even a house that incorporates a Shinto shrine.

He went on to make videos on how to build your own mobile house.

His houses are built on the resources of human nature, not purchasing power.



Kyohei's budget housing can get very tongue in cheek.

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About EliteFence

The new modular aluminium fencing kit with a patented no weld system is now available in New Zealand. The simple push together system makes it quick to install with no welding or screwing required, providing that flawless look. Slats can be easily adjusted with 9mm and 20mm spacing blocks included in the kits. Desired widths and heights can also be easily cut to size on site. Available in a range of contemporary powder coated colours, we believe there is one that will be ideal for your next outdoor and landscaping project.

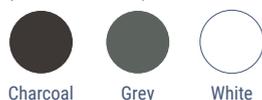
Features & Benefits

- » No welding or screwing required
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- » Simple to cut to size on site
- » 15 year durability warranty
- » 10 year coating warranty

Typical Applications

- » Fencing
- » Boundary fencing
- » Privacy fencing

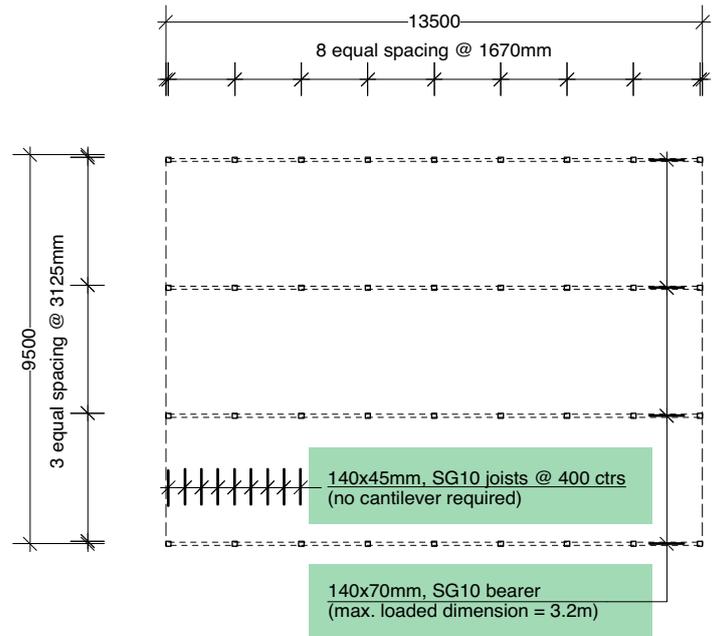
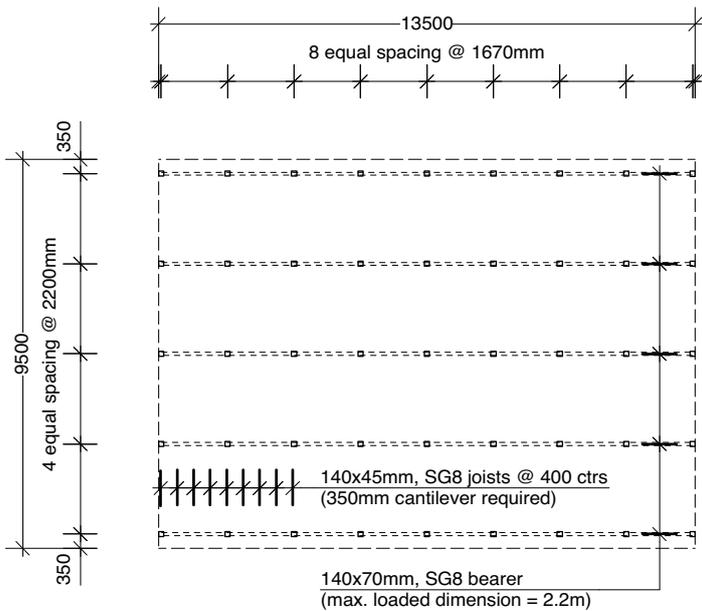
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COST EQUATION For the example shown, SG10 will save one line of piles (9 piles and 13.5 lineal metres of bearers).

SPECIFY NORTHBEAM SG10.

Not all Radiata pine is created equal.

Radiata pine grown in Northland is the strongest and stiffest mature pine produced in NZ* so it's ideal for specialist structural uses such as beams, square posts and SG10 applications.

At our Waipu sawmill, Northpine combines these natural attributes with our ability to manufacture and custom process small batches of high quality timber. This product range is called Northbeam.

Northbeam

- ▲ Standard products are generally available from all merchants throughout New Zealand within 3-4 days of order confirmation
- ▲ Many products are available in 7.2m lengths, enabling more opportunity to use the "+ 10% when continuous over two or more spans" clause in NZS3604:2011
- ▲ Available in standard timber sizes to ensure seamless matching with other structural timber members

IT'S A SIMPLE PROCESS

Architects, designers, engineers and other Specifiers can use the SG8/SG10 Span Tables to calculate the best products for their projects. Then specify Northbeam on the plans and inform your builder or merchant.

*Cowan, McConchie and Young (1991), FRI Bulletin 50

THE SOLID SOLUTION.

Northpine has created and published a free booklet of Span Tables from NZS3604:2011 data that combines and compares SG8 with SG10, from subfloor to roofs.

Specifying SG10 and/or 7.2m lengths can:

- ▲ Maximise stud centre requirements
- ▲ Reduce timber volume, making frames lighter and easier to transport
- ▲ Increase span capacity by up to 30%
- ▲ Eliminate an entire row of foundation piles (as in example above)
- ▲ Save time, labour and money
- ▲ Add value while avoiding expensive, non-standard sized alternatives such as LVLs.

YES, YOU CAN GET SG10 !

Great news for builders, merchants, contractors, quantity surveyors and procurement managers.

Standard sizes – up to 7.2m – are available in small 'piece lots' from timber merchants NZ-wide within 3-4 days of order confirmation. For bespoke products, allow a little longer and place your order as early as possible.

A: 120 Foundry Road, Silverdale
P: 0508 432 115
E: northbeam@northpine.co.nz
W: www.northpine.co.nz


NORTHBEAM

A product range of Northpine


BRANZ Appraised
 Appraisal No.986 [2017]

Download our helpful SG8/SG10 Span Tables booklet: northpine.co.nz/span-tables

NZers asked to help build better Aotearoa

New Zealanders have a chance to shape the Aotearoa of 2050 through a new online tool launched by the New Zealand Infrastructure Commission, Te Waihanga.

Aotearoa 2050 is an online engagement tool seeking feedback on some of the country's top infrastructure issues, possible solutions and priorities for the future.

Open to everyone in New Zealand, all feedback will be considered as Te Waihanga develops the country's 30-year strategy for infrastructure.

Te Waihanga chief executive Ross Copland says understanding what matters to New Zealanders is critical to getting the strategy right.

"Infrastructure is more than just concrete and steel — it's the services that shape our lives, and so everyone deserves a chance to have their say," Copland says.

"We use roads to take the kids to school, power to heat and light our homes, and mobile networks connect us to our friends and family.



The decisions we make for these and many other areas can affect us all for decades to come.

Unique opportunity

"Some of the issues we're dealing with now, like leaky pipes and congestion in our cities, are a result of decisions made in the past. We want to know what's important to Kiwis as we look to the future.

"This is a really unique opportunity for New Zealanders to share their vision for the future. We encourage everyone to use the tool and let us know what you think. Your views are

important to us."

Aotearoa 2050 is just the start of the conversation about shaping New Zealand's future. In the coming months, Te Waihanga will seek feedback on a consultation document that sets out the proposed direction and areas of focus for its strategy.

Following consultation, it will present its strategy to the Minister for Infrastructure in September 2021.

Have your say at Aotearoa 2050 online at aotearoa2050.infrastructure.govt.nz.

To request a hard copy engagement form, call 0800 367 876.

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Construction Products**

STC Rating - 67
Rw Rating - 67
FRR - 120/120/120
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Wall Width - 296-336mm

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J-Panel is a general-purpose solid wood edge laminated panel manufactured by Juken New Zealand Ltd (JNL) from 100% renewable Radiata Pine plantation forest. Typically used to manufacture furniture, wall units and kitchen componentry, **J-Panel** is a popular choice with both Builders and Joiners.

To find out more go to jnl.co.nz or contact us on



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Meeting a demand

The New Zealand construction industry is still growing fast, with more than 50,000 more qualified workers needed by 2022.

One way to meet the demand is through apprenticeships, but many companies find them hard to manage.

Most hands-on-the-tools builders lack the time or HR resources to recruit potential apprentices and handle the associated administration.

Having the HR part of the business looked after by New Zealand Apprenticeships (NZA) allows the company to focus on what it does best — running their business.

With 30 years in the building industry, NZA co-founder Chris Hilson adopted the concept of “managed apprenticeships” for the building industry.

This involves someone not only handling the recruitment of new apprentices, but also employing and mentoring them, as well as coordinating the apprentice training



programme to ensure they achieve the necessary qualifications at the end.

“Our managed apprenticeship package provides the opportunity for men and women to gain a range of building qualifications, and for building contractors to take on trialed and vetted apprentices with none of the usual HR and admin hassles,” Hilson says.

NZA Apprenticeships (www.nza.org.nz) is now operating throughout Auckland, Waikato, Bay of Plenty, Otago and Southland.



Building tomorrow's future

Host an apprentice in your business

We are New Zealand's largest privately-owned employer of apprentices and the only managed apprenticeship company operating in the building and construction sector.

We offer apprenticeships created to equip candidates with relevant, in-demand industry experience. Seamlessly integrate empowered, vetted and enthusiastic apprentices into your organisation. Now operating throughout Auckland, Waikato, Bay of Plenty, Otago and Southland. Find out more at nza.org.nz/host

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SG10 — an unsung hero in difficult times

SG10 is an engineering grade used where design requires higher strength and/or stiffness, says Bruce Larsen, general manager of Waipu timber manufacturer Northpine.

“That’s our key advantage, because we process only Radiata pine grown where the strongest mature pine comes from — the most northern forests of New Zealand.”

“Some builders and specifiers tend to think that SG10 Radiata is either not available at all, or hard to get. We produce extremely strong, independently-verified SG10 here, and it’s available within reasonable timeframes from merchants.”

Stuart Dale, director of Auckland-based consultancy Architectural Promotions, talks frequently with architects, engineers, designers and other specifiers.

He says SG10 literally “bridges the gap” between SG8 and Engineered Wood Products (EWPs). The advantages are substantial and numerous and, in some cases, an entire row of foundation piles can be eliminated.

“Northpine’s new Span Tables booklet is a very helpful tool for specifiers that highlights the advantages of SG10,” Dale says.

“It reveals how you can achieve increased spans, optimise stud centres and reduce timber volumes.

“Reducing the overall volume of timber required for a given project is likely to be very cost-effective compared with EWPs. And there’s the added advantage of making frames lighter, and therefore easier and cheaper to transport. Frame and truss manufacturers will like the sound of that.

“SG10 is about 25% dearer than SG8, but our calculations show LVLs are about 80% more expensive. These are substantial benefits.

“The booklet shows the SG8/SG10 data side by side on the same page for easy reference.”

Specifying SG10 on their plans should be a carefully considered option.

“It’s not a panacea for all ills. But SG10 has tended to be a neglected design solution for too long, and in the current super-charged construction environment of demand outstripping supply, it can play an important role,” Dale says.

“For example, Northbeam SG10 is procurable in standard timber sizes, so no packing is required. And the 7.2m length option opens up countless opportunities for designers and other specifiers because NZS3604:2011 requirements allow +10% span capacity when



SG10 190 x 45 joists were specified by engineers Mitchell Vranjes for a villa restoration in Herne Bay, Auckland. They were installed to an existing mid-floor structure by Fitzjames Construction.

		Studs in loadbearing walls for all wind zones															
		Stud sizes for maximum length (height) of: (m)															
Wind zone	Loaded dimension ¹ of wall (m)	3.8						4.2						4.8			
		At maximum stud spacing (mm) of:						At maximum stud spacing (mm) of:						At maximum stud spacing (mm) of:			
		300		400		600		300		400		600		300		400	
		(mm x mm) (width x thickness)															
		(a) Single or two-storey - Light and heavy roof															
		SG8	SG10	SG8	SG10	SG8	SG10	SG8	SG10	SG8	SG10	SG8	SG10	SG8	SG10	SG8	SG10
Extra high	2.0	140 x 45	90 x 90	140 x 45	140 x 45	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 90
	4.0	140 x 45	90 x 90	140 x 45	140 x 45	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 90
	6.0	140 x 45	90 x 90	140 x 45	140 x 45	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 90
Very high	2.0	140 x 45	90 x 70	140 x 45	90 x 90	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 90
	4.0	140 x 45	90 x 70	140 x 45	90 x 90	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 90
	6.0	140 x 45	90 x 70	140 x 45	90 x 90	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 45	140 x 90	140 x 90
High	2.0	90 x 90	90 x 70	140 x 45	90 x 70	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45
	4.0	90 x 90	90 x 70	140 x 45	90 x 70	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45
	6.0	90 x 90	90 x 70	140 x 45	90 x 70	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45	140 x 45
Medium	2.0	90 x 70	-	90 x 70	90 x 45	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70
	4.0	90 x 70	-	90 x 70	90 x 45	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70
	6.0	90 x 70	-	90 x 70	90 x 45	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70
Low	2.0	-	-	90 x 70	-	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70
	4.0	-	-	90 x 70	-	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70
	6.0	-	-	90 x 70	-	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70
Internal walls for	3.0	-	-	90 x 70	-	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70
	4.0	-	-	90 x 70	-	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70	90 x 70

Northpine’s new Span Tables booklet covers subfloor to roof. Using SG10 in 7.2m lengths enables extra span capacity, highlighted in green. More: northpine.co.nz/span-tables

continuous over two or more spans.”

Larsen notes that the unprecedented nationwide demand for timber — compounded by CHH’s decision to stop supplying Bunnings, ITM and Mitre 10 — should get specifiers looking for solutions that reduce timber volume, while at the same time avoiding

expensive and non-standard sized alternatives.

“We’ve been run off our feet since returning from Level 4 lockdown in May last year,” he says.

“We see SG10 as something of a forgotten player in the game — maybe the ‘Stephen Donald’ of the wood processing industry. Quite capable of kicking a big goal when it matters.”



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One-sized safety systems don't fit all

By HammerTech head of marketing and strategy Nick Peters

In the past, technology companies wanting to serve the construction industry have made one big mistake — they developed solutions based on other industries such as manufacturing, and have expected construction — a very unique industry — to adapt.

It's the classic, "we built our solution the way we think construction should work", rather than building the solution the way construction companies do work.

Inflexible technology solutions are those that can't configure to your needs out in the field, and ask you to adapt your protocols to their software limitations.

Which doesn't make sense, right? If the solution was meant to support your operations, why develop a solution that doesn't have the flexibility to change or grow with you?

Agility requires flexibility

When it comes to safety, your processes will change. That's the nature of company and system maturity, the result of changing regulations, and unfortunate incidents on job sites.

Learnings require adaptation — your past informs your future. And a system that does not allow for customisable changes will inherently limit your ability to create or edit important processes, and reduce your ability to implement those changes quickly or effectively.

Safety counts on being able to adjust in a timely fashion to keep teams away from danger and remain productive — because it becomes costly having to pause a job if an incident occurs while important changes to the system take place.

Systems should wrap around you, not the other way around

Today's world is all about personalisation. Think about Netflix, Spotify, Stan. Consumer technology understands that without "you" there is no "them". So they make sure the technology conforms to your needs and desires.

We think construction technology, especially safety technology, should as well. This is



because your safety processes must meet certain regulations for the region, type of build etc. And who is better at defining those processes? Us? Or you?

Out-of-the-box capabilities often put you in a box of limitations

Our system isn't built to box you in like many other software platforms. There is a significant difference between tailoring out-of-the-box applications to your needs, versus customising a completely configurable system designed to your process specifications.

We built our system with flexible modules and data fields that can be adjusted, modified, created or customised, based on what you need out in the field.

And those changes can happen fast because we teach you the system — which is super easy to learn — and your appointed administrator can go in and change the data fields quickly and easily.

(Read: You don't have to wait on anyone to do it for you or be forced to wait until your software vendors can schedule in and ship those technology updates.)

For example, we worked with a company that was trying to resolve incidents related to

temporary works on an active project.

No system out there had an adequate temporary works inspection process. So we helped them build it inside the inspections module.

The company created a quick, easy and effective solution without writing code. We simply showed them how to modify their data fields to capture what they needed and then add it to their list of inspections for teams to be able to access and use.

Plus, we integrate with other key software, such as Procore and Power BI, so your data can flow as you need it to.

You can pull or push data, visualise thousands of data points, and start making informed decisions across all of your projects and regions.

Because we know that what you don't know is limiting what you can do, and opening you up to more risk.

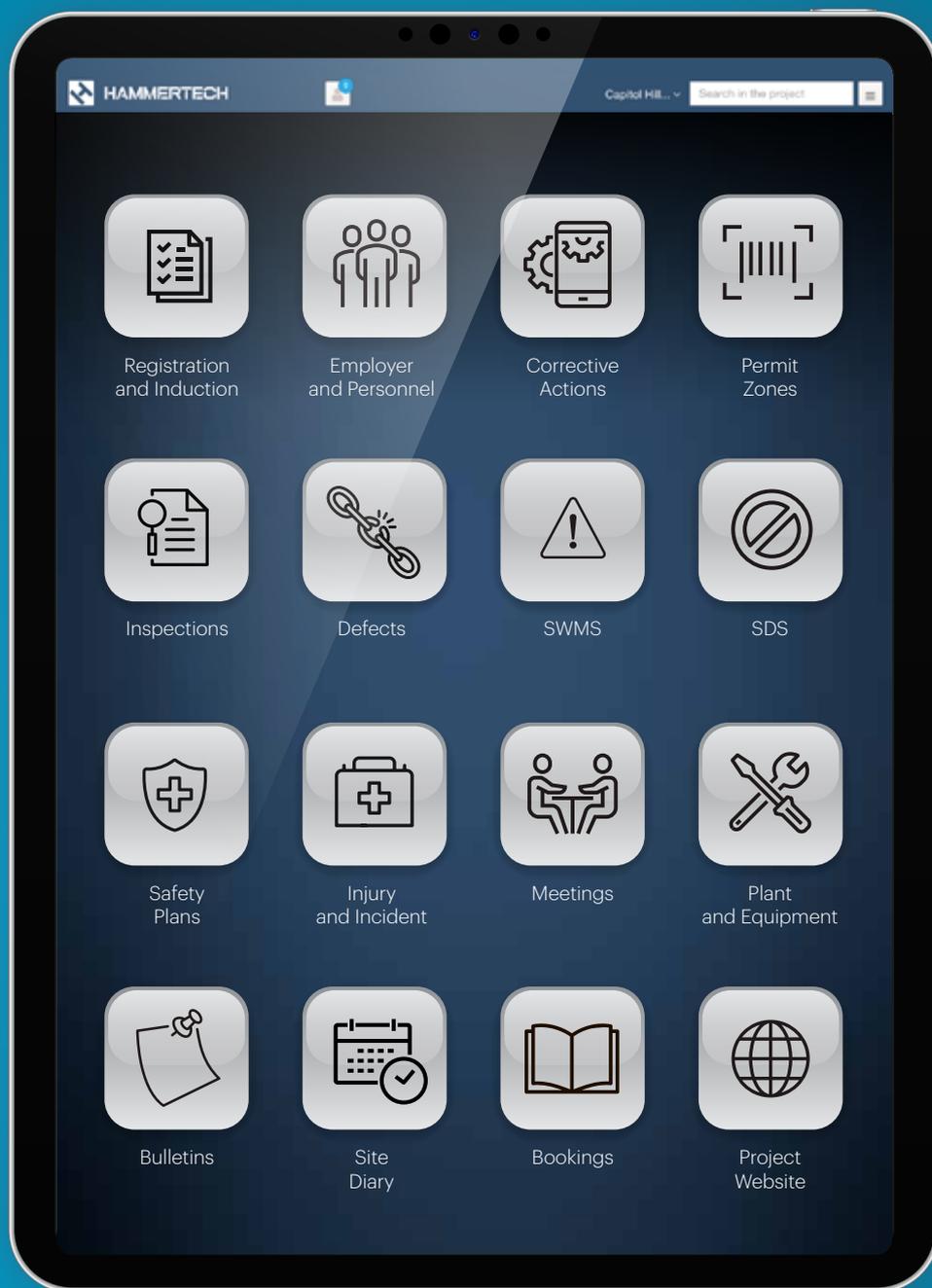
We know that system flexibility is important to construction. That's why our system was designed to be completely configurable.

The first principle of software is that it should be intuitive and easy to use. If your software system is putting you in a box, perhaps it's time to look elsewhere.



Everything **safety** in one place

Replace paper, Excel and individual apps



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Safety | Quality | Operations

www.HammerTech.com.au

R-value requirements make NZ homes fit for purpose

Energy efficiency requirements set out in the New Zealand Building Code need to be met, whether building a new home or making additions or alterations to an existing home.

The requirements vary for different parts of the country to ensure New Zealand homes are fit for purpose. More insulation is needed for houses in colder climates.

There are three main ways to check compliance with Building Code requirements. They are the:

- Schedule Method.
- Calculation Method.



- Verification Method.
- Construction R-values for building elements can be determined using:
- The BRANZ House Insulation Guide
 - NZS 4214:2006
 - The Design Navigator web site

www.designnavigator.co.nz, which offers a range of online tools for buildings.

The table below summarises the construction R-values specified in the acceptable solution for a house with timber-framed walls (low thermal mass).

	Climate Zones 1 and 2	Climate Zones 3
Roof	R 2.9	R 3.3
Walls	R 1.9	R 2.0
Floor	R 1.3	R 1.3
Heated floors	R 1.9	R 1.9
Windows	R 0.26	R 0.26
Skylights	R 0.26	R 0.31

For more information visit www.designnavigator.co.nz.

Wanting high R-values?

One hundred percent Kiwi-made Pink Batts insulation provides solutions to best fit all building project requirements.

The widest range of insulation to suit the varied needs of Kiwi homes and buildings is always ready to roll out the factory door to building sites nationwide.

Insulation with high a R-value increases the thermal resistance of the elements — wall, roof and underfloor — of the building in which it is installed.

For new houses, minimum standards of insulation are defined by the requirements of the building code.

However, like many others, the aim with Pink Batts is to go beyond the minimum to ensure better thermal performance and energy efficiency.

It makes good sense to stay ahead of imminent changes to the New Zealand Building Code to ensure that a warm, dry and comfortable space is created.

Highest R values

Pink Batts Ultra R7.0 Ceiling offers the highest ceiling R-value possible — and the highest industry value for glass wool insulation.

For walls, 90mm and 140mm thickness are available. Installing 90mm insulation in a 140mm framing space will not take advantage of the thermal benefits achieved by using the 140mm insulation range.

The Pink Batts insulation 140mm wall range has higher R-values that go up to R4.0, and can achieve a higher thermal performance than when thickness is restricted to 90mm, where R2.8 is the highest available R-value.

Application	Pink® Batts® Ultra® Range R-values
Ceiling	R 4.0, R 5.0, R 6.0, R 6.3, R 7.0
Wall 90mm	R 2.6, R 2.8
Wall 140mm	R 3.2, R 3.6, R 4.0



The 90mm and 140mm wall range additionally offers a “Narrow wall” option for framing spaced 400mm between studs.

Sized to the framing dimensions, this option decreases the number of cuts required during installation.

Additionally, some products have a “Steel wall” option — 610mm — that fits well in between steel framing.

Steel and Narrow wall products reduce waste on site, improve the quality of the installation, and reduce the time taken to get the job completed.

Special range	R-values
Narrow wall	R 2.2, R 2.6, R 2.8, R 3.2, R 4.0
Steel wall	R 2.6, R 2.8

Custom solutions

Builders may have a requirement for bespoke R-value insulation. As a Kiwi manufacturer, Tasman Insulation has the capability to produce higher R-values and custom solutions to best match individual requirements.

They do not shy away from going above and beyond to help deliver the absolute best solution for any project.

Made fresh each day for Kiwi builders.

Like a good sossie roll.

Pink® Batts® insulation is 100% Kiwi made. Not only do we have the stock always ready to roll out the factory door to your building site, we also offer the widest range of insulation to suit the varied needs of Kiwi homes and buildings.

Plus with over 50 years of proven performance, complete safety and our Lifetime Warranty, you know we're there for you - like that other great Kiwi favourite we mentioned earlier.

**pink batts®**

Always.



Insulation product selection not a simple exercise

By Ecorate Ltd architectural consultant Keith Huntington

In one of my previous articles, *There is More to Insulation Than Just the R-value*, I commented on some of the factors which influence the performance of thermal insulation, including the two-way flow of heat, the speed of losses or gains of thermal energy being dependent upon temperature differences, and the effect of thermal bridges, all in relation to comfort for a building's occupants.

My comments were made to bring to the reader's attention the very dynamic and complex nature of thermal energy flow, and the consequential complications this causes when the multiple and often conflicting factors involved in construction design are needing to be juggled.

While this thermal theory is all very well, it is when actual building design/construction begins that the selection of specific thermal insulation materials and proprietary products must be made and finalised.

At this stage, other non-thermal factors come into play to dominate the design decisions around the permanently integrated thermal performance required within the various building elements.

This involves a variety of often conflicting aspects, such as the fundamental of dimension limitations, internal vapour control, material durability, long-term weather and waterproofing, mechanical and environmental protection, fixing/installation methods and skill requirements, temporary protection during adjacent construction, future maintenance, costings and availability, and aesthetics.

Fundamental to all this is the overriding need to achieve and maintain the calculated construction R-values required for the particular building elements being designed.

A typical example is the common use of flexible and semi-rigid pads in timber-framed housing. These can be made from glass-fibre, polyester, sheep's wool, straw bales and other flexible fibrous base materials, each with their own special characteristics.

Although they are available in a standard range of R-values, they are not necessarily interchangeable if a particular construction R-value is to be achieved or maintained for a specific thermal wall.

This is because for any particular R-value, the different materials often need to be of different thicknesses.

The range of pads suitable for a 90 x 45mm stud wall may be limited, due to thickness, whereas if there is a structural requirement for 140 x 45mm studs then there can be more choice.

Should a client insist on a specific product which is thicker for a given R-value, then 140mm studs may need to be used when 90mm framing would have been sufficient for another product or material, resulting in 50% more timber being used and a consequential cost penalty.

Be warned — squashing a product to fit the construction reduces the R-value from that shown on the product label, as building inspectors well know.

A similar balancing is needed with rigid sheet thermal insulation where the same situation occurs with the different grades of polystyrene and other plastics having different R-values for particular thicknesses.

An advantage of rigid insulation is that it doesn't tend to slump over time as semi-rigid pads might.

In the past few years, much has been made of the need to insulate the external corners of timber-framed walls while there are more significant areas of localised R-value reduction which are ignored.

The first is the deep solid timber lintel over a wide window where, for some walls, immediately above is either a roof truss or the outer joist of the upper floor, both of which make the lintel redundant.

The second results in the downgrading of the ceiling insulation, especially when high construction R-values are being asked for.

On a flat ceiling under a pitched roof, there is the low triangular zone adjacent to the eave where the full depth of insulation cannot be fitted and, therefore, the full R-value is not achieved.

Some may say that the percentage area is small so it doesn't matter. But heat is lazy, and it doesn't bother with the R4.0 at the ceiling centre — it just pours out via the minimally insulated band at the exterior wall junction. A simple change of product at this zone could easily resolve this problem.

There are other thermal insulation products which, by calculation, can be shown to have good R-values but, in practical use, have the potential to cause significant problems unrelated to thermal performance.

Often these are used in existing walls where pads and rigid sheets cannot be economically fitted.

Because the condition of the building wrap behind the cladding cannot be inspected, or at least not extensively, if there is any unremediated damage then the insulation will contact the back of the cladding, and thereby have the potential to create a path for moisture to enter the structural wall cavity where it should not be.

This all proves that the design, installation and product selection of insulation for the thermal envelope of any building is not a simple exercise.

• **This article previously appeared in Eboss's monthly *Detailed Blog* eDM.**

Comprehensive warranty best in the market

With a wide range of alternatives to choose from, choosing the right insulation material can be a hard one.

Bradford Insulation is a supplier of insulation, acoustic control and energy saving products for homes and commercial buildings in New Zealand.

Bradford products perform to a high standard, backed by an extensive warranty, and are also proven to be allergy-friendly,

and safe and easy to install.

Bradford is also a Sensitive Choice partner, meaning Bradford Gold and Optimo insulation products have been rigorously reviewed by a panel of medical and industry experts.

They've verified that these products have met all relevant standards and criteria to be identified as offering a potential benefit for people with asthma and allergies.

To further ensure the safety of its products,

CSR Bradford Insulation is formulated with what is known as "bio-soluble fibres". Insulation fibres are now less bio-persistent than the dust we breathe in every day walking down the street, and are not considered to pose any risk to health.

The industry standard to claim a "lifetime warranty" is 50 years. However, Bradford says it provides the most comprehensive warranty in the marketplace, with a 70-year cover on the performance of its products.



The smart choice is gold.

- Easy to cut and install
- Bio-soluble
- Low allergen
- 70-year performance warranty



BCITO stalwart: Assessing apprentices across the generations

David Parsons has been with the Building and Construction industry Training organisation (BCITO) for 17 years, first as a moderator and then later as an assessor.

Currently, he is assessing apprentices being trained by one of his original apprentices, who is now an employer. It's a classic example of BCITO's involvement in inter-generational training.

Tristan Sanders initially met Parsons through his first employer. Soon, Parsons saw him every three months to gauge his progress as Sanders worked towards being a fully qualified builder.

Later, when Sanders established his own company, he needed to train his apprentices. He then encouraged them to work with the same man who had looked after him.

"In the course of my relationship with Tristan, I've worked alongside 35 of the We Construct crew," Parsons says.

"As well as Tristan and his wife and business partner Michelle, I'm currently overseeing 20 apprentices and five evaluator/verifiers.

"Five apprentices have completed their carpentry apprenticeships, two are training to be site supervisors, and one has completed his qualification.

"It's been inspiring to be involved with Tristan and all those who work with him over an extended period. The key to success is building trust, being there for them, looking them in the eye, and helping them progress their skills.

"I'm there to assess their skills, but part of the role is also to offer support and be a mentor.

"Different people have different ways they like to be assessed," Parsons says. "While some like to write things down, most prefer to talk about what they know.

"I look to have successful outcomes with everyone I engage with. I value study and improving myself, and I hope I pass that on to those I assess. I want them to feel positive about their future and the hard work they are putting in."

Sanders says his company started small, just doing residential projects, but as they moved into other work, they found they needed to expand their workforce — and they wanted to make sure their people had all the skills they needed.

"We have an expanding crew of around 70," Sanders says, "and I've encouraged all of them to do their apprenticeship and to form a relationship with David."

By encouraging all his employees into apprenticeship programmes, Sanders has gained the confidence to build and expand his business.

"An apprenticeship won't teach them everything but, like I found, it gives a solid base on which to acquire further skills.

"That's why I don't mind taking on apprentices and why I'd encourage other employers to invest their time in training.

"When you're working alongside a good assessor, like I am with David, you know your people are really learning the language and the skills they'll need as builders.

"And if you're thinking of taking up an apprenticeship, I can tell you from personal experience that it's worth it. Give it a go. Don't be afraid to start. You'll learn a lot.

"You'll meet some great people and you'll have skills that you can take with you, and turn to, for many, many years."



We Construct Ltd director Tristan Sanders.



From left: Recently qualified carpentry apprentice at We Construct Ltd Ngapo Wehi with company director Tristan Sanders.

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A two-tier construction market — why isn't

EasyBuild director Mike Fox says the motor vehicle industry worked out that mass production and simplification was the way to deliver an affordable quality product to the consumer more than 100 years ago. He asks why the construction industry is so slow to wake up and adapt to the benefits of providing a two-tier market offering?

Why isn't New Zealand reaping the benefits of a two-tier market? It seems builders only have themselves to blame.

It's no secret that building a new home in New Zealand is expensive, time consuming and significantly more complicated than it needs to be.

It is a very complex web of inefficient regulation even further plagued by inefficient administration of those regulations, and layer upon layer of levies, fees and other infrastructure charges that get lumped onto the home builder by local authorities and monopolistic utility providers.

Add to this over-inflated material costs that are often held aloft by backroom rebates, unhealthy market protectionism, murky regional pricing disparity and the latest bombshell — selling raw logs to the highest bidding international buyer at the expense of the local market.

Combined, we have painted a sad picture of questionable corporate behaviour and unaffordability.

I could write at length about the injustices builders and consumers face at the hands of these practices. It is high time daylight was shone upon them and change enacted — so watch this space in the next few months!

However, my aim for this column is to focus on what builders and designers can do right now to make housing more affordable in New Zealand, with a different approach.

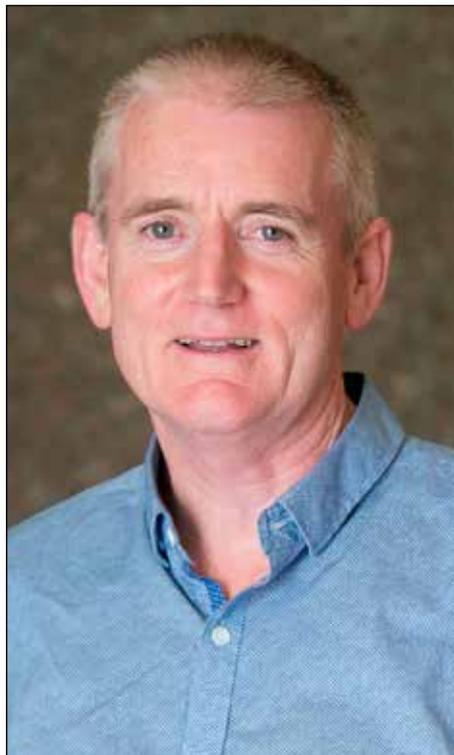
We need to focus on the low hanging fruit, for want of a better description.

So how can we reduce the cost of building in New Zealand without reducing quality?

We've all heard that building in New Zealand, compared to, say, Australia, is far more expensive.

Two-tier market overseas

And on first examination the evidence is compelling. Inflated material costs and regulatory impacts aside, when you look closely at the Australian and United States new



home markets it becomes obvious why ours is more expensive.

Those countries both have a two-tier market.

The first market is affordable homes where there is little change available to the offering.

Homes are built using standard details, designs, and large components of off-site manufacturing. Stock building materials are used extensively.

These homes are built well, built at scale and meet a price point. The consumer understands the difference, and

is happy to get a great value home albeit with a bit less choice.

The second of their markets is custom-built, or what we might call bespoke homes. Accordingly, they are much more expensive because limited standard detailing is used, and almost everything is custom-built onsite.

Default position

As it stands, bespoke home building is the default position of the New Zealand market, and we really have only ourselves to blame for that.

The New Zealand industry is not much more than a cottage industry, with a jumbled mess of bespoke building fuelled by builders' incessant and naive advertising to "have your home the way you want it".

Of course, what that does is raise consumers' expectations that they should expect a bespoke home every time, but that it won't cost them any more — wrong!

Our industry is poor at understanding the macro cost implications of building bespoke every time, and hasn't educated consumers that having their home exactly the way they want it actually costs approximately 25% more than if they settled on a pre-designed or modular home using standard window sizes and industry-standard detailing, and offered

less product and design choice.

Big price difference

And when you consider most homes are costing in the hundreds of thousands of dollars, 25% additional cost makes a big difference to the price.

In the US, Australia and the UK, consumers order a house-lot of

mass produced, standard-sized windows, kitchens and bathroom fittings from their local merchant.

The New Zealand industry is not much more than a cottage industry, with a jumbled mess of bespoke building fuelled by builders' incessant and naive advertising to "have your home the way you want it".

New Zealand reaping the benefits?

And the mass production doesn't end there — it goes through to house plans, frames and trusses. Almost everything that can be standardised within the build process, is.

Designers work to these stock dimensions and manufacturers respond with efficiencies and reduced pricing. There is no reinventing the wheel on every build, and making a one-off set of windows or kitchen for every home.

By focusing on more standardised offerings, you also benefit from the economies of scale it creates, increased speed and productivity on site, and the consumer gets a well-built home that's good quality and good value.

Another real plus with standardisation is that staff don't need to be as highly skilled.

Increased productivity despite scarce trades and skills

At times like these when trades are scarce and skills even scarcer, we need to be building simply and repetitively if we ever want to house our nation.

Quite simply, we need to build more homes with the same resources, and that won't

happen if we keep building bespoke with every build.

Albert Einstein was on the money when he said "the definition of insanity is doing the same thing over and over again and expecting different results".

Under its current commercial offering and regulation, our industry will never improve or increase its output if it continues to expect a

different outcome from doing more of the same.

If we keep burying our heads in the sand, our industry will face the same fate as the dinosaurs — extinction.

The motor vehicle industry worked out that mass production and simplification was the way to deliver an affordable quality

product to the consumer more than 100 years ago, so why are we so slow to adapt and wake up?

You can still have a specialist hand-built car if you want one, but it is certainly at a different cost structure to your everyday Toyota Corolla.

Consumers are more than happy to drive the

same car as their neighbour, so why aren't they happy to have a similar house?

It's all about consumer expectations and education, and we are failing ourselves and the consumer pitifully in this area.

Hopelessly confused

The New Zealand consumer is hopelessly confused by our industry's outdated narrative and inability to organise itself into two different market segments — affordable homes and bespoke homes.

We need to educate the consumer that having a well-built, quality home, albeit with less choice and similar to someone else's, may well be the difference between having a new home or not.

Currently they have no idea that such a choice might be available to them because we builders keep telling them you can have your home any way you want it.

But we forget to tell them it's going to cost more.

If I was a consumer I'd be mighty peeved off at our industry for not making that choice available.

• This article contains the author's opinion only, and is not necessarily the opinion of the Registered Master Builders Association, its chief executive or staff.

Under its current commercial offering and regulation, our industry will never improve or increase its output if it continues to expect a different outcome from doing more of the same.

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Decisive and timely communication is key in settling disputes

Terry Sage of Trades Coaching New Zealand says sorting out disagreements quickly and decisively, whether involving yourself or a member of your staff, is essential.

T rue story this — how many times have you seen a business really suffer or even implode through no fault of the owner's, but by a split-second decision by a worker that turned out to be a very unwise decision?

To clarify here, that bad decision could cover many areas, such as health and safety or job quality or the many variations of those. But this scenario involves an employee and a customer.

A long-time customer of an auto repair shop became friends with the owner, and has seen many a staff member come and go.

The customer calls in to book the car in for a service while the owner is away on holiday. Everything goes as planned until the customer heads out to his car followed by a company employee.

Here's the conversation:

Employee (E): Who was driving this car on Friday?

Customer (C): Me probably, why?

E: You nearly hit me, twice (getting heated).

C: What do you mean?

E: At 3.30pm on Friday on Water Street you nearly hit me (numerous swear words deleted).

C: So you were the one who pulled out in front of me? (light hearted tone).

E: You were speeding (very heated, aggressive and more swear words used).

C: You pulled out in front of me mate.

E: If my kids had been in the car you wouldn't be standing here right now.

Enough of the scene. It ended there anyway — or did it? No, of course it didn't.

The customer came away extremely upset, and felt he was verbally abused and physically threatened.

So he got straight on the phone to the owner and then it got a step or two worse. The owner was unavailable so a text message was left.

Four days later the customer gets a phone call from the owner who leaves a message — "about your text, we should talk about it". That was the message and that is where things have been left.

The customer has not returned the call, instead expecting the owner to make a huge effort to sort out the problem.

The owner has not called again, thinking the customer has decided to take his business elsewhere.

Here's a scenario that has been blown way out of proportion through a split-second decision by an employee having a really bad day.

The actual driving incident was, in fact, a non-incident. Yes, the employee pulled out, yes there was excessive speed but there was no



contact — not even close — and no road rage at all.

The employee's bad day was set off because the owner was away, parts never arrived and a previous customer got grumpy as her car was not ready.

The cost of this minor incident is huge. The customer has lost a friend and a trusted place to take his car for repair. The owner has lost a friend and a customer who spent an average of \$10,000 a year and initiated many referrals.

The employee has not lost his job but ended up with a written warning. However, add in the stress and the time it took up, and the cost is substantial.

There's lots of things that could have made the outcome of this scenario better for all parties — but that's the beauty of hindsight.

There are two big points that could have put it to bed, with an ideal outcome for all.

Communication is the first one — if the customer and owner had spoken within hours of the incident, then the owner would have had all the details to act on it, and the customer would have got it off his chest.

The employee could have been made aware of his errors and, who knows, there may have been an apology or two offered.

Why this story? Because it can happen to every one of you, any day. You can't stop it because we deal with humans and emotions. The only input you have is how to handle the damage control.

Make it quick and calm, try not to be biased, and keep your emotions out of the picture. Good luck.

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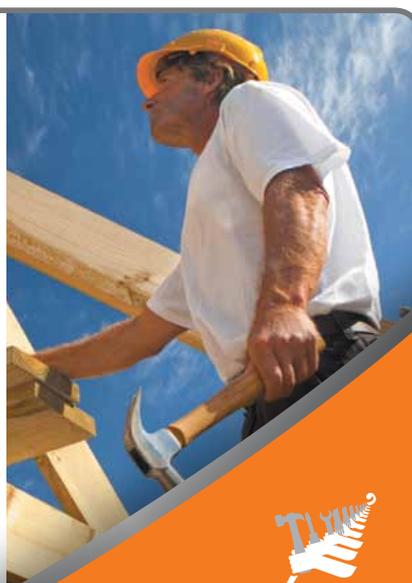
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THE BUSINESS SIDE OF CONSTRUCTION

Building company fails in reckless trading compensation bid

Timothy Bates and Bodene Robertson-Wright of Auckland law firm TM Bates & Co review a recent case regarding liability, construction contracts and possible reckless trading.

In this article, we review the High Court decision of *Watts & Hughes Construction Ltd v Biala* [2020] NZHC 3041, in which the construction company sued the director of the company in liquidation for reckless trading and sought compensation for \$39,629.

Watts & Hughes claimed that Mr Biala carried on the company's business recklessly, and without making appropriate provision for construction costs.

Background

Mr Biala operated a successful restaurant business for a decade but, as a result of the Christchurch earthquakes of 2010 and 2011, the premises of the restaurant were destroyed.

Following an inoperative period of almost two years, the restaurant relocated. Subsequently, an opportunity arose to expand the restaurant, and the company acquired newly-built premises for the restaurant that required a fit-out.

Biala sought professional advice in relation to budgets, and agreed to lease the new premises from August 2014 for a term of eight years.

Architects were employed to design the fit-out, with an emphasis being placed on completion within the budget and time frame.

Watts & Hughes was successful in the construction tender process, with a price of \$124,000 and completion date of September 20, 2014.

The completion date was pushed out to mid-October, but the fit-out was not completed until November/December.

Following a dispute over the final payment owed to Watts & Hughes, the company maintained an agreement was entered into whereby Mr Biala was to pay, initially, \$39,829.88, followed by a payment of \$12,908.19. The existence of this agreement was denied by Mr Biala.

In May 2015, Watts & Hughes served a statutory demand on Mr Biala's company for the amount of \$39,629, and the company was subsequently placed in liquidation with the amount outstanding.

Reckless trading

In these proceedings Watts & Hughes claimed Mr Biala operated the company recklessly

under s 135 of the (NZ) Companies Act 1993 by not making provision for the final costs of the fit-out of the new premises, and sought compensation under s 301 for the amount outstanding.

Justice Cull summarised the position and approach to s 135, including the recent Supreme Court decision of *Debut Homes Ltd v Cooper* as having a high threshold:

- The way in which business of the company is undertaken must be "likely" to give rise to a "substantial" risk of "serious" loss to the company's creditors;
- That the "substantial risk of serious" loss includes a consideration of orthodox commercial practices;
- If a company is not salvageable and continues trading which results in a shortfall to credits, such trading will constitute a breach of s 135; and
- That s 135 is forward looking to future losses.

The court held that, as the authorities emphasise, the test is an objective one, which focuses not on the objective belief, but how the company's business is carried out, and whether that creates a substantial risk of serious loss.

The question for the court was whether Mr Biala took a sober assessment of the company's likely future income stream, and whether there were reasonable assumptions underpinning his forecast of future liquidity.

Conclusion

There was ultimately a finding that Mr Biala did not carry on the company's business in a reckless manner because the decision to engage Watts & Hughes was considered as a planned and calculated risk made from Mr Biala's years of restaurant business experience.

Justice Cull found that Mr Biala's decisions did not depart from orthodox business practice, and did not involve such extensive and unusual risk to creditors as to meet the high threshold required by s 135.

The context of this case that was considered in coming to this conclusion included the experience Mr Biala had in the restaurant business in Christchurch, the commitment the company made with the eight-year lease to a long-term operation of the business, the fact that Mr Biala sought professional advice on budgets and the architectural design, and established the intention to have the budget



and schedule tightly controlled, and had a specified tender price.

The court found that there was no breach of s 135, and no order for compensation was appropriate because Watts & Hughes' loss was both uncertain and not serious.

The court held that the agreement relied upon by Watts & Hughes was not made out, and it was not clear how the amounts sought were calculated.

This case shows that establishing a breach of s 135 of the Companies Act 1993 and then obtaining compensation against a director pursuant to s 301 of the Act is not simply a formality where a company goes into liquidation owing monies to creditors.

A planned, informed and calculated risk in business would not fall into the definition of "reckless trading".

Note: This article is not intended to be legal advice (nor a substitute for legal advice). No responsibility or liability is accepted by TM Bates & Co or *Building Today* to anyone who relies on the information in this article.



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Time to implement strong HR processes instead of desperate corner cutting

Building Recruitment managing director Kevin Everett says although it's easy to say, now is the time to stop the desperate corner cutting and to implement strong HR processes.

We all know the industry is heading for unprecedented times regarding supply of materials from overseas due to Covid-19, something that is sure to result in an increased cost of materials, delays on projects, and sourcing alternative solutions.

The pressure will be on businesses to renegotiate contracts for ongoing long-term projects, managing delays and keeping their client happy.

At the same time though, they'll be having to run their business profitably and ensure staff are not feeling the same pressures.

It is not just materials that are in short demand. We have known for quite some time the pressure of finding experienced staff, regardless of the level, including labourers, tradies and QSs/project managers.

Border lockdowns are proving hard, and it seems salaries and wages are increasing each week.

I realise I have mentioned this previously in my column, and I hate having to keep bringing it up. However, it is a key issue in the industry.

What we are seeing currently is managers and business owners cutting corners in the recruitment process in their desperation to get people into their business.

You may feel at the time this is good, as you have the bodies in the business that you need. The long-term result is completely different though.

Now is the time to implement strong recruitment processes, not cut those corners. With the pressure increasing, you need to ensure new staff can cope, as well as help alleviate that pressure on them.

It is also the same for job seekers. Many are chasing the money right now. Why? Well, the most common reason is due to increases in rent, or trying hard to get on to the property ladder.

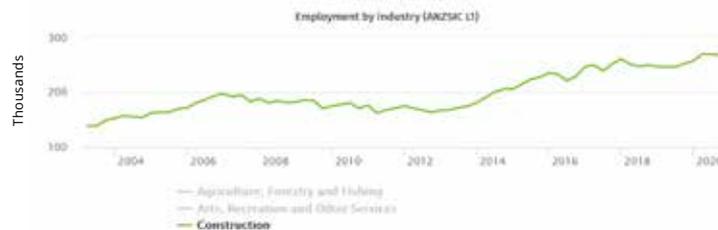
Overseas workers are benefiting from the reduced time lines from New Zealand Immigration for visa variations. This is now down to 10 working days and, as a result, we are seeing more people moving jobs for the additional \$1 to \$3 per hour, on average.

This is not unique to the building sector, but it



is causing us issues with consistency in the workplace.

Below is the trend in employment numbers within the construction sector over the past 20 years:



As you can see, there has been a steady increase in numbers, and still no real sign of this decreasing any time soon. In the past 20 years the numbers employed have doubled.

We are also seeing another concerning trend in

the increase in the use of the 90-day trial period to remove staff.

When employers come to us for help, we discover their recruitment processes were not robust. Many had short interview times, no real due diligence, and no reference checking or drug screening.

They saw the resume and made a fast judgement call.

Remember that pressure we were talking about? Well, it just got worse as a result of hiring the wrong person.

We have all been there, and I am sure we can all relate to this when the pressure is on.

I recommend — and I know this is easier said than done — just taking a step back and thinking about these questions:

- Do I want to be doing this again in three months' time?
- Do I need the stress of getting this person out of my business if they are not right?
- If they are coming for more money, how will I keep them if someone offers them more?

If you need support around your recruitment process, whether it's about advertising, interviewing or pre-employment checks, we are here to help and support you. There is no obligation, and our advice is free.

Call one of our team today so we can help.

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Building Consents Information

For All Authorisations, February 2021

Dwellings	\$1,411,658,000
Domestic Outbuildings	\$14,941,000
Total Residential	\$1,426,600,000
Non-residential	\$598,776,000
Total All Buildings	\$2,025,376,000
Non-building Construction	\$38,789,000
Total Authorisations	\$2,064,165,000

Number of new dwellings consented

	Feb 2021	Jan 2021	Feb 2020		Feb 2021	Jan 2021	Feb 2020
Far North District	33	29	31	Horowhenua District	32	12	25
Whangarei District	42	52	39	Kapiti Coast District	18	23	10
Kaipara District	10	16	22	Porirua City	25	17	42
Rodney District	80	67	86	Upper Hutt City	12	27	35
North Shore/Albany Wards	209	281	248	Lower Hutt City	30	74	52
Waitakere Ward	104	166	134	Wellington City	91	20	162
Auckland Wards	281	526	243	Masterton District	25	43	10
Manukau/Howick Wards	218	179	308	Carterton District	5	6	12
Manurewa-Papakura Ward	176	114	159	South Wairarapa District	8	23	3
Franklin Ward	108	77	54	Tasman District	33	29	35
Thames-Coromandel District	33	26	29	Nelson City	12	12	24
Hauraki District	13	2	10	Marlborough District	25	14	14
Waikato District	65	71	65	Kaikoura District	3	1	3
Matamata-Piako District	32	15	35	Buller District	8	6	4
Hamilton City	163	121	136	Grey District	5	2	3
Waipa District	62	26	50	Westland District	5	5	5
Otorohanga District	0	5	0	Hurumui District	7	9	8
South Waikato District	5	2	4	Waimakariri District	92	42	44
Waitemoa District	0	1	1	Christchurch City	195	237	209
Taupo District	17	26	17	Selwyn District	121	109	134
Western Bay of Plenty District	40	32	27	Ashburton District	12	12	12
Tauranga City	110	101	141	Timaru District	20	7	17
Rotorua District	27	13	17	Mackenzie District	3	5	16
Whakatane District	8	6	4	Waimate District	2	2	5
Kawerau District	0	4	0	Chatham Islands Territory	0	0	0
Opotiki District	1	1	8	Waitaki District	11	4	13
Gisborne District	6	9	3	Central Otago District	33	14	22
Wairoa District	1	1	2	Queenstown-Lakes District	75	52	120
Hastings District	53	40	62	Dunedin City	37	44	41
Napier City	68	23	52	Clutha District	6	5	4
Central Hawke's Bay District	5	15	10	Southland District	2	8	14
New Plymouth District	50	32	67	Gore District	1	3	1
Stratford District	3	0	6	Invercargill City	24	15	13
South Taranaki District	6	5	8	Area Outside TA	0	0	0
Ruapehu District	14	0	3				
Whanganui District	13	12	14				
Rangitikei District	11	4	0				
Manawatu District	19	12	26				
Palmerston North City	59	29	51				
Taranaki District	6	2	1				
				Total	3129	3025	3285

- 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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