

BUILDINGTODAY

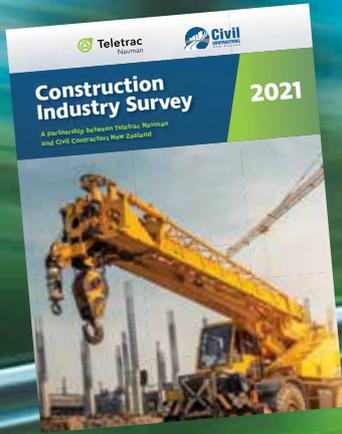


THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION

VOLUME 31 NUMBER 7

AUGUST 2021

www.buildingtoday.co.nz



Industry confidence rebounds



INSIDE:

SOLAR POWER AND
UTE TAX: TIME FOR
TRADIES TO
GET CREATIVE?



Win a pack of 5 Lenox MetalMax diamond abrasive blades

ALSO INSIDE:

RETENTION INSTRUMENT LAUNCHED > RECORD 20,000 APPRENTICES NOW IN TRAINING

apexon™

PROFESSIONAL SERIES



Trade Tough

BUILDINGTODAY

AUGUST 2021

VOLUME 31 NUMBER 7

4-9

RMBA NEWS

Chief executive David Kelly says the RMBA's advocacy team has been busy lately, with various submissions to Government about how to build a better New Zealand.

10-23

NEWS

New service launched to free up retention funds; Fehl awarded NZIOB Honorary Fellowship; Survey shows massive rebound in industry confidence

24-31

WINDOW & GLASS ASSN AWARDS

All the results, pics and comments from the 2021 Window & Glass NZ Gala Awards Dinner held in Auckland last month.

32-33

BCITO NEWS

A record 20,000 apprentices are now undertaking construction trades training as ITOs transition to the Te Pukenga national training network.

34-42

ROOFING

RANZ disappointed with LBP Scheme progress; Preventing condensation and mould in roof cavities; Seven reasons to choose roof tiles

43-46

COLUMNISTS

Cost escalation in a post-pandemic world; All about power — and other general energy issues; Are you getting the service the fees demand?

47

STATISTICS

Building consent information for June 2021.

FROM THE EDITOR

Ad-hoc, incremental changes are not enough to transform the construction sector. Being bold is the way forward, and the time to be bold is right now.

So says RMBA chief executive David Kelly this month as he outlines how Master Builders have been advocating on behalf of its members, and the industry as a whole — and the urgency required in making the necessary sweeping changes.

Meanwhile columnist Ross Middleton examines solar power and alternative energy sources, and what the astute, modern home buyer is looking for in new housing. He also looks at how energy-related points of difference are being marketed by those building that new housing.

And looking ahead to next month's *Building Today*, readers will notice a bold new design as we undergo a graphic makeover.

Andrew Darlington, Editor

PUBLISHER: Taurean Publications Ltd
PO Box 35343, Browns Bay, Auckland 0753

EDITOR: Andrew Darlington 021 90 11 56
andrew@buildingtoday.co.nz

ADVERTISING
MANAGER: Martin Griffiths 021 662 228
martin@buildingtoday.co.nz

BUILDING TODAY is the official magazine of the Registered Master Builders' Association of New Zealand. Advertising statements and editorial opinions expressed in *Building Today* do not necessarily reflect the views of RMBA members, its executive or committees; or of the chief executive and staff unless expressly stated. Further, the RMBA and members are not liable for any statements made in *Building Today* unless otherwise stated. The editor reserves the right to edit, amend or reject copy where necessary. The publisher does not assume any responsibility or liability for any loss or damage which may result from any inaccuracy or omission in this publication, or from the use of the information contained herein. No warranties, express or implied, are made with respect to any of the material contained herein.

1-year subscription (11 issues): \$57.50
ISSN 1171-0225 (Print)

ISSN 1171-1264 (Online)

Our take on how to build a better New Zealand

Chief's Chat

By CEO David Kelly

A key part of Master Builders' role is advocating on behalf of you, our members.

We want to ensure that we have the right conditions in place to support a well-performing sector that can build the houses New Zealand needs. That is the challenge for the Government and the sector.

The past few months have been very busy in the construction regulatory space. Now unshackled, the Government is making the most of its term and is instigating a wide-ranging reform programme.

As a result, our advocacy team has been busy, and has completed six submissions on proposed reforms in the past two months alone.

While all reforms have an impact, there are two issues that we see as crucial for the health of the sector.

The first is the development of the Government Policy Statement on Housing and Urban Development, and the second is the Ministry of Business, Innovation and Employment's (MBIE's) proposal to alter the New Zealand Building Code to improve energy efficiency.

Designating housing as critical infrastructure

The Ministry of Housing and Urban Development (MHUD) came into being on October 1, 2018.

It assumed the housing policy, funding and regulatory functions of the MBIE, Ministry of Social Development and Treasury (and nine Acts of Parliament) to coordinate the Government's efforts to combat housing shortages and facilitate the provision of social housing.

We think this development in itself is a big step forward but one that has largely gone under the radar.

In the Master Builders submission, made on our members' behalf, we recommended that housing be elevated and designated as critical infrastructure in the National Policy Statement on Housing and Urban Design.

Master Builders thinks this is the key to transforming the boom-and-bust cycle that has beset the sector for decades.



We think New Zealand's housing policy has been too focused on treating the symptoms of our housing crisis, but not the important underlying cause.

With a new statement on Housing and Urban Development on the horizon, this is a once-in-a-generation opportunity for policymakers to rethink housing policy for New Zealand.

Designating housing as critical infrastructure would signal to New Zealanders now and into the future that the provision of housing is a national goal.

It would allow the Government and the sector to collaborate better, while putting housing policy on a more strategic, longer-term footing to provide a more consistent pipeline of residential and commercial buildings. This would be the circuit breaker of our boom-bust history.

If housing was elevated as critical infrastructure, governments could intervene more effectively during the bust cycles to help with continuity of housing supply, and leave the sector and the market to do what it does best during the boom cycle.

We also argued that designating housing as critical infrastructure needs to be "beyond politics".

Instead of focusing on short-term electoral cycles and reactive policy making, the sector needs bi-partisan buy-in from both sides of politics to place the provision of housing on a more secure path.

Energy efficiency for housing and small buildings

The Master Builders submission on improving energy efficiency in the New Zealand Building

Code raised some of the unintended consequences of the MBIE's proposed changes to the code.

They have proposed new build insulation levels increase to either half, at, or above, the current international standard. We think that will have a big impact on how we build, and on the long-term performance of what we build.

We need to ensure the settings and detail are right — that there is an appropriate balance between energy efficiency and buildability.

We are not convinced that the proposals as currently set out are addressing the right issues, and may inadvertently make it harder for our builders and more expensive for their customers. We don't think this is a responsible move at this time.

Another unintended consequence we see is an increase in carbonisation from the new ways of building, and manufacturing of new materials.

We think this is significant enough to negate any efficiency gains from increasing insulation.

Our builders told us that investigating the carbon footprint from the proposed changes is important. We also know that thermal bridging, infiltration and ventilation are other big issues we have drawn the MBIE's attention to in our submission.

Let's be bold

These are two of the important submissions we have made recently, but please go to our web site to read them in full, alongside Master Builders' other submissions.

The Government has an ambitious reform programme ahead, and we want to support the sector to play its part in conjunction with the Government to build back better.

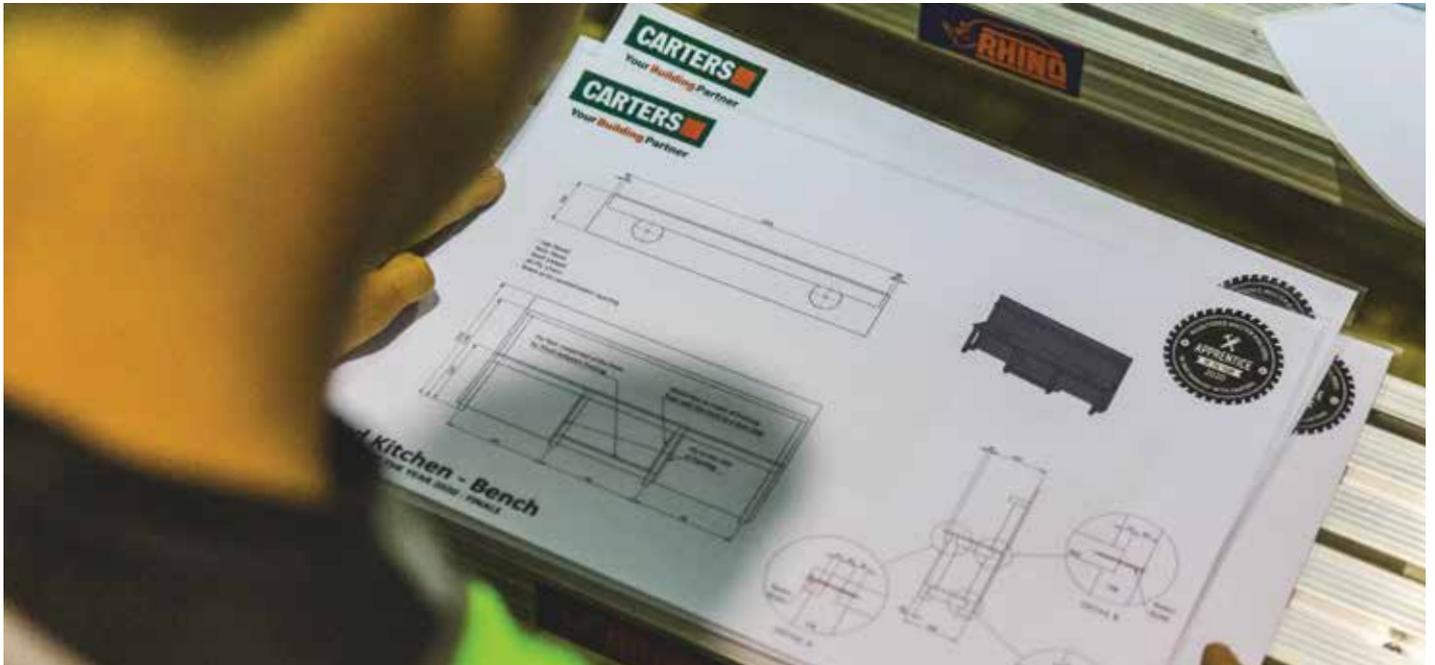
For Master Builders and our members, this means taking a long-term, more strategic view, and not making the sort of reactive changes that we are all too familiar with.

While we agree that Resource Management Act reform, land supply and access to skilled labour are all important parts of the puzzle, addressing these with ad-hoc, incremental changes will not be enough to transform the sector.

Master Builders thinks being bold is the way forward, and the time to be bold is right now — and we will continue to advocate the sense of urgency our members feel about changing our course.

Q&A

WITH APPRENTICE OF THE YEAR PRACTICAL COORDINATOR DAVE MUDGE



DAVE MUDGE

APPRENTICE OF THE YEAR PRACTICAL COORDINATOR

Dave Mudge has been a long-standing Apprentice of the Year Practical Coordinator. He was first a regional judge for five years and then in 2010 became a part of the team who worked on the national practical challenge. Dave helped manage the event while it was still held in Wellington, and now he works alongside Steve Ross from Hamilton to manage the practical competition, which is held in Auckland.



Q & A

What is your favourite part of being involved in the competition?

“Definitely working with the apprentices on challenge day. I enjoy helping them out and getting them prepared for the challenge. I always admire these young apprentices, especially the ones who have the ability to put their heads down and work under pressure while still keeping their workstations neat and tidy.”

What do you take into consideration when creating the practical challenge?

“The challenges are created with the end-user in mind — we want the apprentices to build something that has a purpose and some meaning behind it. We work closely with a selected group, whether it’s a local kindergarten or charity, to ensure what the apprentices build will be of use.”

Why do you think apprentices are important to the construction industry?

“Apprentices are the future leaders and business owners of our industry. The more training and experience they are given now, the better off they will be. So many successful builders start out as apprentices — they learn, work hard, and are then able to make their way up in the industry, just as many Master Builders have done.”

What is your advice for apprentices wanting to enter Apprentice of the Year in the future?

“Give it a go! You’ll learn a lot more than you expect from the experience, and it will set you up for a great future in the building and construction industry.”

OWNED BY



PRINCIPAL PARTNER



EVENT PARTNER



Earthy Elements

Peterson & Barnes

Altus Window Systems New Home
 \$750,000 - \$1 Million



Successes

Sam and Mal of Petersen & Barnes were so proud when they won, not just of themselves but also all of their subbies. They believe the design details of the house were a real stand-out.

“There are so many design details in this house, and they all work together to highlight our team’s skill set. Our favourite feature of the build is the roof light at the bottom of the stairs — you get so many different aspects of light throughout the day. This win gives our future clients confidence that when they build with us, they are getting a team that has a strong passion for building, and work to the highest standards.”

Challenges

The team at Petersen & Barnes faced a few challenges along the way.

“The birch plywood ceilings were a decent challenge with next to no nail fixings and the negative details that were used throughout the house. The recessed windows and flashing details were also a bit of a challenge.”

Judges’ comments

A beachy feel defines this small, yet practical cedar home, set across two storeys. Three bedrooms, two bathrooms and two living rooms make the home feel larger than its actual 180sq m floor area. Part of this is due to the stunning high-raking rooflines and matching internal ceiling heights.

Other impressive features include grooved plywood linings, birch plywood ceilings, and built-in joinery. Concrete floors are durable and easy to clean. As the beach is just a five-minute walk away, the outdoor shower is the ideal addition for washing off sandy feet.

Owned by House of the Year is made possible through the support of the following sponsors:



Country Charm

Jennian Homes Wairarapa

Volume/Group Housing New Home up to \$450,000



Successes

As soon as you enter through the front door of this home there is a feeling of being welcomed home.

Kate Norris, Client Liaison at Jennian Homes Wairarapa, said: "We were ecstatic when we won the award — it's wonderful for our team of suppliers, contractors and clients, and it's a great result for the company.

"There is something special about heading down the beautiful hallway to the spacious kitchen, dining and lounge area. There is a separate lounge which is ideal for intimate entertaining, and an arts room that leads out to the veggie garden."

Challenges

Like many builds before them, the team at Jennian Homes encountered a few testing tasks along the way.

"We had to make sure we maintained the right balance of detail while still accommodating the clients' requirements. I think we did a great job of this, and the client was really happy with the outcome.

"Winning this award gives our team, contractors and suppliers a great amount of satisfaction knowing that we have delivered a quality home for a great client."

Judges' comments

A touch of country charm with comfortable modern details, this Masterton new build represents two styles that really make the heart sing. From its inviting entranceway between two gabled peaks, a wide hall continues past all three bedrooms and two bathrooms, entering into a bright, open-plan living and kitchen area.

Beyond the living area, the 'whisky lounge' and office/art studio are fun creative spaces. French doors open from the bedrooms onto concrete pads — perfect for enjoying a coffee in the sunshine. Soothing, country-inspired wall colours allow the interior to feel homely, as well as the soft palette and modern fittings.

Owned by House of the Year is made possible through the support of the following sponsors:



CELEBRATE YOUR TEAM

THE COLLABORATION,
INNOVATION AND EXCELLENCE
THAT BRINGS OUTSTANDING
COMMERCIAL PROJECTS OF
ALL SIZES TO LIFE



NEW ZEALAND
COMMERCIAL
PROJECT AWARDS



**ENTRIES OPEN
18 AUGUST**

OPEN TO CONSTRUCTION COMPANIES,
ARCHITECTS AND DESIGNERS, ENGINEERS,
OWNERS - **ALL MEMBERS OF THE PROJECT TEAM**

Owned by



Sponsors



COMMERCIALPROJECTAWARDS.CO.NZ



17 Years – From a Dream to Reality

Tuvalu Christian Church

CATEGORY

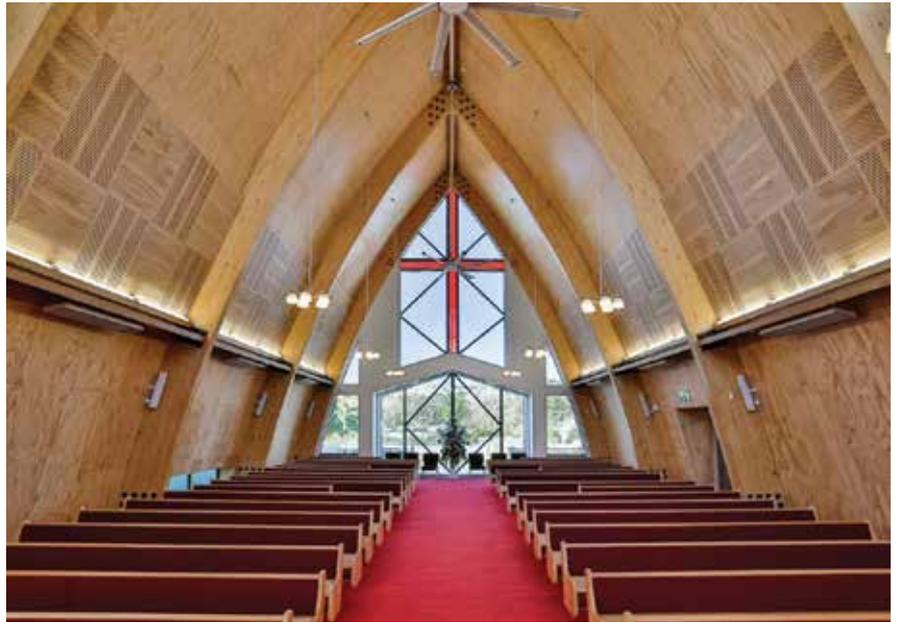
Winner of a Special Award for the 2021
Commercial Project Awards

ENTRANT

Jacobson Projects

PROJECT PARTNERS

Christian Savings (Funder), Jacobson Projects
(Construction Company), Structure Design
(Engineer).



Successes

Winning was a pleasant surprise for the team at Jacobson Projects. They were astonished, excited, and felt a deep sense of gratitude.

Willie Jacobson, Director of Jacobson Projects, said, "We knew we'd delivered something special, but we really didn't expect anything. The build is unique due to the large curved laminated timber portals, and another special aspect is the scale and ambience of the timber interior in the auditorium.

"The award has really given our company credibility, in terms of clients' perceptions, as well as for our own team. Our team really enjoyed being a part of the awards — it has given them a real sense of pride in our brand, as these awards are recognised at such a high level."



Challenges

The roof is an outstanding aspect of this project. However, installing it was no easy task.

"Installing the timber portals, roofing and wall cladding was a challenge. It's a timber sub-floor, so the weight of the of access equipment had to be very limited. However, we still needed to install the ridge beams at a certain height. For the roofing installation, we couldn't access the sheets from the outside, so we came up with the method of installing the roofing primarily from the inside of the building using specialist abseilers to install the ridge flashing."



Judges' comments

This church for the Tuvalu community is based on a traditional Tuvalu manaeapa, or meeting house. It took 17 long years to transition from a dream to reality, with sufficient funds being raised to develop a design that the community could afford. The curved roof shape added some complexity, but the building was still completed in time for the long-anticipated opening, with congregation members joining the construction crew to finish the work.

Entries open **18 August** for the 2022 New Zealand Commercial Project Awards. Enter at www.commercialprojectawards.co.nz

Owned by

The New Zealand Commercial Project Awards are made possible through the support of the following sponsors:



Massive rebound in civil construction business confidence

New Zealand's civil construction industry is riding a massive rebound in post-pandemic business confidence — but this may be undermined by skills shortages, which continue to be the industry's number one challenge.

Findings from the 2021 Construction Industry Survey, a partnership between Teletrac Navman and Civil Contractors New Zealand (CCNZ), validate growing sector confidence.

Fifty percent of those polled are optimistic the New Zealand construction industry is on an upward trajectory, and more than half are predicting turnover and staff growth in the next 12 months.

A significant difference in this year's survey results is a rise in the requirement for skilled staff to unprecedented levels, with growing workloads and closed borders.

The industry is confident about future work but needs clarity from local and central government on when work will come to market.

As New Zealand normalises post-pandemic, issues such as fluctuating costs, sustainability and environmental impact have returned to the spotlight, and will influence client procurement decisions that set how the country's infrastructure is built in years to come.

"It's encouraging to see the groundswell of optimism in New Zealand's civil construction industry, which indicates the country is back to business-as-usual post-Covid," Civil Contractors New Zealand chief executive Peter Silcock says.

"The future of construction in New Zealand certainly lies in keeping the people within this sector confident, so civil contractors can continue to invest in the right people, capability, and equipment for the work ahead."

What the future holds

The good news is that infrastructure activity is forecast to increase to \$10.1b in 2025. Already, transport, water and subdivision projects dominated new infrastructure activity in 2020, contributing 85% of projects and 88% of total value.

Three Waters assets are projected to require between \$120b and \$180b investment over the next three decades.

This supports the survey results where participants identified Three Waters projects



and maintenance efforts with the most significant number of opportunities for increasing capability.

This is followed closely by roading (24%), public transport (17%) and public infrastructure (16%).

"The industry has said, loudly and clearly, that they want local and central government to provide a clearer pipeline for upcoming work," Teletrac Navman construction industry specialist Jim French says.

"However, the lack of clarity impacts their planning for manpower and resources in these uncertain times.

"Covid-19 still affects the industry, as border closures dampen hiring outside talent and delay the supply of construction materials.

"On the other hand, renewed buoyancy is putting the spotlight back into sustainability and environmental issues," French says.

Survey methodology

The 2021 Construction Industry Survey is an online survey that polled 161 qualified civil construction professionals, representing a range of roles and regions across New Zealand, from May 12 to June 1.

All survey respondents were stakeholders in a range of sub-sectors and businesses that work on Kiwi roads, water and energy networks, and broadband and community infrastructure.

The survey is available for download at <https://www.teletracnavman.co.nz/resources/resource-library/articles/new-zealand-2021-construction-industry-survey>.

Key findings:

Industry confidence

- 50% polled are confident in the outlook for the construction industry.
- 61% are confident in their businesses' ability to withstand change and surmount challenges.
- 52% are hopeful of new technology being able to improve business efficiency and overcome challenges.
- The top three areas and events occurring in the next three years that could have a high positive impact on surveyed businesses include development of a clearer pipeline of central and local government work (20%), large projects under the NZ Upgrade programme (12%), and regional projects under the Shovel Ready Projects programme (11%).
- 55% say their turnover will grow in the next 12 months (32% in 2020).

- 35% say their turnover will stay the same (30% in 2020).

- 10% say their turnover will shrink (47% in 2020).

Workforce

- 66% predict that their requirement for staff will increase over the next 12 months (32% in 2020).

- 29% predict it will stay the same (46% in 2020).

- 4% predict it will decrease (21% in 2020).

- 50% (double the percentage points from 2020) say a skill shortage and availability of workers is the main challenge facing the industry.

- 87% would hire today if the right skills were available (69% in 2020).

Technology and sustainability

- 52% are confident in the ability of new technology to improve business efficiency and overcome challenges.

- 48% of contractors say clients have indicated that sustainability practices will impact their procurement decision making (37% in 2020).

ORDER DIRECT FROM YOUR BUILD IT ESTIMATES

That's right, to make your life even easier we've added BUILD IT estimates to the Trade Portal! Now you can get ordering all the products you need off your estimate at any time and any stage of build.

Here's how it works...



REQUEST ESTIMATE

Request a BUILD IT estimate as you normally would in-store or through your rep



APPROVE ESTIMATE

Once you've approved the BUILD IT estimate it'll show in the "Jobs" dashboard on your Trade Portal account



PLACE YOUR ORDERS

From here you can select products by the different stages of build and order them when you're ready

What are you waiting for, make life a bit easier and register for the Trade Portal now...



For more info talk to your PlaceMakers team today!
tradeportal.placemakers.co.nz

PlaceMakers

Together we're building
New Zealand

New service launched to free up retention funds for contractors

New Zealand insurance broker Aon has launched a new service that enables construction contractors to free up funds that would normally be retained in trust during commercial projects.

Traditionally, retention money withheld under commercial construction contracts must be held on trust in the form of cash, or other liquid assets readily converted into cash, unless a complying instrument is purchased.

Aon's Retention Instrument is the first fully compliant service available in New Zealand that provides an alternative to holding subcontractors' retentions on trust, enabling those acting as head contractors to legitimately use these funds within their business.

The Retention Instrument complies with the Construction Contracts Act (CCA) and works by securing a specific dollar amount of retentions so that it is not necessary to hold the cash or liquid asset on trust for the benefit of subcontractors.

Background

On March 31, 2017, changes were made to the CCA so that contractors (Party A) must secure the retentions they retain, protecting this money so that if the head contractor becomes insolvent or refuses to return the retention money to the subcontractor (Party B) when it is due, the subcontractor does not suffer the financial loss of losing their retention.

Under the CCA, there are two acceptable options:

- To hold the funds on trust as cash or some other liquid asset (on trust), or

- Secure the funds via a complying instrument. Because a complying instrument has not been available, contractors have had to hold retention money as cash or liquid assets on trust (or not fully comply with the CCA).

Holding retentions on trust can cause considerable constraint on day-to-day operations due to restricted cash flow, and is an inefficient use of capital.

Aon construction executive director Warren Tucker says they could see the constant frustration their construction clients were facing, and that it was obvious a solution was needed.

"Our clients needed a solution to enable them to access the capital that was sitting within their business, while also complying with the CCA," Tucker says.

"The Retention Instrument is the result of listening to their needs and working with them to find a solution."

Retention regime review

The release of the Retention Instrument is timely, following a recent MBIE review of the retention money regime within the CCA.

The Construction Contracts (Retention Money) Amendment Bill was introduced into Parliament for consideration, and passed its first reading on June 8, 2021.

The Bill is intended to address some of the shortcomings of the current retention money regime. Some proposed changes being introduced by the Bill include:

- The contractor must hold retentions in a separate bank account if not utilising a complying instrument. This means contractors cannot use this cash in their business as additional cashflow.
- The contractor must advise their subcontractors quarterly as to how the retentions are being secured (as opposed to currently, where the subcontractor is able to ask at any time).
- There will be offences and penalties if the contractor fails to hold a retention on trust, in a separate bank account, or through a complying financial instrument.

The proposed maximum fine is up to \$200,000 for entities, and up to \$50,000 for individuals.

Advantages of a retention instrument

- Administered by an independent licensed insurer.
- Complies with the proposed changes introduced to the CCA under the Construction Contracts (Retention Money) Amendment Bill.
- Frees up cash. Retention cash does not have to be held.
- Provides independent evidence to the subcontractor, by way of a certificate issued by the insurer in compliance with the CCA.
- Subcontractors can have confidence that their retentions are safe when they are secured by a retention instrument.
- The contractor does not have to disclose to the subcontractor all retention money held and who the retention is held for (or the bank balance amounts).

For further information on the application process, visit aon.co.nz.

Scholarships supporting tomorrow's health and safety leaders

Applications for scholarships in Site Safe's Health and Safety in Construction programme are currently open until August 31, 2021.

Each year, Site Safe supports the construction health and safety leaders of tomorrow by awarding scholarships to complete their Health and Safety in Construction programme.

Upon completion, students receive a New Zealand Certificate in Workplace Health and Safety (Level 3), with guidance provided by a mentor for the duration of their journey.

The path taken by students is flexible, with only two mandatory courses comprising approximately one third of the total programme requirements.

The scholarship programme has been running since 2016, and has seen many successful students progress to become health and safety leaders in the construction industry.

Site Safe's aim is to encourage participation in health and safety in construction across a broad demographic. The five scholarship categories are: Under 25 years old; Maori; Pasifika; Women in Construction; and Open.

The numbers of scholarships awarded each year varies, with a record 62 scholarships distributed in 2020 across the five categories. The significant increase on prior years was a demonstration of the ongoing commitment Site Safe has to the sector throughout a challenging period.

To further add prestige and appeal to the scholarships, recipients are invited to Site Safe's Evening of Celebration when they graduate.

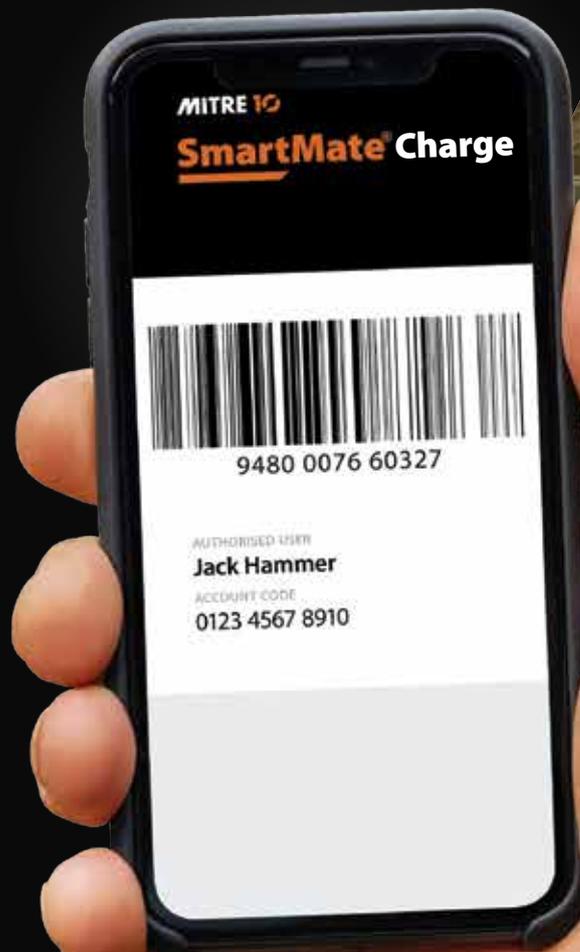
For more information, visit www.sitesafe.org.nz/training/scholarships, or email scholarships@sitesafe.org.nz.

SmartMate[®] Charge **has gone mobile**

Our smartest business tool just got smarter

SmartMate Charge
is a flexible on-account
solution to meet the
needs of trade and
business customers.

- Access your trade pricing
- Secure mobile payment
- Purchase at any store on one account nationwide
- All from your mobile phone



**It's FREE and easy to
apply online at
www.mitre10.co.nz/trade**

MITRE 10

A Mitre 10 SmartMate[®] Charge Account is available to selected customers nationwide. Normal credit criteria apply when opening a new account. Terms and conditions apply.



Multi-level cliff home wins highest Australian housing award

A cascading home with panoramic views by New South Wales builder Mallinger Constructions has won the coveted HIA-CSR Australian Home of the Year at the 2021 HIA-CSR Australian Housing Awards.

The Housing Industry Association (HIA) Awards were announced virtually last month in front of an international audience of industry leaders and home-buying consumers.

The winning home is grand in stature and undulates across multiple levels, embracing the steep slope of its location.

The living wing hovers nine metres out over a sandstone cave, while the open-plan kitchen flows onto a courtyard that contours around protruding boulders.

The judges were impressed by the building team's engineering feats in overcoming a site fall of more than 17 metres, a plunge pool cut into the rock, and the workmanship of an internal timber feature that conceals a hidden room.

"Rather than removing obstructive site features, the home's clever design instead binds its internal spaces to them," the judges commented.

The home also won the HIA Australian Custom Built Home award, partnered by Beacon Lighting.





GET THE JOB
DONE WITH

less
mess

UPGRADED
**NO STRING
LESS RUN ON**
FORMULA



IF IT'S SELLEYS IT WORKS®

Trust a **Resene Eco.Decorator** to do your job just right!



When it comes to your decorating projects it helps to know you've got the right painter for the job as well as the right paint. So when you choose the services of an approved **Resene Eco.Decorator** you can be sure that the paintwork will be just as good as the paint.

ecodecorator.co.nz

Resene
ECODECORATOR

Sports facilities specialist to sponsor Swimming NZ

New Zealand's swimming champions have been given an enormous boost with design and construction company Apollo Projects announcing it has partnered with major sporting body, Swimming New Zealand.

"We are so proud to be supporting the development of Aotearoa's athletes," Apollo Projects director Paul Lloyd says.

"Having designed and built aquatics centres around the country, we see the positive impact swimming has on people's lives and the benefits these pools bring to communities."

The award-winning aquatics centre design and construction company has signed a two-year sponsorship deal with Swimming NZ that will help fund and develop new opportunities for more swimmers, including mass participation events, junior festivals and senior competitions.

Swimming is one of the New Zealand's most popular recreational activities, with more than a third of Kiwis getting into the water to play, exercise and compete.

Swimming NZ chief executive Steve Johns says he is thrilled to welcome Apollo Projects as principal sponsor.

"This partnership is a momentous win for the thousands of Kiwis who swim," Johns says.

"Participation in swimming is as high as any sport in New Zealand. With Apollo Projects' support, we will be able to continue growing those numbers and provide development opportunities for our future swimming champions."

The partnership has a personal connection for Lloyd, who watched his daughter thrive in the sport.

"Having spent many weekends and evenings by the poolside when my daughter was competing, I've seen the incredible effect swimming can have on their lives.

"My hope is that this partnership will help even more people to enjoy this experience and all the benefits it provides."



Swimming New Zealand chief executive Steve Johns (left) with Apollo Projects chief executive/director Paul Lloyd.

The partnership between Apollo Projects and Swimming NZ will allow the two organisations to benefit from sharing expertise and technology.

Along with signing on as principal sponsor, Apollo Projects has encouraged associated industry companies to get involved as Associate Sponsors.

Tokyo 2021 Olympic swimmer Lewis Clareburt says the announcement is a real investment in the continued success of the sport in New Zealand.

"Swimming has given me the chance to do things I'd never dreamed of. It's fantastic to see Swimming NZ receive this support so that it can help even more kids give swimming a go and, hopefully down the track, make it to the world stage too."

Apollo Projects will be Swimming NZ's principal sponsor until July 2023, with right of renewal for a future two years.

About Apollo Projects:

Apollo Projects is a New Zealand design and construction company. Building sport and aquatics centre facilities is one of its specialties.

Its projects have included Auckland's SwimTastic centre, the Canterbury Swim School, Christchurch's He Puna Taimoana Hot Pools, Norman Kirk Memorial Pool, Scarborough Splashpad, and the award-winning Tairora: QEII Recreation & Sports Centre.

The company currently has aquatics projects underway in Hawke's Bay, Stratford, Gisborne and Christchurch.



HELPING YOU WIN AT EVERY STAGE



As proud supporters of Registered Master Builders House of the Year, and sponsors of the award for renovations over one-million dollars, we know that to achieve excellent results you need excellent support. That's why at Bunnings Trade, we're committed to helping builders win every step of the way. Congratulations to all of this year's entrants.

Search Bunnings Trade to find out how we can help your business.



Competenz first TITO to transition to Te Pukenga

Competenz has been the first Transitional Industry Training Organisation (TITO) to transition to Te Pukenga after a powhiri held in Hamilton recently.

Competenz's trade-based training functions have been transferred to Te Pukenga Work Based Learning Ltd (WBL), a subsidiary of Te Pukenga, and Competenz is now a separately branded business division within WBL, led by director Amanda Wheeler.

Once fully established, Te Pukenga will be New Zealand's largest tertiary provider, and the 35th largest globally.

In April 2021, Te Pukenga Work Based Learning Ltd was established in preparation for the arranging of training functions of TITOs to transfer to Te Pukenga.

From January 1, 2023 all learners will be enrolled at Te Pukenga, and 60% of learners will be work-based.

WBL acting chief executive Fiona Kingsford welcomed Competenz at the ceremony.

"We're really grateful to Competenz for their enthusiasm to work together on this once-in-a-



Te Pukenga Work Based Learning Ltd acting chief executive Fiona Kingsford.

generation opportunity.

"Their skills, knowledge and expertise will be incredibly valuable as we build a vocational and applied learning system that is simple to navigate, responds to the needs of learners

and employers, and is flexible enough to change as the future develops," Kingsford says.

"I also acknowledge all of our Competenz people making this transition. This move would not be possible without them and the mahi they do every day to ensure apprentices and trainees, and the employers who support them, continue to have access to resources, support and training," she says.

Exciting evolution

Wheeler says the 225 staff are excited for what comes next, while remaining steadfast in their commitment to provide high levels of support to the 38 industries they serve.

"This is an exciting evolution for Competenz, and we are proud to be the first TITO to join Te Pukenga on this journey to reshape and grow vocational education in Aotearoa," Wheeler says.

"We know this coming together of work-based, online and classroom learning will deliver the best possible outcomes for our employers and learners, who will always be at the heart of everything we do."

Remote working putting organisations at risk of ransomware

Cert NZ is urging Kiwi organisations to tighten up the way they enable remote working for staff to avoid a ransomware attack.

The Government cyber security agency says the majority of ransomware attacks occur through poorly configured remote access systems, which businesses use to allow staff to access systems from outside the office.

While there are a range of these in use, one of the most commonly used is Remote Desktop Protocol (RDP), with more than 2500 identified in New Zealand.

Weaknesses

RDP has a number of weaknesses, which means when it is used over the internet it can be exploited by attackers, and is a leading contributor to the ransomware reports that Cert NZ receives.

"It's essential that organisations urgently review their remote access systems, and make sure these systems are as secure as they can be," Michael Shearer, principal advisor – threats and vulnerabilities at Cert NZ says.

"You may need to talk to your IT team or service provider about how to do this."

Cert NZ is partnering with internet service providers to contact organisations that use internet-exposed RDP to provide advice on how they can make remote working more secure.

"Regardless of what technology organisations use to enable remote working, it's important to keep your system up to date, and enable two-factor authentication for logins."

As RDP is often exploited by attackers to gain access to an organisation's network, Cert NZ recommends organisations consider other options to enable remote working, such as a virtual private network (VPN).

Good VPN solutions support two-factor authentication, which adds an extra layer of security, and are designed to be used over the internet.

More broadly, Cert NZ is concerned about the growing impact ransomware attacks are having on New Zealand.

"Recent events have brought to light the devastating effects a ransomware attack can have on an organisation.

"There's been an increasing trend of these types of attacks globally over the past 18 months, and they're only going to continue," Shearer says.

Cert NZ has seen an increase in ransomware reports in the second quarter of 2021 (April to June), compared to the first quarter of the year.

Reaching a total of 30 reports, this is the highest number of ransomware reports made to Cert NZ within one quarter.

"These figures do not paint a complete picture of the extent of ransom attacks in New Zealand.

"These numbers only reflect what has been reported to us. However, conversations with our industry partners indicate there are a lot more attacks happening," Shearer says.

Cert NZ will soon be releasing more guidance for organisations about how to protect themselves against ransomware.

For more information about securing an internet-exposed RDP, refer to the Cert NZ web site: <https://www.cert.govt.nz/business/guides/securing-your-internet-exposed-rdp-server>.



NORTHBEAM

Timber beams, posts and joists

Poolhouse, Northland



For a stunning indoor/outdoor entertainment area, there's nothing better than Northbeam for adding real strength, character and the WOW! factor.

These solid timber beams and square posts from Northpine are made from pine grown in the north because it is stronger, denser and stiffer. Tailor-made in lengths up to 7.2 metres, Northbeam SG8 and SG10 beams and posts are naturally elegant, easy on the eye and very cost-effective.

If you prefer the strength, warmth and charm of solid timber treated up to H5 standard, insist on Northbeam.

BRANZ Appraised and independently verified, Northbeam is readily available from merchants nationwide.

It's the natural way to add the WOW! factor. Create it by design. Just specify Northbeam in your plans and tell your builder or merchant.

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]

Tools Down aims to halve tradie suicides

A new mental health awareness platform has launched to raise awareness of mental ill health and the suicide rate among Kiwi tradies.

Tools Down was started by Mike Taylor and Ryan Edwards, thanks to a \$50,000 AIA Vitality Business and Community Grant, to shed a light on the little-talked-about topic in the industry.

Edwards has seen many tradies struggling with mental ill health, and has worked with many to help alleviate financial and work pressures.

“The last decade has seen more than 300 tradies take their own life. This a devastating number, and that’s why we’ve made it our mission to halve the number of suicides and serious injuries and harm experienced by tradies each year, by 2025.”

Taylor recognises this is a hefty goal, but is determined to achieve it.

“I’m a big believer in setting big, aggressive goals. By aiming to make a considerable impact, even if you fall slightly short, we’re still closer

than if we set a smaller target,” he says.

“Our hope is that by educating people about the help and support available out there, it can encourage people to take control of their well-being.

Edwards says there are specific struggles a tradie faces which can take an overwhelming toll on mental health.

“We know this situation is not unique to the trade sector. People all across the country struggle with mental ill health every day.

“However, many tradies don’t go into the profession to run their own businesses, and can find it difficult to handle and talk about the challenges they face.

“You may wake up one morning and find your ute broken into and all your tools stolen, or suffer a work injury that takes you off the tools.

“How do you deal with those lost assets and time on top of everything else? It can be the tipping point for some tradies.

“Through Tools Down, people have approached us to discuss their hardships and need for valuable resources to coach them through times of stress. This is exactly what Tools Down is for, and we’re glad people are using it.”

Tools Down was launched with an online social media and radio campaign, achieving more than 180,000 impressions online.

Edwards and Taylor founded Tools Down with support from AIA Vitality’s \$50,000 Business and Community Grant programme.

“Without the support of AIA Vitality, we wouldn’t have been able to get this platform off the ground,” Edwards says.

“Like us, AIA Vitality is committed to helping Kiwis live healthier, longer, better lives with well-being at the heart of what they do. So it was a wonderful partnership for us full of shared values.

“If you are struggling, reaching out is totally okay, and there are good Kiwi organisations ready and willing to offer help.”

For advice, support, or to offer your services to the tradie community, you can touch base with the Tools Down team at toolsdown.co.nz.

EVACUT PRECISION CUTTING TOOLS

Range of:

- Twist Jobber drills
- Cobalt drills
- Long series drills
- Drill sets
- Spade bits
- Reduced shank drills
- Router bits
- Panel drills
- Hacksaw blades



Sutton Tools (NZ) Ltd are proud manufacturers and distributors of world class power tool accessories.

www.suttontools.co.nz | 0800 553 236

Evacut
PRECISION CUTTING TOOLS

Fehl awarded NZIOB Honorary Fellowship

A construction industry veteran, Peter Fehl was inducted as an Honorary Fellow of the New Zealand Institute of Building (NZIOB) at a function in Auckland recently.

The NZIOB membership category of Honorary Fellow is a prestigious one, and is limited to 10 members, construction practitioners who hold positions of eminence, distinction or authority within the construction industry.

The last NZIOB Honorary Fellow award was presented in 2020 and, before that, in 2009.

Fehl joins an esteemed list of five existing NZIOB Honorary Fellows, including Sir Ron Carter of Beca, Peter McGuinness of LT McGuinness, Peter Menzies of Mainzeal, Jack Smith of Fletcher Construction, and Sir Miles Warren of Warren & Mahoney.

NZIOB chief executive Malcolm Fleming says Peter Fehl's story is an inspiring one.

"He was a building contractor with economics and law degrees who co-founded one of Wellington's largest commercial building firms that still bears his name — McKee Fehl.



Peter Fehl

"He then made a 'poacher to gamekeeper' transition, which saw him manage the property arms of Victoria University Wellington and, subsequently, at the University of Auckland.

"Across his 13-year tenure at the latter, Peter oversaw the largest capital works programme ever undertaken at the University."

Throughout his career, Fehl has had significant

involvement with industry bodies and substantive industry workstreams.

He has been a BRANZ Board member, served as the Chair of the Department of Building & Housing's Sector Productivity Task Force (2008-2009), and was a contractor representative in the formation and updating of two key main-contractor engagement agreements — the New Zealand Institute of Architects Standard Construction Contract, and the New Zealand Standard 3910 Conditions of Contract.

Receiving the award, Fehl says he was "very humbled to be inducted as an Honorary Fellow of the NZIOB, particularly as the Institute has as one of its key principles 'the encouragement of high performance within the construction industry to raise standards and productivity'.

"In my view, the prerequisite for success in our challenging but exciting industry is to focus on teamwork.

"Any success that I might have had during my career was due to the many high performing teams, at all levels in the industry, which I have been a part of," Fehl says.

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
Now also operating throughout Tasman, Marlborough and Canterbury.

✉ info@nza.org.nz ☎ 09 888 9294 🌐 nza.org.nz

NZA APPRENTICESHIPS®
BUILDING + CONSTRUCTION

Cultural diversity offers 'significant unrealised potential'

The search is on for Auckland employers keen to upskill their Pacific employees, via fully funded workplace-based training.

Auckland Unlimited, the region's economic and cultural agency, is connecting eligible employers and education providers to help upskill Auckland's Pacific people working in jobs that are less skilled and more likely to be affected by automation and other technological change.

The training — externally accredited short courses — is designed to give people the skills and knowledge to adapt to the future of work and the economic impacts of Covid-19, boosting work and life skills, confidence and resilience.

The programme is part of the Ministry of Business, Innovation and Employment's (MBIE's) Auckland Pacific Skills Shift Initiative, a four-year initiative that invests in innovative approaches to support Pacific peoples' labour market progression by focusing on workplace and skills, working with employers, communities and families.

The overall initiative is being delivered by three partners — Auckland Unlimited, Auckland Council's The Southern Initiative, and The Cause Collective.

Unrealised potential

Auckland Unlimited economic development general manager Pam Ford says Auckland's cultural diversity offers significant unrealised potential for the region's businesses, economy and communities — if its people have equitable access to opportunity.

"The impacts of the global pandemic and economic downturn have aggravated Auckland's entrenched social and economic inequities," Ford says.

"Young Pacific workers are over-represented in retail, hospitality and tourism sectors — the hardest hit by Covid-19.

"Pacific Aucklanders generally are over-represented in less-skilled, lower-paid roles in critical industries, including industries on the frontline of managing the impacts of Covid-19, such as warehousing and logistics, healthcare and manufacturing.

"Pacific people will make up a third of the region's working age population by 2050, and we want to work with Auckland businesses to boost their employees' resilience, capability, confidence and well-being, so our companies, communities and region has a more skilled and future-ready workforce."

Auckland Unlimited was allocated \$8 million from MBIE over four years in Budget 2020 to enable 3500 places on workplace-based training courses for Pacific Aucklanders.

This followed successful pilots in partnership with the Sustainable Business Council, Sanford, Van Den Brink Poultry and The Comfort Group.

"We want to partner with Auckland employers in the construction and infrastructure, manufacturing, healthcare, transport and logistics sectors, industries that tend to employ a high proportion of Pacific workers and that are important drivers of Auckland's economic recovery," Ford says.

and find the right course or courses for your firm and your people."

Outcomes from the pilot programmes include people setting and reaching goals, ranging from stepping into new positions of responsibility with their employers and saving the money for a significant family celebration to using a computer, mouse and internet, and enjoying learning for the first time.

The Comfort Group people and culture manager Rebecca Phillips says this training gives long-serving staff a chance to learn the core skills that make them future-ready, and confident to embrace technology



Courses in financial literacy and digital skills are underway, with more courses in development and the ability to tailor courses to specific industry and business needs.

Depending on business and employee needs, Auckland Unlimited can facilitate a single course for a workplace or a group of courses.

"All the courses incorporate problem-solving, teamwork and communications skills, and learning to learn.

"They are designed to support people to move into higher level jobs with existing employers, or be better placed to pursue further training or other employment if their jobs are affected by the changing nature of work or the impacts of Covid-19.

"If you can identify a group of Pacific workers who would benefit from this, and clear them for two hours a week over eight weeks during work time, we can take care of the funding, link you with an experienced education provider,

improvements the company may implement in the future.

"This not only improves the skill set of our workforce but creates positive change in their personal lives too," Phillips says.

"We are implementing a new time and attendance system this year which will enable electronic submission and processing of leave requests, so it is important our staff have the skills and capability to interact with this new technology.

"An engaged, capable and committed worker is worth their weight in gold, and partnering with Auckland Unlimited to provide this training for our workers has been positive for everyone involved."

Companies interested in getting involved can find out more, register their interest and see case studies at www.aucklandnz.com/upskill-your-pacific-workforce.

Study investigates strategies to deal with stress in construction

An industry study conducted by Site Safe and Massey University's School of Built Environment has investigated the negative effects of work-related stress on productivity, and the physical and emotional health of construction workers in New Zealand.

The paper, which is the first collaboration under the research Memorandum of Understanding between both organisations, highlights several critical factors that create undue stress among construction workers.

It identifies potential mitigation approaches to reducing stressors, as suggested by workers participating in the study.

Site Safe chief executive Brett Murray says as well as serving as a confirmatory piece, the paper gives insight into the thought patterns and voices of frontline workers who are often unheard in an industry fraught with danger and unsafe practices.

"We operate in a high-risk industry, and trying to bring about a culture of change within health and safety isn't going to happen overnight," Murray says.

"By talking directly to workers who face these dangers every day, we can better understand what needs to be done to create safer construction sites."

Research participants indicated that lack of collaboration, poor communication, and unrealistic time frames and budgets on the job were leading to corner-cutting, and health and safety practices being compromised.

It isn't just young workers new to the industry either. There appears to be no increasing tolerance to stress over time, with experienced workers of 20 or more years no more immune to workplace stress than their less experienced counterparts.

A supportive working environment, greater empowerment of employees in decision-making processes on-site, and regular workload allocation reviews were common themes in the responses, cited as ways to reduce stress.

Murray concedes that not every suggestion is a workable solution. However, the responses and information in the study form a good basis to progress the discussion further.

"The results of the study clearly reflect the negative influence of stress brought about by an inefficient contracting and supply chain process that creates pressures that are often unable to be resolved by those most impacted.

"That issue has been recognised by initiatives such as the Construction Sector Accord and is, in part, why it is so important that the Accord delivers tangible results."

The Accord was raised by some study participants as a platform through which issues surrounding unethical behaviours causing added stress — such as being asked to do something unethical on a project — could be addressed.

Murray says there is a strong upside to the industry effectively managing stressors in the workplace.

"We believe that looking after our workers and creating a safer industry can improve productivity, profitability and the industry's long-term appeal as a career prospect.

"The industry is already inherently stressful, so we need to do everything we can to ensure we're not adding to that."



Cladding
Systems
+
Interior Systems
+
Construction
Products

NTEGRA
LIGHTWEIGHT CONCRETE SYSTEMS

The benefits of lightweight concrete flooring

No squeaky floors

Super hydrophobic, with steel mesh reinforcing

Acoustic and Thermal insulation

Easy handling, cost effective

All weather installation

Visit our website to discover more about our range of construction systems and interior finishes.

Resene 
Construction Systems

www.reseneconstruction.co.nz
0800 50 70 40

ROCCOTE | **Plaster Systems**

2021 Window & Glass Association Awards show

The Window & Glass Association NZ 2021 Gala Awards Dinner was held at the Cordis Hotel in Auckland last month.

Hosting the industry's brightest and best after a year like no other, the evening celebrated the winners of four apprentice award categories and a number of design award categories, showcasing best in class.

The awards are made possible thanks to a growing list of sponsors supporting WGANZ, the national association representing the window, door and glass industry, including:

Gold Sponsors:

APL, Altus, Assa Abloy, Glasscorp, Metro, Omega, Technoform, and Viridian.

Silver Sponsors:

Doric, Dulux, Dynex, Glass Team, and PPL.

This year's winners were:

Supreme Winner and the Commercial over \$100,000 category – NZ Windows Commercial, for Te Whare Nui O Tuteata (Scion Crown Research Institute), Rotorua

Innovation – Woods Glass (New Zealand) Ltd, for Commercial Bay, Auckland

Residential under \$50,000 – Design Windows Nelson, for the Anderson House

Residential \$50,000-\$150,000 – Design Windows Dunedin, for Roof Top Apartment

Residential over \$150,000 – Phoenix Windows and Doors, for Coatesville Ridgeline

Commercial under \$100,000 – Haynes Glass, for ANZ Ranga

Designing with Glass - Commercial – Viridian Glass, for Auckland Zoo High Canopy Habitat

Showroom Award – Lakeland Glass, for Lakeland Glass Showroom

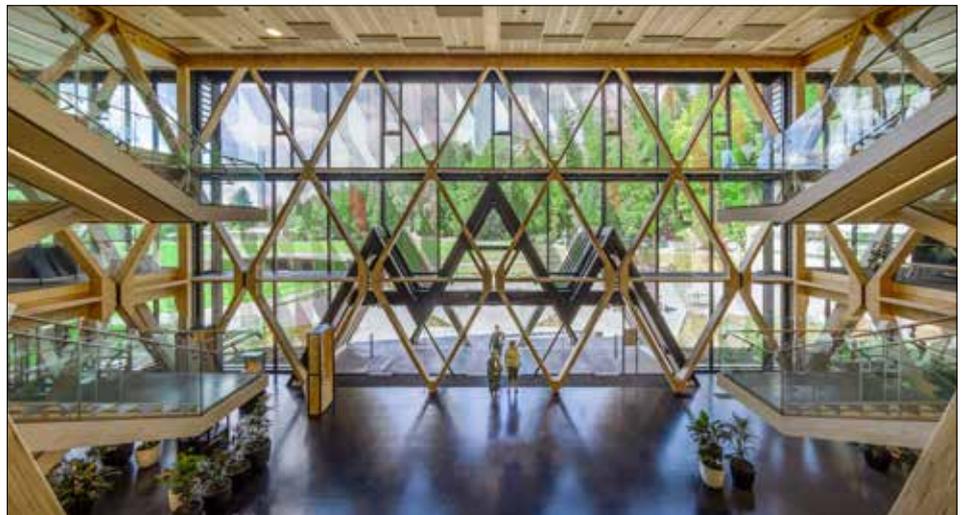
Sustainability Award – Metro Performance Glass, for Turanga, Christchurch

Apprentice of the Year – Architectural Aluminium Joinery: Leon McClelland, Native Timber Joinery, Te Awamutu

Apprentice of the Year - Glass & Glazing (and winner of the Alan Sage Memorial Award): Bradan Rowe, Viridian Glass, Nelson

Most Promising Apprentice – Architectural Aluminium Joinery: Jack Marks – Insite Facades, Auckland

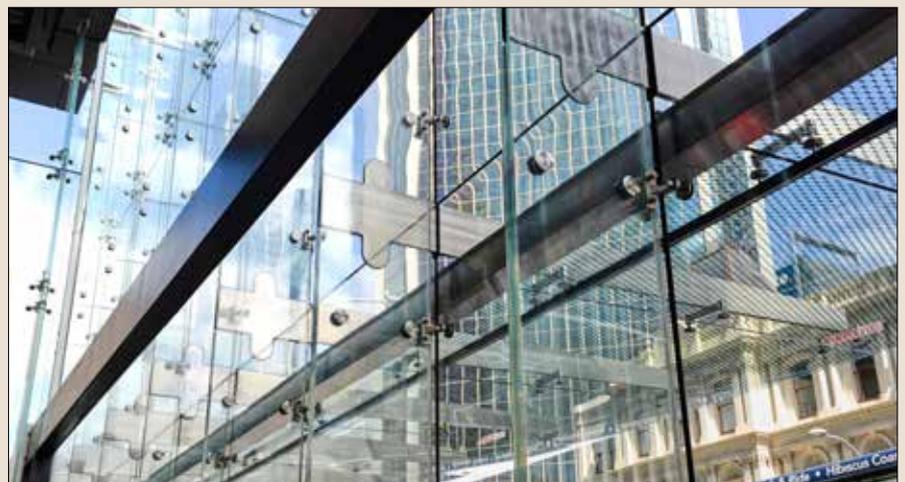
Most Promising Apprentice - Glass & Glazing: Keenan Tamarapa – The Glass Man, New Plymouth



Supreme Winner and the Commercial over \$100,000 category –
 NZ Windows Commercial, for Te Whare Nui O Tuteata
 (Scion Crown Research Institute), Rotorua

Sometimes a box is far more than "just" a box. In this case the architects have created a work that relies for its effect not on formal gymnastics, but on a rich and sure sense of heightened simplicity which is developed to achieve unquestionable drama.

A strong and sophisticated timber structure is revealed by the glazed weather-skin that protects and frames it. This transparent envelope has the quality of a jewel box, holding and, at the same time, revealing the interior. The colour and patterning on the front face of the building only add to its appeal.



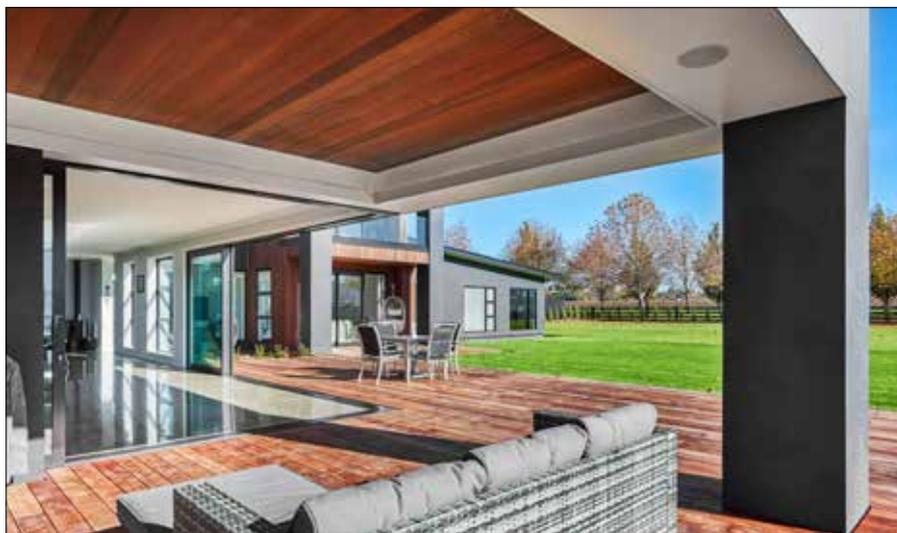
Innovation – Woods Glass (New Zealand) Ltd, for Commercial Bay, Auckland

This design met the remarkably severe challenge of a glass facade with sufficient strength to support an external canopy.

This is by no means a standard technology, and considerable skill and effort was needed from the engineers and the glass contractors in order to make it work.

The outcome is a large-scale and visually dramatic element in the building which reflects a high degree of innovation in design, fabrication and erection.

owcase best in class — in a year like no other



Residential under \$50,000

– Design Windows Nelson,
for the Anderson House

This is an impressive house with many features of design interest. Not least of these is an heroic pair of sliding corner doors that must have required close collaboration between the structural engineer and the glazing fabricators.

A wide range of door and window solutions has been employed, and they add significantly to the appearance and the operation of the house, particularly in blurring that important transition between the inside and the outside, the zone in which so much domestic living takes place in Aotearoa/New Zealand.

Residential \$50,000-\$150,000

– Design Windows Dunedin,
for Roof Top Apartment

The designers confronted a number of challenges in “floating” a serrated roof above this apartment, and they met them with great success.

Not least of these was the seamless interface between the glazing and the ceilings. The effect this produces is striking, and provides perhaps the biggest take-away in an apartment not short of highlights.

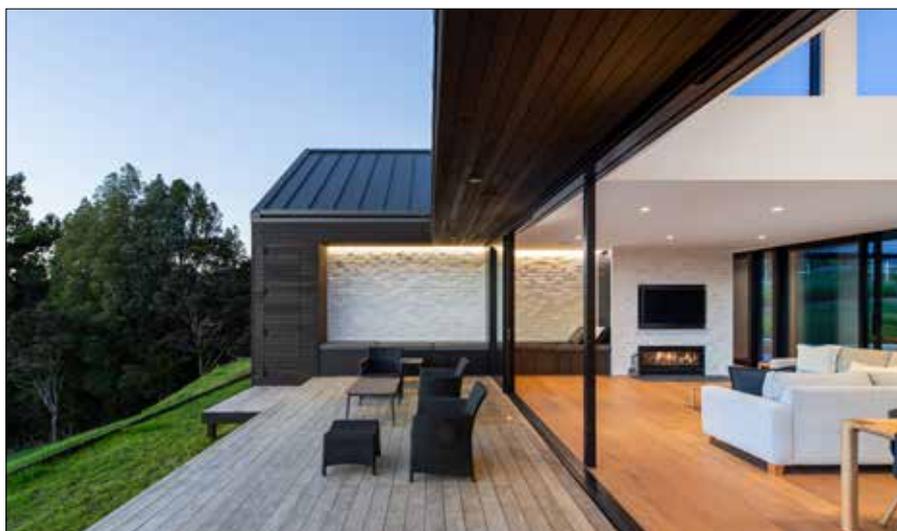


Residential over \$150,000

– Phoenix Windows and Doors,
for Coatesville Ridgeline

This is a strong project in which a relatively simple palate of forms and colours is activated by a couple of moves of impressive boldness and drama.

Paradoxically, it is by suppressing the glazing, in places almost to the point of invisibility, that the designers have demonstrated most clearly their confident understanding of just how much it adds to the composition and experience of the house.



2021 Window & Glass Association Awards showcased



Commercial under \$100,000
– Haynes Glass, for ANZ Ranga

This project is eminently successful in that it breaks with the tradition common to the occupational group which it houses.

The extensive and carefully-considered use of glass in office partitions and balustrades provides an openness and transparency which reflects a new way of presenting banking to the public and to bank staff.

This is a new generation of bank premises, and the use of glass assists in creating a modern and attractive environment.

Designing with Glass – Commercial

– Viridian Glass, for Auckland Zoo High Canopy Habitat

And now for something different. More of a spatial enclosure than a conventional building, this project describes the glass envelope for the network of aerial networks which makes a home and a playground for a range of the Zoo's primates.

The glass roof and walls provide an uninterrupted view of them engaged in the routines of their daily lives, and will surely provide a seamless viewing delight for the visitors. No other material than glass, here expertly handled, could have enabled such a close experience of some of our closest cousins.



Creating a better and healthier built environment for New Zealanders.

We are the voice of the industry, supporting and educating our membership community.

www.wganz.org.nz



**window
& glass**
association nz



HOYTS ENTX CHRISTCHURCH ▲
By: Nulook - Raylight Aluminium Christchurch

Baltic™ Flushglaze 150
Highbrook Louvress™
Aluvent™ Passive Ventilation



LOFTY AMBITION ▲
By: Rylock Waikato - Frankton Aluminium

Pacific Residential

Proudly supporting the Window & Glass Association NZ Awards 2021

Our Exclusive Fabricator Network:



0508 BRADNAM'S
(272 362)
bradnams.co.nz



0800 FISHER
(347 437)
fisherwindows.co.nz



0800 NEBULITE
(632 854)
nebulite.co.nz



0800 NULOOK
(685 665)
nulook.co.nz



0800 RYLOCK
(795 625)
rylock.co.nz



0800 VISTALITE
(847 825)
vistalite.co.nz

2021 Window & Glass Association Awards showcased



Showroom Award – Lakeland Glass, for Lakeland Glass Showroom

Glass curtain walls, glass canopies, glass sliding doors, glass partitions and frameless glass balustrades — curved even — combine in this sharp and stylish building to create an environment saturated with glass.

This showroom is a good example of where the building itself conveys to the visitor the very clear message that glass and glazing systems are not only essential parts of a building project, but that they can be deployed in a multitude of unusual and exciting ways.



Sustainability Award – Metro Performance Glass, for Turanga, Christchurch

This 5 Green Star Design-rated building may stand as an example of the new Christchurch City Centre. The extensive perimeter glazing required to provide the building with an appropriate level of openness and transparency is only partially concealed by the aluminium veils or curtains that are largely drawn back on the main facade.

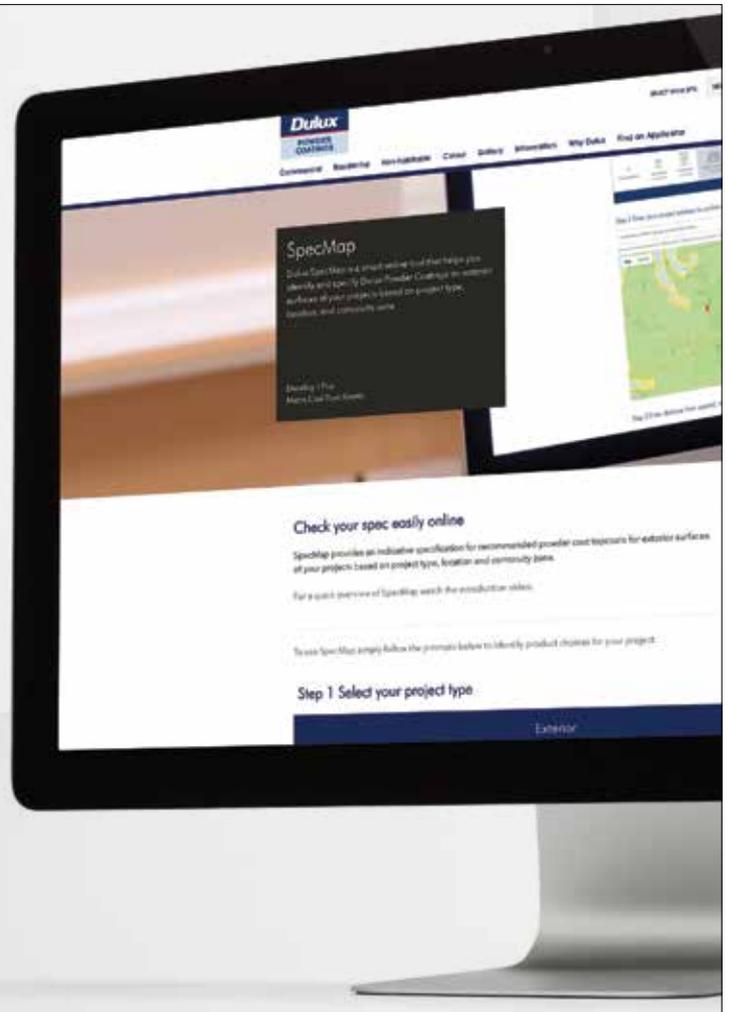
Clearly, such a building required a very high level of performance from its glazing system, and it is in large part to the successful achievement of this that its high thermal performance is achieved.



Introducing a new way to check your spec.

Dulux SpecMap is a smart online tool that helps you identify and specify Dulux Powder Coatings on exterior surfaces of your projects based on project type, location and corrosivity zone.

Visit duluxpowders.co.nz





A commercial façade with APL Structural Glaze was the supreme winner at the recent annual design awards of the Window & Glass Association New Zealand.



SCION, Rotorua | Vantage manufacturer: NZ Windows | Architects: RTA Studio and Irving Smith | Builder: Watts & Hughes Construction



Read more about this project
<https://bit.ly/ScionRotorua>

APL Window Solutions are proud corporate sponsors of WGANZ



CELEBRATING
50
YEARS
1971-2021

Over 40 years' experience goes into every profile



From its locally-based design and manufacturing hub in Avondale, Auckland, the Dynex team creates a broad range of innovative products widely used throughout the construction industry across New Zealand, Australia and the South Pacific.

A lot has changed since 1977 when Dynex first began as a supplier to the glazing industry with a single extruder — but some key principles have remained the same.

Built on a culture of serving New Zealand industry, with a “can-do” attitude towards providing innovative solutions and an unrelenting commitment to quality, Dynex has developed to become a truly world-class operation, and one of the largest extruded plastic profile manufacturers in New Zealand.

Today Dynex is part of Aliaxis, a global leader in water and energy solutions, employing more than 14,000 people and serving customers across 40 countries.

New Zealand brands include Marley, Dux and RX Plastics, all market leaders in their own right.

With access to global innovation and a focus on

the needs of local customers, Dynex brings best in class solutions to the NZ market.

As a vertically integrated business, Dynex has the ability to control quality at each aspect of production — starting with in-house PVC compounding which has a capacity to process in excess of 50,000 tonnes per annum, through to extrusion, and distribution.

With dedicated distribution centres in Auckland and Christchurch, customers have confidence that Dynex can deliver quickly nationwide.

Dynex is proud to maintain ISO9001 quality and ISO14001 environmental management certification.

With a long history of developing high-quality seals, and custom solutions for the glazing industry, Dynex is proud to support the Window & Glass Association New Zealand (WGANZ).

Dynex senior product manager Nick Mantell is an industry member on the WGANZ Components Committee.

“It’s been a privilege to play a role within the Window & Glass Association over the past 10

years,” Mantell says.

“There is a high level of professionalism and shared vision to improve the built environment within New Zealand.”

With expertise in rigid, flexible and co-extruded profiles, Dynex understands the intricacies of designing componentry for joinery systems.

Although largely unseen, it is reassuring to know that 40-plus years of experience is contained within each Dynex component.

Such experience is a key reason leading window and door manufacturers choose to partner with Dynex.

Over the years, Dynex has expanded its offering to the building industry, bringing an innovative range of products to market, including DynaFlash, Cavity Closers, PALLISIDE® weatherboard system and Soffit.

With an ongoing commitment to providing expertise, design assistance, new technologies and a culture of helpful support, Dynex continues to strive to serve and enhance the wider construction industry.

Don't give it a second thought

A considered approach when selecting materials creates homes that perform better and provide timeless appeal.

How will your home look in 25 years? Are the products recyclable? With a versatile range of colours and profiles, PALLISIDE® weatherboards complement and enhance any palette of materials. But it's what you can't see that makes the real difference; the thick protective skin co-extruded onto a lightweight aerated structural core prevents blistering, splits and cracks. The colour is engineered right through the protective skin providing long lasting defence against NZ's harsh UV rays, locking in the colour for years to come.

Rest assured PALLISIDE® will not absorb moisture and will never rot.

It's the ideal low maintenance weatherboard for multi-storey homes.

Make PALLISIDE® your first choice – you'll never give it a second thought.



Warranty



NZ Made



Recyclable



BRANZ Appraised
Appraisal No.490 [2021]
Appraisal No.491 [2021]



DYNEX
PALLISIDE®

0800 439 639 | palliside.co.nz

Record 20,000 apprentices now in construction trades training

On July 21, 2021, the Building and Construction Industry Training Organisation (BCITO) announced it had 20,000 apprentices in training — an all-time record.

To mark this milestone, Minister of Education Chris Hipkins and BCITO chief executive Toby Beaglehole visited a Holmes Construction housing project in Wellington, where they met with apprentices undergoing training.

The occasion also saw BCITO chair Mike King and Te Pukenga council member John Brockies sign an agreement for the transfer of arranging training from BCITO to Te Pukenga.

Speaking onsite, Beaglehole said the BCITO had signed up more than 6500 apprentices in 2021 alone.

“We are immensely proud to have reached this milestone. If the number of apprenticeship sign-ups continues at the current rate, we could have enough to meet the demand for qualified construction workers in New Zealand in the longer term,” Beaglehole said.

“We wouldn’t have been able to achieve this without the Government’s investment in free trades training, and support for employers with the Apprenticeship Boost.”

The Apprenticeship Boost provides up to \$1000 a month for first-year apprentices and \$500 a month for second-year apprentices. Since it was rolled out in August 2020, more than 10,000 employers have signed up and received almost \$97 million in subsidies for



From left: BCITO chief executive Toby Beaglehole, Te Pukenga work-based learning subsidiary chair John Brockies, and BCITO chair Mike King.

more than 21,000 apprentices throughout New Zealand.

“We thank organisations like Holmes Construction for taking on apprentices and their commitment to help build New Zealand’s construction workforce,” Beaglehole said.

“As we transition into Te Pukenga, we expect opportunities for apprentices to continue to broaden as on-job and off-job learning come closer together to offer more flexible vocational learning.”

Holmes Construction managing director Ben Holmes said the company has always valued

bringing through the next generation of builders.

“We expose our apprentices to a wide variety of residential and commercial work. This means that once they are qualified, they come out with a well-rounded skill set,” Holmes said.

“The only hard part is keeping them!”

Te Pukenga Work Based Learning Limited (WBL) acting chief executive Fiona Kingsford said they were looking forward to welcoming the BCITO to the Te Pukenga whanau.

“The BCITO brings a wealth of skills, knowledge and experience to Te Pukenga as we take another step in this once-in-a-generation opportunity to build a vocational learning system,” Kingsford said.

“It is a system that is simple to navigate, responds to the needs of a diverse range of learners and employers, and is flexible enough to change as the future develops.”

Te Pukenga was established by the Government to unite Institutes of Technology, Polytechnics and Industry Training Organisations (ITOs) around the country into a national network.

When an ITO transitions functions to Te Pukenga, it will become a separately branded business division within the WBL subsidiary of Te Pukenga.

Following the transition on October 4, 2021, the BCITO will be referred to as the BCITO Business Division within WBL.



From left: Te Pukenga operations deputy chief executive Vaughan Payne, BCITO apprentice Jordan Gush, and BCITO chief executive Toby Beaglehole.

TRAINING FOR YOUR WHOLE TEAM



TRAIN
AN APPRENTICE



TRAIN
A SUPERVISOR



GET EXISTING
EXPERIENCE RECOGNISED



NO FEES >

Apprenticeships are FREE for all apprentices in every BCITO trade, including supervisor qualifications. This is for everyone, no matter what prior formal study they have completed. This happens automatically so there's no paperwork to complete. **Find out more at bcito.org.nz/nofees**

APPRENTICESHIP BOOST >

Apprenticeship Boost is a government subsidy you can apply for through the Ministry of Social Development (MSD) to support your business if you are training an apprentice. **Find out more at bcito.org.nz/boost**

BUILT BY
YOU

CALL BCITO TODAY 0800 4 BCITO (422 486)

BuiltByYou.nz

BCITO
buildingpeople

RANZ disappointed with LBP Scheme progress

By Roofing Association of NZ (RANZ) chief executive Graham Moor

Since the Licensed Building Practitioner (LBP) Scheme's inception in 2007, the RANZ has been disappointed in the progress towards a more robust scheme.

It could be setting the bar higher, to recognise very competent licence-holders and a protected consumer.

Our membership is more interested in when it will change towards the scheme that members envisaged, rather than hearing the excuses as to why something has not occurred.

Some critical, industry-enhancing points to consider:

- We have lobbied continuously for all types of roofing work to be done by LBPs — specifically, that reroofing must also be carried out by LBPs.

We have seen appalling work in this area where the person carrying out the work makes an absolute mess.

They leave behind leaking roofs and very stressed customers. Legitimate businesses are missing out on this work as they are undercut by price at the expense of skills, safety and sound business practices.

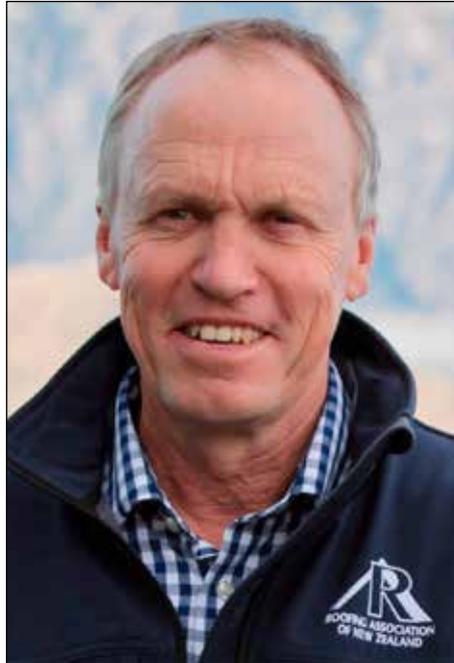
The Ministry of Business Innovation and Employment (MBIE) doesn't do anything upon being presented with these severe cases as prosecuting such operators goes nowhere.

This is due to the operators being fly-by-nighters who have little-to-no money and can't pay a fine and, currently, that there is no applicable licence to suspend or cancel.

They generally do not use height protection, and WorkSafe does not bother prosecuting for the same reasons. We need change to prevent them from operating, rather than dealing with the consequences.

- It is too easy to become a Roofing LBP. With respect to the assessors, if the bar is set too low then low is what you get.

We were told in the past that qualifications would become the pathway to being an LBP. We were told that it was going to happen in 2015! Six years later and this has still not happened.



It is just simple logic that our trade training should align to becoming an LBP. Mandate this approach and we will have a significant career pathway established.

Our position is that one gets their national qualification then carries on working in the industry for at least another two years in their area of competency. When this is completed they can then apply for a licence.

- One of our members sent me this — and he is very much at the coal-face. It sums up in an LBP's own words an industry view, in response to being presented with a severe example of a poor operator:

"I get the general feeling out there among the tradies that being an LBP is not worth the paper it's written on."

"I get the general feeling out there among the tradies that being an LBP is not worth the paper it's written on. I get this kind of comment from LBPs and the normal chippies onsite.

"However, it's the only thing, apart from actually completing the National Certificate in Membrane, that gives us a bit of

credibility with our clients.

"I'm not going to complain because it was easy enough for me to get one and make it look like I'm a professional, but it didn't really cover much in the way of what experience I had.

"It allowed me to operate my business and have some type of professional credibility element, and that part was great.

"But when you keep hearing of guys like this who actually expose the flaws in the system — where they can look up a number and use it and then there not be much of a consequence when punished for it — it really makes a mockery of the LBP Scheme.

"The MBIE doesn't want to know. However, the LBP board will hang you out to dry if you stuff up — but this doesn't happen if you're a non-LBP.

"A conman ripping people off while damaging their houses and deceiving them should be a criminal offence. But how do we prevent this from happening?"

"Since *Fair Go* recently featured a poor roofer, I have had more people call to say that they follow their due diligence and call the association, before talking to me about re-roofing options.

"This fantastic example above shows how the system needs to be designed to protect Joe Public, and to choose good accredited tradespeople that carry a brand of credibility and trust as an approved RANZ member."

- We have had feedback that the LBP Scheme is just a revenue-gathering exercise. For tradespeople, this perception is their reality. If it is merely done for compliance purposes when those that use it want so much more, then where are we?

- The LBP scheme is another example of risk allocation being placed with those least able to manage it. Businesses that use LBPs, whether contracting or employing, need to be licensed somehow to better allocate risk.

So what is the Registered Master Builders Association's stance on where the LBP Scheme should be?

- **Graham Moor was a founding board member of the LBP Scheme, serving until 2010.**

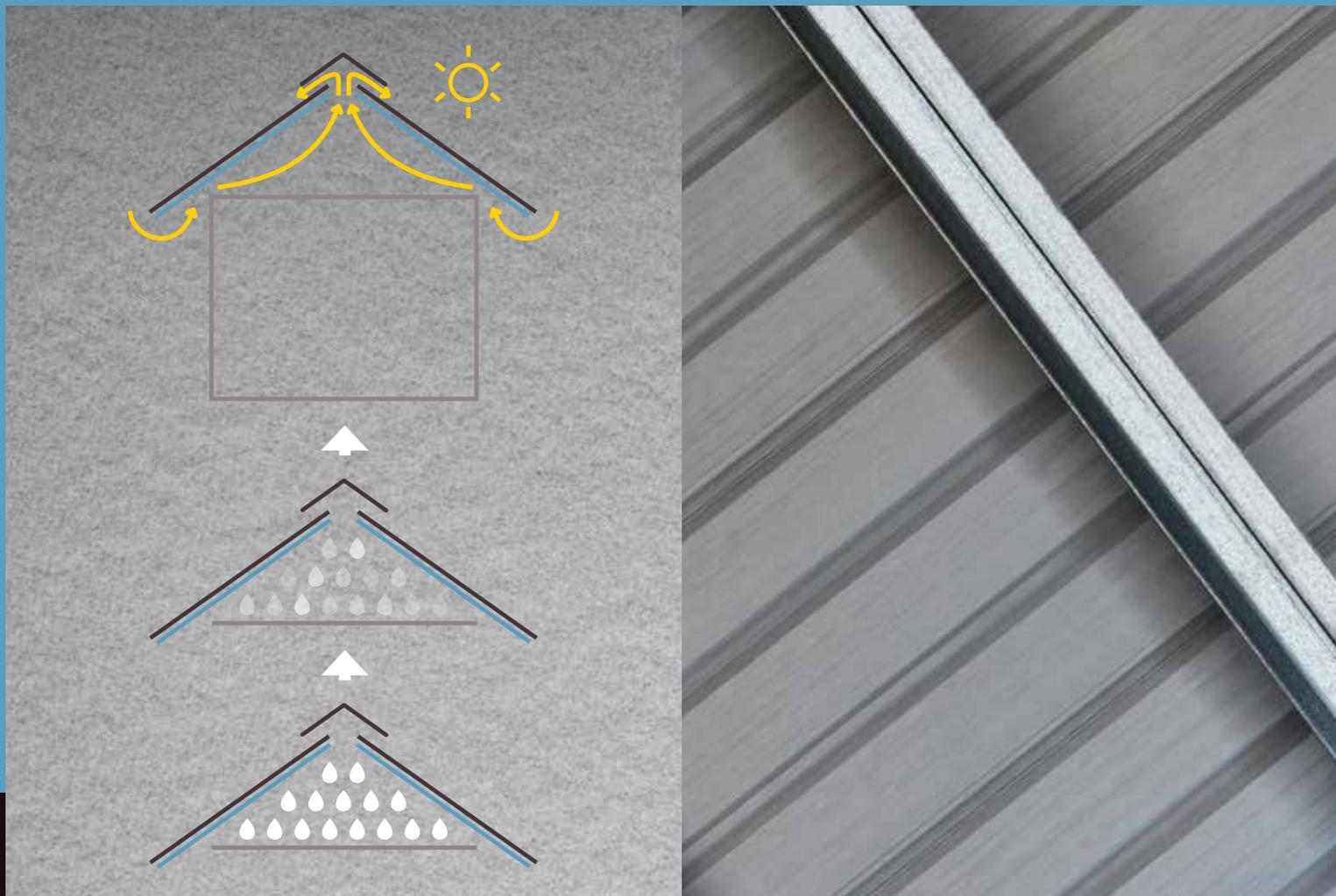
BENEATH THE NICE EXTERIOR LIES A HEART OF STEEL.



Consisting of pressed steel panels that are both strong and light, a Gerard roof forms a single structural unit over your home that withstands the wildest weather. And because the design eliminates gaps where flying embers might enter, there's enhanced fire resistance too. For a better-looking, longer-lasting roof, go for Gerard.

gerardroofs.co.nz | 0800 100 244

 **GERARD**
Roofing Designed to Endure



COLORSTEEL DRIDEX®

Advanced condensation and ventilation technology.
Faster and safer installation.

As water vapour is lighter than air, it easily finds its way into the ceiling cavity increasing the risk of mould growth. Therefore, the first step to a dry & healthy home is to improve the air movement in the ceiling cavity.

With a strong and continued focus on product innovation, COLORSTEEL® offers a new design led solution that helps combat the growth of mould in New Zealand households – COLORSTEEL Dridex®.

Consisting of a unique absorbent layer of fleece adhered to the reverse side of the steel sheet, Dridex® negates the need for underlay. Working on the same principles as

traditional underlay, it absorbs moisture when the cavity space reaches dew point and release it when ambient conditions improve.

By removing the natural air barrier created by roofing underlay, Dridex® increases the free vent area available in the ceiling space by about double. The increased free vent space allows for greater movement of air in the roof cavity and ultimately a drier healthier internal environment.

Helping in the fight against mould, the value of Dridex® can be quickly appreciated. At the same time, with no requirement for underlay, the installation process will be less effected from variable weather conditions, resulting in a quicker enclosure.

“It was brilliant to work with. Without having to use underlay, the savings on labour were definitely noticeable.”



Above image: Mainfreight Building, Tauranga
Left images: Tahuna Marae, Waiuku

Nils McGee, from McGee Roofing, lead the installation team using Dridex® on the re-roof of the Waiuku Maree. “It was brilliant to work with. Without having to use underlay, the savings on labour were definitely noticeable. It’s really easy to install, especially once you’ve burnt-back the ends. You also don’t have to worry about sending the boys home when the wind picks up – you can work in a wider range of conditions. Cost wise, with no need for paper or netting, it’s amazing. We’ll be looking to use this product in the future.”

The ability to work in a greater range of weather conditions has a noticeable result for larger commercial projects required to meet tight build programmes and deadlines.

Mainfreight’s 18,200m2 distribution terminal in Tauranga made use of Dridex® for the roofing material. The removal of the building paper and foil helped the installation team to install in a greater range of weather conditions. “When you have long term projects exposed to high winds it’s quite difficult to install the roof and still meet the build programme. Not having to install building foil separately

allowed us to continue installing even in higher wind loadings. The biggest advantage is time saving,” explains Mainfreight’s National Property Manager, Edward Creedy.

When working in larger unlined builds, Dridex® offers advantages beyond the quicker installation. Now warranted for use in certain wall cladding applications, Dridex® offers a clean, uniformed finish for unlined projects that frequently suffer from sags, rips, gaps or misalignment of underlay.

Available in all standard colours in the COLORSTEEL® range, and offered in two grades, Dridex® provides a valued and innovative roof & wall cladding solution for your next project.



Preventing condensation and mould in roof cavities

By William Lin

As New Zealand's leading manufacturer of permeable roofing underlay, Thermakraft is often asked to explain why water droplets sometimes form on the underside of underlay in ceiling cavities at colder times of the year.

The air in a ceiling/roof cavity will always contain a certain amount of water vapour, which travels up from the living areas below.

Breathing, cooking, un-flued gas heaters, laundering and showering all generate water vapour that escapes into the roof cavity in various ways.

In older homes, water vapour escapes up through down lights, ceiling access holes, and unsealed lining joints. In newer homes and totally renovated homes (which are more airtight), water vapour diffuses into the roof cavity through solid permeable materials, such as wallboard and plywood.

If the roof cavity is poorly ventilated, the air up there becomes over-burdened with moisture. And when the temperature drops outside, this moisture can condense into water droplets (dew) on the underside of roof cladding and underlay — just like warm moist air condenses on a cold glass of water.

Underlay plays an essential role in helping water vapour to escape

Roofing underlay, whether it is building paper or a high-tech synthetic underlay, is in close contact with roof cladding.

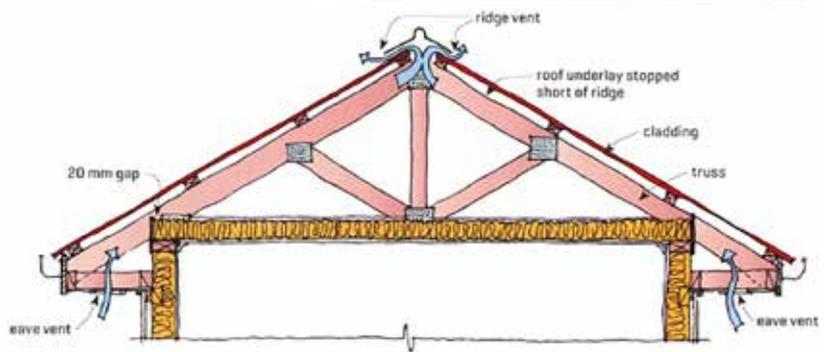
And when the temperature drops outside, the cold energy is transferred to this underlay directly beneath the roofing iron or tiles.

High-quality, permeable underlays are designed to hold excess moisture overnight (absorbent) then release it back into the atmosphere in the form of water vapour when the roof warms up the next day.

While the membrane is able to effectively repel liquid water from the outside and prevent the roof from leaking, its permeability allows water vapour to escape from the inside to the outside.

However, there's a limit to how much moisture an underlay can absorb and release. If the condensation forming on the underlay is more than the underlay can effectively hold and release in a 24-hour period, water droplets may form.

If this continues over a period of time, conditions are ripe for the development of mould. In this case, improving roof cavity



Eave and ridge seals.

ventilation is the only answer.

Black or Kraft paper products exhibit the same condensation problem as synthetic underlay products. However, due to their high absorbency and dark colour they tend to disguise the moisture.

When touched by hand in an under-ventilated roof cavity, the paper will feel wet. Black paper products allow water vapour to escape to the outside. However, the process takes longer than it does with advanced synthetic underlay products.

Roof condensation is a side effect of modern building practices

Until relatively recently, New Zealand houses ventilated themselves.

They either had purpose-built air vents, or they naturally leaked air due to old-fashioned building methods.

Think about the classic New Zealand villas and bungalows, which are basically wooden tents, and almost as breezy.

These old homes usually have passive roof vents, plus their non-airtight construction allows water vapour to escape easily from gaps around the edges of roof cavities.

The other extreme arrived in the 1990s, when monolithic cladding came along to create air-tight boxes that retained heat, but also moisture.

The result was a generation of homes that had internal dampness and mould, which extended to their roof cavities.

Today, the New Zealand Metal Roof and Wall Cladding Code of Practice (NZ MRM COP) V3.0 Section 10, details the need to manage internal moisture in the building design, to ensure homes stay healthy. Ventilating roof cavities is

part of this design process.

Ventilation needs to be active and passive

Effective ventilation is where air is removed from the inside of the building and expelled to the external environment. This is necessary for the liveable space and the roof cavity.

If your roof space is too airtight, the drying of condensed surfaces takes too long or, in a worse case scenario, never happens.

However, only a small proportion of new builds incorporate ridge vents and eave vents to ensure water vapour is able to escape easily from the roof cavity.

For homes that are airtight, there are various ways to retrofit roof cavity ventilation that will benefit the entire home.

Best practice for home ventilation is "balanced pressure ventilation" or "balanced heat recovery ventilation". This involves actively drawing air from the outside of the house and delivering it to the inside.

Exhaust outlets are also installed inside the building to expel moist air to the outside. Active ventilation adds resilience to the building's internal moisture management design. However, passive/natural ventilation within a roof cavity is still critical.

Timely design prevents the problem

Managing moisture in the roof cavity to prevent unhealthy moisture levels and mould growth is a two-part process that involves effective ventilation and high-quality permeable underlay.

In both cases, good decisions need to be made in the design phase of a new build or renovation project.

• Story courtesy of RANZ's Rooflink magazine.



Marshall
INNOVATIONS
WEATHERIZATION SOLUTIONS



- Breathable
- Fire Retardant
- Self-supporting
- 100% recyclable



0800 776 9727 | mwnz.com

Seven reasons to choose tiles

Choosing the right roof material is one of the most important decisions home owners will make when undertaking a new build or renovation.

The roof generally makes up 30% of the surface of a home. First impressions definitely count and can add significant value to a home, so it's important to get it right.

Genuinely made for Kiwi conditions and proven to stand the test of time, tiles are the ideal product when it comes to handling New Zealand's tough climate.

So why roof tiles are a great choice?

• **Tiles can create the right look for any home, whatever the style**

Tiles come in a wide range of colours and profiles, so you can tailor the look you want for your home.

Designing a home starts with a unique look and style in mind, so whether it is the classic Hamptons style, a more modern streamlined look or a Mediterranean style, tiles can blend in seamlessly with the exterior design.

There is a wide range of different materials to choose from, such as the classic good looks in terracotta, or the contemporary streamlined look of a Horizon Tile.



Monier's wide range of designer products are the perfect addition to enhance a home's aesthetic.

• **Tiles are best suited for New Zealand conditions**

New Zealand's harsh weather and extreme climate changes can be tough on roofing materials. Tiles don't rust or corrode, and terracotta tiles won't fade over time. They're a perfect solution for New Zealand's coastline environment.

• **Colour lasts longer on tiles**

Thanks to its manufacturing process in which the colour is baked in at extremely high heat ensuring it never fades, Terracotta colour is forever.

Additionally, Monier concrete tiles offer a choice of colour technologies to retain the look, beauty and re-sale value of the home.

• **Tiles are resilient — concrete tiles get stronger with age**

Contrary to popular belief, tiles will not crack if you walk on them in the correct place. Research has also shown that concrete tiles actually get stronger with age.

And in the case of cracked tiles, the individual tile can be replaced, versus a whole sheet of damaged metal.

• **Tiles are resistant to high winds**

The durability and strength of tiles means they perform better in extreme wind conditions, as wind uplift forces are significantly lower in tiled roofs.

• **Tiles can be used on low-pitched roofs**

A number of products in Monier's suite of roofing solutions are suitable for lower-pitched roofs. When installed correctly with the right roofing underlay, concrete tiles can reach a pitch of just 15°.

• **Monier tiles come with warranties you can trust**

Monier terracotta roof tiles come with a 50-year performance and colour guarantee, while concrete roof tiles come with a 50-year performance guarantee.

For more information, call 0800 666 437, or visit monier.co.nz.



Apply to join RANZ today – you're invited

Are you in the roofing business and not yet a RANZ member? We invite you to apply to join the Roofing Association of New Zealand.

Our members benefit from:

- ▶ Customer assurance – workmanship and business standards, dispute resolution support.
- ▶ Advice, templates and resources – RANZ team support and online resource library access.
- ▶ Networking – conference, awards and other opportunities.
- ▶ Relevant updates – regular member emails and roofing industry quarterly magazine.
- ▶ Education – conference, business support resources, technical updates, training development.
- ▶ Advocacy – government submissions and industry development through unified voice.

ranz.co.nz
info@ranz.co.nz | phone 09 415 0278

Monier™

ROOFING



THE C-LOC™ ADVANTAGE: OUTSTANDING GLOSS RETENTION, SO YOUR HOME LOOKS BETTER FOR LONGER

Choosing the right roof is one of the most important decisions you can make. With your roof making up to 30% of your home's façade, first impressions certainly count and can add value to your home. That's why Monier developed C-LOC™ Colour Lock Technology, our latest generation in coating. Exclusive to Monier, C-LOC™ provides 4 x better gloss retention, so your roof is more resistant to fade and looks better for longer. C-LOC™ is available on all of Monier's Concrete Roof Tile range.



Contact us for more information
0800 666 437 | monier.co.nz



CSR

Lifelong dream 30 years in the making

By Jenny Bain

Set on six acres of rural land, overlooking a reserve of native bush and their recently enhanced nut orchard, sits a Nelson couple's new home — one they have dreamt about building for 30 years.

After 34 years of marriage, three children, and 30 years of running a business, Leanne and Steve Fry set about looking for the right plot of land to build their dream home.

"We both had a dream to own a block of land; for years we thought about it, but we always seemed to be too busy with the kids and the business," Leanne says.

All that wishing and hoping changed when the perfect six acres came on the market at Appleby, 19km from Nelson, which they bought by tender of the subdivision of a former government research orchard. The sale included a house and a workshop.

Having secured the land, rather than live in the house — which Leanne hated — they decided to rent it out for a couple of years, giving them more time to think and plan for the future.

During those years they worked to improve the land, re-fencing, planting 300 trees, ploughing and re-sowing, along with experimenting with

fruit trees, and eventually creating a nut orchard specialising in macadamias, almonds, hazelnuts and pine nuts.

They hired various architects to draw up plans, based on what they wanted for the new home. But despite spending "a small fortune", they were never fully happy with any of the plans presented, and admit they didn't feel comfortable challenging the designers.

In the end they designed the home themselves with the help of a draughtsman who tidied up a few areas.

"We wanted a modern farmhouse with a rustic flavour, but a few luxury aspects as well. It was to be a flat roof to follow the style of the sleep-outs, with corrugated iron, to mirror the roof style of the workshop.

"We stipulated low maintenance, and that the home would sit low on the slope of the land in order to capture the amazing views.

"It was important to have three separate areas — one area of the house for us, then a guest wing for our now grown-up children, with its



own bathroom, lounge area and two bedrooms.

The house presents as a series of pavilions, each area capturing the best of the rural views — with the corridors between each wing also offering views through double-glazed, argon-filled windows.

Inside the main pavilion is an office, dining and living areas, a kitchen, scullery and three big storage areas — one at each end, and one near the garage.

Leanne and Steve were focused on using local businesses for bathroom fixtures and fittings, kitchen, cabinetry and joinery, and wanted New Zealand products too, which is where Freeman Roofing Nelson stepped in to assist and advise on the roofing aspects of this development.

They fell in love with the new Six-Rib COLORSTEEL® FlaxPod® Matte for the wall cladding, and the FlaxPod® from the standard gloss range on the roof, all supplied by Freeman Roofing and installed by contractors Daniel and Konrad Zust.

"We just love the dramatic black effect this product has provided, and it blends beautifully with the rural landscape — and we are definitely on trend with the COLORSTEEL® wall cladding," Leanne says.

"We were so motivated that we decided to allow the build to be a charge-up job — risky but, we thought, honest. We hired three independent builders, and they worked well together. We feel we got an amazing, old-fashioned build.

The external walls are six inches thick and the internal walls four inches thick — all fully insulated, and we have a polished concrete floor."

Leanne is happy to now have the kitchen she envisaged, with its old fashioned butcher's block, and she is enthusiastic about the bright orange front door, which blends beautifully with the wall cladding.

Young at heart

Now well into his sixties, Neil McCormack is quite possibly the oldest new roofer in the country.

Keith Ivey from CS Roofing first met McCormack in the mid 1970s, when they both worked on the slaughter chains at the Alliance Freezing Works in Invercargill.

He says McCormack eventually got sick of the freezing works and, just over 10 years ago, approached him for a full-time position at CS Roofing.

McCormack celebrated his tenth anniversary with the company in October last year, just a month after receiving his National Certificate in Metal Roofing and Wall Cladding. He was first enrolled in 2014.

"At times, it has taken a bit of cajoling by my operations manager Shaun Harris and myself to get him across the line, but he has stuck with it and achieved his qualification, at the age of 67," Ivey says. "So I am claiming to have the oldest apprentice in NZ. Can anyone beat that?"



Neil McCormack (left) receiving his National Certificate in Metal Roofing and Wall Cladding from Keith Ivey.

"Neil is a strong and fit roofer, who leads the younger guys by example, getting stuck into his work, and taking no 'crap'. He is an asset to the business, and proof that age is no barrier to getting a qualification."

Ivey says his company has done a lot of re-roofing work at the Alliance Freezing Works, so he always gets McCormack to lead the team on site, as he knows his way around the place so well.

• Story courtesy of RANZ's Rooflink magazine.

• Story courtesy of RANZ's Rooflink magazine.

Cost escalation in a post-pandemic world

Timothy Bates and Bodene Robertson-Wright of Auckland law firm Tim Bates & Co highlight some common construction contract issues to look out for, and set out a fact scenario to demonstrate how these operate in context.

This month's article sets out some of the mechanisms in construction contracting that can operate to address price increases in building contracting generally.

In a post-global pandemic world, the procurement of materials, including key building materials, is currently highly relevant in the context of contracting.

There are several layers to the problem and how they play out in terms of contracting.

This article does not hope to solve those issues. Rather, it points out some of the terminology and aspects of a contract you ought to look for guidance to in addressing these issues.

Cost fluctuation clauses

The first clause that comes to mind when we talk about significant cost increases in a building contract is a Cost Fluctuation clause.

These are especially relevant in respect of a lump sum contract, for in this contract the contractor has agreed to carry out the work for a fixed price, or in a measure and value contract, in that it has agreed to do the work at a fixed rate per item of work.

A Cost Fluctuation allows a contractor to achieve price increases either with reference to a general index being applied to a formula or, alternatively, it will have reference to actual cost.

It is one method of a contractor protecting itself against rising materials costs.

Provisional sums

Another way a contractor may protect itself against rising costs is to include provisional costs in their contract price, or prime cost sums where they apply to materials.

Prime cost sums relate to materials, but in some contracts prime cost sums and provisional sums are all described as provisional sums.

If this method is used by a contractor, they will insert a prime cost sum for a material, and the materials included may never be ordered.

If the materials are never ordered, the figure allowed comes out of the price.

If they are ordered then the price will be varied to reflect the difference between the prime



cost sum and the actual cost of the materials calculated in the manner provided for in the contract (i.e. margin may apply to this item).

Contingency sums

Typically, some contracts will include contingency sums, being sums for which expenditure is unknown.

Where works are ordered under a contingency sum, the price will be adjusted to take into account the amount spent in doing work.

Where no work is ordered under this clause, it simply comes out of the contract price.

Tags

This remains a well tried and tested method of a contractor keeping uncertain sums or aspects of the contract works out of the price.

In this way, the introduction of tagged items into the month-to-month charging is not subject to the scrutiny like a material that has been allowed for in a tender.

It simply comes in at its cost plus however the contract deals with materials (the contract margin is likely to apply).

Variations

It is likely that variation clauses may find their way into any debate about materials not being able to be supplied due to supply chain issues.

For instance, if the cladding material has to change due to supply issues, and this, in turn, impacts the carpentry contract because of a more complicated method of affixing the cladding itself, then the variation clauses in a contract are likely to be triggered.

Fact scenario

Mr and Mrs Brown wish to carry out a high-end build in Wellington. They intend to build a three-storey, architecturally-designed property using teak board. The contractor has given a fixed price of \$2 million to complete the build.

There is difficulty for the contractor in locating teak board in time for the cladding stage of the build.

He had envisaged this difficulty when he priced the contract, and placed a prime cost sum in for the teak supply. Due to the non-availability of the teak, cedar is substituted for teak.

The contractual outcome of this is that the teak prime sum comes out of the contract but is replaced with the cost of supply of cedar plus margin.

In addition, there is a small variation increase due to there being slightly more labour involved in affixing the cedar.

Post note

These are very challenging times to contract in, and this article hopes to have set out some methods and terminology that apply to address escalated price for materials.

Every situation will have its own unique facts, so it is very important that extra care goes into considering material price escalation.

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.



TM Bates & Co

BARRISTERS • SOLICITORS

**SPECIALISES IN PROVIDING
LEGAL ADVICE TO THE
BUILDING INDUSTRY**

Principal:
Timothy Bates | 09 379 9668
LLB (HONS) | tim@tmbates.co.nz
www.tmbates.co.nz

PO Box 147423 Ponsonby 1144 | Auckland
Unit 63, 210-218 Victoria Street West
Central Auckland 1010

All about power

Ross Middleton says you can hardly produce a column called 'Roof Irony', continue ad-libbing about how hot it is up there, and not get around to discussing solar energy, its features and benefits, along with other more general energy issues.

Discussing solar energy can't happen without looking at the bigger pictures of energy supply, energy use and the rapidly incoming effects of climate change.

The irony here is the lack of investigation and application (that this writer can see) to the pressing issues soon to be attendant on all business operators in the construction sector.

If power corrupts (confirmed by the increasingly belligerent approach the Commerce Commission is taking to power generation, and the retailing thereof to our communities) then absolute power (business leaders and legislators looking the other way) seems to be paddling in the same waka, ever more intent on reaching the far shore of profiteering, while able.

Interestingly, Utility Disputes, an organisation that manages consumer grievances with big utilities, said it's seen a 43% increase in cases since the pandemic reared its pimply head.

Electricity and gas complaints comprised 89% of the 11,161 complaints the service received in the year to June.

Anyone who has their door knocked knows the scurrilous lengths to which power retailers will go to grow their patch.

Despite all that big green flag waving from our environment minister Big Davy Parker and his henchman Wee Jimmy Shaw, New Zealand is set to import record high levels of coal this year to burn as electricity; carbon emissions be damned.

As one commentator said, it effectively represents a massive policy failure, given the emissions intensity of coal compared to other electricity sources.

The imports have (apparently) been necessary in the short term because hydropower lake levels are low (meaning it's more difficult to generate the cleaner form of electricity), and natural gas levels are unexpectedly low, sometimes blamed on our government's exploration ban and the wells expectantly running dry.

Any cursory trawling of the web sites of the major players in the housing market shows a shoulder-shrugging blank when it comes to



front-footing discussions, options ... whatever, regarding techniques, technology, tactics and tools new home buyers can use to combat the effects of climate change.

Worryingly, it appears to be up to the consumer and individual market contractors to do the hard mahi to build a future for their kids.

The web sites of our residential construction companies are palatial places, full of beautiful imagery, happy faces and comforting wording; little more than online brochures, despite the ability the web has for detail, breadth and depth.

Most don't bother talking about construction techniques, materials usage and certainly not utilities. "Future proofing" was important to one.

Passive housing principles appear to be a given, and not a selling point. I found one with a useful article on the benefits of solar power; this particular one also had literally dozens of other useful articles for new home buyers.

Another had an informative page on energy-efficient homes that stuck to relevant facts before resorting to the inevitable sales pitch. Showing your knowledge and empathy works as a sales tactic too.

As we move into our rapidly changing,

uncertain future, I believe incorporating issues around utilities — water, waste, power and that ubiquitous fibre cable — are going to be of mounting interest and relevance to new home buyers in particular.

Tap water? Who wants to take out a third mortgage to pay for it when you can get it out of your gutters? Waste? Save the world and take care of it onsite, it may even have added value. Power? Avoid the bottom trawlers from your local retailer, scorn the door knockers, deflect the phone callers, and let your roof make your kilowatts.

Home builders may put solar power in the too hard basket, but it will contribute more to alleviating record electricity prices than they expect.

And if you're after point-of-difference, this presents a viable and useful option. Nothing signals the need for new power options like wholesale power prices at 300% of historic levels, a politically-sensitive issue for government.

Emissions are rising rather than falling, as we rely on an increased supply from the coal-fired Huntly power station.

People able to buy new homes these days are very astute. They have to be — they're staking their futures on their domiciliary investment like never before.



Ute tax? While the government can get punitive, tradespeople can get creative — this solar-panelled tonneau cover is sure to have the regulators scratching their collective balding pates.

No wonder the world is currently going crazy on “alternative” energy sources. Climate change and attendant emissions controls are rapidly altering the fabric of infrastructure.

Solar, wind and hydrogen resources are the future. The fast-closing door won't even hit fossil fuel on the bum.

Solar and wind farms are being constructed so fast that management at Shell and BP are also using up more than their share of the global Panadol market.

Despite having a face covered in soot, Australia is building solar farms at an impressive rate, with more coming on line almost monthly.

A recent report on offshore wind farms around Australia looks like a massive catalyst for change, despite the federal government's unbridled hostility to non-polluting energy sources.

More than 10 offshore wind farms are currently proposed for Australia. If built, their combined capacity would be greater than all coal-fired power plants in that country.

In New Zealand, solar farms are also de rigueur, with our smiling leader “turning the sod” on a 32 hectare farm in Northland recently that will utilise some 32,000 panels, capable of serving around 3000 homes.

Todd Corporation's recently-opened Kapuni solar plant shows how afraid the fossil fuel-burning incumbents are of the wells drying up.

A lines company down in Wanaka is feeling the cold to the extent it is cuddling up to the warm blanket of a solar power provider.

But it is in the private sector where solar is really taking off, as businesses and communities look at their rapidly-increasing line charges and take the power back for themselves.

How long before every home in New Zealand has an independent source of power (wind turbines are also increasingly viable)?

And how long before home builders realise

Despite all that big green flag waving from our environment minister Big Davy Parker and his henchman Wee Jimmy Shaw, New Zealand is set to import record high levels of coal this year to burn as electricity; carbon emissions be damned.

how much sense it makes to include comprehensive utilities options into their offerings, and not leave it to the plethora of Stetson-wearing contractors?

The technology in solar and wind energy, including their conversion and storage systems, is advancing at eye-watering pace, and costs are dropping — going in the opposite direction of grid costs.

Off-grid-designed hybrid home systems that can cover every household contingency are being developed that offer several advantages over single-source systems.

I recently spoke to someone about Maxeon Solar Technologies in Singapore which has come up with a new way to install their frameless, thin and lightweight photovoltaic panels directly to a roof, reducing the costs of transport and installation.

The price of batteries is also falling as their sustainability and durability increases.

As the fire and flood of climate change fan a frustrating furore for all businesses, rapid change is incumbent. The businesses that survive will be those that start making the changes now — better late than never.

I love the sayings of those old Chinese philosophers. My favourite is Lao Tzu, a disciple of personal control who apparently said: “Do the difficult things while they are easy and do the great things while they are small. A journey of a thousand miles must begin with a single step”.

And my personal favourite: “The further one goes, the less one knows”. That's me, right there.

I have sourced enough material to write a book about this subject, but the boss has given me this space.

If I was managing or owning a construction business in New Zealand I would be doing everything in my power to get a handle on these issues.

We are deep into the upper reaches of shit creek here, and some mutant crocodile has snatched our paddle.

• Columns by Mike Fox and Terry Sage will return in the September issue of *Building Today*.

Are you getting the service the fees demand?

Building Recruitment managing director Kevin Everett says taking unethical shortcuts to hire staff will backfire in the long term.

I often talk about the skills shortages and the demands on employers to find skilled workers. I have also spoken about the danger of not performing a proper and thorough recruitment process, and about the need, at times, to engage the services of a professional recruiter.

However, in the market at present I am seeing recruiters who, in my opinion, are unethical and could cause you long-term issues.

I will address my findings shortly. However, I must stress that companies are beginning to adopt poor processes in the eagerness to find workers.

This should never be accepted. You would never employ a cowboy builder, so why a cowboy recruiter!

Some of the things I'm seeing include:

- Recruiters firing resumes to employers where the candidate is unaware their resume is being sent out to the market. You never know, it could be your resume if you have used a recruitment agent in the past.
- Many of these candidates are not on the market, and their resumes are usually out of date.
- When employers realise this they seem not to care, as all they are focusing on is hiring people, whether they're the right fit or not.
- When candidates find out about the above they get annoyed, but rarely do anything about it.

We have a Privacy Act in New Zealand for a reason. When employers are receiving resumes in this fashion, or when your resume is being sent out without your knowledge, it contravenes this Act.

This approach also unsettles the marketplace. People who are not interested in looking for a new position are enticed with higher salary opportunities. If they then go and meet a potential new employer, in many cases they'll use this to gain a salary increase from their current employer.

If employers agree to meet one of these candidates, a few things will happen:

- You interview the person and they are not suitable because the recruiter has not done their homework.
- The role is not what the candidate is looking for.



- Candidates may meet just to sound out the market.
- The candidate takes the role because there is more money on offer — but they could leave for more money too.

Encouraging this type of behaviour only creates a bigger problem long term.

When I explain our recruitment process to new clients, I am amazed that some tell me we could be left behind, and that we should just send out resumes. Yes we could, but then where is the value?

If you are sent a resume from a recruiter, I suggest you ask the following questions:

- Have you interviewed them?
- Do you have their permission to send this resume?
- Have you got interview notes to send?
- Why are they on the market?
- How will the recruiter respond, if/when a candidate gets counter-offered?

If the recruiter conducted a thorough interview process and built a trusting relationship with the candidate, then they would have unpacked

the candidate's motivations — beyond salary — as to why they are on the market.

Some pivotal reasons for change are location, flexible hours, work/life balance, a focus on wellness, and a healthy work culture — as well as career growth and up-to-date industry training.

The stronger these pillars are aligned within your organisation, the greater your success of not only retaining your staff (against other recruiters), but also attracting new talent.

How the recruiter responds to this question will help you:

- Identify the candidate's aspirations to see if they are aligned with your business growth strategy, and
- Figure out if you have the services of a professional consultant or a "buckshot" recruiter.

I would also be asking any candidate who is interviewed from a recruiter to tell me the process they went through with the recruiter to get them here?

The answer will let you know exactly what you are paying for.

Holding these recruiters to task will ensure you are receiving what you are paying for — and a far better process.

Before receiving any unsolicited resumes from a recruiter, ensure you are clear that if there has been no proper process you will not be paying.

The recruitment sector, employers and job seekers need to work together to stop this, so I urge you not to accept substandard processes.

Your clients won't, so why should you?

BUILDING RECRUITMENT
building people for building people

Permanent Recruitment | Labour Hire | MB Services | Industry Training

To find out more, call 0800 EMPLOY

Building Consents Information

For All Authorisations, June 2021

Dwellings	\$1,806,046,000
Domestic Outbuildings	\$19,728,000
Total Residential	\$1,825,774,000
Non-residential	\$561,009,000
Total All Buildings	\$2,386,782,000
Non-building Construction	\$46,049,000
Total Authorisations	\$2,432,831,000

Number of new dwellings consented

	Jun 2021	May 2021	Jun 2020		Jun 2021	May 2021	Jun 2020
Far North District	43	43	19	Horowhenua District	47	23	31
Whangarei District	81	55	22	Kapiti Coast District	21	24	24
Kaipara District	20	24	11	Porirua City	29	23	19
Rodney District	124	116	83	Upper Hutt City	31	27	39
North Shore/Albany Wards	549	317	378	Lower Hutt City	40	160	31
Waitakere Ward	279	199	191	Wellington City	69	43	99
Auckland Wards	323	390	280	Masterton District	18	18	11
Manukau/Howick Wards	284	369	234	Carterton District	3	7	4
Manurewa-Papakura Ward	216	174	164	South Wairarapa District	18	13	10
Franklin Ward	135	143	109	Tasman District	50	55	65
Thames-Coromandel District	33	25	25	Nelson City	39	23	17
Hauraki District	16	27	7	Marlborough District	16	16	27
Waikato District	113	111	87	Kaikoura District	8	4	3
Matamata-Piako District	53	46	35	Buller District	13	12	2
Hamilton City	134	192	153	Grey District	2	9	2
Waipa District	50	66	59	Westland District	4	3	3
Otorohanga District	4	4	1	Hurunui District	15	10	12
South Waikato District	6	7	6	Waimakariri District	87	87	38
Waitomo District	4	10	1	Christchurch City	312	339	228
Taupo District	34	35	25	Selwyn District	159	188	197
Western Bay of Plenty District	53	57	33	Ashburton District	21	31	10
Tauranga City	127	99	137	Timaru District	20	22	13
Rotorua District	53	26	20	Mackenzie District	12	12	8
Whakatane District	4	10	5	Waimate District	3	2	2
Kawerau District	2	0	0	Chatham Islands Territory	1	0	0
Opotiki District	1	0	1	Waitaki District	10	9	11
Gisborne District	12	18	5	Central Otago District	29	29	29
Wairoa District	2	0	0	Queenstown-Lakes District	135	118	93
Hastings District	36	43	36	Dunedin City	26	34	19
Napier City	12	22	32	Clutha District	10	7	7
Central Hawke's Bay District	17	7	17	Southland District	18	10	9
New Plymouth District	49	55	52	Gore District	4	2	1
Stratford District	14	6	2	Invercargill City	28	20	13
South Taranaki District	8	7	10	Area Outside TA	0	0	0
Ruapehu District	3	3	3				
Whanganui District	21	13	11	Total	4310	4180	3477
Rangitikei District	6	3	8				
Manawatu District	19	19	18				
Palmerston North City	61	54	114				
Taranaki District	11	5	5				

- 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

Win with Building Today!



Visit

www.buildingtoday.co.nz, hit the Competitions link and correctly answer the Building Today Trivia Question to go into the draw to win a pack of 5 Lenox MetalMax diamond abrasive blades! Congratulations go to Sam Rosoman of Palmerston North, who won last month's prize of a pack of 5 Lenox MetalMax diamond abrasive blades.

Advertiser's Index

APL	29	NZ Steel	36-37
Altus	27	Northpine	19
BCITO	32	PlaceMakers	11
Building Recruitment	46	Resene	22
Bunnings	17	Roofing Association NZ	40
Carters	48	RMBA	8
CSR Monier	41	Rockcote Systems	23
Dulux	28	RoofTG Pacific	35
Dynex	31	Selleys	15
Legal Vision	43	Sutton Tools	20
Marshall Innovations	39	Toolware Sales	2
Mitre 10	13	Window & Glass Association	26
NZA	21		

Skills Maintenance Points

One hour of learning = 1 point

Read **Building Today** magazine and earn Skills Maintenance Points

For more information go to <https://www.lbp.govt.nz/for-lbps/skills-maintenance>

CARTERS

Your **Building** Partner

CARTERS FRAME AND TRUSS

PROUDLY STANDING UP
NEW ZEALAND HOMES

CARTERS have been working with timber for over 150 years. That experience means that when we produce the frames and trusses for your build, it can be trusted to stand the test of time.

- All CARTERS Frames and Trusses are manufactured in accordance with the NZS3604:2011 Timber Framed Buildings and to consented plans and specifications.
- FSC (Forestry Stewardship Council) accredited manufacturing plants.
- Sustainable, renewable and proudly made with New Zealand pine for New Zealanders.

