

BUILDING TODAY

The official magazine of the Registered Master Builders Association

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September 2021

Volume 31 Number 8



MIKE FOX ON CONSENT ALTERNATIVES:

Little used
alternative
pathways to
gain building
consents



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Industry at a pivotal
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five emerging trends

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From the editor

Welcome to the new-look *Building Today*! It's been seven years since the last design revamp, so we thought it was time to update the look and feel of the magazine.

Hope you like what you see — and the up-to-date news and views we'll continue to present in the country's top monthly construction news publication.

We'd like to hear what you think of the new design, and if there's anything you'd like to see more of in the magazine. Just email me at the address below.

In this issue RMBA president Kerry Archer and chief executive David Kelly review the Constructive 2021 Forum held in Wellington recently.

This time around there were two full days of positive, productive discussion and debate about where the sector is headed, and for delegates and speakers to put forward new and innovative strategies to overcome the complex challenges the industry is currently facing.

Andrew Darlington
Editor

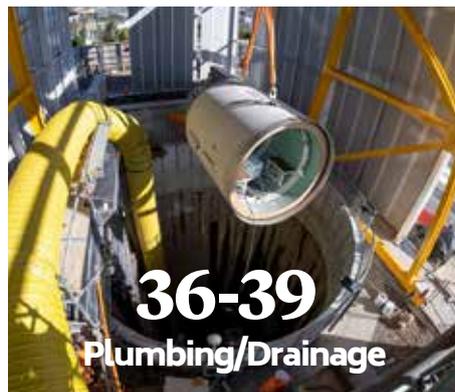
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1-year subscription (11 issues): **\$57.50**

Enforced break gives us a breather during Level 4 lockdown

RMBA president Kerry Archer says the building industry has been going at breakneck pace this year. But get ready for the next onslaught after Level 4 lockdown's enforced break has given us a breather.



Delegates at the recent Constructive 2021 Forum.

It's lockdown, and here we go again! But, thankfully, as I write this in early September, Level 2 is now looming so it'll be back to some sort of normality again for many of us. To all those in Auckland, I hope you can get out of this soon.

This Level 4 lockdown has felt a little more relaxed than the last time.

I'm not sure if that's because we have been here before, or if it is the fact that people didn't have any time to get supplies in for projects around the house – which meant they had to relax a little more.

I guess it just shows how tricky this virus is, and the only real way out is to get our vaccination rates up to a place where lockdowns are not our only tool in the arsenal.

And with new variants already on the horizon, we need to make this a priority.

One good thing lockdown has given us is an enforced break. The construction industry has been going at breakneck pace this year and the pressure has been building.

So I hope you have found some time to get ready for the next onslaught when we are back into it.

The downside is that with manufacturing closed down and Auckland still locked down for the next couple of weeks, the supply chain issues are going to get worse – so be prepared.

One of the positives pre-lockdown was the Registered Master Builders Constructive 2021 Forum which was able to be held in Wellington just before Level 4 kicked in.

Constructive is an all-of-industry forum that was held over two days, with the first day focusing on the commercial and vertical sector and the second day focused on the residential sector.

There was a huge amount of discussion over both days, with some great panel debates covering a wide range of topics, including:

- the current state of the sector,
- how business and the Government can help negotiate our infrastructure deficit,
- the Construction Sector Accord,
- how diversity can help fill our labour shortages,
- how we are going to respond to climate change,
- new approaches to housing,
- mental health and well-being, and
- consenting and regulatory changes.

There was some well thought-out discussions and presentations over the two days on a massive range of topics and challenges.

One of the key messages I got from the forum was that the construction industry needs to change.

It's moving faster now than it ever has, and if we continue down the same path we will always face the same challenges.

All the talk in the room from presenters and participants was about how we can effect change.

The downside of this is that change does not happen quickly, but at least with us being able to have these discussions in the same room we can get everyone on the same page to help move it forward.

RMBA chief executive David Kelly summed it up when he said there was no silver bullet for the challenges facing the industry.

But I feel that if we are all going in the same direction and wanting to see change, then we are moving forward.

I have been lucky enough to attend some of the House of the Year awards evenings around the country, and the standard of houses and the craftsmanship that goes into some of these properties continues to amaze me.

Congratulations to all the entrants and award winners, and to anyone that made the Top 100 for the nationals, well done and good luck (see pages 6, 7).

It's a busy time of the year for Master

Builders events, with Constructive 2021 just being held, House of the Year and also Apprentice of the Year.

The Covid situation makes it extremely hard to hold some of these events in the way we traditionally would.

I would like to say a big Thank You to the events team at Master Builders for all the additional hard work they're putting in as they negotiate their way through these difficulties.



RMBA president Kerry Archer

COOL, CALM, AND COLLECTED



CORRIGAN HARNETT

CENTRAL SOUTH ISLAND REGIONAL WINNER,
NATIONAL FINALIST REGISTERED MASTER
BUILDERS' CARTERS 2020 APPRENTICE OF
THE YEAR

Corrigan is employed by Keane Building and was trained through the Building and Construction Industry Training Organisation (BCITO).



SUCCESSSES

Corrigan found the practical challenges really enjoyable.

"The regional competition went really well. I felt like I did a good job and even had a few minutes to spare. Winning was a bit of a surprise as there were a lot of capable apprentices competing. I also had a good time at the national competition. The dinner with the other entrants, judges and organisers the night before the event was really fun, and was a great way to meet new people and not think about the competition for the night."



CHALLENGES

Corrigan found the "public aspect" of the competition a challenge.

"I knew competing in front of a crowd was going to be a big part of the competition when I entered, but I had no idea how much pressure it would add. Despite this, I found that after an hour or so it was like no one was watching me, until the end when the time pressure hit."



EMPLOYER COMMENTS

Corrigan's employer, Beth Keane at Keane Building, was very proud of Corrigan's performance at the regional and national competitions.

"Corrigan is an extremely capable and intelligent builder, and we felt confident he possessed the skills required to succeed at AOY. We were proud of his workmanship on the practical task — a huge ask under those time restraints, and the fact that he remained true to our core values of excellence instead of trying to race.

"We take on apprentices like Corrigan based on attitude. We can teach skill, but initiative, a willingness to learn, and work ethic are all areas we look at closely. Apprentices bring energy to the team, something that is invaluable in this industry."

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New Zealand's Top 100 homes announced

The Top 100 Homes of the Registered Master Builders House of the Year Competition were announced at the end of August.

Registered Master Builders Chief Executive David Kelly says the awards have been recognising the very best houses, quality builders and craftsmen across New Zealand since 1991.

“Each year, we are blown away by the levels of craftsmanship and innovation delivered by Master Builders across the country. The awards are an opportunity to recognise their skills in delivering quality homes for New Zealanders.”

Representing the top entrants in this year's regional competitions held in July and August, the Top 100 Homes now compete for the national awards which will be announced in November this year.

This year the regional competition had over 347 entries across 11 regions.

The national awards will recognise the Supreme House of the Year and Supreme Renovation of the Year, alongside 15 award categories, the Pink Batts Craftsmanship Award, two Feature Home Awards, and four Lifestyle Awards including the Outdoor Living Excellence Award, Plumbing World Bathroom Excellence Award, APL Sustainable Excellence Award, and Kitchen Excellence Award.

The judges say that there's real diversity among the Top 100 houses this year.

“There's a home built out of on-site quarried schist in Queenstown, an ultra-modern box-style home in Auckland, a lighthouse-inspired bach in Timaru, and homes made out of the most high-tech and sustainable materials we have available.”

The judges also commented on the impact Covid-19 has had on the homes they are judging, particularly with the more recent renovations.

“Since our first lockdown last year, we are seeing more people pay more attention to their homes and creating a space they can not only live in but enjoy. We are seeing the integration of more smart systems in the home, as well as home offices or working spaces.

“Each year, we are blown away by the levels of craftsmanship and innovation delivered by Master Builders across the country. The awards are an opportunity to recognise their skills in delivering quality homes for New Zealanders.”

David Kelly, Chief Executive RMBA

“Energy efficiency and sustainable homes is another trend that has been front of mind for home owners and builders throughout the country”

The awards also recognise the building and construction sector's contribution to the New Zealand economy.

Kelly says, “We play a vital role in New Zealand. Every \$1 million spent on house building supports \$2.6 million across the wider economy. But our greatest source of pride is that we are building the quality homes that Kiwis will live in for generations to come.”

The Awards are made possible through the support of Altus Window Systems, Bunnings Trade, CARTERS, GIB, Master Build 10-Year Guarantee, Pink Batts, Plumbing World, Resene and APL Window Solutions.

For more information about the competition, visit houseoftheyear.co.nz

National Sponsors





100 homes have been named as Top 100 National Finalists

Award Categories	No. of Entries
Renovation up to \$500,000	3
Renovation \$500,000 – \$1 million	4
Bunnings Renovation over \$1 million	7
Volume/Group Housing Award up to \$450,000	3
Volume/Group Housing New Home \$450,000 – \$700,000	3
Master Build 10-Year Guarantee Multi Unit	3
New Home up to \$450,000	3
New Home \$450,000 – \$600,000	5
New Home \$600,000 – \$750,000	5
Altus Window Systems New Home \$750,000 – \$1 million	10
CARTERS New Home \$1 million – \$1.5 million	9
New Home 1.5 million – \$2 million	9
Resene New Home over \$2 million	24
Builder's Own Home Award	6
GIB Show Home Award	6





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ENTRANT

Black Interiors

PROJECT PARTNERS

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Successes

David Devery, Project Director at Black Interiors was elated when his team won their Category Award at the Commercial Project Awards.

“It was nice to see all those hours of complex planning and dedication by the team and contractors recognised and rewarded at the highest level.

“The project finds a perfect equilibrium between form and function. What takes this project from a good to a great one is the detail and the finishing. The team worked tirelessly to ensure that every aspect of the project was executed and finished to the highest level. It’s a project that you can’t help but smile when you re-visit — it truly is a celebration of the stakeholder’s vision.”



Challenges

“There were three major challenges. The first was the generator installation which required multi-stakeholder management and consultation given the significant infrastructure changes to the building. The structural deliveries required the removal of facade sections to accommodate craneage of steel beams. The third was programme constraints — the project had multiple consents and separable portions which enabled the consolidation of multiple workspaces into the new building.”



Judges’ comments

The newly fitted out ANZ Raranga boasts a modern but flexible environment to suit all areas of the business. New features of the fit-out include a state-of-the-art call and data centre, as well as a staff training facility. The internal marble staircase and grandstand are stand-out features used to connect levels 7 and 8. This stylish new fit-out was not without its challenges. The team at Black Interiors had to work around Sylvia Park, a bustling environment which limited site access as well as material deliveries.

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Building our way forward

RMBA chief executive David Kelly summarises this year's Constructive 2021 Forum held in Wellington last month.



David Kelly

What a difference a week makes. There had barely been time to reflect on another successful Constructive forum before the sector was disrupted by another lockdown.

Former British Prime Minister Harold MacMillan was once asked what his government found most challenging. His

reply? “Events, my dear boy, events”.

Covid-19 has now provided yet another challenge for us to rise to, as individuals, as a sector, and as a country. And, as we heard over the course of Constructive, we are already facing a myriad of complex challenges.

Constructive offers a platform for us to come together to give these challenges a good airing, and to provoke new ways of thinking about the perennial issues facing the sector.

Attendees’ engagement and focus over the two days were appreciated. As I reflect on the discussions, there are three key things that really stood out for me:

- What are the individual and collective roles we need to play in order to reset our sector?
- How do we make change while also keeping one eye on our key risks, with a key one currently being the well-being of our people?
- How can we build on the momentum of what we have achieved across commercial construction to allow us to shift the dial on housing?

Individual actions can shift the dial

One point I raised in my closing remarks, which I think is worth repeating was, what are attendees going to do based on what

they heard at Constructive?

The Forum is not about waiting for others — Government or sector leaders — to drive change. It is about all of us taking action. That includes at an individual level.

Many attendees are already on board with this thinking, and in our feedback survey well over half of them said there were sessions that changed their thinking or the way they will do business in the future.

This is a great result, and is at the very essence of why Constructive exists — to generate ideas and have conversations that lead to positive change.

Another question to consider is what is in our control, and what practical changes can we make to work smarter and more inclusively?

We all have things we can control and things we can't. Improving what we can control makes living with what we can't control easier.

Whether it's reducing waste, having a mental well-being plan, or taking on another apprentice, there are simple things we can all do that add up to a lot.

Making small, incremental and practical changes can still add up to a transformation over time if they are done across the sector.

Another way of framing that question is to ask what does “good” look like for my business?

Continued page 12

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Photo Credit: Aly Gonzáles-Dudley.





From page 10

That will be different from business to business, but when it all adds up, it will align with what good looks like for the sector — which, for me, is a sector that:

- controls its own destiny rather than being one at the whim of economic cycles and unnecessary and reactive regulation,
- can lay a strategic foundation alongside government to produce a continuous building pipeline to transform housing for the betterment of all New Zealanders who want access to rent or own a decent home, and
- can offer a rewarding career pathway for any so inclined to learn its skills.

In short, the sector is one that is recognised for the vital role it plays in creating the buildings New Zealanders interact with every day.

Every small change that brings your business a step closer to better practices and leadership is not only good for you, but good for the sector as a whole.

Close management of risk

Prudence is important too. As we heard at Constructive, keeping meticulous oversight of risk — which is constantly changing, as we’re currently experiencing — and management of your relationships will provide a foundation for a secure and sustainable future.

Relationships matter, and whether it’s

with suppliers, the workforce — employees and subbies — or customers, how we treat each transaction and every person matters.

Another message that has come through loud and clear during conversations at Constructive is to take care of your mates. We need to do better, and there has been a lot of practical advice shared about how we can.

Our workforce is our greatest asset, and we need to lift our game to make our sector a safe, secure and rewarding one for people to work in. There is urgent work to be done for our existing workforce.

The good that will come from taking mental well-being seriously now is our future. If we take care of our mates, we will make more of them, because more people will be attracted to our industry for a career and as somewhere safe to work.

One theme that was constantly reinforced during Constructive is that our challenges are hugely complex, and there is no silver bullet to fix them.

In these circumstances it’s easy to feel overwhelmed. But I believe we are a resilient sector. We’ve had to be.

I also think we are practical, adaptable and experienced people who can meet the challenges we face and those ahead of us, because we have done so in the past.

Responding to housing

This year’s Forum included a full day

dedicated to residential building and housing — maybe the country’s most pressing issue.

I was thrilled to see the positive response to these thought-provoking sessions. This shows how much the sector embraces thinking outside the box, innovation, and good conversation.

And I feel optimistic that positive change is happening. The Construction Sector Accord is now an established part of Constructive, it’s working well, and it can and will do more to help with key sector issues.

It is a key platform that allows the sector and the Government to talk to, rather than past, each other. And it lays a foundation for future transformation.

As an example, at Constructive we saw momentum behind tackling consenting issues, and a breakthrough there will feel like a breakthrough everywhere.

I’d like to repeat another message from Constructive 2021. Think about what more we can do to advocate on your behalf. What are the key things we can do that will help you build better?

As a platform, Constructive is about having the conversations that lead to further positive change on the worksite and in the sector.

Already, your feedback has provided fresh ideas for Constructive 2022, so keep them coming.



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Major rethink required to ensure sector sustainability

The 2021 BDO New Zealand Construction Sector Report suggests the industry is at a pivotal crossroad due to Delta lockdown.

Global accounting and advisory firm BDO has released its fourth annual BDO New Zealand Construction Survey Report.

The report focuses on uncovering insights under four priority sector themes — supply and inflation, labour supply and succession, financial foundations and managing risk.

It says a major rethink is required in order to ensure sector sustainability and to build a viable foundation for broader economic growth.

Should New Zealand face an extended Alert Level 4 Delta strain lockdown in 2021, this may prove a pivotal crossroad, driving impetus for prioritising strategic change.

New approaches are already evident in the sector today in response to market challenges, including:

- upskilling of existing staff due to labour supply challenges,
- fresh approaches to procurement in response to material shortages,
- changes to negotiating and pricing contracts due to inflation, and
- attempts by construction businesses to re-allocate some of these risks.

However, despite this adaptability, there remain some key challenges in the sector where a further rethink and more change is required.

Rethinking product supply chains: The greatest challenges highlighted in the report are product shortages and significant inflation in material costs and wages.

Rethinking a response to inflation: Many increases in material costs and wages are now in double digits.

Rethinking skilled labour supply

In response to the acute shortage of staff,

employers have responded with significant increases in salary and wages and other initiatives in an attempt to retain staff.

However, on their own, these changes do not quickly produce the additional skilled labour the industry desperately needs.

BDO construction and real estate sector national leader James MacQueen says with these factors combined, the sector is heading into very challenging times.

“Construction businesses that anticipated, planned and negotiated contracts for these challenges should perform well,” MacQueen says.

“However, not everyone is in that situation, and we will witness some collapses which will compound the challenges.

“Our recent Alert Level 4 lockdown has potential to be a key turning point for the sector. The 2020 lockdowns quickly destroyed confidence in the local construction sector, with some companies losing virtually all of their planned forward work, and others losing a substantial portion.

“Affected companies then significantly reduced their pricing and margins as they were desperate to secure work for their employees.

“Some of those companies are doing those projects now, and are trading water and struggling to make sufficient gross profit to cover overheads.

“On the upside, with reduced interest rates, travel restrictions and other changes, the demand for buildings — particularly housing — has picked up, and some companies experienced a better year in 2021 than in 2020.

“Our 2021 report highlights that in the lead-up to our current Delta strain outbreak, forward work rebounded to be particularly strong — an encouraging sign.”

Key 2021 Report Insights

Project delays

56% of respondents report delayed projects due to delayed receipt of materials. 32% of delays exceeded two months.

While product supply chain challenges are now the largest single contributor to project delays, there has been no significant change in the overall level of project delays since 2019 (pre-Covid-19 levels).

50% of those surveyed noted at least 25% of projects were delayed due to unwieldy bureaucracy.

Inflation

Inflation is having a large impact to the extent it is no longer a risk the construction industry is able to absorb. Most construction firms expect higher costs that flow on to clients will be significant.

Labour supply

Skilled construction staff shortages are at the highest levels since first reported.

Complex projects need the experience that is gained on large overseas projects. That knowledge can then be passed on to the local workforce. We need to let those experienced people into the country.

Servicing specialist equipment also often needs people to travel from overseas. Without access to their expertise, we are continuing to inhibit our productivity, growth and transformation of the sector.

50% of respondents advise they would be significantly disrupted if existing work visas are not renewed, or replacement immigrants not permitted to enter New Zealand.

Not only is the industry short of skilled staff, but over the next 10 years it will lose the experienced leadership across nearly 70% of the organisations in it.

That loss of experience in an industry with high risks, low margins and dramatic cycles is likely to amplify the two-tier nature of the sector.

Forward work

At a national level, the three-year trend has seen the forward work position for most construction companies look increasingly healthy.

However, uncertainty remains as to possible delays for this work due to labour and material supply challenges.



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Working together to boost health and safety

Mitre 10 shows that improvements in health and safety in-store and on-site are achievable on a nationwide scale when the right partnerships are forged.

Mitre 10 Health, Safety and Wellbeing business partner Nicky Primrose has led the charge for Mitre 10 in teaming up with Site Safe to help improve in-store safety, and to change attitudes towards health and safety.

Mitre 10 considers H&S to be everybody's responsibility, and commits significant time and resource to ensuring best practice in this area.

The safety of team members, suppliers and customers is paramount at all times.

Each store is assessed once a year by an independent Site Safe auditor, who looks at a raft of safety features such as traffic management, sign-in processes, hazard registers, site inductions, emergency procedures, safe layout and storage of stock, and safe use of tools and equipment.

Primrose says a great feature of the reviews is that they can be tailored to hone

in on specific focus areas which have been identified as either a high priority or a critical risk.

"This gives us the ability to channel our energy into particular areas, so if we notice trends we can look at what actions the stores can implement to improve, and we can check back in on this during the next round of reviews," she says.

Significant improvement

In the six years the organisation has been working with Site Safe, there's been a significant improvement in health and safety across the board, Primrose says.

"There's been a huge improvement over the years. We track the results and although they may fluctuate slightly, stores now generally score in the 90% bracket.

"The scores have certainly increased

from an average around the 70% mark when we first launched the Site Safe assessments."

And not only have processes improved, the attitudes of the team members have changed too.

"It's really switched from being compliance-focused to a people-focused approach."

Primrose says one of the benefits of their relationship with Site Safe has been the ability to tailor the system to suit their needs – and they're looking forward seeing more handy features being rolled out in the near future.

"Having that ability to work together to make the system really work for us has been vital, and we are excited to keep working with Site Safe on this."

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Online tool shows snapshot of NZ's building system

The Ministry of Business, Innovation and Employment (MBIE) has launched the Building for the Future Indicators Explorer, a new online tool that allows anyone to view a snapshot of New Zealand's building system across social, economic and environmental indicators.

"The building system is very influential in New Zealand, and for the first time the MBIE is examining this influence beyond purely economic indicators and sharing this information with the public," MBIE building system strategy and performance manager Janet Blake says.

"The Building for the Future Indicators Explorer will enable the user to track the building system's progress in terms of social, economic and environmental well-being as information is added over the next 10 to 15 years," Blake says.

The construction sector is New Zealand's fourth largest employer, employing around 10% of the national workforce, and contributing to approximately 7% of GDP.

The sector produces the buildings we live in and work in, and its performance affects the lives of all New Zealanders.

"New Zealand's building system has many strengths, but it also faces long-standing complex challenges.

"Understanding the health of the system is crucial to responding to challenges and ensuring a future where New Zealanders have safe, healthy, durable buildings that support social, economic and environmental well-being," Blake says.

The online tool collates data from a range of sources — including Statistics New Zealand, NIWA, the New Zealand Green Building Council, and independently commissioned research — and presents this all in one place.

Data is updated regularly and further information is added as it becomes available.

"While the Ministry has influence over parts of the building system, there are many other contributors with influence over the system, such as the Ministry of

Housing and Urban Development, Kainga Ora, the Construction Sector Accord, councils and those working on the frontline in the sector, such as developers and designers," Blake says.

"We hope the Building for the Future Indicators Explorer will give key players a better understanding of the government's vision for buildings that support our health and social well-being, and protect the environment.

"It will support conversations about the entire system's progress, and what the MBIE and others can do to address challenges the building system needs to overcome.

"This new tool will support a common ground for discussion about where the building system is doing well and where gaps or challenges may need to be addressed, so that the sector is equipped to support New Zealand's needs now and in the future," Blake says.

For more information or to explore Building for the Future, visit the MBIE web site.

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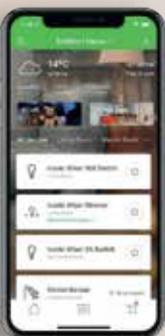
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Horowhenua construction students start WorkSafe pilot

H&S pilot scheme will hold workshops throughout the year, improving students' health and safety knowledge as they develop their building skills.

WorkSafe New Zealand and UCOL are teaming up to ensure construction students are ready for their apprenticeships, with a new learning initiative that helps them further develop their skills assessing and managing work risks.

The Kia Oho Ake pilot is a health and safety education initiative by WorkSafe. WorkSafe inspectors will join UCOL students in the classroom to help them learn how to safely identify, assess and manage work risks, as well as strategies for communicating concerns onsite.

"This is a fantastic opportunity for UCOL, and we're thrilled for our students to learn directly from the experts at WorkSafe," UCOL health and safety



UCOL Level 3 Construction Trade Skills (Carpentry) students learn with WorkSafe New Zealand inspector Adrian Velich (second from left).

manager Sylvie Hickton says.

"This pilot will enable our students to be more knowledgeable and prepared, and these additional learning experiences are going to be helpful when they're applying for jobs," Hickton says.

"In turn, our local employers

will benefit by getting graduates who already have these skills, and are ready to get stuck in and contribute to any building site."

The first workshop was held in Horowhenua recently, with 16 students taking part. Student Blake Nicholas was enjoying the session.

"We've been assessing what we should do first with management and elimination and it's been good," Nicholas says.

"I feel confident asking questions. I think I can take this with me when I join crews, and maybe I'll even educate others on site."

Construction students across three UCOL campuses — including Manawatu and Wairarapa — will be taking part, with a total of 74 UCOL students involved.

Workshops will be held throughout the year, building students' health and safety knowledge as they develop their construction skills.

"Everything we're doing in this space just proves how important it is that vocational education gives learners the skills that industry is demanding," UCOL engineering and applied technologies executive dean Danny Reilly says.

"WorkSafe has said the construction sector is a key focus for them, and our graduates will be helping make sites safer."

RMA: Delivering a simpler system harder than it sounds

'Reducing the number of plans and policy statements from 100 to 14 around the country is welcomed, and will mean a more streamlined approach.'



Property Council New Zealand head of advocacy Denise Lee.

The recent release of the first tranche of the government's resource management reforms underscoring the government's good intentions do not outweigh the fact that delivering a simpler system is harder than it sounds, Property Council New Zealand head of

advocacy Denise Lee says.

"Reforming the resource management system is critical to speeding up and enhancing development in New Zealand. We commend the Government for tackling it head-on and getting the ball rolling," Lee says.

"This marks another win for organisations like ours and our colleagues at the EMA and Infrastructure NZ, who have fought for planning laws which embrace the urgency of building more houses and encouraging development while protecting our natural environment.

"But saying you want a simpler system and actually delivering one are two different things. We are

concerned that the Bill as it stands will, in some cases, make consenting and development more difficult.

"It is hard to see how meeting all of the listed environmental outcomes will make the process less bureaucratic and burdensome. We have always favoured bottom lines to protect and enhance our natural environment, while simplifying the system to get more developments consented.

"Reducing the number of plans and policy statements from 100 to 14 around the country is welcomed, and will mean a more streamlined approach can be taken to planning.

"But with this needs to be the commitment to resourcing

authorities and consenting teams properly.

"Already local authorities are stretched. Ensuring they are resourced to make implementation as seamless as possible, as well as providing support to continue to consent new developments, will be critical to the success of the new system.

"One of the Property Council's key concerns is the lack of mention of development in the purpose section of the Natural and Built Environment Bill.

"This seems an obvious omission given the Bill's requirement to support sustainable development.

"New Zealand is simply not building enough houses, quickly enough, and with the quality and innovation needed to service its growing and changing population.

"As the Minister says, it is critical we get this right. We hope the Government will continue to work with us to make sure the Bill works in the best interests of New Zealand."



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CSA invites sector to join network

CSA Network members will be able to access guides, tools, templates and other resources relevant to businesses and organisations across the construction sector.

A new construction network designed to bring the sector together to lift performance and drive change has been launched by Housing Minister Dr Megan Woods and Building and Construction Minister Poto Williams.

The Construction Sector Accord Network (the Network) is a collective of businesses, government agencies and other organisations committed to a higher performing construction industry.

Construction Sector Accord (CSA) director Dean Kimpton says the CSA is inviting members from all parts of the sector — from industry organisations and government agencies, to clients, architects and trades — to join the Network and play a part in achieving the Accord's vision of a higher performing construction sector.

He says every business and organisation in the construction sector is being encouraged to join.

"We want all of our sector working together, committed to positive change. Upon joining the Network, organisations will be asked to pledge to uphold a set of principles and behaviours," Kimpton says.

"We will be rolling out initiatives and further resources over the next year to help support business across key areas such as procurement, contracts, health and safety, and workforce development.

"The Network will enable us to connect with more of the sector so that we can have a greater influence to support a stronger construction sector for everyone."

The Network is backed by industry and government agency leaders, and the seven Accord Ministers co-led by Ministers Williams and Woods.

The Ministry of Justice is one of the first to join the Network. Secretary for Justice and chief executive Andrew Kibblewhite says the Ministry of Justice has a big property portfolio, including the country's courts, and has a very real stake in a high performing construction sector.

"We joined the Network to be part of the effort to lift our collective game in construction. Being part of the Network means we have better visibility of what the construction sector is up to, and can play our part in being a better property owner," Kibblewhite says.

The New Zealand Defence Force (NZDF)

is also an early member of the Network.

NZDF head of defence estate and infrastructure Mark Brunton says the Defence Force has an extensive estate and infrastructure portfolio.

"The Network will support the effective delivery of construction services to the NZDF, and will work collectively in generating the high performing construction sector we are seeking and determined to support," Brunton says.

Cousins Construction director Steve Prescott says his company employs a workforce of 30-plus carpenters, hammer hands, apprentices and labourers.

"We had no hesitation joining the Network. We want to get close to the people proactively planning and taking action to implement the long-overdue solutions needed in the industry," Prescott says.

Benefits to small businesses

Prescott says the benefits to small businesses like his include the opportunity to network, collaborate and have a voice.

Network members will benefit from access to resources to improve practices, and will be able to connect to peers for advice.

The Network will run events and provide opportunities for members to have a say on sector issues.

Names are published on the Accord web site so everyone can see who has made a commitment to the Accord and a better future for the sector.

Members will be able to access a Resource Hub on the Network web site. It will connect members to guides, tools, templates and other resources relevant to businesses and organisations across the construction sector.

Members will be able to find information to help them with procurement and contracts, business practices, developing your people, health safety and well-being, and with ensuring environmental sustainability in building projects.

Kimpton says it's free to join, and it will take members anywhere from a few minutes to half an hour to complete the sign-up process.

Organisations can join the Network by visiting www.constructionaccord.nz/network.



Construction Sector Accord director Dean Kimpton

Construction costs rise 2.2% in fastest quarterly growth ever

CoreLogic's Cordell Housing Index Price has revealed residential construction costs surged 2.2% in the June quarter, the largest increase recorded since the Cordell Building Indices began in 2012, and surpassing the previous peak of 1.9% in Q2 2017.

That strong quarterly increase has pushed the annual growth rate to 4.5% — a large jump from 3.3% in the 12 months to March 2021, and the highest annual increase since Q1 2019 (4.7%) when prices were already in a slowdown phase.

CoreLogic NZ chief property economist Kelvin Davidson says New Zealand's economic upturn has continued apace, with most sectors expanding and inflation now a key issue.

"The construction sector has been running at full capacity, and pressures have been emerging for several months now," Davidson says.

"There have been reports of labour shortages in housing construction, as well as stress on supply chains and availability of materials, and these are now starting to flow through more clearly to the prices that builders are having to charge their clients.

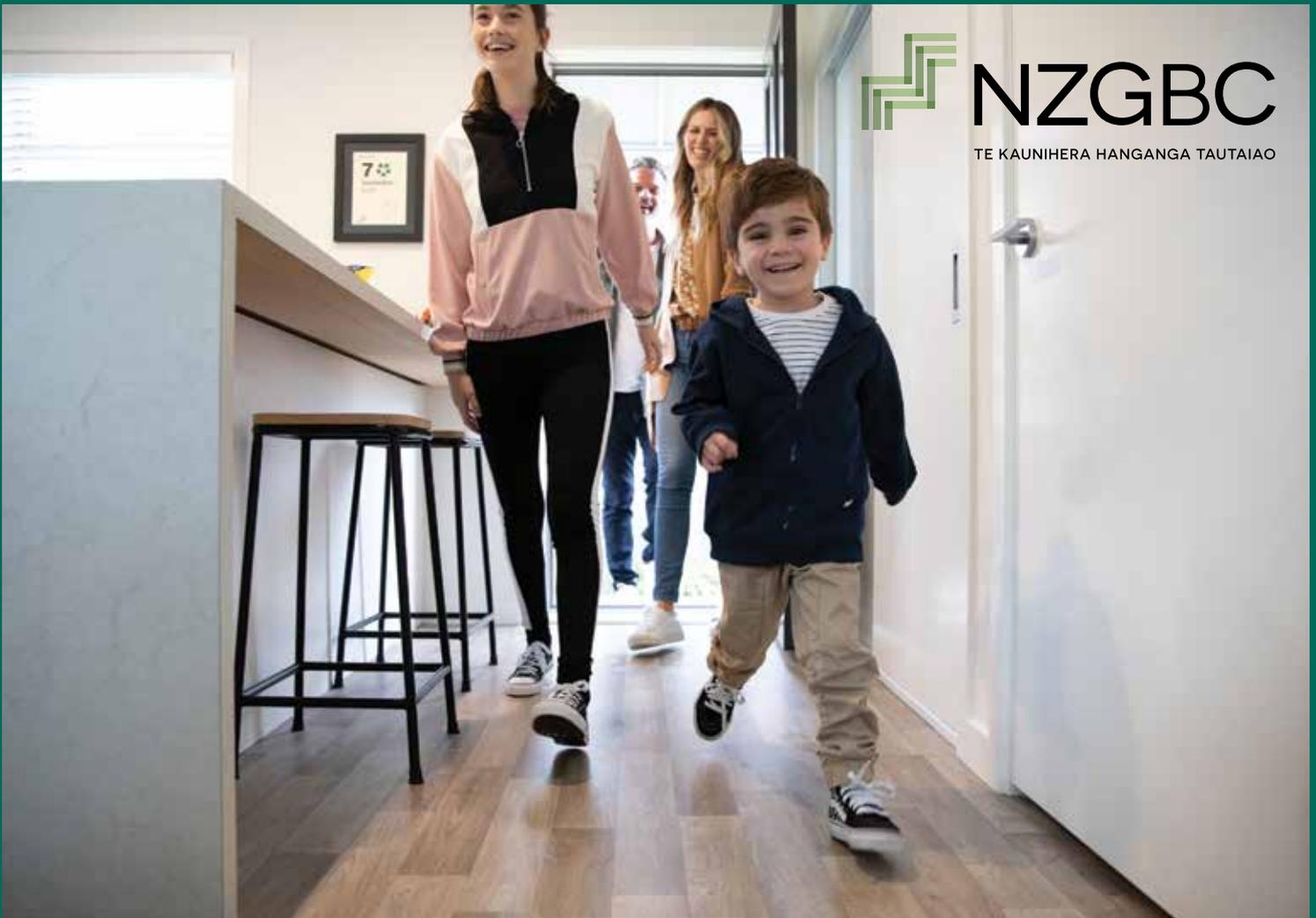
"Where some suppliers had previously absorbed cost increases or substituted materials where possible, we are now seeing the costs passed on to the consumer."

CoreLogic cites the number of new dwelling consents remaining very high, driven by smaller dwellings such as townhouses, suggesting that there's unlikely to be much let-up in cost pressures in the industry for some time.

In addition, work on consented alterations and additions is also running at the highest levels in over a decade, let alone any projects being done that don't require consent.

"It's difficult to put precise figures on how fast prices might rise, but what is clear is that anybody wanting to build a new house will be facing higher costs in future which, in turn, would eventually start to crimp demand and, therefore, remove some of these pressures," Davidson says.

For more information, or to read the report, visit www.corelogic.co.nz/reports/cordell-housing-index-price-clip.



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New online tool finds out if building consent needed

Online tool will be first port of call for home owners unsure of what building jobs need a consent and what jobs do not.

A new online tool to help home owners find out if their next project needs a building consent is now available at building.govt.nz.

"The Ministry of Business, Innovation and Employment (MBIE) has introduced a new online tool as a first port of call for home owners to help them follow the rules when doing DIY or low-risk building work," says Sarah Sinclair, Manager System Design and Implementation in MBIE's Building Performance branch.

"The tool will help home owners find out what building jobs need consent and what might not, so they can make sure any projects they complete meet compliance requirements," Sinclair says.

"Even projects that don't need a consent still need to follow the rules to ensure safety and durability, and to reduce any issues down the track if the house is sold."

Consent exemption changes

In August 2020, changes were made to building consent exemptions that made it simpler and more cost efficient for home owners to complete a number of common, low-risk building projects.

The new exemptions allowed more building projects to be completed by home owners and licensed building practitioners without a council-approved building consent.

"The tool invites users to answer a short series of questions about their home projects. It then provides information on whether their project fits into the building consent exemption requirements, or if their project may need a building consent from their council," Sinclair says.

"Even though we have lifted building consent requirements for many types of low-risk building work, it's still important that all home projects meet the requirements of the Building Code.

"It covers aspects such as structural stability, fire safety, access, moisture control, durability, services and facilities, and energy efficiency. It ensures that all building work is safe and fit for purpose.

"The tool will help point home owners in the right direction for their home project requirements.

"However, if people are still unsure, the best thing they can do is pick up the phone and speak to their local council, licensed building practitioner, engineer or plumber," Sinclair says.

The online building consent exemptions tool is available at www.building.govt.nz/the-exemptions-tool.

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Wheeler promoted to Competenz directorship



Amanda Wheeler

Industry training organisation Competenz has appointed Amanda Wheeler to the newly created role of director, to lead the organisation through its transition into Te Pukenga, The New Zealand Institute of Skills and Technology and beyond.

Ms Wheeler, formerly the general manager of industry training at Competenz, commenced her new role on August 2, 2021.

Competenz board chair George Adams says the

board was excited by her vision and commitment.

"Amanda's passion for industry training is clear in everything she does. She is a vocal and proud champion of the work the team at Competenz does, and is extensively versed in the intricacies of the 38 industries they serve.

The director's position takes the place of the Competenz chief executive position held recently by Fiona Kingsford, which has been disestablished.

Work Based Learning chief executive appointed



Toby Beaglehole

BCITO chief executive Toby Beaglehole has been appointed chief executive of Te Pukenga Work Based Learning Ltd (WBL), a subsidiary of Te Pukenga.

BCITO chair Mike King says the appointment recognises Beaglehole's ability, but also demonstrates the high regard held for BCITO people, culture and practices, which he hoped to see reflected in the culture of WBL going forward.

Te Pukenga chair Murray Strong welcomed Beaglehole to the Te Pukenga whanau, and said

his experience in the sector, knowledge of the path ahead, and leadership would be a real asset to the organisation.

Beaglehole says he has thoroughly enjoyed his time at the BCITO, seeing the whole team grow, and managing the challenges of an all-time record 20,000 apprentices in training, while moving through the RoVE process.

Beaglehole will take up the role of WBL chief executive on October 4, 2021, in line with the BCITO's transition to WBL.

Sang welcomed to BRANZ board



Mike Sang

Mike Sang has been appointed to the BRANZ Group board of directors.

Sang brings more than 20 years' experience working with, and on, boards as a non-executive director, chief executive and chief financial officer.

Roles have been across multiple sectors, including

infrastructure, property, transport and agriculture, and with listed SOE and family businesses.

At this same time, Alan Bickers has also been reappointed to the BRANZ board.

Bickers has had a lengthy career in civil engineering, management, consulting and governance.

He joined the BRANZ board in 2015, and is currently chair of the campus and asset management plan committee of the board.

Daikin NZ appointment drives continued growth

Daikin Air Conditioning New Zealand has appointed Ryuta Hayashibara as its new managing director to lead the company's next phase of growth after securing majority market share in the local heating sector.

In the past four years, Daikin has increased its local team by 338% across three regional branches.

Hayashibara joins the New Zealand business from Daikin Industries in Japan, and brings extensive knowledge of the global air conditioning and heating industry to the New Zealand market.

With Daikin Industries' strong drive to become carbon neutral, Hayashibara will lead



Ryuta Hayashibara

the New Zealand operation's sustainability programme and its continued focus on reducing its overall environmental impact.

Other key appointments at Daikin include the promotion of Richard Creagh to general manager, and the promotion of residential and light commercial sales manager Gary Felstead to deputy general manager.

SCNZ appoints technical director

Steel Construction NZ (SCNZ) has appointed Kevin Cowie to the role of technical director.

Cowie has been a steadfast member of the SCNZ team since he joined as senior structural engineer 12 years ago.

SCNZ general manager Darren O'Riley says that, in that time, Cowie has tirelessly supported the organisation to advocate the use of structural steel in construction.

Cowie has been involved in multiple standards committees, from chairing NZS 3404 to participating in AS/NZS 2327, 1252 and 5131.

He has co-authored and contributed to countless design guides and industry



Kevin Cowie

guidance documents, chaired numerous industry working groups, and is a regular presenter at engineering seminars and conferences.

Internationally, he has participated in invitation-only workshops on steelwork connections, and other specialist conferences.

Climate change — tradies have choices

Terry Sage writes about subsidising EVs (*Building Today* July 2021), but what he is talking about is paying for the pollution from high emitting vehicles.

Mr Sage is guilty of spreading misinformation by calling it a Ute Tax as it doesn't just apply to utes. Any car that uses a lot of fuel (emitting a lot of carbon) will have to pay a fee in recognition of its additional pollution.

People buying new fossil Porsches will have to pay just as much as those who choose to buy a brand new 4WD double cab ute instead of a hybrid or electric van for a work vehicle.

Yes, tradies already have choices — you can get discounts on low emission plug-in hybrid and zero-emission electric vans and light trucks that many find are better than a double cab ute for work.

You can get a plug-in hybrid Ford Transit at a discount now, you can buy a zero emissions LDV van with a 1.1 tonne payload (isn't that a bigger payload than your ute Terry?) or an LDV cab-chassis to build your own custom vehicle — with zero emissions and a rebate paid for by those who insist

on buying new polluters.

It seems to me builders can have materials delivered by suppliers rather than wasting valuable time in traffic — you actually don't need to pull heavy trailers of gravel and timber much of the time. Aren't your skills better spent on the tools than in traffic?

Farmers and rural contractors, who really do need off-road-capable 4WD utes for work, have been given six months to buy a new one with no fees attached.

And by the time that vehicle needs to be replaced, there will be low or zero-emission versions available.

Have you seen the pre-production versions of Ford's Electric F150 set that can pull a loaded goods train and power a building site from its batteries? And buying a second-hand vehicle off someone else, like most of us do, will not be subject to any fees or rebates.

Opponents of the Clean Car Feebate scheme are noticeably quiet on what they would do to encourage people out of their "Remuera tractors", and quiet on what they would do to reduce our transport emissions that have increased 93% since 1990.

I don't know about you Terry, but I was taught to leave a place in a better condition than when I found it. We are in serious danger of leaving the planet much worse than we found it unless we really pull finger.

We cannot expect to ease gently into stopping climate change — we actually have to make changes, significant changes, and right away.

We've kicked this can down the road for so long, avoiding doing anything to stop climate change emissions, that now we have to do a lot straight away.

And before you say our emissions don't matter as they are so small compared to China — our emissions do matter, just as much as the emissions from any grouping of five million people matter.

In fact, our emissions matter more, as our per capita emissions are amongst the highest in the world — twice that of China which produces so much of the stuff for the world now, eight times that of India, and not much different to that of the USA.

Peter Olorenshaw
Architect, Nelson



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Five emerging trends as construction begins contracting towards carbon neutrality

As we press towards carbon neutrality, currently targeted for 2050, there are five trends emerging in engineering, procurement and construction contracts in New Zealand and around the world. These trends affect all project participants – funders, project sponsors, developers/principals, contractors and others in the project supply chain. Buddle Findlay partner Tom Bennett and senior associate Ed McGimpsey explain.

Consenting to become increasingly challenging

We expect that projects will be subject to more legal challenges on environmental and sustainability grounds.

We see this trend emerging overseas, for example in the United Kingdom through the challenge to the proposed expansion of Heathrow Airport – on the grounds that it is inconsistent with the United Kingdom's climate targets.

We are also beginning to see this happen domestically through the Lawyers for Climate Action's challenge to the Auckland Regional Land Transport Plan on similar grounds.

While we expect these challenges to be, at least initially, confined to the project

consenting phase, as the climate situation worsens, there seems a real prospect that projects may remain subject to the threat of ongoing challenge.

In a contractual context, developers, contractors and other members of the project supply chain will need to be alive to these risks and, we suggest, deal with them in their project documentation.

The fundamental question is who is “on-risk” for the time and cost consequences of delays relating to such challenges?

Extension of performance warranties and guarantees

We envisage funders, project sponsors and developers/principals requiring contractor



Buddle Findlay senior associate Ed McGimpsey



Buddle Findlay partner Tom Bennett

warranties and guarantees extending beyond conventional performance and “design-life” requirements, such as defect-free operation, to include operational compliance with carbon-neutral requirements.

The practical effect of these requirements is likely to markedly increase the potential liability of contractors and designers – a risk that they will, without

Good communication essential in busy times

During the construction boom, good communication is the key to delivering a successful project, registered architect and Te Kahui Whaihanga president Judi Keith-Brown writes.

In these unprecedented boom times, the construction industry is so stretched that many builders and architects are booked two years or more into the future.

And though that may not sound like such a bad problem to have, it's important that we look after ourselves and our clients during these busy times.

It can be really tough telling people – especially regular clients – that they have

to wait. But it's so important to be honest and open about what you can do and when you can do it, right from the very start.

That's why I believe good communication is the key to delivering a successful project.

If you can't guarantee you'll be able to do a job in six, 12 or even 24 months, don't promise to.

If supply chain issues are causing delays,

a subbie can't make it until the week after next, or the bathroom tiles are no longer available in green, tell the client straight away.

Being realistic about your time and maintaining regular communication with the client about what's happening and when, will save both of you from becoming stressed and disappointed further down the line.



Judi Keith-Brown

doubt, price into their tender response.

Like any emerging regulatory requirement, this will likely result in a more complex and refined contractual treatment of liability allocation to failure to comply with environmental regulatory requirements, together with variation mechanisms to respond appropriately to changes in law and client requirements during the design and construction stages.

On a similar, but more practical, point, we expect to see developers/principals placing more emphasis on buildings designed and developed in a way that supports multiple long-term tenancy options.

This recognises that the construction of a new building has a significant carbon footprint, and seeks to mitigate that footprint by optimising the longer-term use of the building.

As a result, we expect to see developers/principals requiring, as part of their request for proposal process, that buildings be designed with ease of adaptability or retrofit in mind.

Requirements of funders, project sponsors and developers

Funders, sponsors and developers are already under ever-increasing public and regulatory scrutiny in relation to setting, and delivering against, environmental and sustainability requirements for projects.

In addition, as part of their wider environmental, social and corporate governance objectives, public sector organisations and businesses (particularly listed companies) are increasingly setting their own targets.

These requirements and targets will relate not only to the completed project, but also to materials and methodologies

used during construction, which must be then passed down the project supply chain by funders, sponsors and developers.

Contractually, this will be achieved through the conventional mechanisms of design consultancy agreements and construction contracts.

We also expect a role for “third party agreement” provisions under which, for example, certain sustainability requirements of a funder, sponsor or developer are passed down to the main contractor, with the expectation that the main contractor will comply with these requirements as if they were a primary contractual counterparty.

It is a natural extension that the contractors, and their subcontractors and suppliers, will be evaluated against a client’s carbon-neutral requirements and targets as part of competitive tender processes.

At a practical level, we are already seeing innovation with construction materials and methods, such as:

- processes such as off-site construction,
- emerging materials such as mass timber and carbon capture concrete, and energy capture and storage tools, such as solar panelling or batteries,
- incentivisation of more efficient use of plant and machinery, and transition from diesel-fuelled plant and machinery,
- prioritisation of locally-sourced equipment and labour,
- improved logistics and planning to minimise site deliveries, and
- undertakings to formally offset of carbon emissions.

We are also aware of overseas funders and project sponsors using financial

incentives for developers to deliver projects within certain pre-determined sustainability targets — for example, through a reduction in the cost of borrowing for the developer/principal.

Additional relief for extreme weather events

Similar to what has occurred recently with Covid-19-related matters, we expect that contracts will become more sophisticated in allocating risk for extreme weather events — given the frequency of extreme weather events is predicted to rise dramatically.

We doubt that it will be a realistic “solution” for clients to simply allocate the risk to the contractor and expect the contractor to price or insure against the risk.

Widening of “applicable law” and provisions to explicitly respond to environmental and sustainability concerns

The increased focus on environmental and sustainability requirements and targets is likely to result in contractual performance frameworks customised to incentivising compliance and innovation in this area — as has occurred with workplace health and safety.

Financial incentives and abatements could provide a basis for this contractual framework.

On this same point, we expect tendering developers/principals, contractors and other members of the project supply chain to have to demonstrate, at a granular level and as part of their tender response, that they are familiar with the applicable environmental and sustainability-based legislation.

It’s also important to remember that good communication will benefit the other industry professionals, tradies and subbies you’re working with.

As full service architects or builders leading projects, we are responsible for ensuring the teams we work with know what’s happening, and when.

For well over a decade, I’ve worked with a handful of the same builders over and over again, across the Wellington region.

For the current projects I’m working on with one of them — Master Builder Perry Barber — we talk every day about how they’re running and whether there might be any speed bumps ahead.

Importantly, we then communicate that information back to our clients with regular emails, phone calls and weekly on-site meetings.

The value of this collaborative relationship is immeasurable — you’ll be amazed at the problems you can solve with a quick chat over the phone.

By working together, and planning ahead, Perry and I are able to navigate this boom, while keeping ourselves and our clients happy.

Communication is key when talking budget too. Discuss money with your clients early and honestly.

A formula that Perry and I like to use in these conversations is to take the total budget and subtract from it the cost of GST and things such as council, architect and engineering fees.

An exercise like this will help a client feel comfortable right from the start.

It’s also important to remember that contingency sums are essential, especially when working with old houses. And clients need to know that any late changes of plan will likely increase the cost of the project.

And finally, tell everyone who will listen about the value of working with registered professionals.

A client could be tempted to find someone else for the job after being

told they have to wait 18 months for that renovation or new build, or that it could be done more cheaply by someone else.

But it’s during these boom times that dodgy practitioners can emerge from the shadows.

Let the client know that it’s worth waiting to work with qualified professionals — such as full service registered architects and Master Builders. Doing so is likely to save them time, money and stress in the long run.

Registered architects bring a wealth of experience to the table, along with a code of ethics and a commitment to continuing professional development.

They listen to their clients, and can design liveable, sustainable homes that make the most of modern building practices.

The same applies to builders. Good builders will help you choose the best materials, and think of the small details that make a good house into a great home.



New Zealand Green Building Council
chief executive Andrew Eagles

NZGBC launches ‘most ambitious-ever’ version of Homestar

The construction sector has a key role to play in delivering a zero carbon Aotearoa.

And the new, revamped version of Homestar unveiled recently by the New Zealand Green Building Council (NZGBC) has been created to play a key role in achieving this goal.

The NZGBC says the average new house in New Zealand emits five times too much carbon pollution.

But now, all Homestar homes, under the fifth version of the green home rating, will have to use energy-efficient appliances.

A 6 Homestar home will have to hit mandatory energy and operational carbon targets. As you move up the star ratings to 10 Homestar, the emissions reductions and energy efficiency improvements increase.

The updated Homestar will also include an embodied carbon calculator, developed in partnership with BRANZ, to help builders work out the levels of carbon emitted in the manufacture of building materials.

And the new Homestar will align with the government’s Building for Climate Change programme. This will help builders using Homestar to develop the skills and knowledge needed for upcoming changes to the Building Code.

Besides cutting carbon pollution, the revamped Homestar gives increased importance to a number of other key areas, including:

- making it easier to keep a home warm in winter and cooler in summer,
- keeping it well ventilated and dry with fresh air,
- keeping household bills lower through

energy and water efficiency,

- building with healthy, sustainable materials, and
- reducing the amount of waste being dumped in landfill.

Each of these areas must now hit a particular level to achieve a Homestar rating.

The NZGBC, the not-for-profit organisation behind Homestar, hopes that this will give home owners confidence that all Homestar homes rated under the improved scheme will be cosier, drier, healthier places than homes built to minimum Building Code levels.

NZGBC chief executive Andrew Eagles says making New Zealand homes better will help tackle climate change, and give families healthier, warmer and drier homes.

“Far too many Kiwi homes are cold, damp and unhealthy, pump out far too much carbon pollution in their construction and in the energy they use, and far too often saddle Kiwi families with high household power bills.

“That’s why we’ve launched the new update of Homestar — the most ambitious-ever version.

“We’re hoping that Homestar will provide healthy, cosy homes for thousands and thousands of families, and play a much needed role in slashing climate change pollution.”

The category names for Homestar have been changed too, to better reflect a renewed focus on outcomes.

Out go category names such as “density and resource efficiency”, “management”, and “site”, and in come “healthy and

comfortable”, “efficient”, “liveable”, and “environmentally responsible”, alongside the innovation category.

The Healthy and Comfortable category is about improving winter comfort by making homes cosy and better insulated, improving summer comfort by reducing overheating, improving ventilation and making the home drier.

It’s also about better natural light, decent acoustic performance so you hear less of your neighbours and they hear less of you, and reducing the quantity of unhealthy chemicals used in interior building materials and paints.

The Efficient category includes energy and water efficiency, and encourages smaller homes with higher density to reduce the amount of land area required.

A thriving, sustainable lifestyle is the outcome targeted in the Liveable category.

The credits here are all about being able to walk to get everything you need, being able to grow your own veggies, feeling safe, using sustainable modes of transport, and to recycle and compost.

The Environmentally Responsible category promotes a home where the home owner generates their own electricity, where they can manage stormwater onsite, adding to natural ecological cycles without burdening already stressed council networks, where they can regenerate land with native planting, and where the house was built with responsibly-sourced building materials with low embodied carbon.

Almost 5000 homes registered for Homestar last year, and the NZGBC expects even more uptake with these improvements.

The interest rate and cash back incentives banks offer for Homestar are also driving more people to ask their builders about it.

All of the improvements and updates to version five of Homestar have come about thanks to the feedback, suggestions and expert advice from NZGBC members.

The extensive consultation process — the council’s most successful ever — was a true reminder that Homestar is owned collectively by all those who want homes in Aotearoa to be greener, healthier and happier places.



premium framing

Engineered by Juken New Zealand, J-Frame is a laminated veneer lumber (LVL) wood product manufactured with quality in mind from 100% sustainable forestry – and it's about to make your next building project easier. Engineered straight, strong and durable, J-Frame is suitable for a wide range of uses; including residential and commercial framing and truss systems. Specify J-Frame for your next project and discover for yourself the difference it can make to the speed of your build. For more information and specs go to jnl.co.nz





Architectural designer Corry Clayton: "I wanted solid chunks of timber with a long span and natural finish to suit the rural setting and to tie in with the concrete block fireplace."

Northbeam — stronger, stiffer beams and square posts

When architectural designer Corry Clayton designed this poolhouse in Northland, he chose Northbeam by Northpine, a specialist sawmill in Waipu, and one of the few New Zealand suppliers of engineering-grade SG10 pine.

The strength, stiffness and beauty of Northland-grown radiata pine is showcased in the interlocking framework of this sheltered outdoor room.

"LVL beams didn't have the look I was after," Clayton says. "I wanted solid chunks of timber with a long span and natural finish to suit the rural setting and to tie in with the concrete block fireplace. Northpine was the only source I could trust for this job."

New Zealand's strongest pine SG8 and SG10 are often used for jobs requiring strength and stiffness such as wharfs and outdoor walkways.

Northbeam, however, comes in rough-sawn, structural and dressed finishes, giving it a wider application for residential and commercial use.

Radiata pine grown in Northland is the strongest and stiffest mature pine produced anywhere in the country — as demonstrated by Forest Research Institute research in the 1990s.

Northpine produces it in lengths up to 7.2 metres. It's ideal for specialist structural uses such as pergolas, walkways, decks and gates, as

well as many commercial and civil applications.

Interlocking post-and-beam with hidden fixings

For the poolhouse project, Clayton sought to make a virtue of its good looks as well as its brute strength.

"Pine looks better stained than, say, macrocarpa — it will silver off in time, and resists mould."

Its strength allowed him to specify unusually long beam spans. And the exceptional density of Northbeam timber also helps minimise any twisting or warping.

He designed the joints with hidden fixings. Instead of using bolts, they interlock, as he puts it, "like a Tetris game".

The frame, with its projecting chamfered corners, is topped by a butterfly roof in aluminium and clear polycarbonate, with neatly concealed gutters feeding into twin downpipes.

Angled vertical 200 x 75mm timber louvres, also from Northpine, create a screen wall, admitting cool breezes and allowing peeks of the rolling rural landscape beyond.

Framing up

For builder Matt Brown, working with Northpine

was "a breeze from start to finish", despite the fact that everything was upscaled for this project.

Where most designers would specify 100 x 100mm, he was working with 200 square lumber.

One advantage of its size and strength grade is that, volumetrically, less is needed to do the job, which means cartage costs are lower.

"The Northpine machinist came on site to see what we were aiming to achieve.

"We were looking for a big log, to get the full characteristics of pine — that natural look."

Although pine tends to "breathe" and move, the end product was well within specifications. Even so, Brown screwed aluminium bracing to the top surfaces to add to rigidity.

The right tolerances in the joints allow for the pine's expansion and contraction. The client also wanted LED strip-lighting to be chased into the beams.

"It had to be bang-on," Brown says, "and the product was very easy to work with."

For more information, visit www.northpine.co.nz, email northbeam@northpine.co.nz, or call 0508 432 115.



Angled vertical 200 x 75mm timber louvres, also from Northpine, create a screen wall, admitting cool breezes and allowing peeks of the rolling rural landscape beyond.

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NEW ZEALAND
Building Industry
Awards 2021

Congratulations to all winners in the 2021 New Zealand Building Industry Awards

GIB® SUPREME AWARD

Winner Farzam Farzadi, Beca

Project Digital Delivery Processes (Water Sector), Auckland

BCITO YOUNG ACHIEVER AWARD

Excellence* Michael Xu, Aurecon NZ (Project Manager and Lead Electrical Engineer)

Highly Commended Andrew Inch, Ryman Healthcare (Project Manager)

Highly Commended Patricia Leary, Southbase Construction (Regional Compliance Manager)

RESENE PROJECTS UNDER \$3 MILLION AWARD

Highly Commended* Simon McMullen, NZ Strong Group (Waitematā DHB Diagnostic Breast Service, Auckland)

FC INTERNATIONAL PROJECTS \$3-\$10 MILLION AWARD

Excellence* Mitch Aitchison, LT McGuinness (Wesley Methodist Church Seismic Strengthening & Heritage Restoration, Wellington)

Highly Commended Matt Vivian, Vivian Construction (American Magic Team Base, Auckland)

STEEL CONSTRUCTION NZ PROJECTS \$10-\$35 MILLION AWARD

Excellence* Scott Caruth & Richard Wheeler, Aspec Construction (Auckland War Memorial Museum Te Ao Marama South Atrium Precinct)

Excellence Darren Jones, Southbase Construction (Paora Apartments, Auckland)

Highly Commended David Rayson, Aspec Construction (Royal Auckland and Grange Golf Club, Auckland)

CARTERS PROJECTS \$35-\$45 MILLION AWARD

Excellence* James Sutherland, CMP Construction (Neo Apartments, Auckland)

Highly Commended Mark Rhynd & Greg King, Aspec Construction (Diocesan School for Girls Performing Arts Centre Stages 1&2, Auckland)

Highly Commended Peter Hamblyn, Dominion Constructors (QT Hotel, Auckland)

GIB® PROJECTS \$45-\$75 MILLION AWARD

Excellence* Matt Prumm, CMP Construction (59 France Apartments, Auckland)

Excellence Anthony Franicevic, Southbase Construction (University of Canterbury Garden Hall, Christchurch)

BBD PROJECTS OVER \$75 MILLION AWARD

Excellence* Gary Nisbet & Blake Hogarth, Icon Co (AUT Student Accommodation at 35-39 Wakefield Street, Auckland)

Excellence Ben Wrigley & Richard McKie, Icon Co (Pacifica Apartments, Auckland)

JAMES HARDIE INNOVATION AWARD

Excellence* Farzam Farzadi, Beca (Digital Delivery Processes (Water Sector), Auckland)

Highly Commended Amber Haddock, Rob Stuart & Craig Lyford, Russell Property Group (Digital Twin of QT Hotel, Auckland)

SITE SAFE & CHASNZ SAFETY EXCELLENCE AWARD

Excellence* Matt Hutchinson & Ricky Ciobanu, Ryman Healthcare (Vertical Panel Storage Device, Auckland)

Highly Commended Ed Lazenby & Paul Beukman, Icon Co (High Risk Work Collaboration, Auckland)

THERMOSASH CONSULTANTS AWARD

Excellence* Ben Tomason, Griffiths & Associates (Mokau Marae Rebuild, Whangarei)

Highly Commended Shane Phillips, TSA Management (Foodstuffs North Island Head Office & Ambient Distribution Centre, Auckland)

HAYS CONSTRUCTION NZ INTERDISCIPLINARY COLLABORATION AWARD

Excellence* Jordan Gregory, NZ Force Construction; Sam Walton, Downtown Joint Venture; Angus Newsam, TSA Project Management; Paulo Costa, Isthmus Group; Ashley Smith, Structure Design (Ferry Basin Redevelopment – Canopy Project, Auckland)

Excellence Nick Shanks, Hillcon Group; Marc Forrester, Griffiths & Associates; Aaran MacPherson, Base Group; Tom Taylor, Robinsons Asphalt (Te Ora Hou Facility Development, Whangarei)

Highly Commended Chris Seibert, Naylor Love; Carl de Leeuw, WSP NZ; Mariusz Tarnowski, WSP NZ; Michael McMan, Downer; Khai Toong Tan, RDT Pacific (Hamilton District Court – Alcohol and Other Drug Treatment Court, Hamilton)

*Category Winner



Supreme Winner Farzam Farzadi from Beca (holding certificate) surrounded by Beca colleagues and friends, along with Minister for Building and Construction Poto Williams (far left), Winstone Wallboards general manager David Thomas (third from right), and NZIOB national board chair John Hemi (far right).

Innovation category entrant wins NZIOB Supreme Award for first time ever

Innovation category win reflects a global surge in technology adoption across construction, driven by the considerable investment into companies developing construction technologies.

The New Zealand Institute of Building (NZIOB) announced the winners of the 2021 New Zealand Building Industry Awards a gala evening at the Cordis Hotel in Auckland recently.

"These awards showcase and celebrate the commitment to excellence of those working in construction, thereby contributing to the NZIOB's goal of raising standards across the building industry," NZIOB chief executive Malcolm Fleming says.

"A key feature of this year's entries was the degree to which entrants had embraced new technologies and the impact such technology has had on construction programmes.

"For the first time in the awards' history, an entry in the Innovation category won the Supreme Award. That reflects a global surge in technology adoption across construction, driven by the considerable investment into companies developing construction technologies.

"Industry outsiders have formed a view that we are the last large industry to undergo digital disruption in a meaningful way.

"The 2021 Supreme Award winner is an example of the project upside that such innovation yields," Fleming says.

The GIB Supreme Award was won by Farzam Farzadi from Beca for Digital Delivery Processes on the Waikato River to Redoubt water supply programme.

This project encompassed the design and construction of infrastructure to deliver an additional 50 million litres of treated water per day from the Waikato River to Auckland.

Farzadi used innovative technology to compress a three-year design and build to one year, delivering the water supply infrastructure project within the critical and non-negotiable one-year time frame.

This innovation helped the client, designers and the construction team coordinate continuously, providing rapid and efficient feedback on the practicality and constructability of the design information each day.

The judges commented that that was an exceptional result, and that they had not seen competency like this for a long time.

This year the judges awarded the BCITO Young Achievers Award to Michael Xu from Aurecon NZ.

Xu's construction industry career began with a summer internship at Aurecon. Upon completing his Bachelor of Engineering at Auckland University, he joined Aurecon as an electrical engineer.

After working on various projects and achieving his Chartered Professional Engineer (CPEng) accreditation, he progressed to project leadership roles.

The judges commented that Xu is highly motivated and committed. Five years into his career, he leads a team of multidisciplinary building services



Supreme Award winner Farzam Farzadi from Beca.



BCITO Young Achiever Excellence and Category Award winner Michael Xu from Aurecon NZ.

engineers on some of New Zealand's most technically challenging healthcare projects.

Fleming says the standard and number of entries in this year's awards was again particularly impressive, and the projects they have delivered have made a significant contribution to the quality of the built environment.

"Furthermore, many of those who received recognition are still in the early stages of their careers. This fact demonstrates the rapid career advancement that is possible in the construction industry," Fleming says.

"The winner of the GIB Projects \$45m to \$75m category, Matt Primm, graduated from university in 2013, and has just completed running a \$55m project.

"And Michael Xu, the BCITO Young Achiever, is leading a team of multidisciplinary services engineers for Aurecon NZ a mere five years after graduating with an engineering degree."

For a full list of winners, see the adjacent page.

Giant tunnel boring machine starts digging Central Interceptor tunnel

\$1.2 billion wastewater tunnel will drastically reduce overflows into Auckland's waterways and harbours.



Hiwa-i-te-Rangi, the giant tunnel boring machine, begins tunnelling and inserts the first pipe for the ground-breaking Central Interceptor project in Auckland.

Hiwa-i-te-Rangi, the giant tunnel boring machine (TBM), officially set off on its 14.7-kilometre-long journey under Auckland in July to construct the Central Interceptor, a \$1.2 billion wastewater tunnel that will clean up central Auckland's waterways.

At the bottom of the 40-metre-deep launch shaft, the TBM's cutterhead began rotating, titanium blades

slicing into the earth.

The Central Interceptor is the biggest wastewater project in New Zealand history. Auckland mayor Phil Goff says the super-sized wastewater tunnel will have massive environmental benefits.

"When complete, the Central Interceptor will drastically reduce overflows into our waterways and harbours, improving water quality and creating a legacy of clean, safe, healthy beaches for our children and grandchildren

to enjoy," Goff says.

"By 2025, the tunnel will stop more than 80% of wastewater overflows from the Western Isthmus by storing and conveying flows to the Mangere Wastewater Treatment Plant."

Hiwa-i-te-Rangi will travel north underground, crossing the Manukau Harbour and finishing its journey in Grey Lynn.

The Central Interceptor tunnel is designed for a 100-year life span to provide for Auckland's population growth.

The project is being delivered by Ghella Abergeldie JV for Watercare, and between 400 to 600 staff are currently working on eight sites across the city.

Designed and assembled by Herrenknecht AG in Germany, the machine was shipped to Auckland last November.

As the journey progresses, gantries will be added to create a long train with an overall length of 190m. Soil conditions will dictate the TBM's progress, which is likely to be 12 to 16

metres per day.

Teams of highly skilled operators will work underground. Lasers will guide the route of the TBM so that the direction is millimetre accurate.

An Earth Pressure Balance method of construction is being used. The front of the machine is pressurised to keep groundwater at bay. The TBM is powered by thrust cylinders, which press the cutterhead into the ground.

Most of the spoil will be deposited at nearby Puketutu Island, where Watercare is carrying out a restoration project on a former quarry.

One day the island will be returned to the people of Auckland as a park.

Once completed, the Central Interceptor will be New Zealand's longest bored tunnel. Providing storage and conveyance, it will hold 226,000cu m of water — the equivalent of 90 Olympic-sized swimming pools.



The Smooth Operator

The latest exciting addition to Marley's Drainflo range is called Drainflo Smooth. Manufactured for the optimal combination of strength, durability, flow and drainage, the Drainflo Smooth range features refined double-walled, smooth inner linings for outstanding water flow rates, and is available unpunched (for drainage) or unpunched (for fluid transmission).

They're also also available with a pre-

applied Cirtex filter sock for an extra level of filtration. SN6 (blue stripe) and SN10 (red stripe) stiffness rating options are available.

Other features include:

Range

Extensive range, providing choice of diameter, length, stiffness and filtration to suit the application.

Durability

Proven reliability with more than 60 years in the New Zealand market, consistent quality management verified by ISO 9001 certification and IANZ-accredited laboratory.

Strength

Independently verified by Bureau Veritas

to meet SN6 and SN10 stiffness rating, options available to meet NZTA F/2 and F/5 specifications.

Flow

The Drainflo Smooth range has 50% higher flow rates, ideal for low gradient or high volume applications.

Drainage

Specifically designed slot pattern maximises drainage performance whilst maintaining strength.

Filtration

Custom-made Cirtex Filter Sleeve options available as a tested and proven filtration solution for protecting subsoil drains from sedimentation.

NZ-made

The complete Drainflo range of pipes and fittings is made in New Zealand.

100% recyclable

Drainflo HDPE material is 100% recyclable. Marley New Zealand will take back unused off-cuts for recycling, and re-process its HDPE production waste to avoid waste going to landfill.



Drainflo®

The Smooth Operator

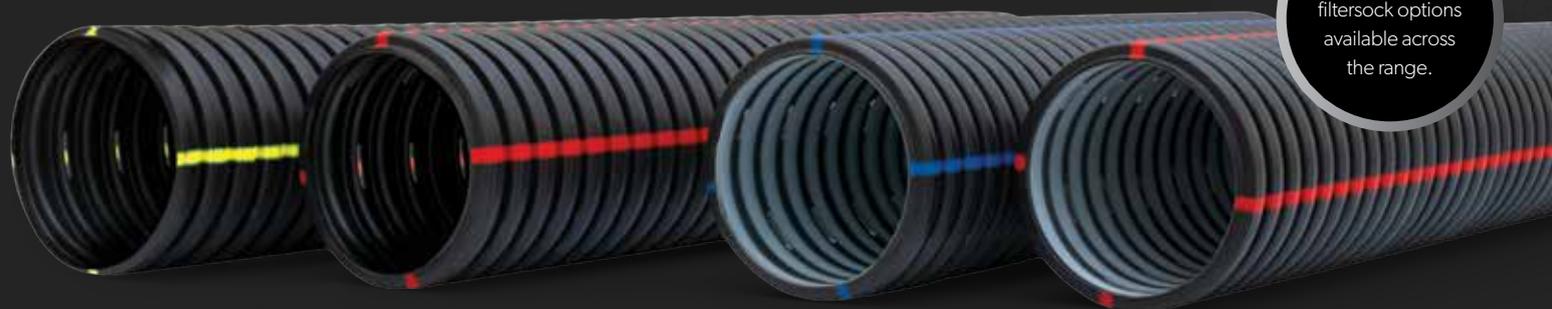
Introducing Drainflo® Smooth by Marley, with its refined double-walled, smooth inner lining for outstanding water flow rates. Superior drainage and crush resistance, Drainflo® Smooth is **THE** high performing solution.

The complete Drainflo® range delivers the optimal combination of strength, durability, flow and drainage – setting the standard in sub-soil drainage.

**Drainflo
Smooth**
SN6

**Drainflo
Smooth HD**
SN10

Unpunched and filtersock options available across the range.



Drainflo
SN6

Drainflo HD
SN10

 **MARLEY**
by aliaxis

Grundfos brings intuitive water boosting to NZ homes

As home owners increasingly look to digitalisation to make their living space easier, more comfortable and more efficient, Grundfos, a global leader in advanced pump solutions and water technology, has launched Scala1 in New Zealand.

This innovative water booster pump offers intelligent connectivity that allows smartphone control over home water systems.

With 86.7% of New Zealand's total population living in urban areas, and digitalisation becoming a prevalent part of everyday life, urban home owners are increasingly attracted to smart homes, which are integrated with digital solutions capable of anticipating and meeting their needs.

These solutions will also enable them to control their smart home ecosystems remotely from anywhere with an internet connection.

The new Scala1 offers easy, seamless connectivity. The latest addition to Grundfos' Scala range of fully-integrated water booster pumps, Scala1 is a compact all-in-one, easy-to-install solution designed for pressure boosting in domestic and light commercial applications, such as garden irrigation or pressure boosting in one and two-family houses and apartments.

In line with the Scala range which achieves optimal pressure boosting for water on demand through intelligent pump control, Scala1 is an all-in-one unit, integrating pump, motor, diaphragm tank, pressure and flow sensor, dry-running protection, controller, and non-return valve.

Intelligent control right at your fingertips

With busy home owners in mind, Scala1 comes with a built-in two-way communication system, allowing users to track their water system anytime when in range.

The Bluetooth-enabled solution allows users to monitor, control and schedule water use from their smartphone with the intuitive Grundfos Go Remote app, which is available for iOS and Android operating systems.

The Grundfos Go Remote app alerts the user via a series of alarms that indicate issues such as leakages, dry-run, or when a pump has exceeded its maximum runtime.

Users can easily access pump diagnostics, and create and email reports on-site from the app.

It also includes a calendar function designed for boosting in homes and gardens.



Scala1 is a compact all-in-one, easy-to-install solution designed for pressure boosting in domestic and light commercial applications, all with the convenience of customised smartphone control.

Summary of benefits

- All-in-one booster unit: Optimal pressure boosting and intelligent pump control.
- Easy to install: Simply connect the pipes, prime the pump and plug it in.
- Bluetooth connectivity: Monitor, troubleshoot and control Scala1 from a smartphone.
- Calendar function: Set the schedule for pump operation from a smartphone.
- Easy twin pump control: Twin pump set-up available if greater flow is required, with configuration enabled by the Grundfos Go Remote app.

Applications

- Domestic: Taps and showers in the home, and garden and lawn irrigation.
- Light commercial: Greenhouse, irrigation, car wash, produce section in supermarkets.

Contractor fined for theft of mains water in Auckland

A civil contracting firm has become the first to be convicted of stealing water from Auckland's supply network, and has been fined \$4900.

Watercare said Powerhouse Civil took significant volumes of water through fire hydrants in March and again in May 2020, despite being warned after the first instance.

Auckland Council's water company took the prosecution amid rising numbers of suspected water thefts, which have doubled in three years.

The Drury-based firm admitted four charges and was convicted in the Auckland District Court for breaches of the 2002 Local Government Act, the 2015 Auckland Council Water Supply and

Wastewater bylaw, and the 1956 Health Act.

Auckland mayor Phil Goff says he hoped the prosecution would send a strong message and clear reminder that theft from the network will not be tolerated.

"When someone illegally accesses our water network, the potential for our drinking water to be contaminated by backflow poses a serious health risk," Goff says.

Watercare dealt with most illegal takings through settlements, and has recovered nearly \$1 million dollars from 359 instances over the past three years.

In one case, a firm used 18 million unpaid litres, meaning the company would owe about \$28,620.

Theft from hydrants can also affect a neighbourhood's water pressure, as well as restricting flow available for fighting fires.

It's not possible to provide an exact figure for the volume of water stolen, but the number of known cases rose from 70 in 2018 to 178 in 2020.

A recent Watercare board report showed 105 reported cases so far in 2021, with 48 confirmed and charged for, and 57 still under investigation.

It said more critical than the loss of revenue was the risk to public health posed by unauthorised connections to the network, into which contamination could flow.

DRAINAGE & IRRIGATION

NO SCORIA REQUIRED



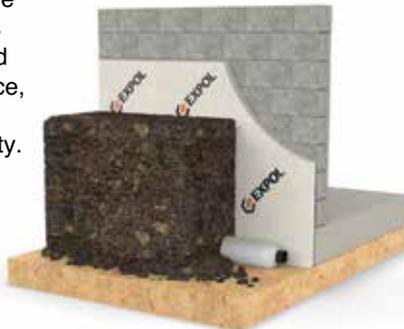
Welcome to EXPOL's engineered drainage and irrigation solutions which provide a scoria free alternative to traditional solutions. Designed to be used in many applications from retaining walls, perimeter drainage around residential & commercial sites, waterlogged backyards & gardens.

Expol StyroDrain

EXPOL StyroDrain's engineered retaining wall drainage and membrane protection is lightweight and made of 100% recycled polystyrene. Its permeable nature allows water to flow freely through it.



A scoria-free alternative to traditional drainage solutions, it provides protection, enhanced drainage performance, strength, superior filtration and longevity.



100% Recycled
Lightweight Polystyrene

QuickDrain

Tested by Opus



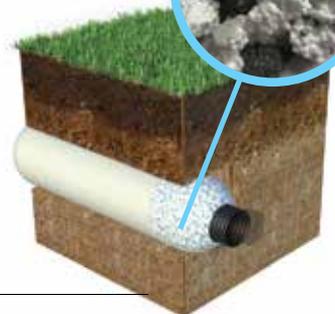
EXPOL QuickDrain is an engineered drainage solution that provides a scoria-free alternative to traditional scoria drainage solutions, cutting installation time in half.

Incorporating recycled polystyrene aggregate it provides enhanced drainage performance, strength, filtration and longevity. It is lightweight, easy to use, bends around corners and is ideal for difficult sites.

QuickDrain high performance recycled polystyrene



EXPOL QuickDrain is used in retaining walls, perimeter drainage around residential and commercial sites, waterlogged backyards and gardens.



Learn more about EXPOL StyroDrain or QuickDrain simply go to www.expol.co.nz

If you would like to talk to somebody about EXPOL StyroDrain or EXPOL QuickDrain then please call our Technical Manager Wayne Watson on 0800 86 33 73 or email tech@expol.co.nz

INFNRQ21

Bar clamps convert readily to spreader clamps

Jorgensen E-Z HOLD Medium Duty or Heavy Duty bar clamps allow for rapid and easy clamping, and can be readily converted to spreader clamps.

The contoured comfort grip and quick-release lever make it simple to get a firm grasp. The exclusive patented feature lets you join two clamps together to create a clamp with more than double the opening capacity of a single clamp.

Deep-reach 86mm (Medium Duty) or 92mm (Heavy Duty) pads help protect your work.

Clamping force for the Medium Duty model is 300lb (136kg), and 600lb (272kg) for the Heavy Duty model.



Other features include:

- Three clutch plates ensure the Jorgensen E-Z Clamp will not back off or slip.
- Large oversized heavy duty springs increase plate grip on the bar.
- Four clutch plates provide ultimate clamping power.
- Metal pivot pin in the handle ensures the handle won't break at this vulnerable point, and ensures a smooth action.
- Replaceable deep reach pads help provide consistent pressure across the work piece.
- Tool-free quick change allows the clamp to be converted to a spreader in seconds.
- Soft grip ergonomic handles and trigger for comfortable easy operation with one hand.
- Easy-to-reach release trigger is located out of the way where it can't be accidentally activated.



End cutting pliers provide powerful cutting capabilities

Channellock 203mm End Cutting Pliers provide powerful cutting capabilities, including piano wire (1.4mm to 2.3mm), hard wire (1.2mm to 2.3mm); medium hard wire (1.2mm to 2.3mm) and soft wire (4mm max. diameter).

Features and benefits include:

- Channellock Blue grips for comfort.
- Channellock uses high carbon steel for superior performance on the job

and special coating for ultimate rust prevention.

- Precision machined knife and anvil style cutting edges to ensure perfect mating and superior cutting edge life.
- End cutting plier.
- Overall length: 200mm.
- Jaw length: 9mm.
- Joint thickness: 12.5mm.

Multiscanner easily locates studs and joists

The Zircon MultiScanner HD900 quickly and easily locates studs and joists behind walls, floors and ceilings. It also locates metal, as well as live AC electrical wiring.

A 4-mode switch makes it easy to change functions, while the ultra-bright display screen SpotLite Pointer and audio tone all indicate the location of the target.

The signal strength indicator helps to distinguish between shallow and deep targets. Features include:

- StudScan mode locates the centre, edges and direction of wood or metal studs up to 19mm deep.
- DeepScan mode doubles the scanning depth to 38mm.
- WireWarning detection indicates the presence of live unshielded AC electrical wiring up to 51mm deep in stud and metal scanning modes.
- Metal Scan mode locates non-ferrous

metal such as copper pipe up to 38mm deep, and ferrous metal such as rebar up to 76mm deep.

- ACT (Auto Correcting Technology) automatically corrects common errors such as when scanning begins over a stud.
- Backlit LCD display with Target Spotlight indicates the direction and edge of the stud, and illuminates when the centre of the stud is detected.
- Low battery indicator for optimum performance.
- Signal Strength indicator helps to distinguish between shallow and deep targets.
- SpotLite Pointer shines an arrow-shaped light on the wall to clearly indicate the centre of the stud.
- Translucent base and illuminated "V" marker groove for more accurate marking of target location.



WIN!

WITH

BUILDING TODAY

We've got a great competition prize pack worth a total of \$540 for readers to go into the draw this month, thanks to Toolware Sales! The pack includes:

- 1 Zircon ZH-HD900 Stud Sensor/Edge Finder worth \$140
- 1 Estwing Hammer worth \$80
- 2 Pony Jorgensen 300mm E-Z HOLD Heavy Duty Clamps worth \$120
- 1 Channellock 203mm End Cutting Pliers worth \$50
- 1 Channellock Combo Pliers Set worth \$150

Visit www.buildingtoday.co.nz, hit the Competitions link and correctly answer the Building Today Trivia Question to go into the draw to win this fantastic prize pack!

Congratulations go to Paul Pillbrow, who won last month's prize of a pack of 5 Lenox MetalMax diamond abrasive blades.



BCITO joining Te Pukenga whanau in October

BCITO chief executive Toby Beaglehole outlines the transfer of BCITO functions and training to Te Pukenga, which is the merger of the 16 Institutes of Technology and Polytechnics, and the 11 transitional industry training organisations.




From October 4, 2021, the work we do to arrange, support and assess work-based training (apprenticeships, traineeships and micro-credentials) will be transferred to Te Pukenga Work Based Learning Limited (WBL), a subsidiary of Te Pukenga.

This will bring together on-job, on-campus and online learning.

I have been appointed to the role of WBL chief executive, and the BCITO will be a separately branded business division within that subsidiary, led by current BCITO director and chief financial officer Jason Hungerford.

Jason has been instrumental in our transition, contractual negotiations and, of course, the BCITO's excellent financial performance.

A forward-focused leader, Jason will be responsible for championing the needs of construction learners and employers in Te Pukenga WBL.

What this means for employers and learners

It's important to remember that our services and qualifications are not changing. Support for employers and learners will continue with the same BCITO people who you work with now, simply working in the WBL subsidiary of Te Pukenga.

The other part of our transition, also from October 4, 2021, is that our qualification standards-setting functions will be transferred to a new entity, called Waihangara Ara Rau Construction and Infrastructure Workforce Development Council.

If I am doing an apprenticeship or other on-the-job learning is my BCITO qualification still valid after October 4, 2021?

Yes. There will be no changes to your qualification or your current learning programme.

Will employers and learners still have the same training advisor after October 4, 2021?

Yes, you will connect with the BCITO in Te Pukenga WBL in the same way, your training advisor will not change, and we will continue to support our learners and employers to the same high standard we always have.

We are committed to making the transition as seamless as possible for everyone.

Why are qualifications and standard setting moving to Workforce Development Councils (WDCs)?

The change to WDCs means industry will have more influence on what and how training is delivered to their future workforce.

This will be achieved by giving industry, through WDCs, greater ability to:

- influence government investment via TEC,
- set standards across providers delivering training, and
- play a skills leadership role in their relevant industries.

How will the changes consider Maori aspirations?

A key priority of vocational reform is to better recognise the needs of Maori communities, and acknowledge that Maori are significant employers with their own social and economic goals.

The changes will prioritise learners

who weren't well served by the previous system, including Maori.

A group has been set up to ensure the changes reflect the Government's commitment to the partnership between Maori and the Crown — Te Taumata Aronui.

This group will give Maori community and employer views on tertiary education, including vocational education and training.

What is Te Pukenga?

Te Pukenga (New Zealand Institute of Skills and Technology) is a new, national, tertiary education provider which delivers classroom, online, and on-the-job learning.

The creation of Te Pukenga is the response to the Government's 2019 announcement that there would be critical changes to the vocational education system, including on-the-job training.

These changes are known as the Reform of Vocational Education (RoVE).

Te Pukenga is a merger of the 16 Institutes of Technology and Polytechnics (ITPs) and the 11 transitional industry training organisations (TITOs).

Initially, the ITOs are moving into the WBL Subsidiary (or to another provider), whereas the ITPs, for now, are separate subsidiaries.

There'll be a further integration after December 31, 2022, for ITOs and ITPs.

Where do I find out more about Te Pukenga?

Go to tepukenga.ac.nz or email us at rove@bcito.org.nz.

What is a Workforce Development Council?

Six new entities are being created and called Workforce Development Councils to keep doing the work required to develop qualifications, set standards and advise the Tertiary Education Commission (TEC) on investment in vocational education.

All our qualifications and standards will be transferred to Waihangara Ara Rau.

These are evolving times for the BCITO, and we are proud to be one of the first TITOs to join the Te Pukenga whanau.

We are on a journey to reshape and grow vocational education in Aotearoa, New Zealand.

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

Where do I go to find out more about RoVE and WDCs?

You will find more detailed information about RoVE and WDCs on the Tertiary Education Commission's (TEC's) web site.

If I have a question, how do I get in touch?

You can email rove@bcito.org.nz.

Business 101, and the five key concepts to improve your operation

Terry Sage of Trades Coaching New Zealand gets back to basics by outlining five key concepts you need to put in place to establish the foundations of a successful business.

What is the easiest to build — a square house or a round one? Dumb question really, and you might be thinking who cares — they both do the same job, right?

Of course they do. The inhabitants get to eat, sleep, watch TV, keep their toys dry, and lock the kids away when they are a pain in any shaped house.

But when it comes down to it, building a house with four 90° corners is way less stressful than one with a never ending 360° bend in it.

KISS — it makes so much sense

So why do business owners insist on turning their business into the most complicated beast possible when the old acronym, KISS (Keep It Simple, Stupid), makes so much sense in the business world?

So here is Business 101. Follow these steps and your business will have the best foundation possible.

Your stress levels will be lower, your efficiency will trend upwards, and if it all goes to plan you should be making money.

If life was only that easy, right?

The issue with Business 101 and the small-to-medium business owner is they never find the time to do the simple tasks needed to benefit from 101 — and that is an absolute tragedy as they would benefit so much from doing so.

But the reality is work, clients, suppliers, the rain, staff, broken Ford Ranger (again), the next quote and life in general gets in the way. Not to mention the stack of invoices you need to send out, and the bigger stack of invoices you need to pay.

It brings to mind that old song by Cool And The Gang — “Get Round To It”. If you’re now scratching your head saying “who?”, google it and live a little in the 70s.

So what exactly is Business 101?

It’s the boring but necessary stuff that gives a business its foundation.

It’s the stuff you read about in every business book. It’s what you



accountant told you to do years ago, and tells you again every time you see them for your annual review.

It’s the stuff your mentor or coach has been trying to get you to do. So, no excuses, you have been told.

There are five key concepts and we will take a look at one of these each month so as not to overload you.

I have templates and examples that I am happy to share with you to help you with the process.

If you’re keen to stick with it over the next five issues of *Building Today*, two things will happen — you will have written

and built your foundation, and you will have scored five months’ worth of free business coaching without even buying me a cup of tea!

The five key concepts are:

- Business Plan: Don’t get carried away with writing a book. The goal here is to get what’s in your head onto paper and turn it into an action plan.
- Team: Get legal and professional with employment agreements, job descriptions, induction plans, and house rules etc.
- Systems: This is the easiest one where we look at what you do now and fine tune it.
- Marketing: We come up with a strategy and a budget based around your ideal client.
- Financials: All the numbers, all the dollars in and out, cash flow forecasts, reporting and the crucial one — is your charge out rate covering all your expenses?

Once we have all this sorted you will have an action plan to follow that can only improve your operation.

You can do one of two things from here — wait until the next issue of BT and read along, or drop me an email and I will send you a business plan template so you are ready for the next issue.

If you’re keen, email terry@bcnz.net.nz.

Become a fully-trained Business Coach

There is an opportunity to be a part of Trades Coaching New Zealand Group and become a fully trained business coach.

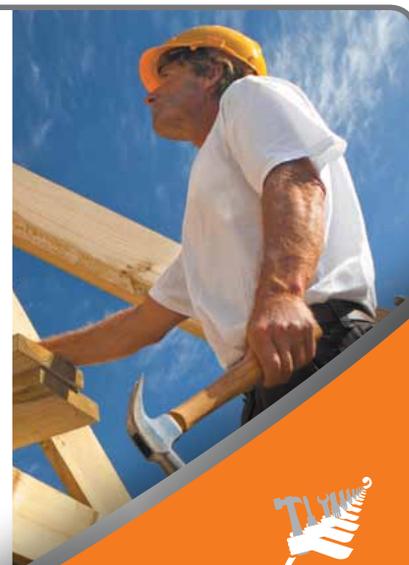
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THE BUSINESS SIDE OF CONSTRUCTION



Little used alternative pathways to gain building consents could make a big difference — with some tweaks

EasyBuild director Mike Fox reveals a couple of alternative building consent application options that might help builders speed up the process.

With timelines for building consents at many local councils consistently dragging on beyond 20 days, and the number of inane and time-buying Requests for Information (RFIs) that now come through with each job lodged growing by the day, it's safe to say we all suffer through a bureaucratic nightmare with every project.

It's well worth considering alternative consent application options to help with quicker lodgement and faster processing of your building consents, so you can spend more time on the job and, ideally, less time pandering to the demands of your local council.

There are two alternative pathways to getting a building consent which can significantly reduce the difficulties of applying for, and receiving, a standard building consent.

They are either using a Codemark Certificate or gaining a MultiProof approval statement or certificate from the MBIE.

Codemark is a product certification scheme for building products and methods, and you can Codemark your building system so that it meets the Building Code.

MultiProof is a statement or certificate from the MBIE that a set of plans and specifications for a building meets the Building Code.

What's so special about that you might ask? The most compelling reason is that Building Consent Authorities (BCAs) must accept those certificates that your designs meet the code, and cannot ask you inane questions to slow the consent process down — although they may still try!

It is interesting to note that the country's largest home builder, namely Kainga Ora (formerly Housing NZ), has opted to create its own BCA to manage its own consents.

One can only assume it has done this in a deliberate attempt to bypass the frustrations and delays of dealing with 69 different local authorities across New Zealand.

The pathway I am going to discuss in more detail is the MultiProof because I have many years of personal experience with it, having applied for more than 150 MultiProof building consents.

It is also the pathway that is most attainable to builders, and one that, with some small tweaks, could really make a difference.

So exactly how does it work?

MultiProof establishes that a design complies with the New Zealand Building Code. When your building consent application includes a MultiProof certificate, the BCA must grant or refuse it within 10 working days instead of the usual 20 days.

Under a MultiProof application, the BCA gets to check your siting, drains and foundations, and only if they happen to be a specific design.

The Building Consent Authority (BCA) confirms and establishes:

- the design, with any permitted variations, is the same as

the design approved in the MultiProof,

- the proposed site meets the conditions of the MultiProof,
- the site-specific features of the design comply with the Building Code, and
- the inspections required.

MultiProof is beneficial for those who:

- build or intend to build a number of similar designs,
- use standard construction details for a range of similar buildings,
- want to save time when applying for a building consent,
- need consistency when applying for building consents to different BCAs across the country,
- can build the approved design at least 10 times in a two-year period, and
- want lower consent fees, as the work required by the BCA is significantly reduced. Do not forget to ask for fee reductions as they are often not freely offered.

MultiProof has many benefits, especially at this current time when housing demand is at an all-time high.

It can provide builders and designers with economies of scale and certainty for larger or similar builds.

However, applications to the MBIE for MultiProof certificates are lower than would be expected, which suggests there's still an opportunity to make better use of the system, and that there might be some inherent factors holding back full utilisation of this alternative.

Speaking from experience, the MultiProof system is a great initiative, and dealing with the MBIE when applying for them is a good experience.

The MultiProof application process reminds me of a time when local authorities used to be helpful and actually wanted projects to proceed.

The biggest road blocks to the MultiProof system are lack of flexibility for minor amendments, and the varying BCA ability and attitude to administering them.

Differing BCA attitudes to Multiproof

You would think that BCAs would welcome a system such as MultiProof, where the risk for the BCA is greatly diminished by the MBIE confirming the documents meet the code.

Some BCAs welcome it with open arms but, believe me, others see it as a major affront to their authority.

The latter do their darndest to find some small variation or technicality to flip the application back into their all-controlling standard consent process.

This doubles the time to approve the consent, enabling the BCA to feel good about firing off RFIs and doing high fives when they find holes in the work that the MBIE has already approved.

Other BCAs are not even aware of the MultiProof system, and then freeze when one arrives at their door.

Lack of flexibility and varying forms of administration by BCAs

One of the problems with the MultiProof system is the lack of flexibility, and the differing ways BCAs administer the consent applications.

I think there has been an unintended disconnect between the users of MultiProof and the MBIE on what is actually happening at the commercial coal face.

The users and potential users identify that with the use of MultiProof, minor variations are invariably made to the majority of MultiProof plans that go through for consents.

These minor variations have no material impact on the consent or the integrity of its detailing.

However, BCAs often use these minor variations as a way to derail the MultiProof process

The natural industry and consumer need for minor variations or customisation to MultiProofs has resulted in complex workarounds by builders and designers to keep the BCAs from reverting the applications to full-on consents. Not an ideal or efficient scenario.

Even when MultiProofs have a note allowing minor variations included on the certificates, BCAs still struggle to use the required discretion to approve them.

These workarounds to preserve a MultiProof consent application are cumbersome and surely not what was intended to happen under the legislation, which presumed a degree of pragmatism when dealing with minor variations.

However, as pragmatism is in short supply, clarity and leadership is now required.

So how can we tweak the MultiProof system to be completely fit for purpose?

It has all the right intentions and, if freed up, could be a game changer for processing consents more consistently, more quickly, and more affordably.

There are two actions the MBIE could easily take which would

result in the current system becoming unblocked and, thus, attract many more users:

- Defining minor customisation

Back in 2010 when MultiProof was passed into law, Clause 402(1)c in the Building Act specified:

“Defining the minor customisation that may be made to the plans and specifications in relation to which a national multiple use approval has been issued when incorporating these plans and specifications into a consent.”

The issue at hand is that the MBIE has never got around to defining what the definition of a minor customisation is, although they can simply do this by writing the regulation.

If the MBIE can write this, using 10 years of actual industry experience and frustration as a guide, many frustrations would dissipate, and the first part of the problem would be solved.

- Education and training for BCAs
- Once the definition mentioned above is written, the MBIE needs to provide BCAs with thorough education and training on the full MultiProof process so that they

can understand, work with the definitions, and embrace the many benefits of the MultiProof system.

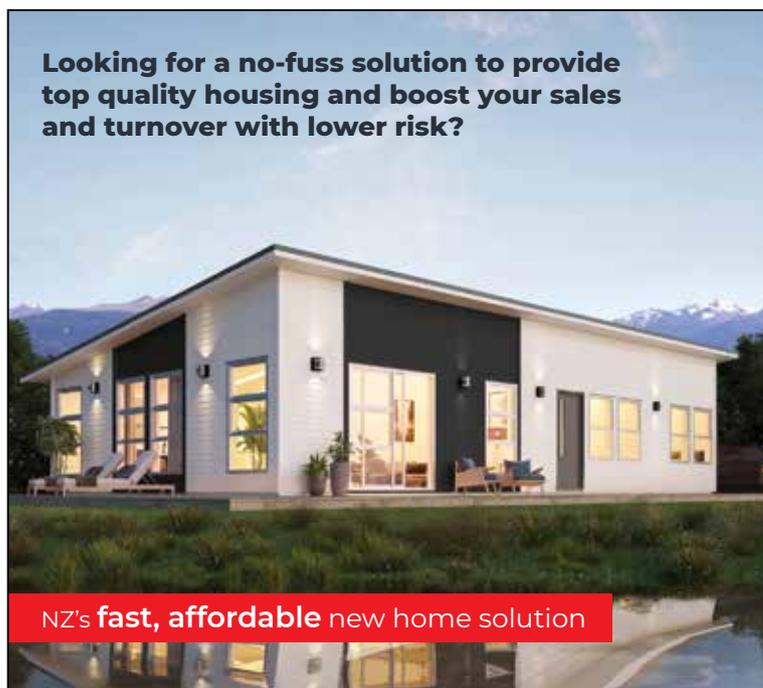
Ultimately, this will result in happier customers, approval of more projects, and for everyone to experience less hassle and frustration.

Significant productivity gains for the industry can be easily attained by grabbing this low hanging fruit to improve the MultiProof process — for builders and BCAs.

If the MBIE could make these changes by the end of 2021, wouldn't that be an outstanding Christmas gift to New Zealand's construction industry?

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

Other BCAs are not even aware of the MultiProof system, and then freeze when one arrives at their door.



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Trust-based actions — a key to surviving lockdown

TradieHR director Leigh Olsen has some timely practical advice for business owners on keeping the trust of staff during Covid-19 lockdowns.



Over the past few weeks, all of us have had our world turned upside down once again thanks to Covid-19 and it's new sidekick, Delta.

For many running small-to-medium-sized businesses, stress levels have risen dramatically, alongside challenges that now feel never ending.

I have been busy supporting business owners who need more support than ever.

On a daily basis, there is a common question asked again and again by business owners — “My team are stressed and under so much pressure, what should I do?” Every time, my reply is always the same — “demonstrate trust!”

What is trust?

Trust underpins everything we do as a business. It's why our people join our businesses and it's also why our customers come back again and again.

Trust is where we have a firm belief in something or someone who shows reliability, honesty or the ability to do something well and consistently.

Trust is fundamental in making sure our work relationships can come together to create the magic that make our businesses great. For many of us right now, trust is the key ingredient that will get us through these tough times.

Your people want to know you have their back and will help them get through yet another lockdown. If they know this, then they will continue to do the best possible job they can do for you!

Demonstrating trust-based actions

So how can you keep the trust of your teams during these challenging times? The easiest way you can keep the trust within your teams is by regularly demonstrating trust-based actions.

These actions will communicate to your people that you not only care about them in these trying times, but that you also mean what you say.

Below are some key trust-based actions you can demonstrate in the upcoming weeks to keep your teams together and come out the other side of lockdown even stronger than before.

Genuinely care

Find ways to demonstrate authentic and

real ways of caring for your team. This is more than just asking “how are you going today?”

If your employees are busy at home trying to juggle home schooling while working for you, allow them to finish slightly early on a Friday or start slightly later, recognising that they're doing the best they possibly can do for everyone, including you.

This simple action will be remembered well past any lockdown!

Share vulnerability

As a business owner, you've got used to staying strong. Yet during these times, your greatest strength could be showing when you're not.

By sharing this type of vulnerability with your staff, it can be a great action to create and sustain trust with your team.

If you've waited five hours for a Covid test and you're scared about the result, share this with your team.

This level of vulnerability encourages your team to be vulnerable in return, creating a safe space for them to talk about things that are on their minds, and that might be preventing them from doing a good job for you right now.

Stand up for your people

Time and again, employees have told me about a time that their boss stuck up for them when someone else, mostly a customer, was giving them a hard time.

Often, these examples are the ones that have led to an employee staying longer in the company or doing an even better job than before.

It's highly likely that some of your workforce could be having pressure placed on them by your customers at the moment. Often, these customers will be stressed and may take it out on your team.

Take some of the heat for your team, demonstrating that you're prepared to stick up for them when it matters while making sure the customer feels supported as well.

Model trust-based actions yourself

Within the first week of the most recent lockdown, one client was concerned about his team member under-performing, and

being constantly late to meetings. Without a doubt, lateness is a quick and easy way to deplete trust. Yet, at the same time, the client was late to our own meeting!

If we don't demonstrate the same actions we are asking of others to build trust, then it gives all of us an excuse to “opt out” from trustworthy actions, lessening the trust between us and making these lockdowns even harder.

No mixed signals

Making sure your trust-based actions are consistent is vital throughout a lockdown. Don't just do one trustworthy action in the first week and then contradict it in the following weeks.

A few weeks ago, one of my clients said they had told their staff to not worry about the results at the moment as it was lockdown. Yet the following day, the manager CC'd me in on a long list of To Dos for his team to complete by the end of the week.

Mixed messaging can be avoided by ensuring that your communication is open and honest, talking face to face, and clearing up any misunderstandings immediately.

Yet, like my client, it is so easy to forget about being consistent in our actions as we get further into a lockdown, and as we come under immense pressure ourselves.

Find ways in the upcoming weeks to identify the moments where you say one thing, and then do the other. Make a plan to create more consistency in your actions.

All of us need support during a lockdown, and knowing how to support your people in the right way during lockdown can be tough.

If you're needing more in-depth support on how to demonstrate trust during Covid-19, please give our team at Tradie HR a call.

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

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Building Consents Information

For all authorisations, July 2021

Dwellings	\$1,789,790,000	Total All Buildings	\$2,500,852,000
Domestic Outbuildings	\$21,063,000	Non-building Construction	\$35,742,000
Total Residential	\$1,801,853,000		
Non-residential	\$698,999,000	Total Authorisations	\$2,536,594,000

Number of new dwellings consented

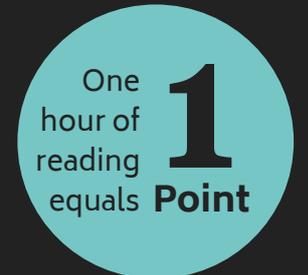
	Jul 2021	Jun 2021	Jul 2020		Jul 2021	Jun 2021	Jul 2020
Far North District	31	43	23	Palmerston North City	47	61	37
Whangarei District	101	81	58	Taranua District	2	11	2
Kaipara District	18	20	17	Horowhenua District	45	47	14
Rodney District	121	124	152	Kapiti Coast District	26	21	15
North Shore/Albany Wards	361	549	315	Porirua City	30	29	33
Waitakere Ward	158	279	259	Upper Hutt City	20	31	24
Auckland Wards	493	323	308	Lower Hutt City	67	40	25
Manukau/Howick Wards	250	284	220	Wellington City	63	69	56
Manurewa-Papakura Ward	115	216	248	Masterton District	20	18	11
Franklin Ward	193	135	67	Carterton District	1	3	9
Thames-Coromandel District	35	33	20	South Wairarapa District	17	18	8
Hauraki District	16	16	3	Tasman District	52	50	82
Waikato District	111	113	82	Nelson City	26	39	20
Matamata-Piako District	59	53	32	Marlborough District	40	16	27
Hamilton City	137	134	113	Kaikoura District	6	8	3
Waipa District	53	50	46	Buller District	10	13	0
Otorohanga District	11	4	6	Grey District	8	2	2
South Waikato District	8	6	2	Westland District	7	4	5
Waitomo District	0	4	0	Hurunui District	22	15	6
Taupo District	27	34	28	Waimakariri District	72	87	50
Western Bay of Plenty District	38	53	35	Christchurch City	340	312	178
Tauranga City	119	127	136	Selwyn District	199	159	125
Rotorua District	21	53	14	Ashburton District	21	21	1
Whakatane District	7	4	11	Timaru District	33	20	15
Kawerau District	5	2	4	Mackenzie District	5	12	8
Opotiki District	2	1	0	Waimate District	4	3	3
Gisborne District	22	12	8	Chatham Islands Territory	1	1	0
Wairoa District	3	2	1	Waitaki District	22	10	5
Hastings District	45	36	70	Central Otago District	25	29	30
Napier City	63	12	21	Queenstown-Lakes District	129	135	92
Central Hawke's Bay District	7	17	14	Dunedin City	61	26	53
New Plymouth District	53	49	35	Clutha District	9	10	7
Stratford District	4	14	4	Southland District	12	18	28
South Taranaki District	14	8	7	Gore District	2	4	3
Ruapehu District	4	3	2	Invercargill City	14	28	14
Whanganui District	20	21	21	Area Outside TA	0	0	0
Rangitikei District	13	6	2				
Manawatu District	15	19	15				
				Total	4211	4310	3391

Based on 2006 census areas | Each dwelling unit in a housing project is counted separately | Figures in these tables may differ from published statistics | Source: Statistics New Zealand

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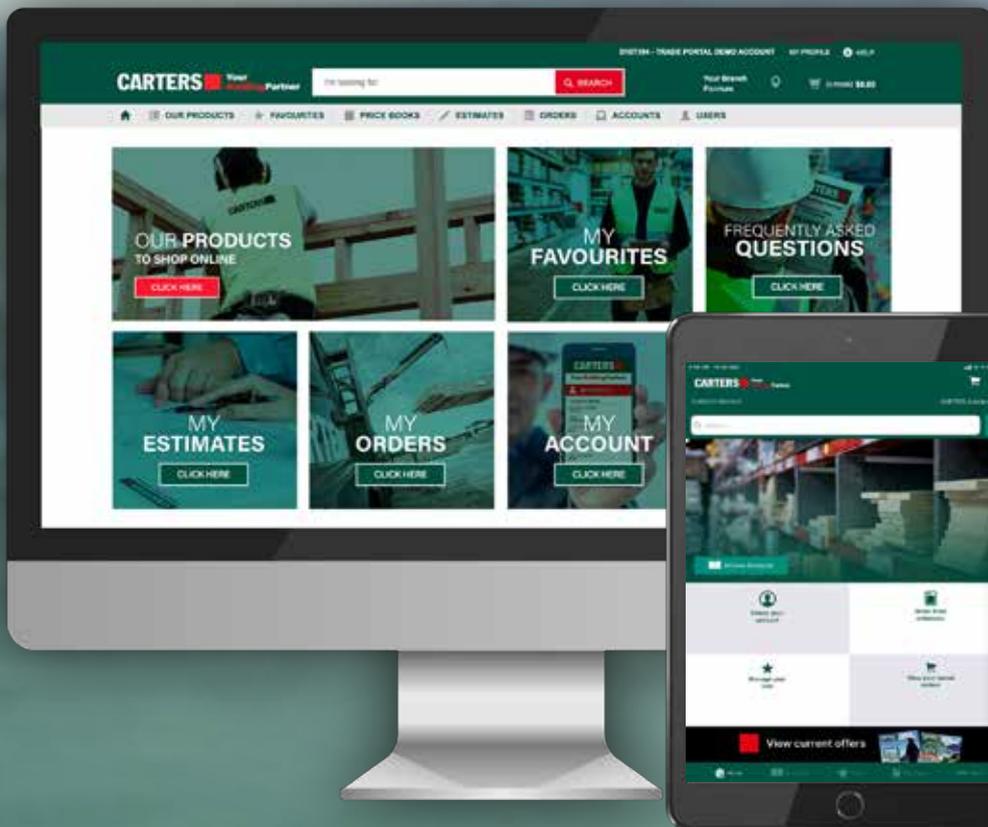
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