

BUILDING TODAY



The official magazine of the Registered Master Builders Association

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October 2021

Volume 31 Number 9



**VACCINATIONS
THE KEY:**
RMBA CEO David Kelly: Getting vaccinated key to industry operating at any alert level

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WASTE TO WALLBOARDS:

'Game changer' to transform building industry

BUSINESS BOOST:

Biggest immigration change in decades applauded

INDUSTRY OPINION:

Where has all the timber gone?

ALSO INSIDE: WINDOWS AND DOORS — WHAT'S NEW?

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BUILDING TODAY

October 2021
Volume 31 Number 9

From the editor

The one-off resident visa to be offered to the roughly 165,000 migrant workers and their families stranded here through the Covid-19 pandemic is well overdue.

Included in the thousands of migrant workers are around 15,000 construction and 12,000 manufacturing workers on relevant visa types, some of whom will be eligible for the one-off visa.

It's hoped that the Government's move will provide some relief for building companies desperate for skilled workers. Read more on page 10.

Elsewhere in this issue, we highlight the New Zealand company that is building waste-to-building-material facilities to convert packaging waste into environmentally-sustainable construction wallboards.

The process has been described as a "game changer" that will completely transform the construction industry in New Zealand and Australia.

Andrew Darlington
Editor

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

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

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

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

Getting vaccinated the key to enabling our industry to operate at any alert level

Registered Master Builders Association chief executive David Kelly says vaccination is key to working towards a thriving sector free from the impacts of Covid-19 and building shortages.

The past couple of months have been tricky, for all of us. Lockdowns, product shortages and the ongoing material price increases have put extra pressure on an already stressed sector.

While much of this is outside of our direct control, there are also some key things we can all do to help our sector at this critical time.

Vaccination is now the Covid strategy

I want to urge all of you to get behind the vaccine rollout. Everyone has a role to play in our Covid-19 response, and getting your job is now the most critical step.

The construction industry already has a higher vaccination rate than the rest of the population, and we need to keep this momentum going.

New Zealand is now moving towards living with Covid-19, rather than completely eliminating it. Vaccinations, along with masks, social distancing and testing have a crucial role to play in this.

We're continuing to work with organisations such as Construction Health and Safety New Zealand (CHASNZ) on the role of vaccinations in protecting our sector and clients, and in enabling our industry to operate at any alert level.

But it is clear that the more of our sector that is vaccinated, the better, as it will enable a quicker transition to normality.

I want to emphasise that — despite rumours to the contrary — research clearly shows that vaccines are the best defence.

This means that if you do get Covid-19, you are far less likely to fall seriously ill and are less likely to pass the virus on to others.

Studies have shown that about 95% of people who received both doses of the vaccine were protected against getting seriously ill. For the best protection, it is important to get both doses of the vaccine.

It is more important than ever to support those in our sector with clear and deliberate leadership. Our leaders — from industry figures and business owners to everyday builders — should be encouraging their peers and employees to vaccinate.

Staff should be allowed time off to get their job, and recover from it if necessary.

The health of our people, and the wider



RMBA chief executive David Kelly.

economy, depends on it. They are the path back to the kind of life we all want to lead.

Tackling building shortages and price fluctuations

We also know that now is a tricky time for builders and their customers, especially when it comes to material availability.

There are shortages and price fluctuations throughout the country, which is placing extra pressure on all of us.

In these situations, communication is everything. We encourage our builders to talk with their customers, and to do so now.

Be honest with them and provide them with realistic timelines and cost structures.

Everyone is in this together, and it is beyond our control. By talking openly, all parties can work together to deliver the best possible home, within the budget available.

It's also a good time to talk to your customers about different products they could use, and the importance of building in contingencies.

We also think that builders should be cautious about fixed price contracts at the moment as it's difficult to determine exactly how much a build will cost.

Some products have increased two or

three times in the year already — no one can predict this.

The Master Builders contract includes a provision for price fluctuations, and we recommend keeping these clauses, given the current environment.

We worked closely with the Construction Sector Accord and the Government to enable some manufacturing plants in Auckland to be designated as essential services under Alert Level 4.

We are pleased that alert levels are now tracking down, and more suppliers will be able to scale up capacity and help mitigate the shortages the sector is facing. This may take time, so we need to be patient.

Our team is continuing to advocate on both these issues. We're publicly communicating the issues the sector is facing, and collaborating with Government behind the scenes.

Master Builders wants to see a thriving sector free from the impacts of Covid-19 and building shortages, but we know there is work to do.

Until next time, take care of your colleagues and families. And maybe, most importantly — get vaccinated.



A collaborative approach for a special building

Old St Paul's Seismic Upgrade

CATEGORY

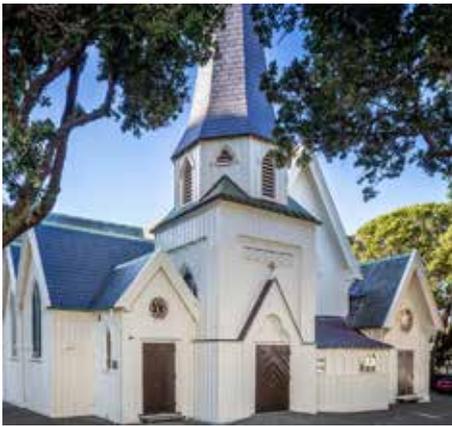
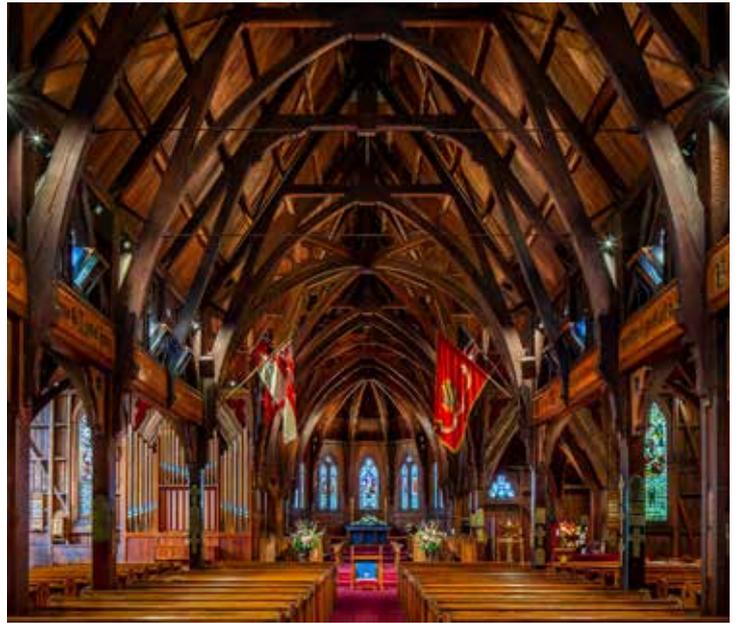
Heritage and Restoration

ENTRANT

Maycroft Construction

PROJECT PARTNERS

Dunning Thornton Consultants (Architect/Designer),
Maycroft Construction (Construction Company), Octa Associates
(Senior Project Manager), The Architects (Conservation Architect),
Urban Outcomes (Project Quantity Surveyor).



Successes

Maycroft Construction marketing and bid manager Rebecca Aylward was thrilled to win the Heritage and Restoration category at this year's NZ Commercial Project Awards.

"The team was honoured by the recognition of its project and proud of the wonderful relationships formed between all members of the team. It's very special to be part of a project where much history is involved."



Challenges

"There are plenty of unknowns and discoveries that are uncovered with heritage projects, and the Old St Paul's project was no different. We were fortunate that through early investigations and proactive communications, these were able to be resolved while retaining as much of the heritage fabric as possible.

"This project was a real success due to the dedication and collaboration from all partners — and we couldn't be prouder to have been involved."



Judges' comments

The judges were very impressed by the structured approach to the repair undertaken by the engineer. Together with the project manager and client, they developed a well executed early works package in consultation with the preferred contractor, highlighting the benefit of a collaborative and trust-based team approach.

The senior site foreman played a significant role in the project's success and personally undertook a lot of the prototyping. The entire team valued his contribution to this iconic New Zealand heritage building, and he will be remembered for the key role he played.

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A Transformative Home

Hawke's Bay Construction National Category Winner & Top 100



Successes

Hawke's Bay Construction director Richard Bousfield was ecstatic when they won.

"This was the first project we have entered in House of the Year, and to come away with the result that we did was a real testament to the crew who worked on this build.

"The age and complexity of this project was a real stand-out, along with the structural elements that went into the design. This allowed for the feeling of a modern open plan, which was hard to achieve due to the house being a Category-2 Heritage Home."

Challenges

"We faced a few challenges along the way, as the clients had moved to America for the duration of the build. While on one hand this was convenient, there were a lot of design and build elements to this project which had to be checked off via video calls and emails, rather than site visits.

"As a relatively new company, this win helps promote the quality and reliability we offer, as well as showcasing what the team can deliver when it comes to difficult and complex projects."

Judges' comments

This grand eight-bedroom Victorian home has undergone a few renovations over the decades. It was converted from a family home to a mental health service residence, to individual flats, and then back to a family home again in the 2000s. Over the past year, the 1860s Category-2 Heritage Home has been transformed again.

The meticulous kitchen is the perfect combination of old-world charm and modern-day panache. There's a scullery, butler's sink, and plenty of storage. Dark parquet flooring, bronze hardware, caesarstone benchtops, and glass match the Victorian era of the home.

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Life at the Lodge

Legendary Homes

National Category Winner & Top 100



Successes

Legendary Homes director Shijie Chen was extremely pleased when his team won at the National House of the Year awards.

“Our team has worked very hard in trying to achieve building excellence, and ensuring that people who buy our homes have peace of mind and confidence in their decision.

“This build was a team effort — our contractors, suppliers and the home owner all got on board. Everyone played their part to produce a high-quality home.”

Challenges

“The key challenge of this project was building a fairly affordable house whilst still having the necessary components to make it elegant. We went through with a fine-tooth comb to eliminate unnecessary expenditure, allocating budget for the entertainment and private use areas.

“This win has brought confidence and pride to our team. It has empowered us to help others in improving their quality of work. Winning a National Category award has also given us the opportunity to advertise Legendary Homes to a very wide audience.”

Judges' comments

Inspired by the style and grandeur of the traditional hunting lodge, this sprawling five-bedroom family home in the beachside suburb of Orewa wouldn't look out of place in the deep south — despite its proximity to the sea. On a single level and flowing over 271m² of a generous 954m² section, it utilises a mix of schist, cedar and timber weatherboards to create a home that is supremely solid, but also warm and immediately welcoming.

The high-spec farmhouse kitchen has premium appliances for those who love to entertain, whether it's hosting guests indoors or alfresco in one of several outdoor entertaining areas. With Auckland's unpredictable weather in mind, these have thoughtfully been covered.

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2021 APPRENTICE OF THE YEAR TOP 10 LINEUP

THE TOP CARPENTRY APPRENTICES FROM ACROSS NEW ZEALAND WILL BE GOING HEAD-TO-HEAD AT THE REGISTERED MASTER BUILDERS CARTERS 2021 APPRENTICE OF THE YEAR COMPETITION SCHEDULED FOR NOVEMBER.

All ten apprentices have gone above and beyond to prove their talent during the regional phase of the competition. They each excelled in their written submissions, panel interviews and practical challenges, earning themselves the title of Regional Apprentice of the Year. Now they have a chance to take out the national title.

The national event takes place across two days. It involves individual interviews, and also a six-hour practical building challenge. The event will conclude with the National Awards Gala, where the Registered Master Builders CARTERS 2021 Apprentice of the Year will be announced.

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



**NORTHLAND REGIONAL WINNER
KAYA HILAIRE**

Kaya had a well-written submission, strong interview and a memorable site visit. He can thoroughly explain the work he is responsible for, and demonstrates a strong passion for building. It is clear that Kaya is a skilled apprentice, is highly committed to his craft, and is genuinely excited by it.



**BAY OF PLENTY/CENTRAL PLATEAU REGIONAL WINNER
KALEB HYNDMAN**

Kaleb scored extremely high in all parts of his application. His written submission demonstrated a sound knowledge of his project and set out his goals for the future, while his practical build was tidy and well-articulated. Kaleb is an outstanding apprentice who will go far.



**LOWER NORTH ISLAND REGIONAL WINNER
JAYSON SU**

Jayson is a truly outstanding apprentice. He proved his skills and craftsmanship in the practical challenge, and impressed the judges with his after-work hobby of building furniture in his garage. His attention to detail matches that of his qualified peers, and he is given large responsibilities on-site.



**UPPER SOUTH ISLAND REGIONAL WINNER
FINN EDEN**

Finn is an enthusiastic and passionate apprentice. He had an immensely strong understanding of the project he submitted, and his clients now consider him part of the family. With great skills, an infectious personality and clear professionalism, Finn has the attributes to become a future leader in the industry.



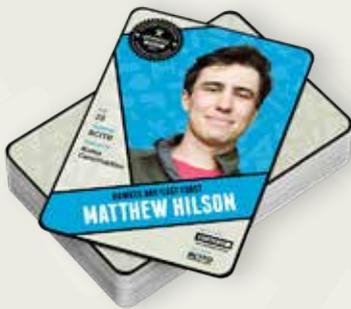
AUCKLAND REGIONAL WINNER
JOSHUA FRASER

Joshua excelled in every area of the competition. He has a high level of professionalism, confidence and craftsmanship. Joshua could take the judges through his build project in exceptional detail, and with an infectious enthusiasm for his work, he is set to become a fantastic tradesperson.



WAIKATO REGIONAL WINNER
HAYDEN LAMBERT

Hayden was a real stand-out in the Waikato competition. With an exceptional submission, confident interview and a fantastic practical performance, he was a consistent top performer. He demonstrated an outstanding comprehension of a complex build during his site visit, which blew the judges away.



HAWKE'S BAY/EAST COAST REGIONAL WINNER
MATTHEW HILSON

Matthew has a great understanding of his job, excels when working in the deep end, and had the best tool set-up of all the apprentices in his region. He demonstrated excellent knowledge of the building code and regulations, has a great attitude, exceptional practical skills, and profound respect for his workmates.



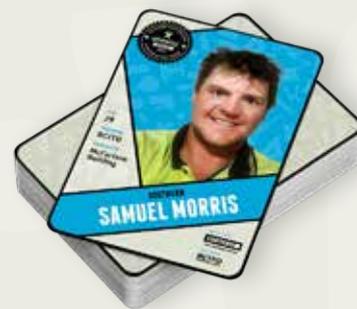
CENTRAL NORTH ISLAND REGIONAL WINNER
JARRED BADHAM

Jarred lives and breathes the building industry. The judges were impressed with his attitude, presentation, communication skills, and knowledge of the job. He has a deep understanding of his project and could take the judges through every step of it. Jarred has a bright future in the industry.



CENTRAL SOUTH ISLAND REGIONAL WINNER
PHILLIP JAMIESON

Phillip has a great all-round attitude and natural hands-on ability. He's confident on the job, has been taught well and picks up new skills quickly. Phillip knew the ins and outs of his complex restoration project, and with his excellent building knowledge, is set for a bright future in the industry.



SOUTHERN REGIONAL WINNER
SAMUEL MORRIS

Sam knows how to work hard and apply himself to the task at hand. This was clear in his project, which happens to be his own house. He has a solid understanding of the building process, can complete high-quality work without supervision, and is not afraid to challenge himself.

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Biggest immigration change in decades applauded

News that around 165,000 workers and their families may now qualify for a one-off resident visa provides relief and a degree of certainty for New Zealand businesses – including construction companies desperate for skilled workers.

The most significant immigration change in decades will be welcomed by businesses struggling to retain and find staff, and a huge relief for migrant workers and their families struggling with the uncertainty about their futures, the Employers and Manufacturers Association (EMA) says.

“News that around 165,000 workers and their families may now qualify for a one-off resident visa provides relief and a degree of certainty for New Zealand businesses,” chief executive Brett O’Riley says.

“Minister Kris Faafoi and Immigration NZ (INZ) have copped a fair amount of flak in the past few months, but a response of this magnitude shows that they have listened and responded to the feedback we have been providing.

“This response will go some way to easing the pressures businesses continue to face in sourcing skilled and willing people to fill what we have called the skills chasm in New Zealand workplaces,” he says.

The 2021 Resident Visa will apply to about 110,000 migrant workers already in the country and, with families taken into account, that means an estimated 165,000 people will become eligible for New Zealand residency under the one-off scheme.

“Importantly, the visa will also be available for those who

enter New Zealand as critical workers – and their families – for roles six months or longer until July 31, 2022.

“This means New Zealand again becomes an attractive destination in the face of international competition for skilled workers,” O’Riley says.

The majority of applications are expected to be granted within a year of the category opening under a streamlined application process that still requires health, police and security criteria to be met, and includes an online process rather than the previous paper-based process.

“We know INZ has been under the pump trying to manage the old paper-based processing and we’ve been assured that, while there will be a focus on processing the applications under the new scheme, processing of other visa applications will continue at a similar rate,” O’Riley says.

“Obviously, the new visa scheme will also take applications out of those other categories and hopefully free up some of the log jams and capacity issues elsewhere in the immigration system.”

The 2021 Resident Visa is open to most work-related visa holders such as Essential Skills, Work to Residence, and Post Study Work visas and immediate family members.

Visa holders can also include their partners and dependants

in their application, with the first wave of applications being processed in December this year.

These will be focused on current applications in the Skilled Migrant Category queue and those with Expressions of Interest applications who have dependents over the age of 17. The second wave will be processed from March 2022.

“The Minister has also made it clear that employers need to look in the future for ways to build their workforces from within New Zealand and attract, train and retain local workers. We don’t disagree with that goal though that will take time,” O’Riley says.

“What was missing was what employers could do in the interim to fill those well-known skills gaps before we can train or retrain local talent.

“We see opportunities over the next 12 to 36 months to retrain local workers, young and old, who have been displaced by Covid-19 impacts.

“While this happens, we will have over 100,000 new migrant residents to help address that interim gap, and while the Minister and his team continue to work on the broader long-term immigration reset.”

INZ will contact visa holders who are eligible to apply from December 1 by the end of October with more information about the application process.



EMA chief executive
Brett O’Riley.

2021 Resident Visa eligibility criteria

The eligibility criteria is to meet just one of the following tests:

- Lived in New Zealand for three or more years, or
- Earn above the median wage (\$27 per hour or more), or
- Work in a role on the Long Term Skill Shortage List, or
- Hold occupational registration and work in the health or education sectors, or
- Work in personal care or other critical health worker roles, or
- Work in a specified role in the primary industries.

An eligibility checker is available at www.immigration.govt.nz/formshelp/one-off-residence-checker.

Maintenance and investment key for NLTP

New Zealand’s civil contractors have welcomed record central and local Government investment in transport, but say it will not be enough to catch up with the effects of years of deferred road maintenance.

The three-year, \$24.3 billion National Land Transport Programme (NLTP) 2021-24 features a more than 24% increase in State Highway and local road maintenance.

Public transport and walking and cycling

infrastructure also received a major boost, rising 40% to nearly \$6 billion, while the Road to Zero safety plan got \$2.9 billion.

Civil Contractors New Zealand chief executive Peter Silcock says road maintenance funding has finally reached the minimum level it should have held over the past decade.

“That’s great, but it’s not enough to allow us to catch up with the backlog created by the “sweat the asset” approach taken over the past decade,” he says.

“To achieve safe, well-maintained roads we must invest in getting the network back up to scratch, then maintain funding that scales with the network and allows for the impacts of more frequent severe weather events, increased traffic flow and population growth.”

Silcock says the shortfall has come about largely due to limited funding sources, and an increasing range of projects and transport modes being brought under the umbrella of the NLTP.



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Turning beverage cartons into wallboards

NZ company gets Australian funding to build NSW facility that will turn packaging waste into high-performance building material.

New Zealand company saveBOARD has received a A\$1.74 million grant from the Australian and New South Wales Governments towards setting up a A\$5 million facility that will turn packaging waste into high-performance building material.

Builders will then be able to replace plywood, particle board and plaster board with low-carbon, environmentally-sustainable construction boards made from packaging waste such as used beverage cartons and coffee cups.

saveBOARD has the Asian Pacific distribution rights for waste-to-building-material technology developed in the United States, where it has been widely used for more than a decade.

The company has established a plant at Te Rapa near Hamilton that is recycling post-production industrial packaging waste from Fonterra and Frucor into construction boards that can be ordered now for December 2021 delivery.

The Australian and NSW Governments and the companies behind the NSW project expect the facility will create confidence in a new market for recycled construction materials, similar to roads



saveBOARD chief executive Paul Charteris with waste material and product samples.

made from recycled glass, and enable more packaging to become 100% recyclable, in line with national packaging targets.

The Australian Packaging Covenant Organisation (APCO) says this is a fantastic step forward for beverage cartons and for the brands and consumers that use this important type of packaging.

"It is great to see this level of collaboration across the entire supply chain, addressing post-consumer materials by putting in place effective local end-market solutions," APCO chief executive

Brooke Donnelly says.

The project is the first collaboration between Tetra Pak and SIG Combibloc in Australia under the umbrella of the Global Recycling Alliance for Beverage Cartons and the Environment (GRACE).

It is a joint initiative with saveBOARD and its supporters Freightways and Closed Loop.

saveBOARD co-founder and chief executive Paul Charteris says making high-performance, low-carbon building materials using 100% recycled materials from everyday waste is a game changer that will transform the construction industry in Australia.

"It will enhance the construction industry's drive towards more sustainable construction practices," he says.

Tetra Pak Oceania managing director Andrew Pooch says the solution demonstrates Tetra Pak's commitment and contribution to a low-carbon economy.

"It is more than just an investment for us. It is the right thing to do — to help limit waste to landfill, and support a technology that improves local waste collection and recycling infrastructure," Pooch says.

"Cartons are the most sustainable packaging option for beverages in Australia. With a bespoke whole carton recycling solution, we are excited to contribute to a robust circular economy in Australia."

SIG Combibloc Australia & New Zealand general manager Adam Lipscomb says SIG is delighted to support this first full recycling solution for beverage cartons on Australian soil.

"Cartons are the premier sustainable choice for food and beverage packaging in Australia, and today's announcement further strengthens our leadership position," Lipscomb says.

"This project is a key milestone towards achieving full circularity for beverage cartons in Australia, and we look forward to seeing it come to fruition."



saveBOARD packaging waste feedstock.

The process . . .

The saveBOARD process uses heat and compression to bond materials, eliminating the need for glues or other chemical additives, to produce a clean product with zero volatile organic compounds (VOCs), and suitable for use in homes and commercial buildings.

The first Australian saveBOARD plant will reprocess liquid paperboard beverage containers, including aluminium-lined aseptic packages and non aluminium-lined containers collected through the container deposit scheme — and coffee cups collected through the "Simply Cups" recycling programme.

It will also source material from document recycling company Shred-X.

Together with supplementary material from industrial processes, these items will be used to manufacture high-performance, low-carbon building products to substitute plaster board, particle board and oriented strand board (OSB) that can be used for interior and exterior applications.

For more information visit www.saveboard.nz.

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Inaugural Beacons Awards to feature at Building Nations 2021

The Construction Sector Accord is launching awards to champion the construction sector's most transformative and innovative approaches.

The first-ever Beacons Awards will feature at Infrastructure New Zealand's Building Nations 2021 event in November.

The Accord has been profiling projects and companies in a series of Beacon case studies. They highlight examples of good practice in the construction sector that others can learn from and adopt, including:

- Canam and Whangarei District Council's innovative 80% local procurement approach.
- Concrete foundation company Tidy Slabs' commitment to leadership training.
- Piritahi reducing construction waste by saving and relocating homes.
- City Rail Link embracing diversity and better employment outcomes for Maori and Pasifika.

"Beacons are projects or elements of projects that demonstrate the Accord principles in action," Accord Beacons

director Andy Cochrane says.

"Through these case studies, the Accord can promote and share good practice and lessons learned across the sector.

"Sharing more good practice and innovation will support the Accord's vision of 'A higher performing construction sector for a better New Zealand'."

The Accord will host the first Beacons Awards at the Building Nations 21 conference, selecting the best of these case studies to be showcased at the event.

An overall winner will also be selected and announced as part of what is now a virtual event on November 16 to 19.

The winner will be selected by a panel of leaders and experts from across the industry.

Applications will be assessed against the following criteria:

- Alignment with the Accord's principles.
- Contribution to the Accord's goals and outcomes.
- Potential to support innovation.
- Replicability across the sector.



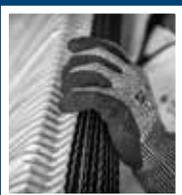
*Accord Beacons director
Andy Cochrane.*

- Ability to support sector-wide transformation.

"We're really looking forward to seeing what the judges go for," Cochrane says.

"There are some top quality entries for this year's awards, and a significant pipeline of new projects we are assessing as new Beacons contenders for next year's awards."

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First Australasian, Government-funded passive house project to be built in Mangere

Passive house standards will see tenants saving up to 80% on energy bills over the winter period alone.

Peddlethorp architects has announced the first public housing project funded by central government in Australasia to be built to passive house standards, developed by its client Kainga Ora – Homes and Communities.

The three-storey, 18-home building in Mangere, known as Bader Ventura, is designed to reduce embodied carbon as well as heating costs, with tenants saving up to 80% on energy bills over the winter period alone.

Peddlethorp director Manuel Diaz, who led the architectural design of the development, says Kainga Ora is setting an example of what is possible in the construction industry, and proving that passive housing can work at scale in New Zealand.

“We know the government’s Building for Climate Change programme will mean a quantum shift for our industry, whereby reducing energy consumption and carbon emissions will inform design from the first mark on paper to plans for end-of-life,” Diaz says.

“Because of this programme, the building sector is propelled into a new stage of learning and discovery, and a fresh approach to building design and delivery.”

To ensure new homes are built to be warm, dry and energy efficient, the Building for Climate Change programme will mandate a reduction in thermal demand from 80-90kWh/m².a (kilowatt hours per square metre per annum) to 15kWh/m².a by 2035.

The Bader Ventura homes will meet the 2035 energy efficiency standards more than



*Peddlethorp director
Manuel Diaz.*

12 years ahead of schedule.

Construction constitutes 20% of total carbon emissions in New Zealand, and reducing carbon emission is a key priority of government and the private sector in order to meet New Zealand’s international obligations.

“The sustainability strategy for Bader Ventura has influenced all of our choices, from material selection, mechanical systems, structural connections, and construction methodology,” Diaz says.

“We’ve truly worked as a team because to meet the

The three-storey, 18-home passive house building in Mangere, known as Bader Ventura, is designed to reduce embodied carbon as well as heating costs.

passive house standard, we must have a high degree of collaboration, and a detailed, holistic understanding of building performance before and after construction is complete.”

Kainga Ora general manager construction and innovation Patrick Dougherty says the team is thrilled with the depth and quality of Peddlethorp’s design detailing on such a complex project.

“Peddlethorp’s research-driven design and passion for new technologies have been crucial in helping us achieve passive house design endorsement on Bader Ventura,” Dougherty says.

“Their expertise and commitment to delivering high levels of quality and amenity gives us great confidence in an outstanding final product.”

Diaz says this is no longer business as usual.

“As designers, we are expected to lead the change of direction, and it has been a privilege and an opportunity to work with the wider Kainga Ora network to develop these new homes,” he says.

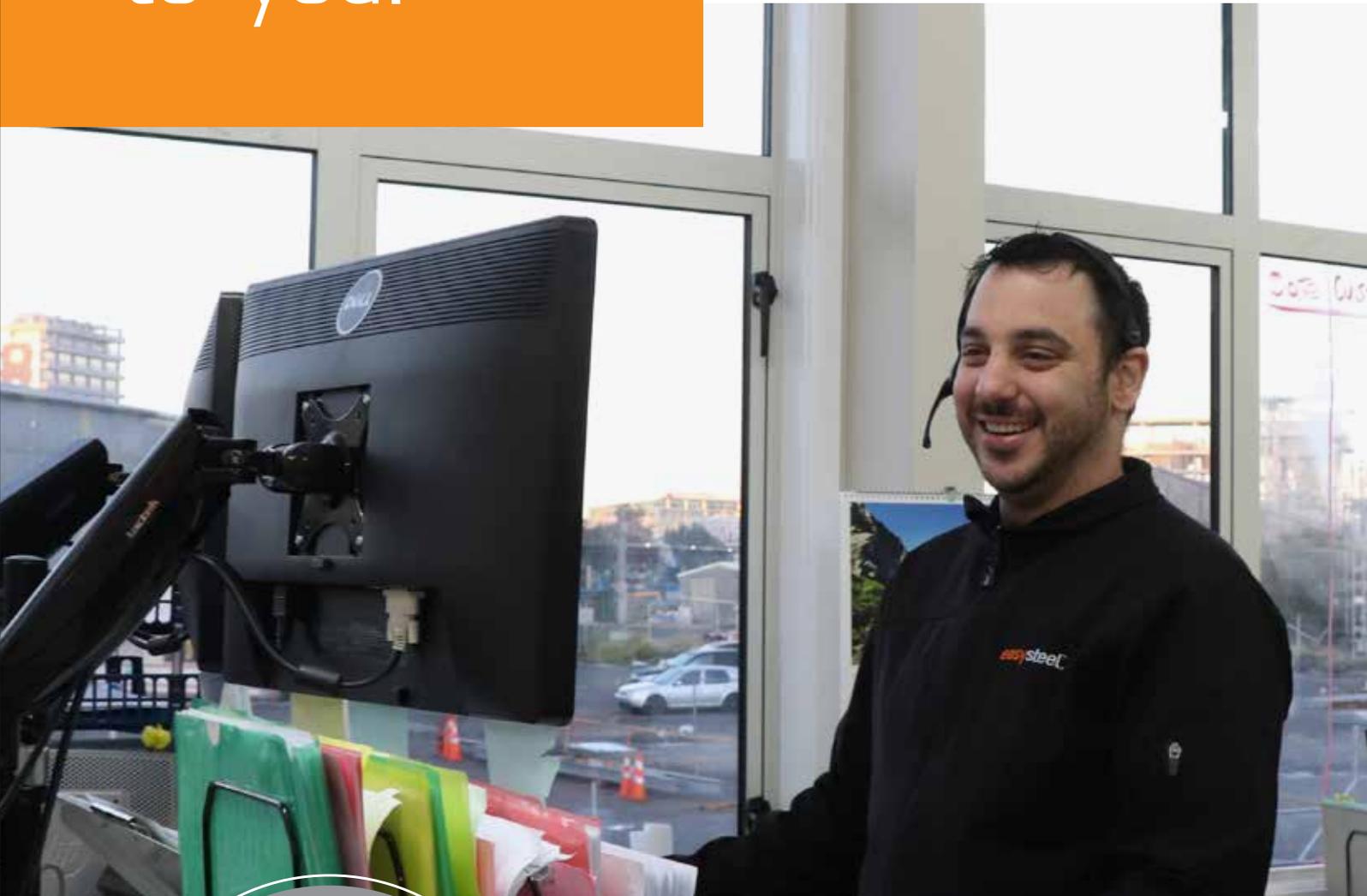
Design characteristics of a passive house

- A ventilation system that controls indoor air quality at all times.
- Openings within the building envelope that include thermal breaks and meet high insulation and air tightness requirements.
- A continuous layer of high-performance insulation around the building’s envelope to reduce indoor-outdoor heat transfer.
- Airtight construction preventing uncontrolled air exchange, thereby avoiding mould growth and structural damage.
- Space heating demand that cannot exceed 15kWh annually or 10W (peak demand) per square metre of usable living space.
- Space cooling demand that roughly meets the heat demand with an additional climate-dependent allowance for dehumidification.
- Primary energy demand that doesn’t exceed 120kWh annually for all domestic applications per square metre of usable living space.
- A verifiable air tightness maximum of 0.6 ACH (air changes per hour) at 50 Pascals pressure.
- Year-round thermal comfort for all living areas, with temperatures not exceeding 25°C for more than 10% of the hours in any given year.



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Straight talk on trades: Ara's Katie Thomas offers learners insights from a working woman

Engineer and Ara graduate Katie Thomas visited a select group of other future women tradies to share her insights into starting a successful career in the trades.

A special visitor made some time to inspire and inform female students at Ara's Woolston, Christchurch, campus recently.

"Trades are awesome," engineer and Ara graduate Katie Thomas says. "One thing I enjoyed about getting into engineering is that the culture is really cool.

"It's usually quite fun — the boys can go a little bit over the top, but it's a hell of a good job in any of the trades," Thomas says.

"I meet lots of tradesmen all over the place — sparkies, plumbers — and everybody sort of gets along really well. I also have a good sense of humour — that helps!"

While it's certainly true that over time — and especially now that Covid has disproportionately impacted women's employment — female participation in the

trades has increased, it's still not enough to lift participation above 12% of the trades and support staff workforce.

Within the New Zealand economy particularly, this means that women are not benefiting equally from the current building boom or the associated activity that makes up such a significant portion of the nation's GDP.

Recent figures from Statistics New Zealand state the construction industry's contribution to the economy has increased from 5.7% in 2015 to 6.7% in 2021.

In Canterbury, that figure is 8.7% — meaning that construction is now the second-largest industry in the region behind manufacturing — while construction activity has grown 80.2% in Auckland, now making up 6.6% of economic output there.

The impact that construction has on the

economy is even wider than this figure alone suggests, as the money generated by the sector has a habit of recirculating within the economy.

And when integration with other sectors is considered, the numbers only increase. Construction activity tends to enable businesses to expand their economic activity as new commercial buildings, factories, farms and infrastructure come online.

So there is a definite case to be made that increasing numbers and capabilities within the sector are directly beneficial to New Zealand as a whole, while also allowing women to access dynamic, more highly-paid jobs.

Ara Woolston campus student support advisor Alison Frayne has been a long-time booster of female participation in the trades sector.



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Katie Thomas

"I think it's a number of things that are changing because the trend (of increased female enrolment) was happening before Covid," Frayne says.

Air hostesses changing direction

"But I think Covid probably has a little bit to do with it — for example, a few women that have come were previously air hostesses, who've chosen to come and change jobs.

"And we've had quite a few teachers too, who have decided to change direction.

"It's really cool to see the diversity of the ladies who are coming in to do the programmes now.

"In classes before, there'd be one girl in a class, and now there'd be three or four. Not being the only female in class definitely makes it easier."

When Thomas stopped by the campus, she started by introducing herself and giving the students an overview of her progress into a successful career in engineering.

"I'm a mum, I have a teenage son. It was hard when I started engineering — I was on my own and he was only a wee fella.

"I studied three days a week, and the other two days a week I ended up getting a job in structural. I had to learn how to juggle."

She says her son is a teenager now, and couldn't be more proud of his hard-working mum.

"My son's going to be 15 this year, and he still thinks the work I do is awesome."

The subject of childcare — or, more specifically, how to manage it while studying and working — was an issue that

came up for plenty of the students.

One commented that she was lucky to have found a stress-free solution, but agreed that finding support with her children was key.

Childcare still a big issue

"My kids are in school, and after-school and before-school care — it's all at the same place so it's kind of seamless. Really, to me, family's been a big help — we wouldn't have managed without them."

Another thought that childcare was an issue for lots of women.

"I think support for people on maternity leave is not enough, nowhere near enough, support for children. I can't get here to class first thing in the morning because of needing to take care of my kids.

"I've got no family here. Paid childcare leave for men would be a big help."

Katie stressed that, at Ara at least, support was not hard to find.

"There's a lot of help here which is really cool, so if you're struggling with anything, it's a good place to ask for help with any topic."

While the wider industry may still struggle a little with the notion of a workforce that's half women, unfortunately for many women, entering the trades is easier said than done, former Competenz chief executive Fiona Kingsford says.

Initiatives underway

"Initiatives are underway to uncover the barriers that may be preventing this. 'Women In Trades', a three-year research project jointly commissioned by the Ministry for Women and Ako Aotearoa, is underway in partnership with BCITO, Skills Org, Competenz, MITO, Connexis, the Industry Training Federation and many others," Kingsford says.

"The project is designed to increase the participation and success of women in construction and engineering-related trades where they are traditionally under-represented."

The research thus far has found that the women surveyed cited a number of primary obstacles to starting a career in trades, ranging from:

- a lack of personal knowledge about the wheres and hows and of work experience in general,
- identifying employers who will take on

women,

- the predominantly "male" culture of the sector, and
- a lack of support for working women in the trades.

Frayne has been part of work that has been going on in the background, to try and empower more businesses to easily hire women.

"There are some progressive companies that are doing well — but there's some that are scared, mostly the smallest businesses.

"It's not a chauvinist thing at all — it's just because they've not had women before, and they don't know where to go for the answers to their questions.

"Small business owners are so busy doing everything, so they don't have a lot of time to do the research. So it needs to be made easy.

"We'll be reaching out to these types of employers and saying 'here are the resources that you need', and giving them access to a package of online resources that take the strain and research out of it."

However, it quickly became apparent that while only a limited number of (mainly larger) employers do hire women, those that do are overwhelmingly positive about it, saying that women bring superior attention to detail, are more considerate in their use of tools/machinery, and often have a positive effect upon workplace behaviour.

The BCITO has outlined two key goals as part of its role as lead of the research consortia.

First, it aims to have women making up 10% of BCITO apprentices by 2025 and, second, to have women filling 30% of construction trade roles by 2040.

While it remains true that currently less than 3% of construction tradespeople are women, there is good reason to believe that the sector will continue to become more attractive to, and more inclusive of, women in the future.

"When you do it, it's like, 'oh my god, I can do this', which feels so awesome," Thomas says.

"The point is, it's quite exciting! When you go around and you see the stuff that you've done, all the places that you've worked in, it's really cool.

"All the stuff that you guys will do will last for years to come. You even show your kids, and your grandkids. That's pretty cool."

Did you know?

While it remains true that currently less than 3% of construction tradespeople are women, the BCITO aims to have women making up 10% of BCITO apprentices by 2025, and to be filling 30% of construction trade roles by 2040.

Kennards Hire wins Gold at HIANZ Awards



Kennards Hire Dunedin Branch was awarded a prestigious HIANZ Gold Hire Excellence Award by the Hire Industry Association of New Zealand at its recent annual awards night.

Having only opening its doors in August 2020, the purpose-built 3000sq m Dunedin Branch has joined Kennards Hire's previous two HIANZ gold wins in 2017 (Hamilton) and 2015 (Albany).

HIANZ is New Zealand's peak body for the hire and rental industry. Its annual awards provide a competitive platform for assessing, recognising and rewarding excellence of hire companies that operate within the various industry sectors.

Areas of interest for assessment include presentation of premises and staff, products and services, safety and compliance, marketing, customer service, and adherence to industry standards.

HIANZ chief executive Rodney Grant says it was obvious after arriving at the Dunedin branch that this was a team that prided itself on excellence.

"It's an immaculate branch, with well thought out floor and yard plans allowing

for good flow and customer experience," Grant says.

"From the presentation of the branch itself, to the way the team conducted themselves, this team very clearly live and breathe the culture of Kennards."

The sentiment of a customer-first approach, from branch layout through to providing the best hire products and advice in the industry, is echoed by New Zealand general manager Tom Kimber.

"Seeing Dunedin go from opening last year to winning the HIANZ gold award this year is an incredible testament to the hard work and dedication of our great team," Kimber says.

"The Dunedin team has gone above and beyond to build a positive and inclusive work culture, whilst living and promoting the Kennards Hire values."

Kennards Hire entered the New Zealand market in 2012 with the acquisition of McEntee Hire.

The award-winning Dunedin branch is the 27th store the family-owned equipment hire company has opened in New Zealand, and caters to a diverse range of builders, DIYers and dedicated tradies.

Crane index proves market resilience

Auckland has recorded a significant net increase of 18 cranes over the past six months, along with a total of 144 long-term cranes across New Zealand's seven main centres.

Despite lockdowns, delays in material supply, increased shipping costs, and pressure on local labour resources due to the impacts of Covid-19, Auckland's construction market has proved remarkably resilient.

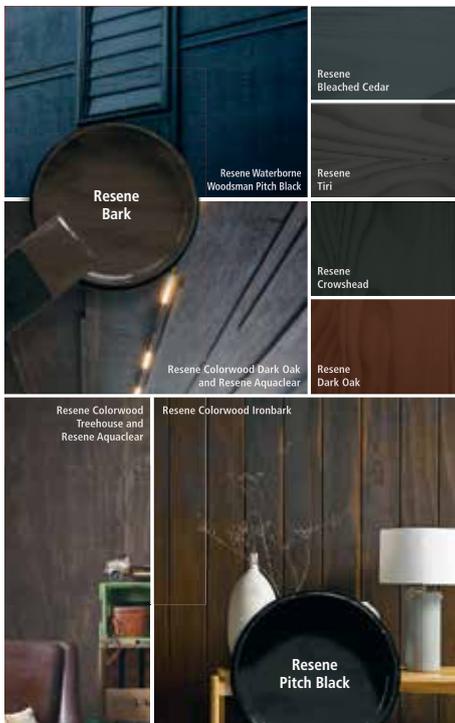
According to the recent release of the Q3 2021 Rider Levett Bucknall (RLB) Crane Index, New Zealand now has 144 long-term cranes on construction sites

across the seven main centres, up from 136 in Q1 2021.

These include 96 in Auckland, 16 in Wellington, 4 in Christchurch, 8 in Queenstown, 5 in Tauranga, 4 in Hamilton and 1 in Dunedin.

Rider Levett Bucknall director Chris Haines, says Auckland's status as the engine room of New Zealand continues, with its 96 cranes accounting for two-thirds of the 144 cranes sighted across the main centres in the country.

For more information, visit www.rlb.com/oceania/insight/rlb-crane-index-new-zealand-q3-2020.



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Napier steel company reveals slice of local history

The theme of the recent World Green Building Week 2021 was Building Resilience. Napier-based structural steel contractor Red Steel has a story of resilience to tell that stretches back 90 years to the Napier earthquake of 1931.

Red Steel was formed in November 2002, and in January 2003 purchased Woolaway Steel Structures.

Red Steel managing director Bob Hawley was employed by Woolaway as a quantity surveyor from 1994 to 1999 and, after four years in Tauranga, seized the opportunity to return to the Hawke's Bay and take over the company for which he once worked.

Red Steel's head office and manufacturing facility, which was completed in 2014, features reused 90-year-old structural steel that originally formed part of the Napier rebuild following the 1931 earthquake.

In 1931 the steel was on a ship from England and destined for use on the Sydney Harbour Bridge, but was diverted to the Hawke's Bay to help with the region's rebuild.

The steel was first used in the construction of woolstores located on Napier's foreshore, now known as Ahuriri.

Apartment conversion

When the woolstores were converted to apartments, the steel was decommissioned, giving Red Steel the opportunity to claim the material and repurpose it for its new facility.

Red Steel managing director Bob Hawley says rather than sending the material to

the scrap yard to be melted down, the Red Steel team derigged the rolled steel joists beam by beam.

"The beams were in excellent condition and perfectly suited for reuse in the construction of our planned new Pandora-based headquarters," Hawley says.

Re-purposed steel

In all, the new facility has 90 tonnes of structural steel, of which the re-purposed steel makes up 12%.

"None of the original steel was wasted — offcuts of the material were used to create furniture for our reception area and office space," Hawley says.

Steel boasts strong sustainability credentials, key of which is its recyclability.

"Steel can be recycled and reused endlessly without compromising its remarkable physical properties.

"The material can also be dismantled and removed from one building and re-purposed and installed in another, without altering its performance," Hawley says.

Worldwide, it is estimated that 90% of steel from demolition sites is returned to steel mills for recycling.

Organised by the World Green Building Council, World Green Building Week was the world's largest campaign to accelerate sustainable buildings globally.

Red Steel a proud finalist in postponed steel awards

Red Steel is a proud finalist in the Excellence in Steel Awards for its work on the soon-to-open Hawke's Bay Airport expansion.

The Airport's terminal expansion will enhance this key infrastructure asset for the region, and increase the terminal's size from 2500sq m to 4340sq m with the use of structural steel.

"We're delighted to have been part of this fantastic project," Red Steel managing director Bob Hawley says.

"Receiving industry recognition for the quality of the steelwork involved is testament to our team's commitment to best practice, value, teamwork, efficiency and innovation."

Instead of hiding the elements of strength, the structural steel used to complete the project is exposed, making the building's resilience a celebrated and visible feature of the design.

The 2021 Excellence in Steel Awards dinner has been postponed to February 2022, and will be held at the Hilton Hotel in Auckland.





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Where has all the timber gone?

Northpine general manager Bruce Larsen says structural timber remains in short supply nationwide. And that no matter how fast and how hard timber manufacturers go, they can't keep up with demand.

Coming into this pandemic, the construction industry was heading towards the top end of the cycle — demand was very good, and the housing shortage was pumping the industry along.

Then Covid-19 arrived, late in the summer of 2020. Forecasts were all very bleak, mills ran down stock and braced for a serious recession.

The country's borders were closed, and everyone decided it was a great time to build the bach, extend the house, or catch up on a 40,000-unit national house shortage!

The building boom just grew, pushing demand beyond what was already the top of the natural market cycle. Timber processors just didn't have

capacity on standby for extra sales at an unprecedented level.

Everyone in the industry expected that, as sawmills flexed their capacity and CHH mastered their upgraded sawmill at Kawerau, the traditional winter slowdown would kick in. Surely demand and supply would begin to balance?

However, with the summer of 2022 now approaching, and Auckland just out of the longest Alert Level 4 lockdown in its history, we don't seem to have made much headway. Why?

It is not the lack of logs. Logs are available if you pay the market rates. So, while we Kiwis are paying international prices for locally-grown raw materials, that isn't stopping production.

Timber manufacturing is suffering



An aerial view of Northpine's sawmill at Waipu, Northland.



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from labour shortages — some quite specialist — and with borders closed and near full employment in the country, labour can be a constraint.

But most businesses are managing. The cost of all inputs is increasing, including labour, cartage and consumables but, again, it isn't holding back production, just making it more expensive.

The answer lies in the environment surrounding the timber processing industry. As with all commodity industries, the big tend to get bigger and the small and inefficient go out of business.

Over the past 20 years we have seen the closure of around 50 to 55 sawmills, but the production of sawn timber in New Zealand has remained very steady.

Essentially, the bigger mills have pushed out the smaller operators — much as a supermarket will make it very hard for the local dairy.

These big, high-capacity sawmills are designed to run at (or close to) full capacity all the time, so they pump out huge volumes at low cost.

If they aren't running at high volumes, the economics of the massive investment just don't stack up and, therefore, they are not very adept at flexing with changes in demand.

Is this why we have very little "surge" capacity in our supply system?

The smaller mills that have survived

in this "dog-eat-dog" environment generally have some specialist products or niche customers, or some manner of differentiation that has allowed them to survive.

However, they have also developed "street smarts" to navigate their way through a tough commercial environment dominated by a few big players.

While forest growing has been seen as a good investment by large overseas companies and small "Mum and Dad" investors alike, the wood processing sector has had no such backing.

The small players in the industry have had little support from the government or from financial institutions. In fact, they are frequently labelled as inefficient.

However, they remain in business because they have some strategic advantages within their structure, their market or their product mix, and generally also because transporting logs and timber is a very expensive exercise.

Regional manufacturing can be efficient, and can significantly reduce the carbon cost of transporting bulk products around the country.

Forest growers located close to a port have lower cartage costs compared to those growing their trees many kilometres away — therefore, their returns can be significantly better.

It's the same with sawmills. Those with

minimal cartage costs for logs and lumber can operate in a manner that competes with the big players, especially if they manufacture products that the large mills can't or won't.

With the two biggest companies, CHH and Red Stag, accounting for approximately 65% of timber production in New Zealand, the small players who can flex their production and product ranges can only make a relatively small difference to supply volumes.

If each one of these mills finds an extra 15%, it only accounts for around 5% of the total production per year.

And as some of these manufacturers have specialist markets offshore, the increase is even less.

So unless the government supports investment in the processing sector, and banks, investment institutions and even small-scale investors decide there is a future in timber manufacturing, it will take time to reduce the local shortages and build a strong export industry for the future.

Northpine continues to develop its specialist range of solid wood components marketed under the Northbeam brand, while supporting the independent local timber merchants in the north.

The aim is to grow capacity, while ensuring that the business is still operating in another 20 years.

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Marc and Kelly Hunter

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Fixing for compliance . . .

Rob Campion of the Window & Glass Association NZ looks at common enquiry around window and door fixings, and introduces the applicable Code clause.



One of the queries that comes through to the Association with unusual, and somewhat unexpected frequency, regards fixing, in a couple of forms:

- the attachment of the window or door to the building,
- the attachment of the support bars, and/or
- the attachment of the window frame to its timber reveals.

Each of these components are covered in the Building Code, perhaps just not where you might expect to find them.

Each is an important factor in the function of the window or door and, of course, their role in creating a better built environment.

Window fixings

Given that the vast majority of window and door frames used in New Zealand are manufactured from aluminium, it would be fair to say that they are generally secured into the framed opening in the same way — nail fixed through the timber reveal.

Whilst these fixings are a structural part of the building envelope, they are not explicitly identified under Clause B1.

B1/VM1 is a little quiet on the subject with window compliance being referred to NZS4211, which does not include the connection between these building components.

This is instead left to



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E2/AS1 (added in 2011), specifically, paragraph 9.1.10.8, which describes the fixing requirements as “pairs of minimum 75 x 3.15mm galvanised jolt head nails or 8g x 65mm stainless steel screws”.

For buildings within the scope of NZS3604, the frequency of the nails or screws has been rationalised at 150mm from each corner, and at a maximum of 450mm centres between.

For larger units or those subject to higher wind loads, the fixings sizes and spacings will need to be specifically designed. Refer to the Association’s “Guide to Window Installation” for further detail.

You’ll note in the Guide the nails are shown skewed toward each other, which was explained as the “correct” way to do it when I first joined the industry almost four decades ago.

The thinking is that this helps resist positive and negative wind loads.

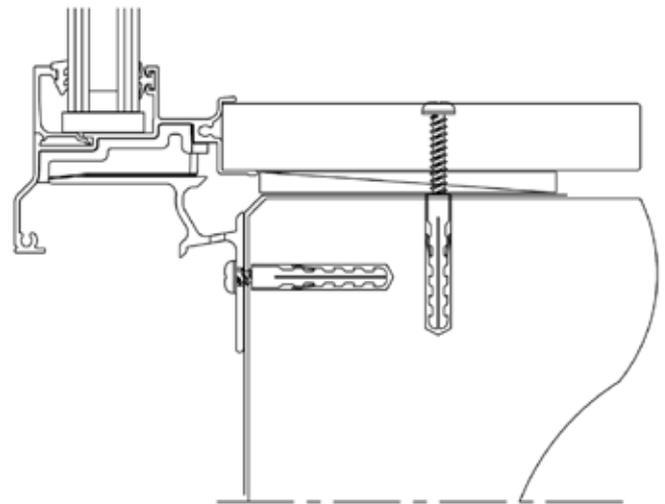
Support bar fixings

E2/AS1 also discusses the support bars used as a part of the window installation for cavity construction and the requirement that they comply with BRANZ EM6, but do not mention the fixings, which are more an elemental part of the mechanism being tested.

The WGANZ “Guide to Window Installation” helps to point you in the right direction based on our own EM6 testing, and nominates the fixing method into timber as 10g x 50mm stainless steel screws at the end of each bar (using the pre-punched holes), and at a maximum of 300mm centres between.

In most cases, the fixing to timber is well understood, with only the odd question about appropriate fixing coatings and their corrosive reaction with the aluminium support bar.

The difficulty is more often when attaching to the face of



a concrete slab. The easy answer is that the same fixing sizes and frequency apply, only that the screws are driven into nylon plugs or similar.

The screws can be

substituted for minimum 6mm masonry anchors if desired, but this will require the bar is re-drilled to ensure applicable edge clearances are maintained. Again, stainless steel is most appropriate.

Continued on page 30

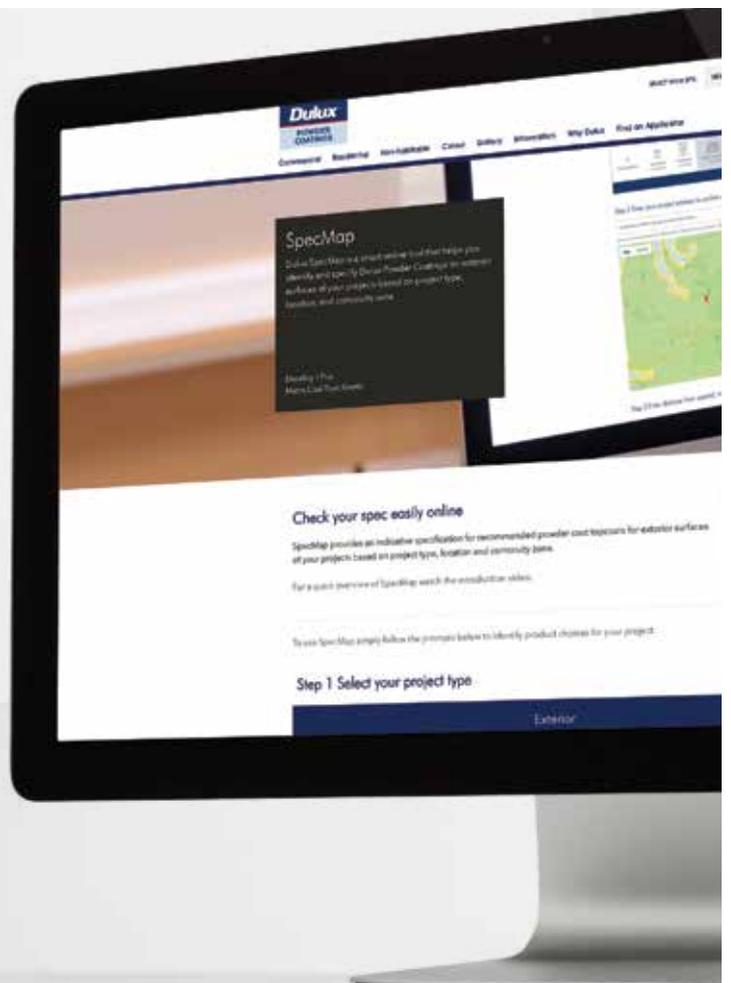
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Fixing for compliance . . .

Continued from page 29

Reveal fixings

I have to say, questions around the staples used to factory attach the timber reveals to the aluminium frames rarely come from builders/installers.

More often, they come from assessors, inspectors and engineers — and more often from sites in higher or SED wind zones.

In terms of these components there is no Code clause that covers them from a size, frequency or structural perspective — this is covered off by the individual system designers.

Whilst the results from testing performed for the Association delivered a recommendation that staples be positioned 50mm each side of corners and mullion/transoms, and at 200mm centres between, most manufacturers will staple at closer to 150mm centres, for buildings within the scope of NZS3604.

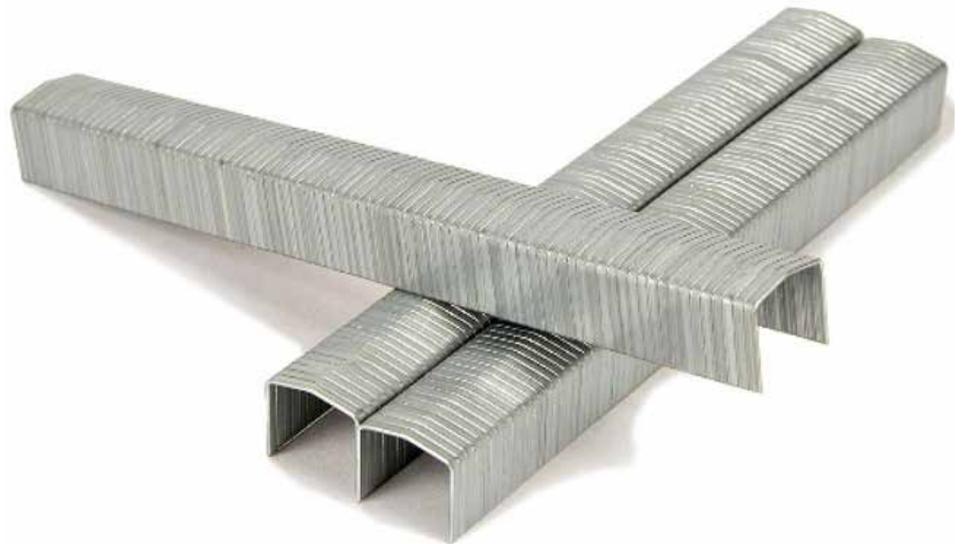
The question around staple material is the one received most often.

In short, in most cases, to be compliant

with the durability requirements of Clause B2, they should also be Type 304 stainless steel.

If you would like further clarification on any of these points, please refer to your

local window manufacturer or system supplier, or use the Contact Us function on the Association's web site — www.wganz.org.nz/contact-us — to log a query.



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NEXT LEVEL show home with Altus Window Systems

When building a show home for prospective families and buyers, it pays to use the best materials and build it the best that you can — and that's exactly what Design Builders, with the help of Altus Fabricator Nebulite Wellington, have done.

The home is situated with three of the sides connecting to a reserve covered in native bush, that gave Nebulite the challenge to design a window and door layout that captured the natural light, and offered views and access to outdoor spaces, maximising its location.

The team selected Altus's Pacific Architectural system in Black Matt to create a modern sturdy look, and added a combination of unique features like Eurostacker™ doors, to open out to the deck entertaining spaces, Ranchslider™ doors with Levelstep™ sills seamlessly opening the bedrooms out to secluded deck space.

altus.co.nz
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Minimising site errors never more important than now

Had we been told a few years ago that we would be wearing masks, facing nationwide lockdowns, and having someone we don't know stick cotton buds up our nostrils, we would have said that was a crazy scenario.

Our world today includes terms such as MIQ (forced hotel stays) and Delta, where everyone is getting a needle in their arm, not once but twice. Just so we can have some semblance of normalcy again.

And this, all while we try not to cough or sneeze in public or leave our mask in the car. If only we knew what was going to happen in the years ahead.

One thing we can be sure of is the need to minimise personal contact for a while yet, because none of us want to be labelled a spreader and be forced into MIQ.

So the need to minimise errors or problems on site has never been more important than now.

Pre Hung NZ is an innovative business, improving the supply of pre-hung doors and hardware to the New Zealand market. Supplying residential doors and hardware nationwide, it has products and systems that makes the service of both sectors smoother and faster.

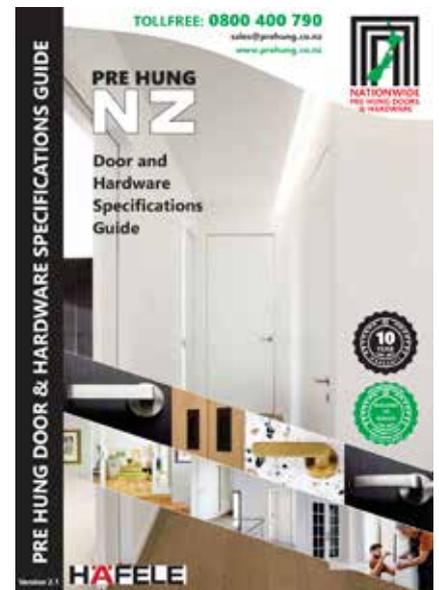
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It contains information enabling the user to make an informed decision when it comes to doors and hardware.

It is free of charge with no expectation to buy, and can be downloaded from www.prehung.co.nz.



The Pre Hung Door and Hardware Specification Guide will help users get the details right at the front end, preventing problems later on.

Windsor ARCHITECTURAL HARDWARE

It's time to make the conversion to keyless entry with the Windsor Smart Entry range.

With five different locking options including Wi-Fi (via bridge) and Bluetooth, you'll never need to scramble for your keys again. Available in three stocked finishes, Matt Black, Graphite Nickel, and Stainless Steel you'll find an option suitable for every home.

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Many years' experience used to create new commercial hardware range

Miles Nelson has used its 90 years' experience in residential hardware to develop and design from the ground up a new commercial range of products — Miles Nelson Commercial (MNC).

The range includes a wide variety of standard door mechanisms, including fire-rated mortice locks, door hinges, deadbolts, locksets and handles, strikes, door closers and accessories which are all suitable to secure businesses, schools, community buildings, and even residential homes.

The MNC range has been constructed of heavy duty metal designed to endure additional wear and tear from heavy usage. It is cycle-tested and fire-rated, and provides added security to buildings or homes.

There is a full range of functions available to cover any project specification supported by the company's in-house

technical expertise.

Included in this range are brand new Miles Nelson designs which offer handles with easy fit retro in mind that will cover most common furniture plate sizes and screw fix spacings, a quick handing door furniture, and a through fix option for round rose accessories.

The range also includes wide and narrow-style mortice lock options that are easily adaptable to suit card access handle escutcheons.

To complement the growth in black and SG handle finishes, the company has designed a full range of complementary products.

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

This includes better installation instructions,



installation that requires less input from the contractor and requires fewer components, and that uses more environmentally-friendly packaging.

Entrance doors continue to be the showpiece, and there are two trends — automation and electronics — that are being

used to solve access control issues where, in the past, a simple mechanical solution would have been used.

There are many options available now that provide keyless entry, including touch pads, smart cards and phone apps.

In the high/high end, there has always been a trend towards aesthetics, mechanical efficiency is still paramount but again there is a trend towards new finishes and hardware concealment.

Miles Nelson has noticed a slight trend back towards traditional timber joinery.

To this end, they have designed a proprietary range of newly-launched window fittings.

www.miles-nelson.com

Keyless entry — it's time!

It's time to make the conversion to keyless entry with the Windsor Smart Entry range.

You'll never need to scramble for keys again, with five different locking options, including Wi-Fi (via bridge) and Bluetooth.

Easy to set up, it comes with an optional simple install template, and the ability to programme in temporary construction codes.

Multiple user pin-codes (including the temporary codes) can be programmed and easily sent with a simple text message.

The range is versatile and can be retrofitted, used on wooden and aluminium doors, and on a variety of stile widths.

Available in three stocked finishes — Matt Black, Graphite Nickel and Stainless Steel — there's an option suitable for any home.

Features and benefits include:

- Five different locking options.
- Easy installation and programming.
- Back-up mechanical keyway.
- 30mm to 60mm backset options.
- Swinging and sliding door applications.
- Suits 30mm to 80mm door thicknesses.
- Water and dust tested to IP66 rating.



New spin on sliding door hardware

A new spin on sliding door hardware comes with the Windsor Cavity Suite Ultra range.

The range offers minimal protrusion, allowing the door to sit flush inside the cavity.

It is available in passage, privacy and locking sets to suit a variety of sliding door applications.

The positive spring action in the latch mechanism makes the thumb turn seamless to lock and unlock the door.

The installation process is simple with a 25mm mortice latch bolt, a generous cut-out tolerance, and the easy install templates provided.

Features and benefits include:

- Quick and easy installation.
- Available in three stocked finishes — Brushed Nickel, Matt Black and Graphite Nickel.
- Flush design allows for complete door retraction into the wall cavity.
- Solid zinc alloy construction.
- 60mm backset.
- 25mm mortice drilling.
- Suitable for door thicknesses: Passage and privacy sets 34mm to 51mm, and Locking sets 35mm to 55mm.

Fletcher Building announces two new executive appointments

Fletcher Building has announced two senior appointments to the company's executive team that will occur over the coming months.

Bruce McEwen will move from his present role as chief executive, distribution, to the newly-created role of chief executive, digital foundations.

In his new role, Mr McEwen will lead a programme of work currently underway to accelerate the improvement of Fletcher Building Group's digital foundations.

Fletcher Building chief executive Ross Taylor says the role of chief executive, digital foundations is critical as the company accelerates the transition of its businesses.

"This key strategic initiative will underpin our ability to meet our customers' current and future needs, and allow us to focus on the areas that they value most," Taylor says.

"With our operating businesses continuing to increase their activities across e-commerce, digitisation, automation and data analytics, the need to get our base systems and data capabilities positioned to support this growth and activity has become increasingly important.

"Bruce is a highly experienced leader, with a strong understanding of the technology and data transformation we need to make, combined with a proven ability to influence

and lead change.

"I'd like to thank him for the outstanding job he has done as the chief executive of our distribution division over the past several years."

Teresa Rendo will replace McEwen as chief executive, distribution. Ms Rendo joins Fletcher Building in New Zealand after holding senior leadership roles within the Woolworths Group in Australia, most recently at Big W.

"This is an important time for our distribution businesses (which include PlaceMakers and Mico) as we continue to drive its operating tempo and business model to exceed the changing expectations of our customers," Taylor says.

"Teresa's expertise and understanding of global trends and best practice will ensure we accelerate this journey.

"She is a proven team and customer-first leader, with a demonstrated track record of delivering results.

"In addition, she brings to the role a highly valuable skill set, including a focus on what matters most to customers, and how to effectively leverage e-commerce, data and supply chains to maximum effect.

"She will be an outstanding addition to the Fletcher Building executive team, and we look forward to welcoming her to New Zealand."



Bruce McEwen



Teresa Rendo

A changing of the guard for BRANZ: new Board chair announced

Nigel Smith has been appointed as the new chair of the BRANZ Board, succeeding Dr Helen Anderson who completed her third and final term recently.

Smith thanked Dr Anderson for her significant service and legacy.

"Dr Anderson's leadership has been pivotal to BRANZ becoming the transformed, professional and impactful, independent research organisation it is recognised as today," Smith says.

"Her passion and deep understanding of the role of science in creating a better today and tomorrow ensured BRANZ retained its focus as an independent, impartial provider of evidence."

Dr Anderson feels privileged to have served on the BRANZ Board for the past 10 years.

"To have been part of an extraordinary decade of achievement, high performance and new developments for BRANZ has been a rich learning experience," Anderson says.

"It's an exciting time for BRANZ



Nigel Smith

as it takes steps towards its vision of 'challenging Aotearoa NZ to create a building system that delivers better outcomes for all'.

"I wish Mr Smith, the Board, executive and staff every success in achieving that goal," Anderson says.

Smith has more than 30 years' experience in the New Zealand

construction industry, and manages a franchise building company.

He holds positions on various boards, including as a director of several Canterbury-based building companies and the Registered Master Builders Association.

He was a founding trustee of Construction Health and Safety New Zealand (CHASNZ). He joined the BRANZ Board in 2019.

Smith is looking forward to the opportunity and the challenges ahead.

"Dr Anderson's wisdom, generosity, courage and commitment to evidence-based knowledge has set the organisation on a clear, strong path," Smith says.

"I'm excited to be leading BRANZ at a time when the industry is facing significant challenges, from housing shortages and affordability, climate change, and the need for healthier, warm homes."

The announcement includes the re-election of Stephen Titter as deputy chair. The full list of BRANZ Board members can be found at branz.co.nz/about/our-board.



50% more holes per battery!

Sutton Tools Supabits are developed for use with the high torque output of an impact driver, and are suitable for general purpose use in metal, timber and plastics.

Features include:

- 1/4in hex shank suitable for use in impact drivers.
- Special point and parabolic flute provides 3X faster penetration than standard bits.
- Battery saving technology for 50% more holes per battery charge than standard drill bits.

- Made from M2 High Speed Steel (HSS), offering the best combination of strength, heat and wear resistance.
- Bright finish for general purpose applications, non-ferrous metals and plastics.

www.suttontools.co.nz

Oil-free, low noise compressor

Senco's new compact trolley compressor AC24016 is the ideal oil-free, low-noise compressor for all construction jobs.

This 16-litre compressor is powered by a 2hp motor and has two hose outlets.

The reduced vibration and low noise level (70 dB)

make it possible to place this compressor directly at the operator's work zone.

The low mount protective chassis, rubber wheels, and foldable transportation handle make the AC24016 the perfect mobile compressor for any site.

Ph 09 444 9424



Twice the power per cut

The new Tajima DC 690 Strong-J Grip Cutter is a two-handed cutter suitable for cutting thick materials such as carpet, thermal insulation, plasterboard and plywood.

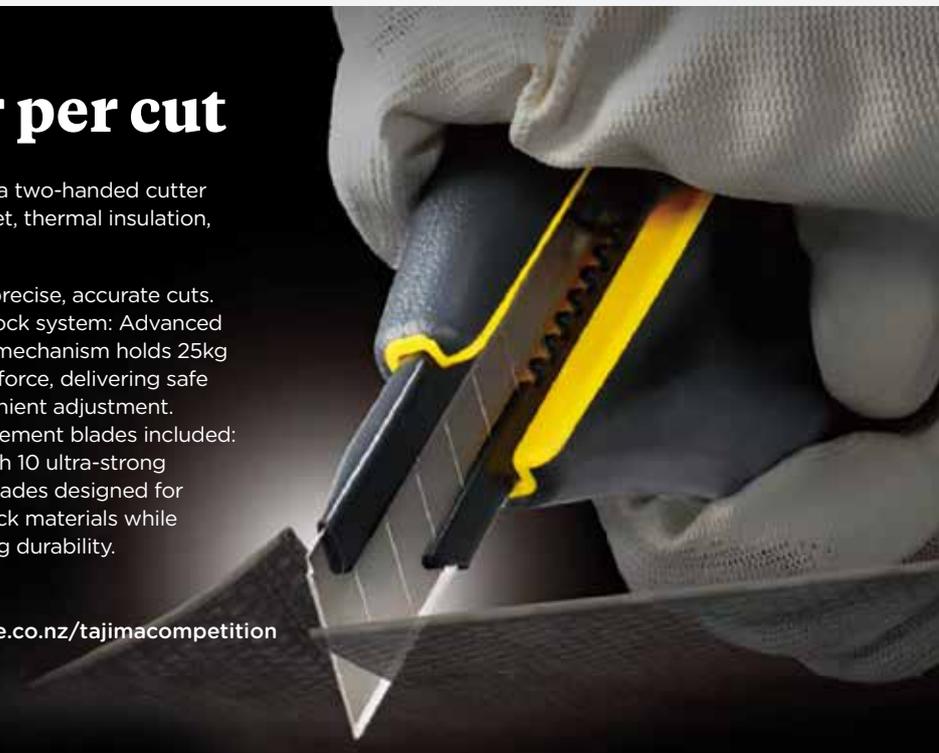
Features include:

- Twice the power per cut: The ergonomic handle design with non-slip elastomer grip allows for maximum leverage, providing more power behind each cut.
- Premium grade steel: Japanese tempered steel produces maximum blade strength for long-lasting durability and performance.
- Precision cutting: Multi-step sharpening creates an ultra-sharp

blade for precise, accurate cuts.

- Auto-lock system: Advanced auto-lock mechanism holds 25kg of locking force, delivering safe and convenient adjustment.
- Replacement blades included: Comes with 10 ultra-strong J-Power blades designed for cutting thick materials while maintaining durability.

www.acme.co.nz/tajimacompetition





The best just got better

Senco's new Duraspin auto-feed drywall screw gun has been re-engineered with contractor-requested features that improve job site productivity.

The DS225-18V features 18 volts of raw lithium-ion power, updated mechanics, and the vision for versatility which come together to form a new, better tool.

The Senco 18V Li-Ion 5000 rpm high-speed, auto-feed screwdriver is powered by an efficient brushless motor, includes two extended life 3.0

Ah batteries, and comes with patented corner-fit technology. The detachable feed system exposes the bit for quick reversing.

The DS225-18V also features feed on return, meaning the next screw is aligned with the bit for better line of sight and easier, more accurate screw placement.

It has a precise depth of drive adjustment with depth lock, and a variable speed trigger with lock and reverse.

Ph 09 444 9424

WIN!



We've scored another great reader competition prize pack this month, worth

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- Tajima Blades CB65RB 10/Pkt Razar Black, worth \$38

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 Russell Scarlett of Rolleston who won last month's Toolware Sales prize pack worth \$540.

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He Hunga Hanga Mātou

Hungerford appointed director of BCITO business division of Te Pukenga

BCITO chair Mike King welcomed Jason Hungerford's appointment as director of the BCITO-branded business division of Te Pukenga subsidiary, Work Based Learning Ltd (WBL).



Jason Hungerford

Building and Construction Industry Training Organisation (BCITO) chief financial officer Jason Hungerford has been appointed director of the BCITO-branded business division of Te Pukenga subsidiary, Work Based Learning Ltd (WBL).

BCITO chair Mike King welcomed Hungerford's appointment.

"In this time of change, the Board is pleased to appoint Jason to this role and deliver continuity of leadership to the BCITO team.

"In a very strong group of candidates, Jason stood out for his wealth of financial and operational experience, as well as his commercial ability."

Hungerford says the position is a fantastic opportunity to help influence the future of vocational education, while continuing to support industries, employers and learners through a period of record growth.

"I feel extremely privileged and proud to lead the BCITO as a business division in its new home, Te Pukenga WBL," he says.

"It's an exciting time for the BCITO and the wider vocational education sector."

Prior to joining the BCITO, Hungerford held leadership roles with Vodafone, KiwiRail and Bathurst Resources, and worked for a leading cement producer and building products supplier in the UK.

Incoming Te Pukenga WBL chief executive Toby Beaglehole also welcomed the appointment.

"Jason's appointment is a key milestone in the seamless transition of the BCITO into WBL. It is good to have someone with such a deep understanding of the wairua [spirit] of the BCITO leading this important mahi [work]."

"The future of vocational training in this sector is in good hands," Beaglehole says.

Mr Hungerford took up the role on October 4, in line with the BCITO's transition to WBL.

Once fully established, Te Pukenga will be New Zealand's largest tertiary provider, and the 35th largest globally. It is expected that 60% of Te Pukenga learners will be work-based.

Substitution of materials — is it a minor variation or an amendment to the building consent?

Timothy Bates and Bodene Robertson-Wright of Auckland law firm TM Bates & Co explore how disruptions to material supply chains could impact builders' ability to adhere to their building consent.

The Covid-19 pandemic continues to affect the construction industry, and the pressure on supply chains creates potential for those involved in construction projects to be forced into considering changes to materials, even after the building consent has been issued.

This article seeks to set out the requisite statutory framework governing the decision-making process that councils must undertake when assessing whether an amended consent is required, or whether it would be considered a minor variation — as well as looking at a specific MBIE determination involving this issue.

The Building Act 2004

As a starting point, section 40 of the Building Act 2004 sets out that no building work should be carried out except in accordance with a building consent; section 45 sets out the process by which one is to obtain a building consent; and section 45A is a specific section addressing minor variations to building consents.

A minor variation is defined as a minor modification, addition or variation to a building consent that is permitted by regulations made under section 402(1)(kd).

Some examples of minor variations are:

- Minor wall bracing changes.
- Minor construction changes, eg changing the framing method around a window.
- Changing a room layout.
- Changing one brand of insulation for another.
- Changing one brand of wall lining for another.
- Changing membranes to wet areas (internal only).

Amendments occur when the changes materially affect compliance. Examples of amendments include, but are not limited to:



- An alteration that changes the footprint of the building.
- The location or removal of internal load bearing supports.
- Substantive change in ground levels resulting in changes to foundations/retaining structures.
- Any change to fire or acoustic-rated elements.
- Any change to the exterior cladding or external waterproof membranes.
- Any change to pool fencing.
- Any change to a specified system.
- Any change to accessibility.

Most times a significant change to materials is made, it is likely to require an amended consent. August's article contained a cladding change from cedar to teak as an example in the context of considering prime cost sums.

In that scenario, an amended consent would be required as it is a change to the exterior cladding.

The decision on which of the two possibilities applies is crucial, and building work involving a substituted material should stop whilst clarity is provided from council.

The reason being that if construction progresses too far beyond the material substitution, the builder may find he can no longer secure an amended consent which, in turn, would rule out the issue of a Code Compliance Certificate.

In particular, section 94 of the Building

Act 2004 requires an assessment of whether the building work complies with the building consent before issuing a Code Compliance Certificate.

Determination 2018/011

It is exactly this situation that unfolded in Determination 2018/011. This determination concerned the substitution of aluminium windows with timber windows, in which the owner (who originally thought this was a matter for a minor variation after a council inspection) progressed works to the point where the windows were installed.

Following installation, the owner sought a consent amendment for the substitution.

The council declined to issue one and, ultimately, the owner sought a determination on that refusal. In its determination, the MBIE ultimately agreed with the council decision.

It agreed with the council that, pursuant to section 40 of the Building Act 2004, buildings must not be constructed, altered, demolished or removed without a building consent.

There was no capacity for the council under the Act to grant a building consent for work that required a consent, but which had been carried out on site before the amendment was granted.

Whilst in this situation the owner was able to establish that the building work had been demonstrated to nonetheless comply with the Building Code, the only route available to the owner was to apply for a certificate of acceptance under section 96 of the Act, which was deemed to be the correct route for the owners to pursue.

However, for many owners to be left only with a Certificate of Acceptance rather than a full Code Compliance Certificate for building works is a significant consequence, and could certainly negatively impact a sale price.

It follows that where there has been substitution of materials on an issued building consent, an owner ought to get a clear direction from council as to whether a minor variation or amended consent is required, before advancing building works.

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



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Business 101: The business plan

Terry Sage of Trades Coaching New Zealand begins his Business 101 series of articles with a look at how to formulate a fluid business plan.

There are certain words in business that, when spoken — or in many cases, mumbled behind a quivering hand — make the chin drop and eyes bore holes in the carpet.

Words such as terminal tax, provisional tax and Goods and Services Tax will have the above effect. Along with others such as balance sheets, bank reconciliations and creditor reports, ho hum.

All are really nice words if used in a non-business sentence. For example, the word “plan” can be exciting when used in the phrase “let’s plan our holiday”.

But when I talk to clients and put the word “business” in front of it, well, what do you know, it’s the old chin droop/eye bore, time for a new carpet syndrome.

Why does it have this effect? Well, I’ve done a very short study on it (I asked somebody) and this is what they said: “We have never done one before, we have no idea how to start it, we don’t know what to put in it, we don’t have the time for it and, really, what’s the point?”. Then they took a breath and just stared into space.

Let’s take the only serious objection they had — “what’s the point?” The point is, we should all have business plans, and every one of us who owns a business should have a plan for the future.

Now don’t think just because I said that, that you can stop reading now. Oh no! There are business plans and there are business plans and, for a lot of business owners, the plan is tucked away inside the grey matter, under the expensive hair job being kept warm by the winter beanie.

The objectives of a good business plan are to extract the ideas, thoughts, dreams, goals and extraordinary entrepreneurial brilliance that is hiding in the head, and get it down on paper.

“But why?” you shout, “it’s happy up there!”. Well, if it’s written down in a well-presented business plan format, it will become a road map for your business to follow to achieve your goals (that sounds like something your accountant or bank manager would say).

I have seen business plans that are leather-bound and kept in a box, and I have seen business plans written on a beer coaster. Which is best? In my opinion, neither. However, they both have a place.

At Trades Coaching New Zealand, we use a very simple two-page template, and all the client has to do is fill in the gaps.



We use this approach as it covers all the objections from the extensive client study I undertook.

If you have never done one before, just follow the instructions. If you don’t know where to start or what information to enter, just follow the instructions. As for time, it takes hardly any.

The first page is a quick biopsy of the business — who, where, what-type stuff. The second page covers the meaty bits — the goals, the budget (don’t get scared with this, we will cover it in a future issue of *Building Today*), the exit strategy, and the most important part — an action plan.

So, do you really need one? The truthful answer is, no you don’t. The prudent answer is, yes you do.

It gets the jumble in your head in a working order, and it will allow you to

get external help from accountants and business coaches.

It will give you that map to follow, and it will give you an action plan with key dates to work with — and the list goes on.

For construction experts that you all are, following a plan should be second nature to you.

If you can’t be expected to build a house without a set of plans then why should you be expected to build a company without a plan?

One important point to always remember — your business plan is always a work in progress. Keep it as a fluid document because you never know what door is going to open around the corner.

One last point to make in favour of business plans — I come across business owners that say “the bank said no”, and a wee tear starts to fall.

My first reply is “how did you present your case?” They then say, “well, I just went in and asked”.

If they went in with a well-presented business plan, a budget cash flow forecast and a coherent reason for why they are asking, the odds of getting a bank to say yes will increase many times over.

We have business plan templates at Trades Coaching New Zealand which we are more than happy to email to you if you need one.

Please just contact us at the email address below and this will be done.

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.

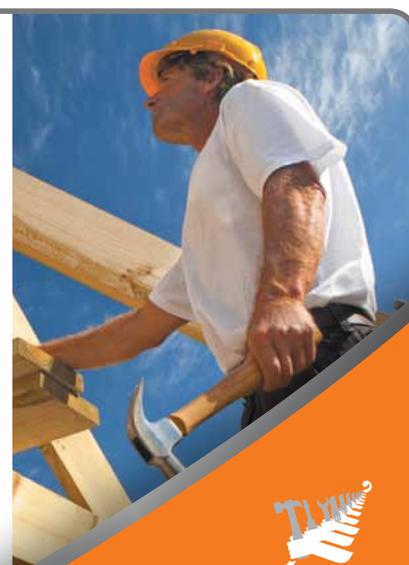
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THE BUSINESS SIDE OF CONSTRUCTION

Supply bombs in a minefield

Ross Middleton says the paper-thin veneer of practical application that holds the distribution chains of modern commerce together has developed a rip in its fabric, and that the end result of that widening hole will help redefine the way we do business.

Around the boardroom tables of New Zealand's construction companies there is a hell of a grump going on. No sooner does the building market look full of positivity and growth than the irony of external factors start to weigh on any ability to profit.

Covid closures, skills shortages, climate concerns, mounting costs and debilitating supply issues will all hit the bottom line of the annual report.

I have looked at some of these defining factors in previous ramblings, but in light of recent developments, supply-related problems are worthy of closer investigation.

Those squeaky bums around the boardroom table are asking themselves how they can future-proof against the unexpected — whether it is emerging regulation, changes in technology, extreme weather events or customer expectations.

Key factors for construction and home improvement will revolve around risk assessment and management, using them as opportunities for scenario planning.

In this mix is the upcoming investigation into our market sector by the Commerce Commission. Those supply chain problems are going to meet competition, ethics and regulation head on.

Radical raft of potential

We can get some idea of what to expect on this from the Commission's recent report on supermarkets, which found there was not enough competition in the sector, and suggested a radical raft of potential changes, including the option of breaking up some players.

Before I drivel on to dissection of such proposals, it is worth noting that despite concluding that the country's two big supermarket operators are excessively profitable, anti-competitive and charge high prices, the Commission has already delayed its "final report" on the investigation until at least March next year — which means driving nails into the iron of the building sector will be even further down the roof now, probably in the gutter ...

It also looks like they may have bitten off more than they could chew in a number of areas at the grocer's. If that happens in a market where the issues and the irregularities are patently obvious, imagine what is going to happen in the labyrinthine



minefield of construction!

One grocery boss has already gone on record to deny exorbitant profit-taking and other key elements of the Commission's finding.

To my mind he suffers from that affliction known as "proboscis terminus".

In other words, he can't see his nose in front of his face; nothing to see here, move on please. But then damning himself by suggesting a code of conduct might be a good idea and, heh, we might even stop putting covenants on land to stop any competition. Brazen as.

Some retailers just have no shame: keen as billy-oh to grab any wage subsidies going in the Covid upheavals, piling it on top of extra profits enabled through the pandemic, and then either flatly refusing to pay it back (I will never buy from Harvey Norman again) or paying back as little as they can possibly get away with.

With nearly 40 years covering all aspects of the retail community in industry-based trade publications in this country, I can say all this with some knowledge, having found myself at the pointy end for whistle-blowers on several occasions.

Back-stabbing

I have heard it all, from theft (including that of intellectual property) to fraud, kickbacks, bullying, back-stabbing (an age-old classic), and other assorted defenestrations.

In all my journalistic naivety when starting out in the distribution chain, I thought it was all about the consumer and the customer — delivering them the right price, along with quality and service also being determining factors.

It was with this sense of altruistic

purpose early on that I gave a keynote address to a retail group on delivering service.

I made up some beautiful, laminated cards with a nice quote on the subject from Mahatma Gandhi (see picture caption, opposite page), and included them with the conference packs.

I pictured them in retail tearooms the length of the nation. I was still finding them in rubbish bins around the venue when we left several days later.

I consulted a wiser man than me, an independent retailer who had been in the game for decades. "Fine about all that service shit," he said, "but if I haven't got margins that can give me profit I might as well pack up now". I got the point.

But "persistently high profits being earned by the major retailers", as the Commission says? That smacks of something else.

It will never prove cartel-like activities without bringing in Special Branch, but competitors really shouldn't cement relationships at Soul Bar.

You have to feel for the piggy-in-the-middle in supply chain shenanigans: the supplier. If I had a hooked line for every supplier complaint I've fielded about retailer behaviour, I'd be a fishmonger.

In relation to the grocer's, the Commission says, "Many suppliers have few alternatives but to supply the major retailers. This allows them to exercise their buyer power to push excess risks, costs and uncertainty onto suppliers.

"Suppliers report agreeing to these terms because they fear that, otherwise, their products may not be stocked. This conduct can reduce suppliers' ability and incentives to invest and innovate, ultimately leading to less choice, lower quality, and potentially higher priced goods."

Don't tell me it's not happening in the building sector.

That mandatory code of conduct thingamee, along with an allowance for collective supplier bargaining, may be goers for the building industry, though good luck with policing the former.

The supermarket investigation ballparked options to help consumers make more informed purchasing decisions, and to enhance competition at the retail level — including the introduction of mandatory unit pricing, as well as asking major retailers to simplify their pricing and

promotional practices, ensuring that terms and conditions relating to their loyalty programmes are clear.

Having just got a bloody nose from Bunnings' legal eagles over these self-same issues, they may struggle on that one in this sector.

Where do I think they could look? Vertically integrated operators could be one area. While most of the mill owners with merchandising adjuncts I know are running clean and well-managed operations, the Commission really sat up and took notice this year when one business that controlled the works from the trees to the tradesman's gumboots decided to flick the timber supply switch on the competition with little or no warning. I have a feeling they won't have heard the last on that . . .

Absolute shemozzle

The forestry sector is another absolute shemozzle — full of strident vested interests, sycophantic lobbyists, put-upon contractors, off-shore ticket clippers and the whiff of methyl bromide in the air.

But there are much bigger distribution issues for the construction sector in New Zealand to address. Let me touch on a couple.

If you think local supermarkets are the robber barons, look at the price of containers. Australia's Commerce Commission is looking at the country's entire freight system and trying to figure out how a rise in the cost of a forty-footer can jump by more than 300% in less than 12 months.

Builders merchants in the United States are flat out leasing their own boats and spending billions on massive distribution centres, highlighting the importance of supply chain stability.

And how about China? Importers wanting to extract product from the world's biggest exporter are dealing with closed ports, as well as the dearth of containers.

The withdrawal of multinationals from China as geopolitical tensions ratchet up, and an underlying threat of "confiscations" from a fearful regime with a punitive mindset is worrying.

That's not to mention the imminent collapse of the country's second largest property developer under some US\$310 billion of debt, which could pull down the whole fragile house of cards.

For the squeaky bum brigade wanting a starting point in their planning, I recommend a report on the state of our product supply chain compiled by EBOSS and BRANZ.



Mahatma Gandhi: "A customer is the most important visitor on our premises. He is not dependent on us. We are dependent on him. He is not an interruption in our work — he is the purpose of it. We are not doing him a favour by serving him. He is doing us a favour by giving us the opportunity to serve him."

Did you know?

1

Australia's Commerce Commission is looking at the country's entire freight system, and trying to figure out how a rise in the cost of a 40ft container can jump by more than 300% in less than 12 months.

2

Builders merchants in the United States are flat out leasing their own boats and spending billions on massive distribution centres, highlighting the importance of supply chain stability.

3

Importers wanting to extract product from the world's biggest exporter, China, are dealing with closed ports, as well as the dearth of containers.

Stats NZ: Construction employment growing, but workers hard to find



Building Recruitment managing director Kevin Everett finds a record-breaking number of jobs advertised on seek.co.nz, yet applications per job ad continue to decline.

Construction sector employment growth is one of the highest of all industry sectors, according to Stats NZ.

Overall filled jobs rose by 0.7% for the June quarter, or almost 15,000 jobs, compared to the March 21 quarter.

The largest increase was the construction sector, where filled roles increased by 2.2%, or approximately 2300 jobs.

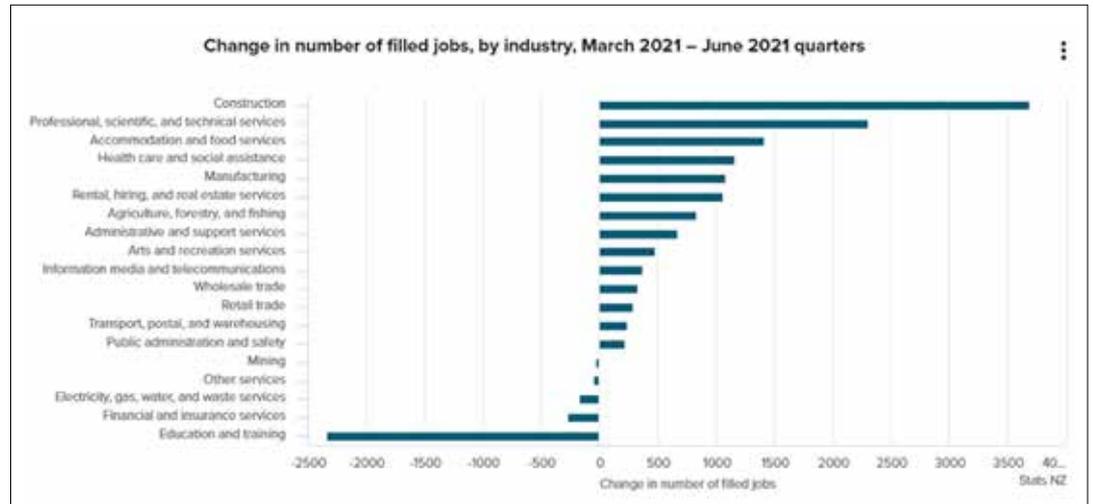
It's no shock that construction industry vacancies are booming, as we have plenty of stats on consents to show that.

Construction has been the industry with the strongest growth since the Covid-19 pandemic began, increasing by 7% when compared to the March 2020 quarter.

However, what is interesting is that although our industry has the highest increase, it also has the most hard-to-find workforce. Trade and labourer workers are seen as the most difficult roles to fill.

August 21 Seek NZ figures show an alarming statistic. Seek NZ has seen its highest-ever number of advertised jobs, yet they are seeing a record low in applications.

For the fifth month in a row,



the latest Seek NZ Employment Report shows a record-breaking number of jobs advertised on seek.co.nz, yet applications per job ad continue to decline.

Seek NZ country manager Rob Clark says there are plenty of job opportunities available for job seekers right now, with significant growth across some of the major industries and regions.

"Businesses looking to hire should consider what they can do to secure the best talent in a competitive market.

"Seek research shows Kiwis have fully embraced flexibility,

which is the most sought-after benefit when applying for a new job.

"Nearly two-thirds of Kiwis look for flexible hours, while more than half want flexibility on working location.

"Car parks are also in the top perks desired by job seekers, with nearly half indicating they look for a park while job hunting. Kiwis are also keen to find a workplace that prioritises development programmes and mentoring," Clark says.

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Building Consents Information

For all authorisations, August 2021

Dwellings	\$1,860,858,000	Total All Buildings	\$2,668,947,000
Domestic Outbuildings	\$23,306,000	Non-building Construction	\$43,505,000
Total Residential	\$1,884,164,000		
Non-residential	\$784,783,000	Total Authorisations	\$2,712,452,000

Number of new dwellings consented

	Aug 2021	Jul 2021	Aug 2020		Aug 2021	Jul 2021	Aug 2020
Far North District	41	31	18	Palmerston North City	37	47	26
Whangarei District	45	101	55	Taranua District	11	2	6
Kaipara District	22	18	19	Horowhenua District	37	45	21
Rodney District	162	121	97	Kapiti Coast District	23	26	15
North Shore/Albany Wards	380	361	382	Porirua City	14	30	28
Waitakere Ward	312	158	217	Upper Hutt City	24	20	19
Auckland Wards	521	493	249	Lower Hutt City	101	67	95
Manukau/Howick Wards	359	250	195	Wellington City	57	63	84
Manurewa-Papakura Ward	288	115	156	Masterton District	15	20	10
Franklin Ward	140	193	95	Carterton District	9	1	3
Thames-Coromandel District	27	35	23	South Wairarapa District	50	17	9
Hauraki District	23	16	6	Tasman District	40	52	49
Waikato District	112	111	82	Nelson City	10	26	17
Matamata-Piako District	37	59	31	Marlborough District	18	40	10
Hamilton City	160	137	102	Kaikoura District	5	6	4
Waipa District	40	53	33	Buller District	4	10	5
Otorohanga District	1	11	2	Grey District	4	8	1
South Waikato District	7	8	6	Westland District	2	7	4
Waitomo District	4	0	1	Hurunui District	18	22	10
Taupo District	20	27	29	Waimakariri District	64	72	40
Western Bay of Plenty District	44	38	31	Christchurch City	360	340	216
Tauranga City	121	119	115	Selwyn District	208	199	127
Rotorua District	39	21	9	Ashburton District	12	21	10
Whakatane District	11	7	13	Timaru District	23	33	14
Kawerau District	4	5	1	Mackenzie District	7	5	8
Opotiki District	3	2	3	Waimate District	1	4	5
Gisborne District	7	22	9	Chatham Islands Territory	0	1	0
Wairoa District	0	3	0	Waitaki District	14	22	6
Hastings District	47	45	60	Central Otago District	26	25	20
Napier City	36	63	13	Queenstown-Lakes District	93	129	68
Central Hawke's Bay District	10	7	11	Dunedin City	29	61	33
New Plymouth District	59	53	42	Clutha District	3	9	5
Stratford District	7	4	5	Southland District	15	12	6
South Taranaki District	7	14	5	Gore District	2	2	2
Ruapehu District	5	4	5	Invercargill City	25	14	18
Whanganui District	10	20	32	Area Outside TA	0	0	0
Rangitikei District	3	13	3				
Manawatu District	15	15	7	Total	4490	4211	3156

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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