

BUILDING TODAY



The official magazine of the Registered Master Builders Association

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December 2021

Volume 31 Number 11



Ross Middleton

Volatility, cow farts,
and a dirty ditch



Inside:



APPRENTICES/ TRAINING

Growth, transition and Covid – it's been an interesting year

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IMPROVING WORKER SAFETY


BIM used to reduce accident and injury rates

ALSO INSIDE: APPRENTICE OF THE YEAR JARRED BADHAM PROFILED



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BUILDING TODAY

December 2021
Volume 31 Number 11

From the editor

As another challenging year comes to a close, it seems there are more questions than answers appearing on the horizon. One thing we won't be sorry to see the end of are ongoing lockdowns which, as RMBA chief executive David Kelly says in his column this month, have become "politically and economically unpalatable".

But at the same time as we adjust to living with Covid-19, the sector faces other related and unrelated issues, including climate change, supply chain disruption, and uncertain and fluctuating material costs.

Long-overdue Commerce Commission investigations will commence next year regarding the latter, with a report expected by the end of next year.

So there's plenty to mull over, but before all that happens, *Building Today* wishes the RMBA, our advertisers and readers a Merry Christmas and a happy and prosperous New Year.

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There's light at the end of the tunnel — so relax and recharge over summer

Unpredictable material prices, worsening product shortages and ongoing lockdowns have continued to squeeze an already stressed sector. But, despite all this, Registered Master Builders Association chief executive David Kelly says the sector, as a whole, is still in good shape.

Many of us will be pleased to see 2021 draw to a close as it has, once again, been a tough year for everyone in construction.

Unpredictable material prices, worsening product shortages and ongoing lockdowns have continued to squeeze our already stressed sector.

But, despite all this, the sector, as a whole, is still in good shape. Many of our builders have adapted to the current environment and have strong order books into next year.

As we look towards the new year, we remain as committed as ever to building the homes, workplaces and communities Kiwis want and need.

Vaccines are the way forward

New Zealand is now learning to live with Covid-19. Lockdowns are no longer politically or economically palatable, and the traffic light system has come into operation.

It is now more important than ever to get behind the vaccine rollout. Vaccinations, along with wearing masks, social distancing and testing are essential for enabling our industry to operate effectively at red, orange or green.

Input into construction sector Health and Safety protocols by members of the RMBA and others across the sector have been critical in ensuring that the sector is ready for the change.

In my October column, I emphasised the importance of getting both doses of the vaccine. This remains as crucial as ever. But we also need to start considering booster shots.

These are already available for people who received their second dose more than six months ago, and I urge all of you to get behind this rollout.

The safety of our clients, families and industry depends on it.

Building shortages are here to stay

Supply chain delays and building shortages continue to disrupt our sector. Supply chain pressures have been exacerbated by the global disruption from Covid-19 and the recent lockdown in Auckland.

It is clear that we will be experiencing this for the foreseeable future.



More than ever, it is essential to plan ahead. Keep communicating with your clients and ensure they are informed about potential delays as early as possible.

Maintaining strong relationships with suppliers will enable you to remain up to date with what products are available, and when.

RMBA president Kerry Archer and I appeared before the Transport and Infrastructure Select Committee on the supply chain disruption in October. We described the enormous pressure it is placing on our already stressed sector.

It has now been announced that the Commerce Commission will investigate the market for residential building materials. This will look into the pricing of materials and competition forces in the supply market. We expect a final report to be published in December next year.

Advocating for further regulatory change

There are other measures we feel are also important to keep the industry moving forward. In November, we submitted on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill.

At one level, it was encouraging to see bi-partisan support on this initiative, which is a step forward to solving long-term issues for the sector.

We need solutions that transcend

political divides and work across multiple election cycles.

This legislation will introduce medium density residential standards in all tier one urban environments and a streamlined planning process.

However, while we support initiatives to increase housing supply in New Zealand, we highlighted our concerns that the Bill has been rushed, and could negatively affect design, quality and infrastructure standards in the building process.

We also submitted on the Emissions Reduction Plan, which considers how the construction industry can achieve its goal of net-zero carbon by 2050.

The RMBA recognises that the industry needs to take practical steps to become more environmentally-friendly, and to pull our weight in the fight against climate change.

Christmas is coming

Despite the trials of the past two years, there is light at the end of the tunnel.

We are shifting to the traffic light system, and the border is set to open from early next year. It's time to reconnect with our friends, whanau and suppliers.

But in the meantime, please enjoy your summer break, and take the time to relax and recharge. We have a busy year ahead in rebuilding New Zealand.



JARRED BADHAM, BUILDING HIS WAY TO THE TOP

2021 REGISTERED MASTER BUILDERS CARTERS APPRENTICE OF THE YEAR WINNER.

JARRED IS EMPLOYED BY NAILING IT AND HIS TRAINING PROVIDER IS THE BUILDING AND CONSTRUCTION INDUSTRY TRAINING ORGANISATION (BCITO).



THE COMPETITION

As well as winning the Central North Island Apprentice of the Year and taking out the National title, Jarred had a great experience while competing.

"I was incredibly happy to win. To me it was a recognition of my hard work and effort that I had put into my apprenticeship.

"I also really enjoyed meeting the other young builders who share my passion for building and construction. It was also cool to hang out and "talk shop" with a great bunch of guys. My main piece of advice for apprentices is to get stuck in, as your apprenticeship is what you make of it."



CHALLENGES

Jarred faced a few challenges on his way to victory.

"The practical challenge was exactly that, a challenge. However, I really enjoyed getting stuck into it and working alongside the other apprentices. It made for a great day.

"During the National competition I had to do my best to keep my nerves under control, especially during my interview. It was quite daunting being interviewed by three industry experts, but it was actually very relaxed and an opportunity to share my knowledge."



EMPLOYER'S COMMENTS

Having encouraged Jarred to enter, his employer Stewart Buchanan expressed his pride at Jarred taking out the Apprentice of the Year national title.

"He's been a great apprentice, but most importantly he has a passion for construction. Jarred enjoys the visually rewarding aspect of building but also thrives on the theory and understanding of why things are designed how they are. He is honest and reliable, with a great attitude and work ethic that lifts the rest of the team up."



JUDGE'S COMMENTS

All three judges were impressed with Jarred's performance throughout the competition.

"Jarred impressed us with his ability to go the extra mile in all aspects of the competition and in his apprenticeship. Jarred possesses an extremely good understanding and knowledge of the industry, and had strong working relationships.

"Throughout his apprenticeship Jarred has already had the experience of working with transportable housing and other alternative products. Prior to becoming a carpentry apprentice, Jarred trained in the Air Force as a helicopter technician. For his presentation, he was well-armed and prepared, and his presentation was impeccable."



A Retail Dream

Ballantynes Redevelopment

CATEGORY

Retail Project Award

ENTRANT

Naylor Love Canterbury

PROJECT PARTNERS

AECOM New Zealand Limited (PQS/Project Management), Peddlethorp (Architect/Designer), Ruamoko Solutions (Engineer)



Successes

Graeme Earl, Regional Director of Naylor Love Canterbury, was pleased to see the team receive recognition for their contribution towards the delivery of the Ballantynes redevelopment.

“Great projects do not come by chance. The greatest contributor towards success in any project delivery is the collaboration of the overall team, and this project definitely exceeded expectations in that regard.

“Being recognised as a Category Winner across three separate categories in this year’s awards, including this one, provides valuable evidence that our business consistently provides an industry-leading level of service. It is cohesive teams and not individuals that deliver exceptional outcomes, and receiving this award, along with the others, is an outstanding achievement, and one that we are all extremely proud of.”



Challenges

Award-winning projects are no easy feat and often present a few challenges along the way. One of the main challenges with this project was the tight construction site and close proximity to the neighbouring retail/office space.

“However, all challenges were extremely well advised by the project team at all times. Our team worked hard to ensure that we quickly mitigated any risks and resource accordingly,” Graeme Earl says.



Judges’ comments

The Ballantynes redevelopment was a challenging and complex two-storey build to replace the 2600sq m space lost in the 2011 Canterbury earthquake. The judges were very impressed with the way the team designed the exquisitely built exterior of the new infill, which pays homage to the more serious design of the older existing Ballantynes facades. There are many new introductions to the interior, such as natural light and voids, which lifted the building into a new level of retail ambiance. This well-designed and integrated expansion of an iconic Christchurch department complex is a deserving category winner.

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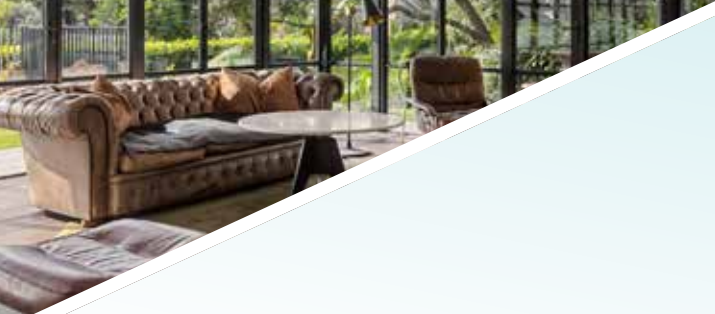


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SUPREME AWARD



REGISTERED MASTER BUILDERS
 SUPREME HOUSE OF THE YEAR

CLIVE BARRINGTON CONSTRUCTION

FOR A HOME IN CHRISTCHURCH

Judges' comments:

Combining design, functionality and excellent workmanship has resulted in this fantastic home. From the foundations to the precast concrete walls and the complex roof structure, the accuracy of this build is clear. The curved plywood ceilings interact flawlessly with the window joinery, and the wall-to-floor finishes are of the highest standard. This building is inspiring — it features a clever design, meticulous attention to detail and an exceptionally accurate construction.





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SUPREME RENOVATION OF THE YEAR

W.G. DE GRUCHY CONSTRUCTION

FOR A HOME IN AUCKLAND

Judges' comments:

The builder showed great expertise by completing an outstanding alteration and creating a fantastic new addition. There has been clear attention to detail throughout this project, with most features requiring and demonstrating an exceptional level of workmanship. This project was a tremendous collaboration between the owners, architects, builders, and all other trades. Completed with great passion, this home is an outstanding result.

SUPREME AWARD





RENOVATION UP TO \$500,000

CALLEY HOMES

FOR A HOME IN TAURANGA

Judges' comments:

This home has undergone a stunning renovation. From the street you would not know what lies behind the front fence. The renovation has transformed the home, which is spread over three levels with the ground floor flowing nicely through to the courtyard and pool. The seamless integration of inside to outside highlights the amazing addition of the cabana opening out onto the courtyard.



RENOVATION \$500,000 - \$1 MILLION

GLOVER HOMES

FOR A HOME IN AUCKLAND

Judges' comments:

The original architects would be proud of the renovations done to this 1970s family home. Most of the work was completed internally, with walls removed, and spaces opened to allow the kitchen to become the hub of the house. All the bathrooms and service areas have been re-fitted with beautifully detailed and constructed joinery. To enhance comfort in this home, heating has been added, and the windows have been double glazed. The attention to detail shown by this builder has resulted in a beautifully refurbished home that will stand the test of time.



BUNNINGS RENOVATION OVER \$1 MILLION

W.G. DE GRUCHY CONSTRUCTION

FOR A HOME IN AUCKLAND

Judges' comments:

This was a very complex alteration and addition that required a lot of care to preserve the original bones. The renovations to this 1890s heritage home have enhanced the existing character whilst creating new, elegant and modern spaces. The living space addition boasts a very tasteful mix of modern materials, creating a stunning, light-filled space. The exposed concrete is a real stand out and has clearly been constructed with precision. This was a wonderful renovation to judge.



NEW HOME UP TO \$450,000

GREENLAND HOMES

FOR A HOME IN CHRISTCHURCH

Judges' comments:

This home is nicely positioned on a corner site and presents an attractive face to both streets. It has three generously sized bedrooms, with the master having a large ensuite and walk-in wardrobe. There is a large kitchen that utilises a generous pantry, and there are separate zones for child and adult living. The exterior is a balanced use of Rockcote Integra and cedar cladding, paired with a tasteful beech stain. This house was built by a talented and dedicated team.





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NEW HOME \$450,000 - \$600,000

DSTEVENS

FOR A HOME IN GISBORNE

Judges' comments:

The hilltop views have been maximised by this well located and functional home. It is two stories and has been well fitted to the 45 square metre lot. The living area is a double-height space, resulting in lots of light and good ventilation. Extra high insulation levels have been incorporated into the walls and rafters, making it a warm and quiet house. The builder has shown great skill and innovation in carefully fitting Truwood vertical weatherboards to the exterior.



NEW HOME \$600,000 - \$750,000

SINCLAIR BUILDERS

FOR A HOME IN CHRISTCHURCH

Judges' comments: This four-bedroom home cleverly optimises an unusually shaped site with a restricted entranceway. The front door opens to a timber battered, pivoting wall that cleverly hides a secret room behind it. The generous living area leads to a very sheltered deck with a louvre roof, and the windows and doors have been expertly placed within the external cladding. This home demonstrates the benefits of careful and skillful planning.





ALTUS WINDOW SYSTEMS NEW HOME
\$750,000 - \$1 MILLION

BEESON BROTHER'S

FOR A HOME IN TE AROHA

Judges' comments:

This is a genuinely striking home. It has a fantastic indoor-outdoor flow with magnificent views which can be taken in on the covered deck area. An impressive mix of materials has been used, such as vertical cedar and horizontal stria, which creates a stunning contrast. The open plan kitchen and dining area makes this home great for entertaining. It also features a living space that is hidden to the side of the house. The team of craftsmen have created something truly exceptional, an excellent outcome for both the builder and owner.



altus
Window Systems



CARTERS NEW HOME \$1 MILLION - \$1.5 MILLION

HOLCROFT PRESTIGE

FOR A HOME IN HAMILTON

Judges' comments:

Set on a technically challenging hill site, this build was successful due to the impressive collaboration and problem-solving demonstrated by the project team. Design and craftsmanship were combined to create a masterpiece with simple and clean lines. From the road, the house looks somewhat mystic due to its dark and moody colour steel boxes, while closer inspection reveals a master class of vistas and detailing. Prominent views over the Waikato have been achieved through clever positioning of the house, and intelligent placement of skylights ensures the home is flooded in natural light.



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NEW HOME \$1.5 MILLION - \$2 MILLION

EHAUS MANAWATU

FOR A HOME IN FEILDING

Judges' comments:

Visitors are welcomed by a striking red front door, which creates an amazing contrast with the rest of the house. This door is particularly unique due to the special carbon fibre material used to mimic detail from the owner's car collection.

The outdoor living area is exquisite with a collection of black pergolas, one which looks out directly to the pool area and has a wood fire that hangs from concealed framing.

The house is well thought out with beautifully detailed flush skirtings, polished concrete floors, and stunning gull wing-shaped French oak ceilings.



RESENE NEW HOME OVER \$2 MILLION

CLIVE BARRINGTON CONSTRUCTION

FOR A HOME IN AUCKLAND

Judges' comments:

There were some major construction challenges when building this home. However, the builder relished in delivering a home of supreme quality and merit. The stunning copper roof flows over a double-storey sleeping wing and two separate living wings, while at the ground level three concrete wings project out of or recede into the shelter of the soaring copper canopy above. The relationship between the roof and the concrete creates an architectural drama that enlivens this house from the inside out.



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BUILDERS OWN HOME

HOME TRENDS BUILDERS

FOR A HOME IN CHRISTCHURCH

Judges' comments:

This large family home situated on the edge of a riverbank is designed to make the most of the views and sun. The several building challenges were addressed with skill and precision, such as complexities in the foundations, removing water from the site, and creating a large atmospheric basement mancave. The kitchen and living space display the craftsmanship of the built-in fittings, and the bathrooms feature complex designs and materials that challenged all trades. This build was of exceptional quality throughout, and is a home that the builder should be proud of.



GIB SHOW HOME

URBAN HOMES

FOR A HOME IN CAMBRIDGE

Judges' comments:

This build has a striking street appeal mainly due to its black and white themed exterior, along with its Portico front entry. The home is not only functional and stylish, but it is also very well designed for family living. It has everything a family could wish for, with three separate wings for child and adult living, which are cleverly linked by the main living zone. This living zone establishes the kitchen as the hub of the house, together with the adjacent dining, family and living rooms. There is superb presentation throughout, both in choice of finishing materials, furniture and accessories, which all ooze style and class. From the glazed brick entry feature to the panelled walls and use of fluted glass, this home is truly remarkable.



VOLUME/GROUP HOUSING NEW HOME UP TO \$450K

SENTINEL HOMES WAIKATO

FOR A HOME IN WAIKATO

Judges' comments:

This cleverly designed three-bedroom home provides ample natural light, and its vibrant colour palette is perfect for a young couple. The build features raked ceilings and an open plan living area, which links to a great outdoor living space. The project team have created a wonderful home that demonstrates strong collaboration between the builders and the owners.



VOLUME/GROUP HOUSING NEW HOME \$450K - \$750K

PRINGLE HOMES

FOR A HOME IN CHRISTCHURCH

Judges' comments:

This home has been exceptionally well designed for its site and orientation. The doors and windows are positioned to give a strong feeling of connection to the external landscape. It is highly future proofed, featuring PV roof panels, solar hot water, high insulation and even automation features. This is a home where the inputs of the builder, client, and interior and landscape designers have come together to create a wonderful living environment.





**MASTER BUILD 10-YEAR GUARANTEE MULTI UNIT
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LOC CONSTRUCTION

FOR A HOME IN CHRISTCHURCH

Judges' comments:

This duplex has living and sun in mind. Sitting on a tight site with limited access, the builder has created high quality townhouses with a great street presence. The design incorporates an open plan living space, a large functional kitchen and two deck areas that provide alfresco dining. Vaulted ceilings on the first floor give volume to the three bedrooms and creates an interesting angle to the windows. These two townhouses are built to a very high standard and are very deserving of this category award.



PINK BATTS CRAFTSMANSHIP AWARD

TREVOR HONE BUILDERS

FOR A HOME IN CHRISTCHURCH

Judges' comments:

This home occupies a long, steep site which falls away abruptly from a narrow road. This was a very technical build, with the main challenge being the retaining works and foundations needed to support the pool and terraces. Large precast concrete walls contrast nicely with the impeccably constructed vertical cedar weatherboards that clad most of this house. Internally, enormous, engineered pivoting doors, joinery items, ceilings, walls, and floors are all highly detailed and immaculately finished. This is a large, well designed, and superbly built home.



KITCHEN EXCELLENCE AWARD

GREGG BUILDERS

FOR A HOME IN CHRISTCHURCH

Judges' comments:

This kitchen has been designed with social living in mind, providing richer opportunities for family engagement. It has simple lines that integrate perfectly into the sculpted modernist design of the home. There is a long, sliding, opening window above the main benchtop that opens out onto the garden, providing a strong connection to the outdoors. This wonderful kitchen will be used extensively by the young family that love to entertain.



PLUMBING WORLD BATHROOM EXCELLENCE AWARD

TREVOR HONE BUILDERS

FOR A HOME IN CHRISTCHURCH

Judges' comments:

This master bedroom ensuite separates the main functions of a bathroom into three discrete, but well-connected spaces. Avoiding the trend of wall-to-wall tiles, it gains its strong character from the quiet moodiness of the matte finished plaster walls, black floor, light coloured ceiling, and an elegant purpose-made concrete vanity. Aged brass fittings and excellent lighting creates a character that is repeated in other bathrooms throughout the house.





OUTDOOR LIVING EXCELLENCE AWARD

SALTER BUILDERS

FOR A HOME IN TASMAN

Judges' comments:

The alfresco external living area is well positioned for year-round outdoor living, and features electric roof louvres and a stunning external fire. This area provides shade but can be opened to let the sun stream in. The swimming pool is adjacent to the well-appointed outdoor kitchen, creating a peaceful place to relax and enjoy the outdoors.



APL SUSTAINABLE EXCELLENCE AWARD

EHAUS MANAWATU

FOR A HOME IN FEILDING

Judges' comments:

This house has been well designed with sustainable and passive energy in mind. One of the many considered aspects are the windows and doors which are predominantly north facing. This maximises the northern sun in the colder months, while sun-screens have been fitted to prevent overheating during the summer. A ventilation and heat recovery system has been installed which silently provides fresh filtered air 24/7, also removing 98% of pollutants whilst recovering the heat from the exhaust air. This house has been built to a very high standard and energy efficiency, heating, including passive, and ventilation has been well thought out. This has resulted in a very comfortable home that has low running costs. An excellent example of a sustainable and environmentally-friendly build.



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Ngai Tahu Property and ACC using BIM to improve worker safety

An upcoming state-of-the-art office building in Dunedin will be the case study for new safety trials aimed at lowering the high number of workplace accidents in the building industry.

Ngai Tahu Property and ACC have joined forces with the construction industry to reduce the high rates of accidents and injuries on construction sites through the use of Building Information Modelling (BIM).

Currently, the construction industry represents 8% of the workforce, but accounts for more than 16% of ACC work claims, at a cost of \$158 million annually.

The new partnership will take the form of a project called BIMSafe NZ, a \$1.7 million three-year collaboration between the Canterbury Safety Charter and the Building Innovation Partnership (BIP) at the University of Canterbury.

The project is funded by ACC's Workplace Injury Prevention Grants and the MBIE.

Best practice guidelines

The project aims to reduce workplace harm by developing best practice guidelines for integrating health and safety information into BIM models, and then enabling workers to access the models in real-time.

The future ACC office building in Dunedin, being managed by Ngai Tahu Property and designed by Warren and Mahoney, will be used as a case study to trial the guidelines, and provide feedback on their effectiveness.

The building is a 50:50 joint venture between Ngai Tahu Property and the ACC investment team, and will feature 8000 sq m of office space.

Construction is due to commence in March 2022, and is expected to be completed in early 2024.

Ngai Tahu Property development manager James Jackson says the project is the perfect opportunity for the safety trials.

"Ngai Tahu Property want to do everything we can to help the industry provide safer workplaces. BIMSafe NZ is set to be a game changer for the industry, and we are looking forward to



The BIMSafe Advisory Group says the project will be a step-change for how health and safety is procured and delivered in New Zealand.

Image: Warren and Mahoney

playing a part in achieving this," Jackson says.

The use of BIM in New Zealand construction projects has doubled in the past five years, and is now a requirement on all Government facilities projects valued at greater than \$5 million.

BIMSafe Advisory Group member and Warren and Mahoney head of technology Brad Sara says the BIMSafe NZ project will be a step-change for how health and safety is procured and delivered in New Zealand.

"This will extend the capability of the health and safety design process into the realm of computer gaming," he says.

As the use of Health and Safety Integrated BIM gains momentum with subcontractors and workers, the industry is expected to experience a positive cycle of uptake, impact and, most importantly, change.

ACC workplace safety manager Virginia Burton-Konia says people are the most important thing in any company, and taking care of them should be every employer's top priority.

"ACC is committed to partnering with industry to support initiatives that enable sector/industry groups to strive for an improvement in workplace health, safety and well-being," Burton-Konia says.

"We know that where businesses are able to keep their workforces safe and well and free from injury, they are more likely to see increased worker engagement at every step of their improvement journey. Ultimately, this also results in higher business productivity."

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Landmark PwC Tower reigns supreme at Property Industry Awards

Judges described the winning property as a premium development occupying a gateway position on Auckland's waterfront.

Precinct Properties' landmark 97,500 sq m PwC Tower, part of the mixed-use Commercial Bay development, has won the Supreme Award at the 2021 Property Council New Zealand Rider Levett Bucknall Property Industry Awards.

The Property Industry Awards are unique in that they recognise not just innovative design and construction, but also assess nominated projects on their economic and social contribution, sustainability, vision, and owner and user satisfaction.

Competition for the 2021 Supreme Award was fierce, with 109 properties from around the country vying for the top accolade.

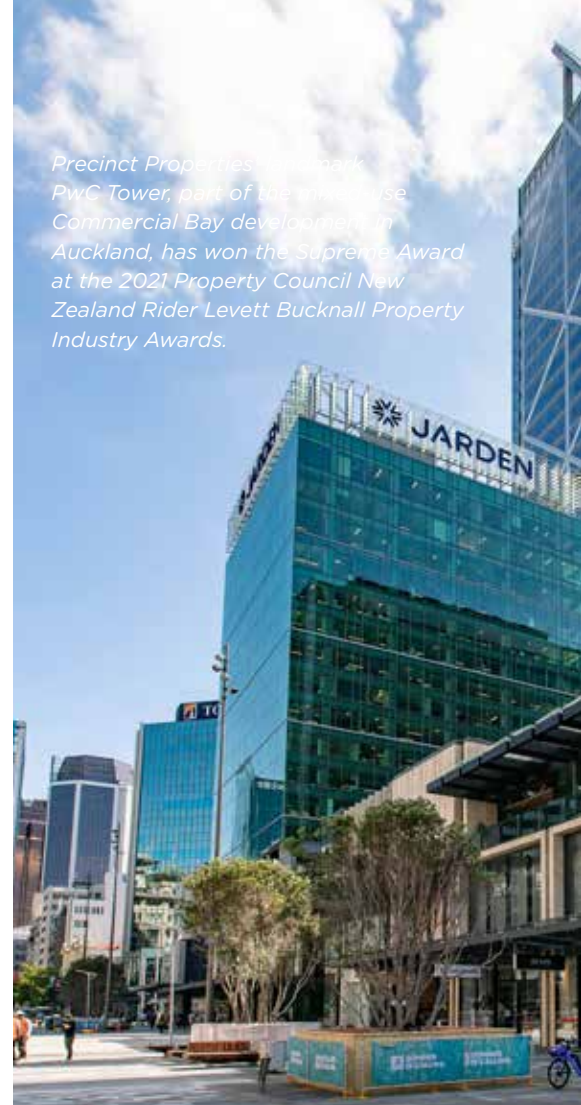
The judges described the property

as a premium development occupying a gateway position on Auckland's waterfront.

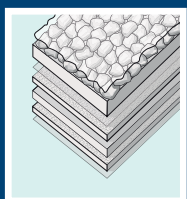
"Commercial Bay not only provides an iconic focal point, but it also seamlessly connects multiple public access points along the evolving waterfront," they said.

"At the heart of this mixed-use development is the striking 39-level PwC Tower. This complex mega-project extends to 97,500 sq m of built form, with construction involving extensive demolition of the former Downtown Shopping Centre, deep excavation below sea level, and the construction of City Rail Link tunnels, alongside construction of the tower and retail and hospitality in three distinct buildings."

Precinct Properties' landmark PwC Tower, part of the mixed-use Commercial Bay development in Auckland, has won the Supreme Award at the 2021 Property Council New Zealand Rider Levett Bucknall Property Industry Awards.



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Property Council chief executive Leonie Freeman described it as “a brave and challenging development, with clear economic and social benefits to the city and its community”.

The project also took home Best in Category for the RCP Commercial Office Property Award, beating Excellence winners Foodstuffs North Island’s new Auckland Airport hub and Rotorua’s Scion Innovation Hub.

The Hotel Britomart scooped two Best in Category awards, winning the Naylor Love Heritage and Adaptive Reuses Property Award and the Holmes Group Tourism and Leisure Property Award.

Judges called it a seamless and stylish assimilation of old and new, and congratulated Cooper and Company for its “respectful, innovative, and striking addition to an important district”.

Middlemore Hospital’s Tiaho Mai Acute Mental Health Unit won Best in Category in the Warren and Mahoney Civic, Health and Arts section.

Judges commented that the new acute adult mental health inpatient unit harnesses the benefits of light, fresh air and connection to nature, to create a stress-reducing, healing environment.

“It places service users’ dignity and choice at its heart, while maintaining safety and connectedness to culture and

the communities of Counties Manukau Health.”

Other category winners were:

- **Templeton Group Multi-Unit Residential Property Award:** The Pacifica apartment development, Auckland, Hengyi Pacific.
 - **Kainga Ora - Homes and Communities Community and Affordable Housing Property Award:** Avant Group’s Kotuitui community.
 - **Greenstone Group Education Property Award:** Te Whare Wananga o Otago Faculty of Dentistry, The University of Otago.
 - **Resene Green Building Property Award:** Foodstuffs North Island’s new hub at Auckland Airport.
 - **CBRE Industrial Property Award:** Fisher & Paykel Healthcare’s new offices.
 - **Yardi Retail Property Award:** Countdown Rototuna.
- Remarking on the challenges of bringing large-scale events to life in Covid times, Freeman said after a nail-biting 12 months it was a huge relief to finally award this year’s winners — “albeit not in the format we’re accustomed to”.

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*based on BCI figures compared to other group home building companies



Signature Homes to tackle carbon emissions from home construction

Signature Homes has signalled its intention to mitigate its house construction carbon dioxide emissions by planting around 45,000 native trees annually.

The company's CO₂ reduction programme will kick off in early 2022, and chief executive Paul Bull expects the company will plant around 45 trees for every home it builds.

Bull says Signature Homes commissioned its own research to determine how many trees would be required to counter the emissions from building a three-bedroom home – from supply chain and material-sourcing to transport and fuel – after finding little work had been done in that area.

Significant carbon footprint

"We currently sell approximately 1000 homes a year, and realised that results in a significant carbon footprint," he says.

"We were determined to make our contribution to New Zealand's goal of being carbon-neutral by 2050 and build a better future for Kiwis."

Bull says the company will not stop at simply mitigating emissions.

"Our intention is to lead the industry in reducing greenhouse gas emissions from housing construction. This is part of our commitment to New Zealanders that building a new home should not cost the environment."

Signature will partner with charitable organisation Trees That Count to mitigate part of its carbon footprint, and chose native trees rather than commercial radiata pine because natives not only reduced emissions, but also strengthened New Zealand's biodiversity and helped forest ecosystems thrive.

By planting 45,000 native trees a year through Trees That Count, around 19,000 tonnes of CO₂-equivalent emissions will be absorbed over 50 years as the trees continue to grow.

Kiwi recovery

To support the native tree initiative, Signature Homes has also signed on as a sponsor of Save the Kiwi, the national kiwi recovery programme.

Bull says kiwi are much more than just an icon for Aotearoa New Zealand.

"They are a strong indicator of the health of our natural environment.

"More kiwi in our native bush means there are fewer predators around, and few predators means more opportunities for other native birds and insects to thrive."

BRANZ research has shown that new detached houses are projected to contribute around one-third of the climate impact of the New Zealand detached housing sector over the next three decades.

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Growth, transition and Covid — it's been an interesting year

By Jason Hungerford, Director BCITO, a business division of Te Pukenga Work Based Learning



Like it has for all businesses in the construction industry, 2021 has delivered a range of challenges and some impressive opportunities to the Building and Construction Industry Training Organisation (BCITO).

It has been a year where the whole sector has been juggling growth and new ways of working thanks to a global pandemic that has led to skills and material shortages.

When building consents reached record levels, the construction industry had the most substantial growth in jobs since the pandemic began, and the BCITO reached a milestone of 22,000 active learners — up from 15,000 just over a year ago.

Amidst it all, we joined the Te Pukenga whanau, becoming the third industry training organisation within its subsidiary, Te Pukenga Work Based Learning, headed by former BCITO chief executive Toby Beaglehole.

Within the BCITO, we are embracing the opportunity to collaborate across a wider network of polytechnics and other training organisations to help shape the future of vocational education in Aotearoa New Zealand.

The ultimate plan is to bring together on-job, on-campus and online learning so that people can study towards their qualification, and easily switch between delivery methods when their circumstances change.

There is also a new entity operating in the sector — Waihanga Ara Rau Construction and Infrastructure Workforce Development Council.

Since the beginning of October, Waihanga Ara Rau has taken over responsibility for qualification standard-setting, and ensuring qualifications match the industry's needs.

As for the BCITO, the qualifications we offer and our services haven't changed. Support for employers and learners continues to be delivered by the same BCITO people — something we've coined BCITO As Usual (BAU).

What has rapidly evolved in the past year is our focus on innovation — specifically, the development of our online learning system, myBCITO, to support the growing number of learners.

myBCITO ensures progress can continue to be recorded, even if our training advisors can't visit learners on site due to Covid-19 restrictions.

When developing the system, we weren't anticipating the pandemic, but it's a system that has proven its value many times during the past 18 months (for details, read the Case Study example on page 29).

Looking ahead, we know that the industry is going to continue to grow.

As an indication, in June 2020, the total

“

The ultimate plan is to bring together on-job, on-campus and online learning so that people can study towards their qualification, and easily switch between delivery methods when their circumstances change.

”



Kapiti Coast
carpentry apprentice
Kieran Stephenson.

value of projects in the construction and infrastructure pipeline was \$223 billion, with a forecast peak of \$14 billion in June this year.

By September 2021, the total value of projects in the pipeline had risen to \$351 billion — an increase of \$128 billion, with a forecast peak of over \$20 billion in March 2022.

We can also see from a recent MBIE report that the industry is becoming more diverse, with one-third of the construction workforce identified as being of Maori (15%), Pacific (7%), or Asian (11%) ethnicity, an increase of 2% compared with 2018.

The proportion of women working in the industry has also increased.

Providing more support and delivering a consistent yet flexible experience for all learners is a fundamental area of focus for Te Pukenga.

Prioritising traditionally underserved learners will be a top priority, as will ensuring all-round support systems are in place.

We are now a business division within the Te Pukenga Work Based Learning subsidiary.

We're looking forward to helping shape what the future experience will look like for learners, employers, staff and iwi, hapu, and Maori under the goals of the Government's reform of vocational education.

Online learning takes off with myBCITO

Covid lockdowns have provided a great chance for apprentices to do their online theory training.

The BCITO online learning management system, myBCITO, has seen rapid growth during the Covid lockdowns.

Launched during the first lockdown last year, the system is now accessible to more than 21,000 apprentices as they build their careers in construction.

myBCITO was launched to deliver more frequent and engaging training experiences for learners.

Previously, apprentices were visited by their training advisor once a quarter. Now, they have more regular online engagement with their training advisor, as well as scheduled site visits, Covid alert levels permitting.

According to Kapiti Coast carpentry apprentice Kieran Stephenson, myBCITO has provided him with clearer feedback, which helps him pick up new skills faster.

“Once I feel I’ve mastered a skill, I upload evidence of this to myBCITO, which my training advisor quickly responds to. It means I get the feedback I need immediately, and I can make

progress quicker,” Stephenson says.

Apprentices can now upload pictures and videos demonstrating their learning progress. Their training advisors are notified, and after reviewing the submission and consulting with the employer, can set up a site visit to confirm the apprentice as having acquired commercial competence in an area.

Apprentices are also provided with a percentage score reflecting their progress through the qualification, which their employers can also view on myBCITO.

Fairfield Construction director Mark Thompson says myBCITO makes it easier to track the progress of his four apprentices.

“It helps our apprentices track their progress and tick off new skills. And I get to see their submissions and can assist them to progress through their training.”

While the platform has seen strong uptake since its launch, it experienced a surge over the recent national lockdown, with more than 1.2 million page views in a week.

With limited practical work available at Covid alert levels three and four, apprentices used the time as an opportunity to focus on their theory.

Stephenson was one of those apprentices who did his bookwork during lockdown.

“Because I couldn’t be out on site, I thought lockdown was a great opportunity to do my theory. With myBCITO I was able to read up on and learn what I needed. Then once I was back at work I could apply it in a practical setting.”

myBCITO is based on the online learning management system Canvas, and has been tailored for apprentices and their courses. The application also translates into 65 languages, and supports people with learning disabilities.

The BCITO needs more skilled and determined people to become tradespeople. Find out more about taking on an apprentice, and what support and opportunities are out there for employers to get involved in training their team at bcito.org.nz/employers.

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Building our Digital Community the theme for BIMinNZ conference



BIMinNZ is a one-day conference on Building Information Modelling (BIM) representing an industry partnership between the New Zealand Institute of Building (NZIOB) and the BIM Acceleration Committee (BAC).

BAC was created out of the government-sponsored 2011 Building and Construction Productivity Partnership, which viewed BIM as a leading tool to enhance productivity levels in the sector.

The inaugural BIMinNZ Conference in 2019 drew an audience of 270 and was considered a great success. The second BIMinNZ Conference will be held in Wellington on Thursday, March 10, 2022.

With a Conference Steering Group comprised of active construction practitioners, the 2022 BIMinNZ Conference will deliver a programme that has been envisaged and delivered by industry, for industry.

Conference theme

Building our Digital Community to encompass the full construction supply chain is the overarching theme for the BIMinNZ 2022 Conference.

This theme is underpinned by the showcasing of New Zealand construction projects, as presented by the clients, contractors and consultants who designed and delivered them.

The common thread amongst the projects is the use of Building Information Modelling (BIM) and other construction technologies by the construction supply chain.

BIMinNZ will not only provide relevant and inspiring examples of where BIM sits within the project environment, but also a forum where New Zealand's existing and emerging BIM users can meet, discuss and engage with New Zealand's BIM innovators.

Programme

Under the session titles of Productivity, Risk-Mitigation, and Sustainability, projects to be showcased at BIMinNZ include:

- Kiwi Rail's pioneering "machine control and avoidance" system
- NZ Archives
- Christ Church Cathedral
- Waikato River to Redoubt (R2R)
- Wellington City Council, Rules as Code
- Foodstuffs Distribution Centre, Auckland Airport
- Wellington Convention Centre
- University of Auckland's B201 Building
- CLT/mass timber usage at Mary Potter Apartments.

The above topics, and a special presentation on how BIM can be used as a carbon accounting tool, will be bookended by digital community presentations from thought leaders TED Talk presenter (USA) Shawn Achor and Melissa Clark Reynolds, ONZM (NZ).

The conference MC will once again be Petra Bagust.

Registration

Registrations are now open. The cost is \$675 + GST, or \$575 + GST for NZIOB members.

Find out more and register at biminnz.co.nz/conference.

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Infrastructure Skills Centre Manawatu course provides opportunities for locals

The Infrastructure Skills Centre has arrived in Manawatu and given local people the skills they need to start a successful career in infrastructure construction.

Course attendees were employed by a range of infrastructure companies from the start of the six-week course which began on November 1, and will begin their infrastructure careers with these companies on graduating.

Fulton Hogan is leading the project to bring infrastructure skills to Kiwis. Chief executive Graeme Johnson says it is appropriate that Manawatu should be the second location in New Zealand — the first was in Canterbury — to be offered this training, given the significant amount of infrastructure activity in the province.

He says the goal was to give people the “work experience of a lifetime” as their first step in a career constructing New Zealand’s transport networks, water systems

and other vital infrastructure such as energy and communications.

“We want them to gain something they cannot realistically achieve any other way — an across-the-board appreciation of the soft and hard skills required in building, operating and maintaining infrastructure,” Johnson says.

“The infrastructure sector is so diverse that people can work in this industry for decades without touching on all aspects. In just six weeks we will have enabled people to do just that — and have the work experience of a lifetime in the process.”

The course featured 22 practical hands-on sessions, 32 theory-based class sessions and three site visits.

The modules were facilitated by a team of 26 Fulton Hogan employees and trainers, each of whom is either a workplace instructor or subject matter expert.

The skills covered ranged from “softer” skills such as effective

communication, environmental awareness and management, health and safety, budgeting, time management, nutrition, and mental health awareness, through to “harder” skills such as concrete pouring and finishing, reading and interpreting plans, applying asphalt, traffic control and use of power tools.

The Infrastructure Skills Centre concept is a partnership between Fulton Hogan, the Ministry of Social Development, Civil Contractors New Zealand and the Construction Sector Accord.

The concept is still in its pilot phase, and the Manawatu pilot followed on from the first pilot programme in Canterbury, which saw 12 keen infrastructure construction recruits gain foundational infrastructure construction skills to set them up for successful careers ahead.

There will be subsequent pilots in Auckland and Wellington early next year.

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Infrastructure partners' quotes:

Fulton Hogan NZ chief executive Graeme Johnson:

"In our sector you can start from the coalface and develop a life-long career. You just need the right attitude and work ethic, and to take the opportunities that are put in front of you.

"The opportunities presented by the Infrastructure Skills Centre are more than personal — they include making a sizeable contribution to the community.

"Infrastructure is the foundation of healthy, prosperous and safe communities, so involvement in infrastructure is a pretty noble cause."

Construction Sector Accord transformation director Dean Kimpton:

"There are strong linkages between the Accord's goals and those of the Infrastructure Skills Centre. The Construction Sector Accord is all about partnership between industry and government to transform the sector, and it's hard to think of a better example of that than this initiative.

"Industry is stepping up to train people, and government is stepping up to back this project. We look forward to seeing it succeed and grow."

Civil Contractors New Zealand (CCNZ) chief executive Peter Silcock:

"There are rapidly expanding work and careers opportunities in New Zealand's infrastructure industry right now.

"This means we need better systems to ensure people start out with the right skills and knowledge for a successful career constructing and maintaining the country's essential water, transport, energy and internet networks.

"The Infrastructure Skills Centre pilot is a great initiative, based on an existing model operating in Melbourne, with the potential to significantly increase our ability to bring new people into the industry."

Ministry of Social Development industry partnerships director, Amanda Nicolle:

"It's great to see opportunities opening up for job seekers to gain skills that are so needed in this sector.

"This initial project reflects the value of the Construction Sector Accord and the impact it can have on moving New Zealand forward."

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Congratulations go to Simon Laws, who won last month's prize of an Evacut Drill Set from Sutton Tools.

Business 101: The who, what, where and how of an effective marketing strategy

Terry Sage of Trades Coaching New Zealand continues his Business 101 series of articles with a look at how to market your company and its products and services.

Marketing is a word that comes up in conversation when a new client comes on board, normally within the first two sentences. Why?

It's because they'll say "we need more clients so how should we market ourselves?" — words to that effect anyway.

And a very good question it is.

However, marketing does not start with the "how" — there is a "what", "where" and a "who" involved as well.

Every dollar spent on marketing — and there are too many of them to even contemplate here — normally gets written down as an expense in your accounts.

From an accountant's and the IRD's perspective, that's exactly where it should go. But start thinking about it slightly differently.

Imagine that we put that dollar spent in the asset column as an asset that should return us a profit. Would that change how you looked at your marketing strategy?



If you spend a dollar on marketing you want to guarantee a dollar plus something back — if it was only that easy. It's not, but you can shorten the odds by taking into account the following points.

• What are you selling?

Many clients will answer "me, ABC Builders", and that's okay. But narrowing it down makes the marketing a lot easier.

Marketing a name could also just become a branding exercise. Again, that's okay, but in many cases this is an expensive exercise and the

returns are less.

So the "what" should be a service, a product or a design, and if it's something unique that's even better.

For example, ABC Builders is offering a 4-bedroom, 4-bathroom, 2-storey house with a triple garage, which can be built to your design in under 10 weeks for only \$300,000.

Okay, that may be pushing the boundaries of reality a little. But this type of "what" is not all about ABC Builders anymore, but more about a client's dreams. And it just so happens that ABC can fulfil those dreams.

• Who are you trying to market to?

Many clients will say "everybody" — but not everybody will fit into your 80/20 rule of past clients.

Take a look back at who your clients have been — their age, gender, culture, nationality and demographic, what they did for a living, average earning capacity, what you did for them,

and any other distinguishing factors.

If one particular group stands out when you log all this data, then it's a sure sign that your product, service or charm appeals to them. So, getting more of "them" as clients will be easier than attracting the others.

Not that you should neglect any group, but we have to start somewhere — so start with the easier pickings.

• Where do our target group hang out?

When we have determined the "who", think about what they read, what they listen to, what they watch, where they shop, what sports they might play, whether they have kids at school, where might they socialise, and any other factors that might be unique to your local community.

The "where" is very important to make sure your dollar is not spent in the wrong place.

• Now the "how" comes into play

Once you have determined what you are selling, who you want to target and where to target, you now have to think about how to get your message across.

There's the four standard medias — print, radio, television and digital. There is also the direct approach, including mail drops, seminars, exhibitions and the list goes on.

Is any one of them better than the other? Yes and, unfortunately, no. You have got to hate that answer, but here it is true.

All work with differing results, all cost varying amounts, and all reach different demographics.

There is no easy answer to the "how" question because there are so many factors that have to be considered.

The what, who and where

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THE BUSINESS SIDE OF CONSTRUCTION

Continued page 35

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come into it of course, but also what media options are available in your area and, most importantly, how many dollars have you got to spend?

When you have done all your homework on the above points and you have the quotes from all the possible marketing medias, you then have to do a simple maths test.

If the marketing spend is \$5999, and your usual profit margins are 10%, you'll have to make \$59,990 worth of extra work generated purely from this marketing initiative to cover costs.

Bear in mind this is just to break even, which is not what you are in business for.

Then work out how many new clients you will need to make the \$59,990 by looking at the average spend per client over the past 12 months.

Whatever number you come up with, you have to be confident that the marketing campaign you're planning can generate that number of leads.

Also bear in mind that leads do not mean clients — so you'll have to calculate your normal conversion rate from inquiry into money-spending clients.

It's not just about "let's do some advertising". If you want some help with your marketing ideas please give me a call on 021 280 8679.

Labour hire a sensible and practical option

Are you still struggling to find that new employee? Building Recruitment director Kevin Everett says it might be time for you to start looking at labour hire options.



In these unprecedented times we have seen a massive shift in candidate availability in the construction sector.

In many areas, companies simply cannot hire the candidates with the skills they need. There is definitely a supply issue, with closed borders not helping, which puts us in an unpredictable industry.

Hiring internally can be an exhausting process, as the majority of candidates that apply either don't have the correct skills or attitude, or simply don't show up to the interview.

When you do hire someone, more often than not your existing staff members or site foreman need to provide onsite training, which can be time-consuming and frustrating.

There is also the chance that your new hire will quit within the first few weeks, which means you would have wasted precious time, money and energy — and you might have even started to fall behind schedule.

Using the services of a labour hire company may be just what your company needs.

Labour hire is all about providing convenience to businesses, but it's also about connecting you with the best talent available.

While you are busy managing projects and bidding for contracts, a labour hire company will take care of all your staffing needs and ensure you are equipped with a strong workforce able to meet the needs of your business.

Whether your requirements are for short or long-term projects, labour hire companies can help fill those gaps.

If you are looking for someone on a permanent basis, labour hire is the perfect way to try out different workers with varying experience before you invest in them.

This way you have managed to fill a position with someone who is already familiar with the job and the company, giving you the confidence that you have made a good investment in your business.

Allowing a labour hire company to work for you means that you can:

- effectively deal with changes in demand, without dealing with any contract complications,
- employ staff on an "as needed" basis,
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Volatility, cow farts, and a dirty ditch

Ross Middleton thinks cognitive dissonance, that uncomfortable mental state resulting from conflicts of intuition, perception and rational thinking, are afflicting community and business, including the housing sector, like never before.

Back when I was a young man on the mean streets of downtown Dargaville, if somebody presented themselves outside one of the banks wearing a mask, the local constabulary would take him (or her) up Hokianga Road to the pokey and give them a good talking to, maybe even give him or her a slap around the ears.

Today, you stand outside those same establishments and try to enter not wearing a mask and you may well end up in that self-same slammer — although modern dictates mean the coppers will have to forgo the corporal punishment bit.

I mention this to highlight change, how all-encompassing it is and, while we like to make calculated assumptions, uncertainty is obviously inherent in the future.

Who would have thought, for example, that our warm and fuzzy democracy could turn into an authoritarian regime on the turn of a tissue?

No, I'm not one of those "theorists" trolling down bunny burrows for self-justification, but worldwide governments are finding themselves in a volatile pinch as they battle balancing multiple issues while (sometimes) trying to save lives and ensure the health of their citizenry.

Credit where it's due — in New Zealand, the "authoritarian" political management has meant some 11,000 cases and 43 deaths from Covid-19 at time of writing.

The figures say more than five million deaths worldwide, but the forensic analysis is suggesting a number more than double that.

Compare us with Fiji which has a population a fifth of ours: 53,000 cases, 700 deaths.

With the pandemic, boffins and bureaucrats love to break it down to dollar values just as they are trying to do with climate change. But with the latter they are far less inclined to do anything constructive about it. It's like they spent all their bullets on the virus.

When I left school my first job sometimes entailed riding the stock trucks up to Moerewa, often with a load of lambs.

As the sheep exited the truck, a young man perched akimbo the race, shot them in the head with a stun gun. It wasn't edifying, and I sometimes wonder what happened to those baby-faced killers.

I was reminded of this while thinking about the effect of the pandemic on the hopes and visions of many businesses, particularly small owner/operators



throughout the country.

In housing, developers, investors and builders are going to the wall like never before, and dragging smaller contractors down with them on the back of fixed terms, escalating costs and force majeure clauses.

The number of potential new home owners grateful for construction insurance is growing by the day.

Economists warn that a number of construction companies are only surviving off government wage subsidies in locked down areas.

Meanwhile, politicians and bureaucracy veer to pulling out those petty platitudes replete with meaningless meetings,

agreements, endorsements and other nifty diplomatic expressions with little substance.

Their guiding imperative is the short term — the ballot box and the gravy train re-election every three years. That other big picture stuff is largely shunted down the line.

So, here we are, down the line, where the icebergs calve, the wildfires whip and the floods flow. It's all a big pot of word soup but little nourishment to be had.

The Labour-led Government has its head in the sand; bulwarking its prevarications by hiding behind an obviously frustrated environment minister; the one they sent to Glasgow to take the flack for making the trip and for the prevarication, while those at home battled what one suspects may not be the bigger issue.

The general consensus is that National would be prepared to die in a dirty ditch from a cow-fart gassing than put the brakes on extractive agriculture. Now I think about it, they're there already.

Someone much smarter than me said recently, "New Zealand's proposals to COP-26 were dismaying, seeking to shift the task of seriously tackling climate change to others. Spending five billion dollars on international credits to 'restore' forests overseas when our own forests are dying is like investing in someone else's

Trev said he thought the climate change plan might have a few cracks in it.



business when your own is going bankrupt. It's irresponsible".

The Government is always "rolling something out". The latest is its plan for a carbon-neutral public sector by 2025, requiring that all new non-residential government buildings are climate-friendly. Let's wish Stu and Jimmy all the luck with that one!

The problem is that "rolling out" carbon neutrality is not the full answer. For example, the pandemic has been a stress test for the animal protein industry, exposing the vulnerabilities of increasingly intensive centralised production systems already compromised by climate change.

It has brought urgent focus on the need for resilience in the face of growing sustainability challenges in an increasingly resource-constrained world, and a focus on healthier, more sustainable diets and long-term food security.

The recent Intergovernmental Panel on Climate Change report was a sobering assessment, predicting a 1.5°C global temperature increase will be reached by 2040 if global emissions are not halved in the next eight years and cut to zero by the middle of this century. That alphabet soup won't do the cutting.

The global food system is responsible for nearly a third of all greenhouse gas emissions, and threatens the habitat of almost a quarter of all remaining mammal species.

Tackling the environmental impact of food production and consumption is crucial to limiting warming and protecting global ecosystems.

You don't have to look very far in the building sector to see how all-encompassing these factors have become. Survival is a pragmatic choice after all, and



“
The global food system is responsible for nearly a third of all greenhouse gas emissions, and threatens the habitat of almost a quarter of all remaining mammal species.
”

builders are nothing if not pragmatic.

Actions, not words should make the play, such as in Australia where there are demands for lighter coloured roofs to reduce heat to be mandated (that word again) in urban environments.

Climate strategies are increasingly fundamental to business agendas. A 2021 report by the Energy and Climate Intelligence Unit reveals that 21% of the world's top 2000 public companies have now made a calculable commitment to net zero targets.

Yet setting strategies is only part of the equation. Day-to-day decisions and actions all need to ramp up to the same end goal. To that end, pioneers are now leading a charge for employee climate literacy.

The NZ Super Fund, which invests our money to help pay for the increasing cost of universal pension entitlements, has committed US\$100 million to the Fifth Wall Climate Technology Fund, an early-stage fund that seeks to invest in new technologies to decarbonise the global real estate industry.

The investment follows an announcement by the Super Fund that it would increase its investments in climate solutions as part of its commitment to achieving net zero emissions by 2050 or sooner.

Climate change is a significant and under-addressed challenge for the property sector. In the US, for example, real estate is responsible for 13% of GDP, but 40% of carbon emissions.

In picking one operator at random, local decorative panel supplier APT presents as representative of the new ethic in building.

It says it is now planting and protecting one native tree through the National Forest Restoration Trust for every Corian Solid Surface sheet, sink and basin, and every FENIX sheet, panel and sink sold,

in addition to planting and protecting a native tree for every product delivery. Sorry no pine allowed.

But, of course, in using that woody resource in construction, this industry is a lot more sustainable than casein.

I saw the acronym ESG crop up in a local building sector chairperson address to shareholders recently. I got the distinct impression the speech writer dropped it in there and it was little more than a sop. But any sort of [green] washing is just not going to cut the mustard anymore.

This same market-dominant business is one of those that will be really under an intense spotlight when the building supplies sector review gets underway next year.

In announcing the market study, commerce minister David Clark said, "There have been long-standing concerns about potential competition issues, particularly due to the highly concentrated nature of some markets in the supply chain". More to come on that one.

ESG stands for "environmental, social, and governance". Investors (such as our Super Fund) are increasingly applying these non-financial factors as part of their analytical process to identify material risks and growth opportunities.

This takes fiduciary duty, externalities, disclosures, and other important ESG issues into account.

Every businessperson should make themselves familiar with this concept for the future. Yet, currently, we do not have a government-mandated ESG sustainability reporting framework or standard.

There is a range of voluntary and mandated corporate reporting that relates to climate and sustainability that allows for plenty of duck-shoving. Not good enough.

The sheer size of the global investment in climate change initiatives and their pressure on all business is breathtaking — and growing.

Personal liability of builders under Building Act 2004 statutory warranties

Timothy Bates and Bodene Robertson-Wright of Auckland law firm TM Bates & Co review a recent case in which the application of the statutory warranties under the Building Act 2004, and the personal liability of a builder when operating through a limited liability company, is explored.

In the High Court decision of *Palmer v Hewitt Building Ltd*, the home owner sued a building company and its sole director for breach of statutory duties, warranties and negligence.

Background

Mrs Palmer entered into a fixed price contract for the renovation of her newly purchased property with Hewitt Building Ltd in early 2016 for just over \$500,000.

The works were largely completed by the end of 2016. However, Palmer paid more than the fixed price amount, and had serious concerns with the building work.

In May 2017, the council inspection failed, followed by an onslaught of issues involving various forms of flooding, frozen pipes and defects with the fireplaces.

Issues between Palmer, the council and Hewitt continued to go unresolved, at which point Palmer retained a new builder to report on and remediate the building.

By October 2018, the Masterton District Council issued a Notice to Fix under the Building Act 2004 before a Code Compliance Certificate could be issued.

The building company advised it would not be defending the claims brought against it, and would not have assets to meet the judgment amount.

This is why the decision is focused on Mr Hewitt and his personal liability to Palmer, as the sole director and licensed building practitioner responsible for the works.

Statutory warranties

In these proceedings, Palmer claimed Hewitt breached statutory duties/



warranties owed to her under section 362 of the Building Act 2004, for defective building works.

This was in addition to failing to provide her with the consented plans and making a number of changes without drawing these to the attention of her or the council.

It was argued on Palmer's behalf that the definition of "building contractor" under the Act should include Mr Hewitt as he is "called" the building contractor.

However, the court ruled that elsewhere in the Act, direct statutory duties imposed on individual builders are clear, and that Parliament was being precise in deciding who would have these statutory obligations.

Justice Cooke ruled that the warranties in question were not intended to be imposed on individual builders. Hewitt was not a party to the contract with Palmer, only his company and, therefore, these warranties were not found to be implied as between them.

Statutory duties

Palmer also alleged there had been a breach of statutory duty. This tortious duty of care requires the satisfaction of the

following elements: the statute creating a duty; the duty created must be owed by the defendant to the plaintiff; and it must have been Parliament's intent to create a civil remedy for damages resulting from this breach.

The particular statutory obligations relied upon by Palmer were those at 14E of the Building Act 2004, the responsibilities of builder.

However, Justice Cooke did not agree, and the court was unwilling to find that Hewitt had breached a statutory duty in tort to Palmer as her builder, stating this was a modern statute where there is little or no scope for implied statutory remedies in damages.

Negligence

The key issue here for the court to determine was whether Hewitt could be liable in tort personally as well as Hewitt Construction Ltd, for defective building works causing loss.

The court held Mr Hewitt personally liable where his negligent building work resulted in a loss, which totalled an amount of \$67,575.

Conclusion

Although there was ultimately a finding that Palmer was entitled to a judgment amount of \$392,400 from Hewitt Construction Ltd, this was likely a disappointing outcome for her as Hewitt Construction Ltd asserted early on that it was unable to meet a judgment debt owed by it.

Ultimately, the court was unwilling to extend the statutory duties and warranties to a builder personally, even where he was the sole director of that company, responsible for the near entirety of the works.

This case demonstrates that operating through a limited liability company still provides good protection to a builder, albeit in this case there was some personal exposure to Hewitt which was limited to \$67,575 of Palmer's judgment amount.

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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Building Consents Information

For all authorisations, October 2021

Dwellings	\$1,734,575,000	Total All Buildings	\$2,568,447,000
Domestic Outbuildings	\$19,487,000	Non-building Construction	\$53,506,000
Total Residential	\$1,754,062,000		
Non-residential	\$814,385,000	Total Authorisations	\$2,621,953,000

Number of new dwellings consented

	Oct 2021	Sep 2021	Oct 2020		Oct 2021	Sep 2021	Oct 2020
Far North District	28	34	23	Palmerston North City	40	43	26
Whangarei District	82	52	34	Tararua District	3	4	4
Kaipara District	19	26	18	Horowhenua District	24	31	27
Rodney District	161	150	120	Kapiti Coast District	22	43	19
North Shore/Albany Wards	329	319	339	Porirua City	45	33	28
Waitakere Ward	166	198	196	Upper Hutt City	57	22	13
Auckland Wards	409	544	358	Lower Hutt City	68	221	51
Manukau/Howick Wards	286	243	285	Wellington City	125	40	180
Manurewa-Papakura Ward	171	154	190	Masterton District	11	16	14
Franklin Ward	92	83	76	Carterton District	5	9	11
Thames-Coromandel District	35	34	23	South Wairarapa District	9	13	6
Hauraki District	16	26	13	Tasman District	35	45	62
Waikato District	93	112	101	Nelson City	33	7	16
Matamata-Piako District	23	37	34	Marlborough District	22	32	16
Hamilton City	98	135	143	Kaikoura District	2	1	4
Waipa District	65	94	52	Buller District	6	8	1
Otorohanga District	7	7	5	Grey District	9	8	9
South Waikato District	8	8	7	Westland District	6	9	3
Waitomo District	0	2	0	Hurunui District	17	13	17
Taupo District	43	29	23	Waimakariri District	52	74	51
Western Bay of Plenty District	31	42	48	Christchurch City	366	398	320
Tauranga City	163	106	128	Selwyn District	205	167	127
Rotorua District	44	30	19	Ashburton District	29	41	20
Whakatane District	27	14	5	Timaru District	15	28	24
Kawerau District	3	1	0	Mackenzie District	6	12	9
Opotiki District	4	6	0	Waimate District	2	1	3
Gisborne District	16	18	14	Chatham Islands Territory	0	1	0
Wairoa District	0	0	4	Waitaki District	9	20	12
Hastings District	26	111	27	Central Otago District	28	34	33
Napier City	28	59	16	Queenstown-Lakes District	96	158	93
Central Hawke's Bay District	13	9	8	Dunedin City	54	63	36
New Plymouth District	63	53	56	Clutha District	2	9	9
Stratford District	2	5	3	Southland District	9	21	7
South Taranaki District	13	6	7	Gore District	3	7	0
Ruapehu District	3	10	3	Invercargill City	18	46	10
Whanganui District	20	22	11	Area Outside TA	0	0	0
Rangitikei District	4	7	4				
Manawatu District	18	26	5	Total	4043	4483	3659

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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