

# BUILDING TODAY



The official magazine of the Registered Master Builders Association

[www.buildingtoday.co.nz](http://www.buildingtoday.co.nz)

March 2022

Volume 32 Number 2



Takapuna town square  
construction now  
underway

## Inside:



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# BUILDING TODAY

March 2022  
Volume 32 Number 2

## From the editor

It's surely the most perfect of perfect storms that we've seen for a while — supply chain issues, skills shortages, hyperinflation, climate change, a pandemic that just doesn't want to go away and, now, a war that threatens to develop into a third really big one . . .

That's got to be enough to make even the most sane individual worry just a tad about the future.

So look at it this way — if you're going to be located anywhere on this planet while figuring out how to deal with all of the above, then Aotearoa is a pretty damn good place to be.

And as RMBA chief executive David Kelly advises in his column this month, the best thing we in the industry can do is to focus only on matters within our control.

Concentrate on doing the fundamentals well — and communicate early and often with clients. And let's get through all this with a little help from each other.

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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# Keep focusing on what we can control

Registered Master Builders Association chief executive David Kelly says as we navigate the Omicron outbreak, it's important for builders to keep focusing and concentrating on matters within their control.

While the next several weeks are going to prove challenging for the sector, I'm optimistic about the year ahead.

The Omicron wave is expected to crest over the next few weeks, and it is likely we will all feel the pressure this time around.

More than ever, this is a time to look out for those in your community, whether at home or at work.

While we expect our present challenges to be heightened during this next phase of the virus, please remember, we're here to support you through it.

But, as I say, there is cause for optimism. Once the Omicron wave has passed, we will start to see the country's new normal take shape as New Zealand reopens.

We have already seen vaccinated Kiwis returning from Australia and the rest of world no longer needing to isolate, and we will move to full reopening of our borders some time later this year, maybe even sooner than first planned.

I have been saying publicly that the challenges facing the sector can be split between issues that are in our control and those outside of it. It's a useful rule of thumb when engaging with your clients, which is something within your control.

During the next few weeks, it will pay to focus on fundamentals and to do those well. Plan ahead. Communicate early, well and often with your clients, so that they are prepared for any disruption or delays.

Understand their stress. Keep your relationships with suppliers strong so that you remain up to date on supply issues and about what products are available.

A key part of reassuring clients is that you are a Master Builder. This is a mark of quality — but it is even more important in the current environment.

Your clients can be assured you have the backing of the best in the business. It also means you are kept up to date with the right training and information, and about changes in requirements and regulations.

Our association is the longest standing in New Zealand, and it is a badge we wear with pride.

I have been asked a lot about what it means to be a Master Builder lately, and I keep coming back to it being a mark of quality and trust.

Not just anyone can be a Master Builder. On average, only about 50% of those who apply to be a Master Builder are accepted.

We stand by our rigorous application



David Kelly

process because it is important for consumers that we only take the best of the best.

## Quality assurance and the role of the 10-year Master Build Guarantee

Our quality assurance tools and processes are also of utmost importance to your customers. The Master Build 10-year Guarantee is a key part of this discussion.

It offers people the best peace of mind that exists in the marketplace. It has offered that peace of mind for the past 27 years. Costly litigation is the alternative, and the growth of the Guarantee, with some 50,000 now in force, reinforces its value.

It is also important to highlight to clients that the Guarantee is part of our wider quality assurance process. Robustness at the front end of our quality assurance process reinforces that our Master Build Guarantee is unique in the market.

It is only offered through our Master Builders, because we have approved them to be Master Builders, and because we trust them.

When your clients choose a Master Builder, they know they are backed by the leading building association in New

Zealand. If an issue arises, we have the processes in place to help find resolution. Our independent dispute resolution service is free to all builders and their clients.

The Guarantee is the final link in the chain. It is only needed as the last resort, or if the builder is no longer in business.

While it can't cover everything, it still provides the best backstop if things do go wrong or if there is a sudden change of circumstances.

The Master Build Guarantee is assuming even more importance as consumers and the banks increasingly rely upon it for loans, so it is important its benefits are clearly articulated to, and understood by, clients.

## Get boosted for your whanau

Finally, to give yourselves and those you work with the best protection, get a booster if you haven't already done so. That will provide as much comfort and safety to your clients and your families as you are able to during uncertain times.

Whatever challenges we face over the next few weeks and months, I'm confident our sector will emerge from them in good heart. And remember that we're here to support you, and advocate on your behalf.



# A Groundbreaking Apartment

## Paragon Apartments

**CATEGORY**

Winstone Wallboards Residential Award

**ENTRANT**

Naylor Love Canterbury

**PROJECT PARTNERS**

Cequent Projects, Earthwork Landscape Architects, Geotech Consulting, Holmes Consulting, Powell Fenwick, Rawlinsons, Sheppard + Rout Architects, TM Consultants



## About the project

These stunning apartments set a new standard in seismic resilience and low-damage design. The nine-story, 14-unit complex features a double-level gallery and beautiful penthouse apartments. It is a stand-out build as it is the country's first base isolation apartment building designed to Level 3 (140% seismic rating).

The luxury finishes and fixtures in this build had an impact on the measurements throughout the entire building, resulting in a high level of detail to ensure they were to the exact millimetre. The team's focus on quality ensured that the architect's vision for the detailing was realised. This included pocket doors that seamlessly merge into walls, magnetic door hardware, and the anaconda lighting that snakes its way up the stairs from the ground floor to level six.



## Challenges

The Naylor Love team faced a few challenges along the way. One of the challenges was the tight site which made site logistics very tricky. This meant the site set-up had to be moved three times to accommodate different stages of the build.



## Judges' comments

Being the only high-rise apartment build in Christchurch post-earthquake, this project was a bold move. It included a highly involved client who put quality before cost and time, reviewed walls, floor and tile samples, and made mock-ups for all internal joinery elements.

The judges felt the approach taken by the whole team, including the client, to select the materials and construct the façade displayed a very high level of collaboration. They were also impressed by the detailed alignment of the fit-out, and felt the quality of the workmanship was at the highest level.

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REGISTERED MASTER BUILDERS

# HOUSE OF THE YEAR

## WHEN OLD MEETS NEW

### CALLEY HOMES

Renovation up to \$500,000



### Successes

Johnny Calley, director of Calley Homes was beyond proud when his team won their National House of the Year Award.

“Winning a national award is something to really treasure. The standard of homes entering House of the Year is always high, so it really is a credit to our team for continuing to strive for excellence. Winning an award like this provides valuable marketing opportunities, and also gives us benchmarks and aspirational targets to help continue to meet the highest standards with every project.”



### Challenges

When working on a home that was built over 100 years ago, there are always going to be some challenges along the way.

“The main challenge that the team faced was integrating a new extension into a 100-year-old structure that over the years was fragile in places and had crept out of level.

“However, I think this integration is what made this build stand out. The work we did improved the functionality of the kitchen and dining spaces, and improved circulation to the outdoor area. Add that to the fact the home is 100 years old, and it didn’t lose any of its heritage roots — it’s a great result and makes this home so special.”



### Judges’ comments

A sympathetic approach was needed to renovate and extend this beautiful character house built more than a century ago. So, the owners, former clients of Calley Homes, called in the building firm to carry out the sensitive project — an addition with living and entertaining spaces, inside and out. The renovating included an open-plan kitchen with scullery, plus dining spaces that seamlessly link to two outdoor areas. Inside, parquet timber flooring has been added and a kitchen — heritage in style and colour, but with all the modern advantages — has been installed. Every detail here has been carefully considered and crafted. It’s clear the heritage home has been given the love and respect it deserves, and no stone has been left unturned.

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REGISTERED MASTER BUILDERS

# HOUSE OF THE YEAR

## LARGE SCALE INNOVATION PAYS OFF

### HOME TRENDS BUILDERS

Builders' Own Home



### Successes

Peter de Gouw, director of Home Trends Builders, and his team were humbled and proud when they won the Builders' Own Home award at the 2021 National House of the Year Awards.

"It has always been a goal of ours to win at the nationals, so it was a sweet moment, for sure. Especially, for every single tradie who contributed to the build and who took pride in their work, it was truly rewarding. Nothing better than being a part of a successful team!

"The home was fully loaded with fresh innovations. We like to trial new ideas, materials and finishes on our own projects before we release them to our clients. The judges acknowledged this and the very high level of detail and finish that were presented in the home."



### Challenges

Peter and the team encountered a few challenges along the way, the first major one being the local council with its resource consents, which took several years to gain. This was not the only hurdle the team had to overcome.

"The second major challenge was building the basement which is only 10 metres from the river. We were pumping millions of litres a day from the excavation. What started as a small hole one day rapidly became a full-scale commercial project in a very short space of time. It was a steep learning curve, but totally worth it when you see the final product.

"The win reinforces our company's credibility as quality craftsmen, and assures current and future clients that they are dealing with professionals."



### Judges' comments

Described as a challenging, complex, but exciting build, this exquisite 657sq m home offers one wow factor after another. The underground cellar — tricky because of its proximity to the river — has a glass lift to all three levels. And with a personal gym and five-star swimming pool, you start to get the picture.

Beneath its breathtaking beauty, this home is highly automated and energy-efficient. A 15kW solar panel system makes it almost self-sufficient in terms of power. Thermal break, argon gas, low-e and reflective glass offer the best glazing outcomes, especially the 3m-high sliders connecting the indoor and outdoor living areas.

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# ENTRIES FOR APPRENTICE OF THE YEAR OPEN ON THE 18TH OF MARCH

## THE COMPETITION

The Master Builders Apprentice of the Year in partnership with CARTERS competition kicks off with entries opening on the 18th of March. Once again, the search is on for Aotearoa's No.1 carpentry apprentice! This year, for the first time ever, the competition is open to all ages.

Apprentice of the Year is the leading apprentice competition for the building and construction sector. The competition recognises the country's top talent and raises awareness of the industry's great career opportunities. Every year, a talented Kiwi builder takes out the national title — launching their career and establishing themselves as one of New Zealand's top carpentry apprentices. Are you, or someone you know, ready for the challenge?

## WHY ENTER

There is the opportunity to win some awesome prizes, along with some great benefits for all entrants:

- Recognition for being a great apprentice
- Build your skills to fast-track your career
- Meet industry leaders and other apprentices
- Get a free membership to Registered Master Builders for a year — loaded with free training and social events
- Over \$100,000 of prizes to be won including CARTERS Business Tool grants and a UTE for a year
- Get out of your comfort zone and get your confidence up
- The opportunity to attend an Outward-Bound Leadership course
- All completed entries will receive a CARTERS gift pack valued at \$85



"As an employer I'd probably encourage other employers to get their young fellas in the competition. Firstly, there are so many benefits they gain from being in the competition. Not only tips, but also getting to know people and the experience. Even if they don't win, there is so much to be gained, winning is just the icing on the cake really. Secondly, it's a great marketing opportunity. It's all over social media, so it's really good, free marketing for the company"

- Chris Keane, Keane Building



Any questions?

Contact 0800 762 328

[Aoy@masterbuilder.org.nz](mailto:Aoy@masterbuilder.org.nz)

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# WHAT'S IN IT FOR EMPLOYERS?

Apprentice of the Year isn't just about the apprentices — it also celebrates the employers for their amazing support efforts by investing in apprentices and giving back to the industry. It showcases the benefits of mentoring the sector's future leaders to their business. There are a range of benefits for the employers, such as:

- Recognition as a great employer for helping your apprentice realise their potential
- Meeting industry leaders and getting acknowledged for encouraging future leaders
- Attracting talent by showing you value your staff and the future of the industry
- Gaining exposure for your business and having a top apprentice

# ENTRY CRITERIA

We are super excited to announce that Apprentice of the Year is now open to all ages. This means that anyone at any stage in life who is an apprentice is welcome to enter.

- Completed at least two years of your National Certificate in Carpentry on-site by 14 April 2022
- 1st or 2nd time entering competition
- You must still be an apprentice at time of entries closing on 14 April 2022

Visit our website for the full list of entry criteria and our terms and conditions.

# HAPPY 18TH BIRTHDAY

Apprentice of the Year turns 18 this year, which is a milestone worth celebrating as it's an age when a lot of people ask the big question — "what's next?"

To celebrate entries opening, we thought we would take a quick trip down memory lane. Check out these photos from the early days of the competition.



[APPRENTICEOFTHEYEAR.CO.NZ](http://APPRENTICEOFTHEYEAR.CO.NZ)

ENTER NOW AND SHOW YOU'VE GOT WHAT IT TAKES!

# \$25K-plus in extra costs and delays will come

EasyBuild director Mike Fox says the prospect of new, far-reaching H1 Energy Efficiency requirements to be implemented over the next eight months read like a Tui ad – yeah right! But with far more serious consequences.

The new H1 Energy Efficiency requirements are so far reaching and rushed, it risks bringing the industry to an expensive halt.

In late November 2021, with little fanfare or, it seems, understanding of real-world implications, the MBIE announced changes to the minimum thermal performance requirements for compliance with the Building Code Clause H1 Energy Efficiency. Along with E3 and other changes.

Ever since, I've been waiting for the media or opposition politicians to pick up on the changes and perhaps investigate what it might mean for the industry and consumers, given the cost implications and delays that will result. It seems they have missed this one big time.

If you think that hyperinflation, material supply issues, labour shortages and dealing with Covid-19 weren't already enough for an industry to cope with, wait for the carnage when this trojan horse hits



home later this year.

I suspect many within the industry, and certainly consumers, will be naively oblivious to the changes, delays and implications heading their way, sooner than they think.

## Significant changes imminent for roofs, windows and floors

The MBIE says the new insulation requirements aim to reduce the energy needed to heat new homes by up to 40% compared to the existing requirements.

However, what about the cooling costs that will be required to bring temperatures down in these super-insulated homes in our temperate climate zones?

They are also silent on the approximately \$25,000-plus extra in construction costs and delays that will be imposed on the consumer to achieve this.

In one instance, I heard the extra cost was \$125,000 because it involved completely re-engineering the roof structure on a mono-pitched house using long span skillion rafters. That's nothing short of crazy!

Be prepared for similar scenarios and a massive rush to get projects consented under the old requirements.

These changes come at a time when housing affordability and availability is at its lowest point ever, and really makes you wonder who is driving something so divorced from reality.

It's no secret that the housing that actually needs upgrading is the existing housing stock in New Zealand. That's where the low hanging fruit on energy efficiency hangs.

However, little or no effort is made to address existing homes by the regulators. Unless of course you happen to be a landlord, and have been forced to upgrade homes to higher standards.

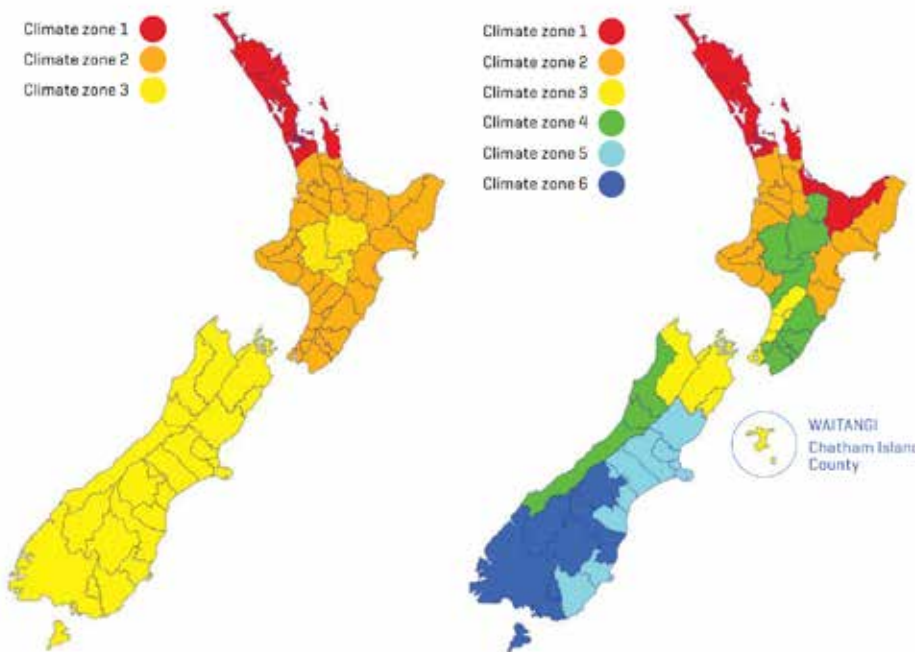
Home owners lucky enough to have a new home know that they are already living in relatively efficient homes.

Architects, designers, engineers and builders should be warned not to assume that any construction details or methods currently used will comply with the new requirements. Complying with the new regulations will require more than simply adding more insulation.

Designers will also need to look at reducing the thermal bridging effect through the build's structural framing, including changing systems and doing new calculations.

This is where the cost and unintended consequences of the purist approach will hurt financially.

A number of generic and proprietary solutions that currently comply are unlikely to meet the new requirements. This is especially true where requirements have



The three existing climate zones (above left) and the six new climate zones.

Climate zone	Description
1	Northland, Auckland, Coromandel and Bay of Plenty
2	Hamilton, East Coast and New Plymouth
3	Manawatu, Horowhenua, Wellington, Nelson, Marlborough and the Chatham Islands
4	Central Plateau, Wairarapa and the West Coast
5	Canterbury and coastal Otago
6	Inland Otago, Southland and Stewart Island

# with new H1 Energy Efficiency requirements

increased significantly, such as with roofs, windows and concrete flooring systems.

But wait, the news gets better. All this redesign and product change is required to be in place within 11 months of the announcement, by November 2, 2022. Go figure that!

Changes of this magnitude should have been introduced over years, not months. What is the rush?

## Energy efficiency improvements important

Improvements in energy efficiency are important, but must be introduced in a manner that the industry can deliver.

Please, don't get me wrong, I am all for improvements to the energy efficiency of our built environment.

However, it is important this should be done in a well thought out and timely way, and that it is a New Zealand-specific solution that gives an already struggling industry time to advise, adapt, cope and maintain delivery.

The extreme haste of this introduction and the zealous ideology used to set the measures against European city climates is, I believe, seriously flawed. The consultation process used to anoint these changes was little more than a PR exercise to tick a box to say it had been done.

If there was a cost-benefit analysis

prepared, I seriously doubt it would withstand the slightest of scrutiny.

Are these new measures over the top? In mine and many others' opinions, yes, but it depends on who you're asking. The purist zealot will say they are not enough, and the naysayer the opposite. The correct answer probably lies sensibly somewhere in the middle.

It appeared to me the outcome was pretty much agreed before the consultation process started and, as many of the key individuals preparing the changes were originally from Europe, it perhaps explains why they were drawn to making such strong European comparisons.

I knew they weren't listening when I was asked by one of them, "Why can't it be done here? We have been doing this in Scandinavia for decades".

My answer was we don't have a Scandinavian climate — in other words, snow and ice for many months of the year.

It obviously fell on deaf ears. They made condescending noises, but you could tell it was going to be their way come hell or high water.

## So, what do the changes mean?

Like most bureaucratic bungles, they have taken what was a pragmatic H1 system and have made it unnecessarily complicated.

It's a bit like NZS3604, which was a fit-for-purpose builders guide, but is now a document that is so large and complex it has completely lost the intent of its original purpose.

I have looked at the proposed changes and will do my best to summarise in a manner that industry participants will resonate with.

## • Climatic zones

The original simple three climatic zones which were three zones in the North Island and one in the South Island have now been turned into a patchwork quilt of six zones across the country — Zones 1-4 in the North Island and Zones 3-6 in the South Island. The greater Wellington region is now split across two zones.

In reality, the difference between the requirements for the respective zones is so minimal it beggars belief as to why they decided to complicate this.

## • Roofs

Ceiling insulation requirements move to an R value of R6.6 across all six zones which, in some regions, is double the current setting. I have heard that insulation providers are unlikely to be able to meet the changes and supply within the time

*Continued page 12*

“If you think that hyperinflation, material supply issues, labour shortages and dealing with Covid-19 weren't already enough for an industry to cope with, wait for the carnage when this trojan horse hits home later this year.”



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From page 11

frames. In short, expect long delays.

This extra depth insulation is all well with high-pitched conventional trussed roofs and flat ceilings, but any low-pitched or skillion roof construction is going to have to increase depth significantly or be scrapped.

This is where the unintended consequences kick in, and the lack of real engagement with industry is stark. There are many forms of innovative alternate construction methods that are now heavily impacted by these changes.

Was there any thought given to the severe shortage of affordable housing, off-site manufacturing needs, or how long it may take to re-tool a factory to meet these new requirements? Obviously not.

The volume of insulation required to insulate a 200sq m single-level ceiling will now be significant — and likely take more than one delivery from the merchant.

The storage and delivery requirements of this increase will need to be factored in. I see that increasing the carbon footprint of the build, which is in direct contrast to what they're trying to achieve.

• Walls

Walls have been the least affected in this process, with an increase to R2.0 across all zones. This will thankfully still work within traditional 90 x 45 framing, but don't get complacent.

Thermal bridging, which is the bureaucrats' latest buzzword, must now also be factored in. So, if you have walls with significant timber, you might find they need more insulation or a thermal break of some sort.

The MBIE initially wanted to significantly boost wall insulation which would have put an end to traditional 90 x 45 framing on external walls unless they are strapped with additional insulation, or increased to 145 x 45 framing or more.

I feel they got spooked when framing suppliers apparently told them they

wouldn't or couldn't supply the framing. This requirement has been reluctantly pulled back on. However, this will be the next step change so it could pay to be prepared.

• Windows

In short, very few if any standard aluminium frames will comply after November 2, 2022 without enhancements.

To comply in Zones 1 and 2, including Northland, Auckland, Coromandel, Bay of Plenty, Hamilton, East Coast and New Plymouth, until November 2, 2023 you can use standard aluminium frames with argon-filled, double-glazed low E level 4 glass with a thermal spacer between the glass to achieve R0.37.

From then onwards, all windows in Zones 1 and 2 will also require the use of thermally broken aluminium frames, double-glazed with thermal spacer and low E level 3 glass to meet R0.46.

Zones 3 and 4, including Manawatu, Horowhenua, Wellington, Nelson, Marlborough, Chatham Islands, Central Plateau, Wairarapa and the West Coast, must go straight to the R0.46 requirements detailed above from November 2, 2022.

Zones 5 and 6, including Canterbury, Coastal Otago, Inland Otago, Southland and Stewart Island, must go straight to R0.50 from November 2, 2022. To comply with the minimum, you must use a thermally broken aluminium frame, with argon-filled, double-glazed low E level 4 glass with a thermal spacer between the glass.

With all the above, you can, of course, use uPVC or timber frames which will give much higher R values. But they currently make up only a small percentage of the market.

You can see that the majority of the country has the same settings — R0.46 windows, R 6.6 ceilings, R2.0 walls, R1.5 floors. In fact, the entire North Island's four zones have the same settings. Hence my comments about the unnecessary

complication of six zones.

Be prepared to get your wallet out as the cost and lead times with windows is going to take a massive jump. Some window suites will no longer be able to be used, and window manufacturers will be scrambling to work up suitable replacements.

It can take years to develop new window suites by the time they are tested and, in some cases, patented. So how is this going to happen within the mandated time frames?

For example, face-fixed windows often used in factory installations for ease of installation and speed will no longer comply, and no efficient replacement is currently available.

But, of course, all of this will easily be achievable in the 11 months offered — yeah right! Sort of reads like a Tui ad. But with far more serious consequences.

• Floors:

There are new requirements for slabs of all types and other floors. Slabs will have a minimum requirement of R1.5 in Zones 1-4 (North Island), R1.6 in Zone 5, and R1.7 in Zone 6. Edge insulation and other enhancements are likely a must.

For other types of floors, the requirements are R2.5 in Zones 1-3, R2.8 in Zone 4, and R3.0 in Zones 5 and 6.

Extensive tables are provided within the regulations for determining slab values and compliance. It is definitely not simple, and I haven't found anyone yet who can pinpoint what this might mean for a standard rib raft slab.

Expect changes, costs and delays while the reality of all this is worked through.

These measures and the haste of their implementation unfortunately represent a complete disconnect between ideology and the realities of what the industry can deliver, and what the consumer can pay for.

At a minimum, the implementation of these should be delayed for 12 to 24 months to allow for the supply chain to adapt and re-tool.

In the pragmatic world many of us live in, these measures would be shelved while the MBIE works with the industry in a constructive and timely manner so the best possible solution can be gained for all. I live in eternal hope but won't hold my breath.

And I'll leave you with a reminder to amend your contracts to allow for the recovery of costs due to these changes — they will be significant and unpalatable for many to accept!

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

Building element	Construction R-values (m <sup>2</sup> K/W)					
	Climate zone 1	Climate zone 2	Climate zone 3	Climate zone 4	Climate zone 5	Climate zone 6
Roof <sup>1</sup>	R6.6	R6.6	R6.6	R6.6	R6.6	R6.6
Wall	R2.0	R2.0	R2.0	R2.0	R2.0	R2.0
Slab-on-ground floors	R1.5	R1.5	R1.5	R1.5	R1.6	R1.7
Floors other than slab-on-ground floors	R2.5	R2.5	R2.5	R2.8	R3.0	R3.0
Windows and doors <sup>2</sup>	R0.37/0.46 <sup>2</sup>	R0.37/0.46 <sup>2</sup>	R0.46	R0.46	R0.50	R0.50
Skylights	R0.46	R0.46	R0.54	R0.54	R0.62	R0.62

The new minimum construction R-values required for new building work under the schedule method where there is no embedded heating.



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# OSM manufacturing industry survey reveals challenges

For the offsite manufacturing (OSM) building industry to meet future demand, there needs to be a focus on workforce development and recruitment.

This was one of the key findings to emerge from OffsiteNZ's industry workforce survey, conducted in partnership with the Ministry of Social Development.

The offsite manufacturing industry has seen unprecedented growth in the past 10 years, with the value of consents having doubled, from 5% to 10% of total consents, according to earlier analysis.

Huge growth opportunities face the industry, as well as career opportunities for those with the right skills.

OffsiteNZ chief executive Scott Fisher says, overall, the survey results solidified much of what industry players already knew, but also presented some surprises.

"Survey respondents appeared confident that the industry faced a bright future but were also realistic about the challenges."

Respondents highlighted that attracting new talent to the industry, to keep pace with the increase in demand and the workers retiring or leaving it, was a challenge.

A positive revelation was the higher proportion of females in the OSM workforce compared with traditional construction — 25% versus 13%.

"Still there is much room for improvement. The OSM industry needs to be promoted as a fulfilling career option to all demographics to achieve better diversity all round," Fisher says.

Interviews with a small number of employees working on the shopfloor, also with experience of the traditional building sector, spoke mainly of the advantages of an OSM environment. One positive of personal importance to many

was having the space and facilities to get changed and use the toilet.

At a more strategic level, senior managers expressed concern that without positive intervention in workforce development and recruitment, manufacturers could be left unable to fulfil orders, workers becoming overworked and, ultimately, builders and consumers losing confidence in the market.

OffsiteNZ chair Toni Kennerley believes the sector needs to work together, and with Government, to achieve industry success and widespread benefit to New Zealanders.

"It would be helpful if more employers could offer work-based training, which could be government-incentivised in some way," Kennerley says.

"Continued focus on professional skills training could lead to a clear career progression pathway, which would help attract talent to the industry.

"These survey results support a case for investment and collaboration to achieve benefits in employment, housing and the environment. The Government could therefore do more to incentivise OSM, potentially with contracts, subsidies and tax breaks.

"Supporting the OSM sector means promoting a better future for construction — with high-performance products, reduced waste and lower environmental impact compared with traditional methods.

"OSM is a future-focused and exciting industry. OffsiteNZ is looking forward to working with the sector, and Government, to grow the industry and overcome the challenges ahead," Kennerley says.

All the key findings of the online survey are available on OffsiteNZ's web site at [www.offsitenz.com/education-skills-attitudes-survey-2021](http://www.offsitenz.com/education-skills-attitudes-survey-2021).

# WelTec offering free engineering diploma to fill job shortages

WelTec provides opportunities to gain the skills needed in only two years — and for free!



Tim Tarbotton

WelTec's free New Zealand Diploma in Engineering (NZDE) is a qualification that provides work-ready graduates to resource local infrastructure projects.

"The shortage of talent is the number one conversation we are having with businesses right now, including engineering firms," Hutt Valley Chamber of Commerce chief executive Patrick McKibbin says.

"We support initiatives such as WelTec's engineering programme which provides much needed skilled staff to support employers in our region."

In 2021, the chamber identified that 66% of businesses in the Hutt Valley expected it to be harder to obtain skilled or specialist employees.

WelTec Head of School of Innovation, Design and Technology Mary-Claire Proctor says the school is

moving from strength to strength with its new focus on innovation.

"This new approach enables students to learn through a contemporary lens and gain valuable skills aligned with the growing needs of the sector," Proctor says.

"Our country has a strong infrastructure development pipeline and a desperate need for engineers. WelTec has a well-established programme with links to employers, making job opportunities for graduates strong and diverse."

Graduates of WelTec's NZDE go on to support a range of initiatives nationwide. Recent graduate Tim Tarbotton, 27, is employing specialist skills he learnt in hydrology and wastewater to assess the aftermath of flooding in rural Canterbury as part of his job at Tarbotton Land and Civil in Ashburton.

"I learnt all the hands-on ins and outs at WelTec, and it's really satisfying putting it into practice now as part of my employment," Tarbotton says.

He always wanted to become a civil engineer, and WelTec provided him with the opportunity to gain the skills needed in only two years and for free, through the Targeted Training and Apprenticeship Fund.

"It's great seeing talented young engineers making their way into the industry," Tarbotton Land and Civil director Stuart Tarbotton says.

"There's plenty of work to go around, and with border restrictions in place there are jobs to fill."

For more information visit [whitireiaweltec.ac.nz](http://whitireiaweltec.ac.nz) or call 0800 935 832.

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# First large-scale distribution facility announced for Ruakura Superhub

Refrigerated freight network operator Big Chill Distribution has selected Ruakura Superhub as the location for its new state-of-the-art 13,000sq m cold store facility.

Big Chill is the first mover for the 35ha industrial precinct in the overall 92ha Stage 1 of the Superhub, which is located in Hamilton.

Previously announced tenancies at Ruakura have been in the logistics hub and service centre areas. More large distribution facility announcements are expected over coming months.

"Ruakura Superhub is an ideal location for a distribution operation like Big Chill, and we are excited to welcome the company as our first mover large-scale industrial tenant," Tainui Group Holdings Chair and Te Arataura representative Hinerangi Raumati-Tu'ua says.

"This announcement continues the excellent momentum of the Superhub's development, which is creating a high level of excitement and anticipation as we head towards an official opening later this year," she says.

TGH chief executive Chris Joblin says Big Chill will add its cold supply chain speciality to the range of speciality logistics providers and distributors that will cluster around the Ruakura Inland Port.

## Key agreement

"This tenancy with one of the country's leading third-party logistics providers is a key agreement for Ruakura Superhub," Joblin says.

"It is a very strong endorsement of Ruakura, and effectively anchors stage one's industrial zone with a nationally-recognised brand in a high-profile location.

"Importantly, it will increase cold supply chain resilience and optionality for the central North Island," he says.

The two parties have signed a long-term lease with rights of renewal.

Big Chill chief executive Michael Roberts



Big Chill Distribution chief executive Michael Roberts (left) and Freightways chief executive Mark Troghear.

says the new facility in the Waikato will strengthen the company's network and take its nationwide roster of depots to an even 10.

"Our new Waikato facility will play an important role in the network, anchoring one corner of the golden triangle and acting as a pivot point for distribution to and from the west coast, central North Island and east coast," Roberts says.

## New environmental benchmark

"We also want to set a new benchmark for the environmental performance of this new facility — achieving at least a four-star green building rating, which we understand has not been achieved in a New Zealand cold store before."

Around 50 people will be directly employed at the new facility.

Mr Joblin says confirmation of the new cold store added to the momentum around Ruakura Superhub. The 92-hectare

first stage is on track for opening in the third-quarter of this year.

Previously confirmed partners and tenants include:

- the Port of Tauranga (in a JV to develop the inland port),
- PBT Express Freight Network (new regional distribution centre), and
- Waitomo Group (flagship service centre, including a fuel stop with alternative energy options).

At 490ha, Ruakura Superhub, which is recognised by the Government as a project of national significance, is one of New Zealand's largest developments, spanning logistics, industrial, retail and residential development areas.

Located at an emerging "sweet spot" for New Zealand's supply chain, it will be anchored by a 30-hectare inland port, with the first 17 hectares of this also set to open later this year.

## Conference now set for October 2022

Concrete NZ's Conference, rescheduled from its original dates in mid-October 2021 to February 17-19, 2022, will now take place on October 13-15, 2022.

The Concrete NZ Board and Conference Organising Committee felt that rescheduling to October 2022 offered greater assurance that all those wishing to attend and/or support the event would

have the opportunity to do so.

The Conference secretary has been reaching out to presenters as well as patrons, sponsors and trade exhibitors to make them aware of the new dates.

Concrete NZ hopes the second postponement is not an inconvenience, and is confident the rescheduled event will meet expectations.

Those already registered as a delegate have had their registration automatically transferred to the new dates, including accommodation and social activities, if applicable.

Should any colleagues wish to register for the conference, the final date for early bird registration rates is now Friday, September 16, 2022.



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The Induro 2-Point lockset is New Zealand made with a stainless steel forend plate and accepts Euro style cylinders. The new lock conveniently retrofits the same footprint as Milton, LCL and Optimum.



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# Altus opens window on women's rugby

Altus Industrial Aluminium and Window Systems has become the first financial partner of Women in Rugby Aotearoa (WIRA).

The company's leadership acknowledges the contribution wahine make to the game, and will focus on the players, fans, volunteers, leaders and communicators who work so hard to promote and grow the game we love, WIRA founding member Traci Houpapa says.

WIRA is a not-for-profit grassroots movement — a collective of current and former players, administrators, managers, coaches, directors and volunteers involved in rugby.

It is 100% about growing the game by ensuring all women of all ages from all over Aotearoa have a positive experience in the sport, on and off the field.

Houpapa says to be successful WIRA needs the support of companies such as Altus to help increase women's engagement in rugby in playing, coaching, refereeing, administration and governing roles.

"Altus' significant contribution over three years will help us extend our outreach to the rugby community, develop toolkits for schools and clubs, and to create excitement for women's rugby, from

grassroots to World Cups," Houpapa says.

Altus sits alongside another foundation partner, Tompkins Wake, who have helped establish WIRA as a not-for-profit entity.

The pathway for wahine in rugby is now even more rewarding in every sense, with the recent launch of Sky Super Rugby Aupiki enabling Farah Palmer Cup players to better chart their path upwards to the Black Ferns and Black Ferns Sevens. But, it all starts in clubs and schools around the motu.

Altus NZ managing director Ron Holden says the company is excited to announce its partnership with WIRA.

"Rugby is a game we all love, and the women's game is the fastest growing part of rugby in Aotearoa," he says.



"We admire the work WIRA does to open a window on every aspect of the women's game, from the incredible volunteers who turn up in all weathers on the sideline and in clubrooms, to international stars on the field.

"Our motto is 'success is better shared', and through our partnership I know our team is looking forward to hearing from WIRA members and players to inspire them in their work and personal lives.

"As a traditionally male-dominated company, we're also relishing the prospect of learning from the amazing wahine and tane involved in WIRA about how they support women in their sport and in their workplaces, as well as working with them to provide employment pathways for athletes and rugby fans in our businesses.

"It is only by increasing support at every level of the game that we will grow and develop women's rugby, which I only discovered recently has been played here since 1888.

"I know the women in Altus will appreciate this investment and the work going in behind the scenes to really make this partnership work for us all," Holden says.

The partnership started on International Women's Day, but kicks off officially on July 1, 2022 for three years.

## New partnership aims to increase Maori and Pacific leadership in New Zealand

A new partnership between two non-profit organisations, Keystone Trust and TupuToa, is set to offer increased corporate pathways for Maori and Pacific students across New Zealand.

"Comprising roughly 27% of the national population, Maori and Pacific peoples hold far fewer corporate leadership positions, which has been identified as a key social barrier in New Zealand," Keystone Trust general manager Amanda Stanes says.

"In announcing Keystone Trust's new partnership with internship and career pathways provider TupuToa, we hope to generate a greater number of career pathways for Maori and Pacific students, while supporting their education, development and transition to the workforce," she adds.

Since its inception in 1994, Keystone Trust has granted more than 227 scholarships to New Zealand students, through more than 45 strategic partnerships with professional businesses across the property and construction sectors.

TupuToa, which has successfully delivered an innovative internship programme for more than 700 Maori and Pacific students, and helped more than 80% of those into corporate and public sector roles over the past six years, is an obvious alliance for Keystone Trust.

"Our internship programme provides rangatahi the opportunity to experience an array of opportunities to learn and develop, while being fully supported by a navigator, so they can proudly embrace their cultural heritage while growing into meaningful careers," Tupu Toa chief executive Anne Fitisemanu says.

"Keystone Trust's vast network of affiliates across the property and construction sectors opens new horizons for our students, and offers greater exposure for an industry that is set for a huge period of expansion in the years to come," Fitisemanu says.

Using a network that includes events, mentor programmes, financial assistance and ongoing educational support, some of the Trust's most recognised affiliates include long-standing supporters Bayleys Real Estate, Stride Property and Bell Gully.

### Paid internship

Presently, TupuToa's tertiary students can engage in a 12-week paid internship or a six-month cadetship with its corporate partner organisations — the goal being to convert these into full-time employment once the interns have graduated.

"TupuToa is developing as a leader in its field, of growing Maori and Pacific leaders for a greater Aotearoa, and Keystone Trust is proud to have formed this partnership," Stanes says.

She says the work both organisations undertakes is two-fold — supporting indigenous and marginalised students into educational and career achievement, while successfully supporting firms to achieve diversity objectives, particularly in recruiting and onboarding Maori and Pacific peoples.

"Partnerships such as this one between TupuToa and Keystone Trust aim to accelerate the realisation of potential that exists within our Maori and Pacific communities, by addressing the persistent inequalities our communities face."

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# Partnership bringing mental health awareness and training to the construction industry

Course will equip attendees with the skills and knowledge to support their own and others' mental health.

A partnership between Site Safe and St John to develop a new Mental Health First Aid in Construction course is bringing much-needed support to the construction industry, flagged as a high-risk industry for mental well-being.

After commissioning a 2019 report into suicide in construction in partnership with BRANZ, Site Safe began looking at ways to offer practical assistance to the industry to better understand and deal with mental health issues in its workforce.

Site Safe chief executive Brett Murray says it was a logical step to take after the release of the report.

"There was a real 'what next?' question, in us figuring out how to help our industry deal with the mental health issues the report had clearly highlighted.

"We have partnered with St John to develop this course to tackle some of these issues head on."

Participants praised the outcomes of the course after successful trials were run in Auckland and Wellington in late March 2021.

When asked about the value the course provided, Wayne, a construction worker who participated in the Auckland trial, said it was very informative, and he learned a lot about the subject of mental health that he did not have much knowledge of previously.

"It provided a lot more knowledge around how to identify and deal with persons in need of assistance," he says.

The course will equip attendees with the skills and knowledge to support their own mental health and assist others to do the same, with a particular focus on scenarios within the construction industry.

Murray is confident of a positive industry response, and looks forward to further course developments in future.

"My major focus for Site Safe as an industry leader and membership organisation is to work alongside the industry to develop high value products that address key issues the industry is facing.

"Mental health is certainly one of those, and this course is totally aligned to that goal."

For more information and to book a seat on the Mental Health First Aid in Construction course, visit [www.sitesafe.org.nz/training/our-training-courses/mental-health-first-aid-in-construction](http://www.sitesafe.org.nz/training/our-training-courses/mental-health-first-aid-in-construction).

If you or someone you know needs support, or someone to talk to, call:

- 1737 – Mental Health Foundation support service. Free call or text any time
- 0800 111 315 – MATES in Construction
- 0800 543 354 – Lifeline (0800 LIFELINE)
- 0800 376 633 – Youthline
- 0800 726 666 – Samaritans

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# Takapuna town square construction now underway

Eke Panuku Development Auckland has appointed Auckland infrastructure and civil construction company JFC to lead the current development of Takapuna's new town square.

A key milestone for the urban regeneration agency's work in this North Shore beachside neighbourhood, the construction will take approximately 18 months and will happen in three stages to minimise disruption in the town centre and to the local community.

"JFC's ability to build vibrant city spaces is evident in Takapuna, having recently completed the transformation of Hurstmere Road on behalf of Auckland Council," Eke Panuku Priority Location director Kate Cumberpatch says.

Safety fences and hoardings will see a partial closure of the Anzac Street car park

reduced to 125 spaces.

The square is another piece of the puzzle that delivers a network of lively spaces, seamlessly linking Takapuna Beach to Shore City.

It will anchor life at the heart of Takapuna, with the excitement of markets, performance, parades and a place brimming with people.

Hot on the heels of revealing Takapuna's refreshed Hurstmere Road, the new town square steps up the council's investment in Takapuna, and guarantees a thriving people-focused centre for years to come.

Ensuring the square's capacity to accommodate a range of events and activities, including concerts and a regular market, was a key consideration in the final design endorsed by the Devonport-Takapuna Local Board in May 2020.

Features such as filters to treat stormwater run-off at source, sustainable timber and low-carbon concrete will ensure the development puts people and the environment first as one of New Zealand's first Green Star communities.

Takapuna Beach Business Association chief executive Terence Harpur says once completed, the new town square will become a real drawcard for people spending time in the town centre.

"The project will add to the Hurstmere Road transformation and town centre invigoration, bringing enormous benefits for local businesses who are working hard to recover from the effects of Covid-19.

Ensuring minimal disruption to the community has been a key consideration in construction planning.

"We are aware that there has been, and continues to be, considerable public and private works going on in Takapuna," Cumberpatch says.

"Our approach to the town square construction will happen in three stages to minimise works, noise and disruption as much as possible to allow locals to continue enjoying life in Takapuna.

Construction Stages (timings approximate and subject to change) are:

- Stage 1: 38 Hurstmere Road site (January 2022 - December 2022)
- Stage 2: Service lane (February 2022 - September 2022)
- Stage 3: Remainder of the site (February 2022 - May 2023).



## School Buddy Programme is back!

Kennards Hire has announced the re-launching of its School Buddy Programme initiative to support KidsCan, with 99 local schools and early childhood centres set to be recipients of the reinvigorated programme.

KidsCan, New Zealand's leading charity dedicated to helping Kiwi kids affected by poverty, and Kennards Hire, New Zealand's family-owned equipment hire business, have re-launched the programme as schools headed back for the 2022 year.

Designed to give all kids a fair go, the programme provides quality equipment, project expertise and volunteers to help make school spaces beautiful and engaging environments to grow and learn in.

Kennards Hire branches across New Zealand will now support four to five local schools or early childhood learning centres with extra assistance.

Through the programme, Kennards Hire team members will provide tangible, hands-on support to schools that need assistance with maintenance and upkeep of buildings and grounds.

"The School Buddy Programme is a fantastic initiative, providing practical and very welcome support to low decile schools," KidsCan founder and chief executive Julie Chapman says.

"Every child deserves to learn in a beautiful environment, and we're grateful to Kennards Hire for all they're doing to make a difference for the many children living in hardship."

The programme will provide 100% discount on equipment hire such as ride-on lawnmowers to maintain large areas, scissor lifts and scaffolding to assist in school mural designs and artworks, and mini-loaders and wheelbarrows to move large quantities of sand and bark.

In addition to free equipment hire, the Kennards Hire team is excited to once again get behind the cause and volunteer. The Covid-19 pandemic had put a halt to on-school grounds volunteering, but the team can again offer people-power to help with maintenance and preventative work, staffing BBQs at school fetes and fundraising events, and much more.

"The team at Kennards Hire is extremely proud and humbled to continue our partnership with KidsCan," Kennards Hire NZ general manager Tom Kimber says.

"To be able to help the community and watch the work we do have a positive impact on kids and their schools means the world to us all."

In addition to the programme recommitment, all 23 Kennards Hire New Zealand branches recently hosted a fundraiser BBQ for KidsCan.

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# Custom-built sheds — not a problem

By BuildLink Group Ltd  
national systems  
co-ordinator Luke Turner

When I started with BuildLink Group last year, general manager Simon Burden told me the company does “a lot” of sheds.

Being someone who grew up in the city, I couldn’t help but picture the small Zinalume shed behind the garage that grandad kept his lawnmower in.

I was well off the mark with that train of thought, and have now taken to calling them “Farm Sheds” to spare the confusion.

BuildLink’s range of sheds is great, with designs and sizes relevant to all areas of the country, not just rural New Zealand.

Should our standard range not suit, we have a fantastic supply network that allows us



to customise a shed to fit the customer’s needs.

Whether you’re a builder, farmer or DIY customer, come in to one of our stores and we’ll organise all the components required and deliver a new shed to site all ready for construction.

The ease of this process is achieved through great supplier relationships which we really value, as well as member stores always looking for the best result for customers.

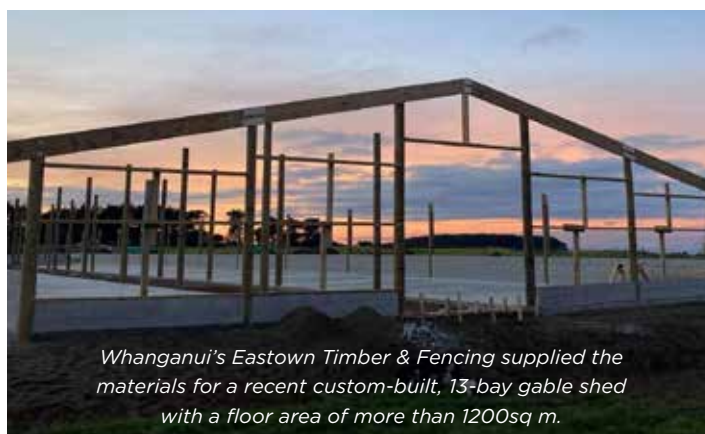
One of the custom builds featured in *BuildLink* magazine recently was supplied by member store Eastown Timber & Fencing, who supplied the materials for a 13-bay gable shed, with a floor area of more than 1200sq m.

Unfortunately, both Northland and Central Districts Field Days have been cancelled, but the Mystery Creek event is

still on.

Every year at Field Days we assemble our 3-Bay Shed and display a range of farming-related products and services.

Fieldays provides the opportunity to promote the BuildLink brand and the benefits it brings to rural customers. We love Field Days, and can’t wait to see everyone at Mystery Creek in June.



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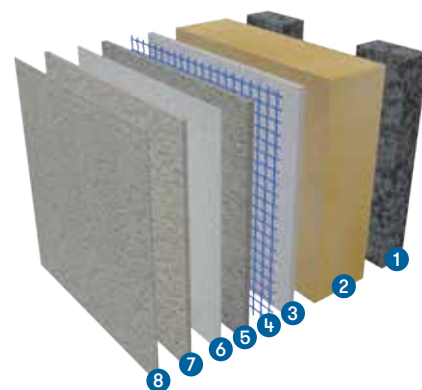
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# 3 Bay Display Shed

**Bays: 3 x 4.8m**  
1.0 Eyebrow  
**Floor area: 86.4m<sup>2</sup>**

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**Depth: 6m**  
**Height: 3 - 3.6m**  
1 x Roller Door

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PA Door  
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- Permit Plans: Standard plans from the BuildLink Range based on a high wind zone and earthquake zone 1, as required for building consent
- Wall Frames: All H3.2 treated , In ground timber H4 or H5
- Roof Framing: Engineer designed roof framing H3.2 treated
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- Cladding: Longrun, either corrugated or ribbed profile Zinalume, colour as option
- Doors: Zinc coated steel roller doors if applicable, colour as option
- Nails, Screws, Brackets and Braces: Supplied

For additional specifications of the Display Shed and to view the BuildLink shed range go to [www.buildlink.co.nz/sheds](http://www.buildlink.co.nz/sheds)

Please note - The following are not supplied with a BuildLink farm building: Any building and/or resource consent fees, electrical wire and fittings, guttering, erection, and concrete. Any additional site specific documents as required by council.

# A downpipe system to spout about

When you have the best spouting you want to have the best downpipes, fittings and fixings to go with it.

We're talking about Marley Stratus Design Series, available in five durable colour options to complement any building exterior.

But it is the innovative downpipe systems that put Stratus in another class. Marley Typhoon and Stormcloud spouting systems have been designed for the efficient flow of rainwater and, when used in conjunction with Marley's RP80 80mm round downpipe system, can withstand prolonged heavy rainfall, and look great doing it.

The co-extruded spouting and downpipe system, with its coloured outer layer, is guaranteed for 15 years. And being made from uPVC, it'll never rust, no matter what elements it is exposed to.

In addition to unused installation offcuts, Marley can also take back used spouting and downpipe at the end of its lifecycle for recycling.

The top-selling RP80 round downpipe is a key component of the Marley Stratus Design Series spouting system.

It is available in 80mm O.D. with the full five colour options of titanium or copper hybrid-metallic finishes, or Grey Friars and Ironsand. The newest colour, black, is taking the current market by storm.

Choose the colour to match your spouting, make a bold design statement, or blend in with your cladding or joinery.

Marley downpipes are strong, easy to install and are designed

to effectively remove rainwater. Completing the downpipe system is a full range of colour matching components.

A comprehensive line-up of clips, dropper and expansion outlets, adaptors, joiners, bends and stopends all complement the 80mm downpipe, and present a seamless finished product.

A feature is the adjustable pipe clips with spacers, designed to complement and work with any exterior cladding system. Bends come in 95° and 43° angles, and the spreader kit and stormwater adaptors give the system even greater versatility.

In the modern world, rainwater harvesting has taken on added value. Marley also has this covered. The Curve leaf diverter and the Twist water diverter will blend seamlessly into the RP80 downpipe system.

The Curve helps prevent leaves and debris entering a water tank or stormwater system. The Twist has a clever on-off function that means the home owner can turn the downpipe into a free source of water — great for the garden, topping up swimming pools and emergency supplies. Of course the full range of colour options apply here too.

The Stratus Design Series is locally manufactured by Marley which minimises supply issues.

And its commitment to creating environmentally-sustainable processes and products (achieving ISO14001 registration) adds to the company's reputation.

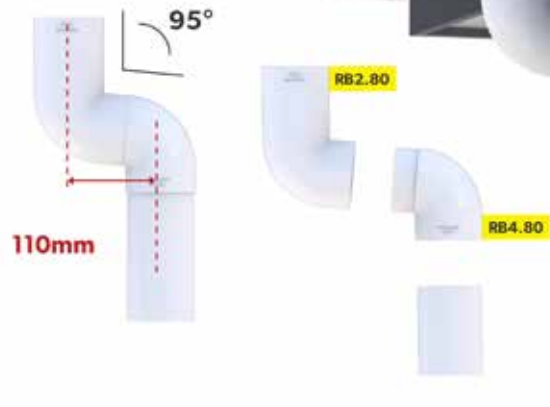
## Unique qualities

The unique qualities of RP80 that make it so flexible vs metal downpipe include:

- 43° bends, allowing the downpipe to be installed tight to a building with no/limited soffit,
- adjustable clips, allowing installation against angled and/or stepped cladding systems,
- stormwater adaptors, allowing watertight connection to the stormwater inlet (even if misaligned by using the 43° bends), and
- 95° bends, allowing the downpipe to be installed tight to a building with a narrow soffit.

### Narrow soffit

Combining the standard and compact bends allows a transition from outlet to wall using just 110mm without cutting or custom fabrication.



### Minimal soffit

Combining the standard and compact bends allows a transition from outlet to wall using as little as 44mm without cutting or custom fabrication.



### Stormwater outlet

Stormwater outlets that are out of alignment are easy to connect with Marley's RP80® compact bends and RA80.100 adaptor.



# WHERE STYLE MEETS DURABILITY



Stratus is the reliable residential rainwater system. It is available in two spouting profiles – half round Typhoon® and quarter round Stormcloud®. It comes in five designer colours: Black, Ironsand®, Grey Friars®, Copper and Titanium.

Marley's popular RP80® downpipe system is available in matching colours. RP80® can also be attached to metal spouting as a more easily adaptable and durable option.



15 YEAR  
GUARANTEE



WILL NOT  
RUST



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RESISTANT



100%  
RECYCLABLE



MADE IN  
NZ

STORMCLOUD® GREY FRIARS®



# Recycled commercial channel drain made with renewable energy

Continuing with their focus on locally-made and environmentally-friendly production techniques, Allproof industries has met market demands with the release of its locally designed and made 200mm clear opening drainage channel.

Moulded from 100% recycled plastic, the product is also made using renewable solar-powered energy in its manufacturing facility.

Allproof works on a design philosophy of keeping all production in-house where possible. From the product design team to the tool makers and the manufacture and assembly of the finished

product, Allproof manages the whole process from its North Shore, Auckland, manufacturing plant.

This allows the company to maintain good levels of stock, and to reduce reliance on offshore manufacturing to supply local market demand.

Allproof has recently completed a large solar installation on the roof of its main production facility. The solar panels cover an area of 1700sq m, generating 750kWh of electricity per day and saving 49 tonnes of CO<sub>2</sub> from entering the atmosphere annually.

The solar panels provide 48% of Allproof's power requirements with clean



Allproof recently completed a large solar installation on the roof of its main production facility on Auckland's North Shore. The solar panels cover an area of 1700sq m, generating 750kWh of electricity per day and saving 49 tonnes of CO<sub>2</sub> from entering the atmosphere annually.

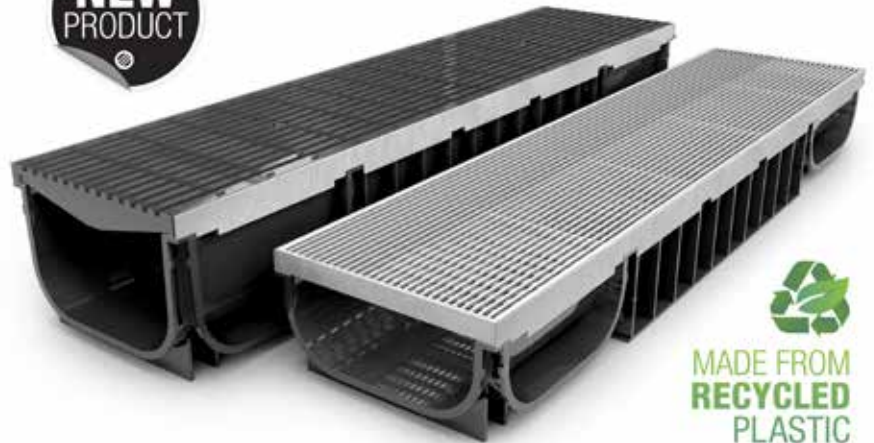
# LOOK OUT!



Sika 1513

...for the new look Sika range in store! Same great stuff on the inside, with more user-friendly, easy to understand labelling on the outside - making product choice easier. [www.sika.co.nz](http://www.sika.co.nz)





renewable energy generated on site at the production facility that houses its fleet of injection- moulding machines.

The clean energy combined with the use of post-consumer (kerbside) recycled plastic provides the New Zealand market with high-performing and sustainable drainage solutions.

It took the team more than 12 months to work through the design and tooling for this product after noting a gap in the market for a medium duty, high-capacity drain.

Its manufacture gives excellent hydraulic results and installation benefits.

The system includes the option of GFP grates that are moulded in-house, and offers a choice of a black, linear heelproof grate, in keeping with current design trends.

Alternatively, the cast iron grates are also heelproof, and allow the system to achieve a Class D load rating in accordance with AS3996.

Additionally, there is a 316 stainless steel wedge wire grate available with a class B load rating and R11 slip resistance (AS4586), ideal for pedestrian areas and light vehicles.

The inline sump provides a linear solution for sediment catchment, not interrupting

the visible line of the installed channel, and allowing for connection to the stormwater system.

Working with the market to produce a user-friendly system, the click-together connections eliminate the requirements for other components such as corners to make the install fast and labour-efficient.

Channels can be haunched into concrete to set heights or, alternatively, they can use Allproof's unique channel levelling system to set channels to desired levels.

Allproof realises the importance of respecting the environment in its production process. Reducing the reliance on offshore manufacturing helps reduce the environmental impact of this product range, and provides additional control of the manufacturing process and inputs.

This product range and many other products that are injection-moulded in Auckland use locally-sourced 100% New Zealand recycled plastics as much as possible.

This means Allproof is using your kerbside recycling to create a large range of secondary recycled plumbing and drainage products that are more sustainable, and that enhance the life cycle of plastics.

*The Allproof Commercial Channel is a New Zealand-made linear channel drain with a 200mm clear opening. Injection-moulded from 100% recycled material, it provides an environmentally-conscious and economic drainage system.*

BEFORE

AFTER

**Allproof commercial channel, domestic channel and drainage pits are made from 100% recycled plastic using renewable energy generated on-site**

Utilising solar energy and post consumer recycled materials, our high-performing products are made with the environment in mind. We proudly do our part towards a more sustainable future.

MADE FROM RECYCLED PLASTIC

NZ MADE

allproof.com

# New rebar tier faster and more powerful than ever before

The new generation MAX Rebar Tier — the RB441T TwinTier — has been introduced with three new design features to provide the greatest efficiency and highest level of safety that reinforcing ironworkers have ever experienced.

- The TwinTier’s dual wire feeding mechanism increases tying speed by reducing the time needed to twist and feed the wire, consequently reducing the cost, and shortening the time required for construction.

The tool’s dual-wire wrap ensures each tie is reinforced for maximum hold.

- The TwinTier’s wire pull back mechanism firmly pulls the tie wire in to adjust the tie to the rebar’s size to maximise the strength of the tie.

When forming a tie, the tool makes a loop with the wire and then pulls the wire to tightly secure and lock the rebar in place.

- The TwinTier’s wire bending mechanism feeds a precise amount of wire to match the thickness of the rebar being tied, cutting down on the use of unnecessary wire. This bending mechanism consistently feeds,

pulls back, twists and releases the perfect-sized tie for each application.

This generation of the MAX Rebar-Tier produces ties that are approximately 50% shorter in height, allowing for thinner concrete pours. The ends of each tie are also positioned downward to increase safety. Additionally, wire spools now produce up to 240 ties (when tying D12 x D12 rebar).

The TwinTier’s added features also include a jaw that is constructed to tie D10 x D10 up to D22 x D22 rebar. This wide jaw accommodates larger gauge rebar, while its slim arm offers the freedom to work in tight spaces.

The TwinTier’s quick load magazine makes changing wire spools a piece of cake, and its forward position provides improved balance/ergonomics, making flatwork easier.

A low battery power consumption design allows the tool to produce 4000 ties per charge using a 14.4V 4.0 Ah Li-ion battery, which recharges in just 45 minutes.

The tool’s 6-step torque adjustment dial allows its user to adjust the strength of the tie based on the application.



The RB441T TwinTier in its carrycase.

Steel, electrogalvanised and polyester (“poly”) coated wire are all available for use with the MAX TwinTier.

The tier works at double the speed and produces double the number of ties from a single roll of wire than the previous model, and exceeds that of any of its competitors.

Overall, no matter the application, the MAX TwinTier reduces the time it takes to complete a job, saves businesses money by cutting man hours needed for each project, and increases the productivity of its workers.

For more information visit [www.sifco.co.nz](http://www.sifco.co.nz).



**TWINTIER™**  
RB441T  
6th Generation  
**RE-BAR-TIER™**

### Double the Speed - Double the Ties

Simple to operate - fast to use - wraps 2 x 1.0mm tie wires, tensions and ties tight, with a 50% shorter tie height than other models. Ties a combined size of 20mm, up to 44mm, approximately 240 ties per coil, 4000 ties per charge, with the MAX® 40 minute fast charger. The MAX® RB441T TwinTier Re-bar tier is lightweight, with a compact body. Made in Japan.



### Battery operated re-bar-tying tool for:

- Precast concrete products
- Building foundations
- Road and bridge construction
- Floors and walls
- Retaining walls
- Swimming pool walls



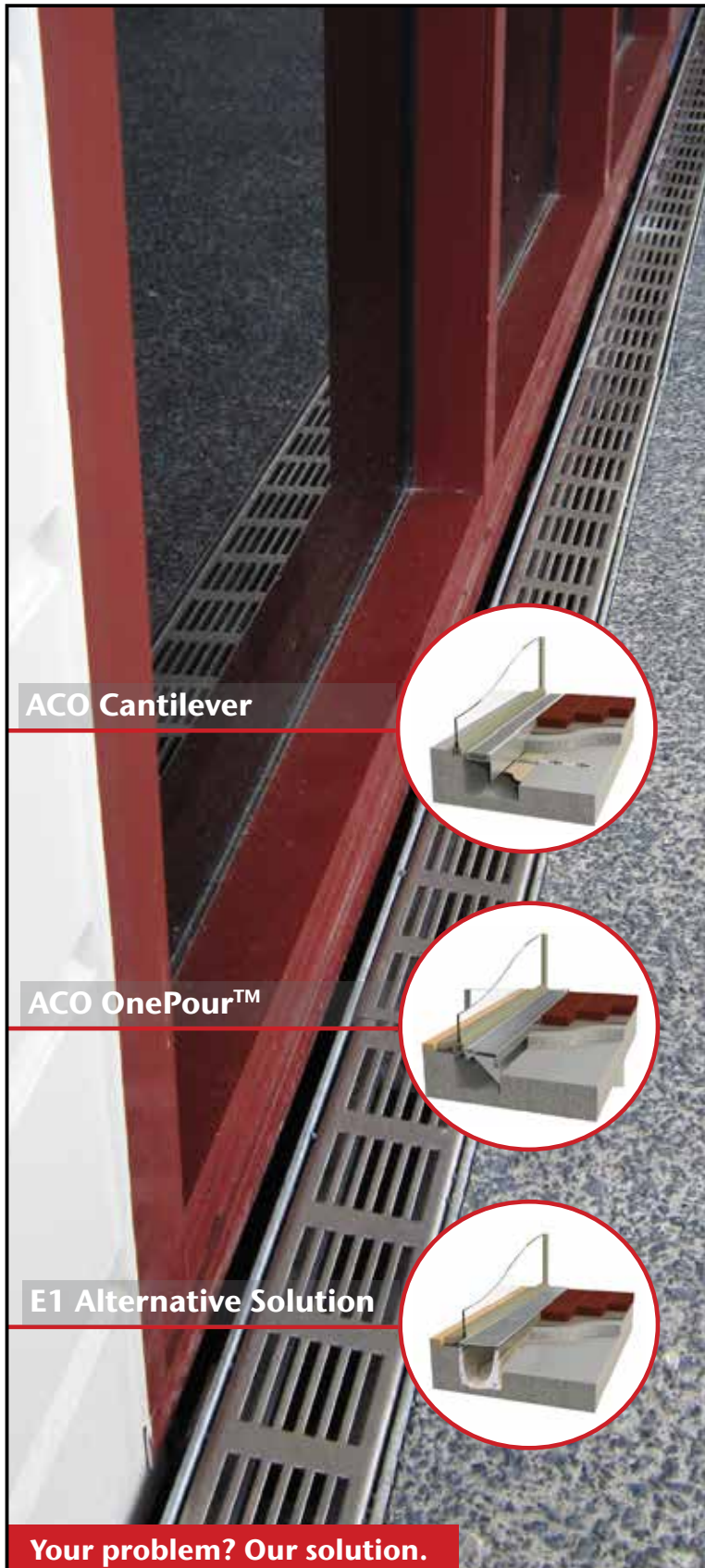
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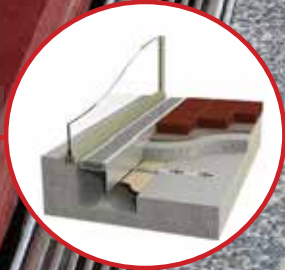


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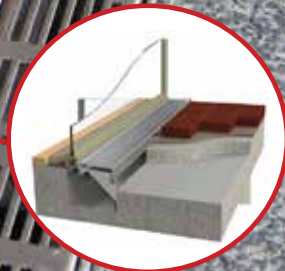




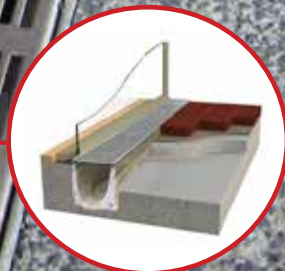
ACO Cantilever



ACO OnePour™



E1 Alternative Solution



**Your problem? Our solution.**

ACO leads the way with stormwater drainage in New Zealand. Fully E2 compliant level threshold solutions and AS1 alternative solutions are available off the shelf. Ask ACO for a no-obligation discussion and quote for your next commercial, educational or residential projects.

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ACO Drain®



ACO Self



QuARTz by ACO



# Does your threshold drainage meet code compliance?

If you're a builder or subcontractor, code compliant level threshold drainage is easier to achieve than you might think.

The design of a level threshold drainage system is not as simple as it first seems. The E2 building code is very prescriptive in what will be allowed, so will you know if your solution is code compliant? Let ACO help with choosing the correct product for your application.

### E2 Building Code

Clause 7.3.2.1 of the E2 building code lists the requirements for an acceptable solution for level threshold drainage as:

- A channel that is 150mm deep x 200mm wide.
  - Maximum channel length of 3.7 metres.
  - 1:200 minimum fall to outlet.
- The grating that sits over the channel must:
- Be able to be fully removed for maintenance.
  - Be supported independently of the door frame.
  - Have a continuous gap of 12mm.

Legs sitting in the channel base will often obstruct clear flow of water to the outlet. A complete blockage of the channel can even cause water to back up into the cladding cavity.

### ThresholdDrain

ACO's level threshold drainage products are designed to fully comply with the requirements of the E2 Building Code.

Cantilever ThresholdDrain is fully supported by the cantilever arm, and OnePour ThresholdDrain is a bolted bracket system that uses the landscaping concrete for its support.

Cantilever ThresholdDrain is ideal for tile and paved exteriors, and can be scheduled so the landscaping contractor is not interfering with the installation of the drain.

OnePour ThresholdDrain is perfect for concrete floor finishes. Both products do not require a rubber spacer or leg for structural integrity.

*Continued page 33*





# Concrete NZ acknowledges prestigious honorary life members

David Barnard and Rob Green have been bestowed with Honorary Life Membership of Concrete NZ.

This recognises individuals for their eminent contribution to the concrete industry. It is the top tier of Concrete NZ membership, and the standard to achieve it is set exceedingly high.

To be considered for Honorary Life Membership, a nominee must demonstrate attributes including eminence, sustained leadership and industry mana.



Concrete NZ Honorary Life Member David Barnard (left) and Concrete NZ chief executive Rob Gaimster.

## David Barnard

David Barnard began his career in the UK in 1952, developing his engineering experience in local government, contracting and consultancy before coming to New Zealand in 1974.

Described as a "single-minded advocate for concrete", Barnard spent close to 25 years at the Cement & Concrete Association of New Zealand (CCANZ), including its previous guises of the New Zealand Portland Cement Association and the New Zealand Concrete Research Association.

He was also the New Zealand Concrete Society (now the Concrete NZ Learned

Society) president in 1987-88.

Refer to any technical publication or Standard on concrete or concrete masonry produced since the mid-1970s, and chances are Barnard wrote it or was a significant contributor.

Tireless in his efforts to implement relevant research and deliver practical training, he always prided himself on developing strong relationships across the construction sector, and imparting independent advice.

Examples of his achievements include the introduction of daytime training for concrete construction workers, the development of the Certificate in Concrete Technology & Construction correspondence course, and an emphasis on durability research that led to a chapter dedicated to the subject in NZS 3101 Concrete Structures Standard.

Although Barnard retired from his role at CCANZ in 1999, he remained busy as a consultant, including being Chair of the New Zealand Ready Mixed Concrete Association (now Concrete NZ) Plant Audit Scheme committee up until recently.

Concrete NZ salutes Barnard for



Concrete NZ chief executive Rob Gaimster (left) and Concrete NZ Honorary Life Member Rob Green.

sharing his vision, intellect, wisdom and determination with the concrete industry and wider construction sector, and is extremely proud that he is the association's inaugural Honorary Life Member.

## Rob Green

Concrete NZ was extremely proud to present Rob Green, recently retired from Higgins Concrete, with Honorary Life Membership.

With close to four decades of experience in the ready mixed concrete industry, Green was always admired by his staff and colleagues for his excellent planning and organisational skills across all aspects of production and delivery.

Green's focus on achieving quality outcomes has been to the benefit of many notable construction projects across the lower North Island, including the Te Apiti, Westwind Wind and Turitea wind farms.

During his career, Green served as New Zealand Ready Mixed Concrete Association (NZRMCA) president, and as a CCANZ Board member.

Always steadfast in his belief that trade training is crucial to a healthy and progressive concrete industry, his contribution to the Building & Construction Industry Training Organisation's concrete National Advisory Group was instrumental in the ongoing development of many qualifications.

More recently, he has been actively involved with the Concrete NZ Readymix Technical Committee and the NZS 3104:2021 Specification for Concrete Production Standards Committee.

Concrete NZ salutes Rob for all that he has achieved for, and given to, the New Zealand concrete industry, and wishes him all the very best as he continues to enjoy retirement.

## Alternative Solution (E1 compliant)

If site conditions allow, a precast grated channel or slot drain can be installed against the building as a level threshold alternative solution, complying with the E1 Building Code.

Product selections include ACO KlassikDrain or Brickslot, and PowerDrain for heavy duty traffic applications.

This option is often quicker and easier to install, and means outlets can be spaced up to 80m centres.

Each alternative solution needs to be addressed on a project-by-project basis. After providing detail and evidence of an E2 alternative being fit-for-purpose at

the design stage, this will be checked by the designer and then go for council consent.

To meet consent requirements, most councils require manufacturer's calculations to demonstrate the performance of the system. ACO offers a free hydraulic design service, and can provide product details at all stages of the project.

Each council has different requirements, so be sure to check before choosing a drain to make sure it meets local requirements.

ACO has unrivalled experience providing threshold drainage solutions throughout the country. For more information email [info@aconz.co.nz](mailto:info@aconz.co.nz) or phone 0800 448 080.

## Introducing a new and improved 2-point mortice lock

The Induro 2-Point lock is a direct retrofit for Millton, Optimum and LCL locks, and is designed to be used in conjunction with the Aria, Palladium, Verona, and Apex furniture ranges.

The lock features two points of locking from the latch and the deadbolt. The latch has adjustable projection, with the deadbolt projection on the Induro able to be easily

changed to either a 13mm short throw or 24mm long throw with a turn of a screwdriver.

The Induro 2-Point lockset is New Zealand-made with a stainless steel forend plate, and accepts Euro style cylinders.

It achieves the Australian Standards - AS4145: 2008 Security Level S7 and Durability Level D7.

[www.assaabloy.com/nz](http://www.assaabloy.com/nz)



## Flexible timber flooring adhesive

Timberflex is a flexible timber flooring adhesive, formulated to bond engineered board to concrete and timber.

Timberflex's advanced hybrid polyurethane technology provides superior coverage, with a 10 litre pail covering 20sq m on a plywood substrate, using a Direct Stick V-notch 25mm trowel.

Timberflex is a 100% solids, solvent and isocyanate-free formulation, with a very low VOC level, for improved indoor installation.

### Features and benefits:

- Excellent ridge formation and stability.
- Excellent wet-grab and hold.
- Easy to clean off pre-finished boards, tools and hands.
- Solvent and isocyanate-free.
- Low VOC.

[www.selleys.co.nz/products/adhesives/flooring-adhesives](http://www.selleys.co.nz/products/adhesives/flooring-adhesives)



## High quality hand tools since 1886

Since 1886, Channellock Inc has manufactured high-quality hand tools in Meadville, Pennsylvania, USA.

They're proud to put Americans to work, and employ more than 350 associates who manufacture with US steel more than 75 different sizes and types of pliers.

Offering V-Jaw and Straight Jaw Tongue & Groove Pliers, Diagonal Joint Cutting Pliers, End Cutting Pliers, Round Nose, Long Nose, Lines Man and Electrical Pliers, Channellock

has you covered.

Every detail commands attention, so every pair of pliers they put their name on doesn't just finish the job but defeats it — plain and simple.

It's not the easiest way but it's the Channellock® way, Meadville way, and American way.

Hard work is in their genes — check out the Channellock® story from 1886 to now at <https://channellock.com/history>.

# A foam that combats heightened movement

The unique formulation of Gorilla Flexi delivers a foam that is 100% designed to withstand environments and conditions where heightened movement will occur.

With very high elastic recovery, excellent adhesion and filling capabilities with low expansion, this easy application product works particularly well on movement joints and vibrating constructions.

For a product up to the task, ask for it by name at leading merchants nationwide.

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We've got another great reader competition prize this month — a Showerdome worth

# \$490

Visit

[www.buildingtoday.co.nz](http://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!

# WIN!

WITH

# BUILDING TODAY

Congratulations go to John Broughton of Taipa who won last month's Channellock 5-plier prize package worth \$420.

# International Women's Day: BCITO leads the change

From having never considered a career in construction to launching her own business in a matter of years, BCITO training advisor Olivia Broadhurst loves the flexibility and opportunities the sector provides.

We caught up with her on International Women's Day (March 8) to celebrate the increasingly important role women are playing in construction.

Olivia Broadhurst had never considered an apprenticeship in a trade. But after returning from her gap year and in search of some direction, she took a temporary role as a labourer on a building site.

"It was my boss who recommended it. I'd never thought about a career in the construction industry, as it had never been suggested to me at high school," Broadhurst says.

"My boss connected me with a training advisor at the BCITO and before I knew it, I was convinced to give it a go."

Broadhurst excelled in her training, and even won Registered Master Builders Upper South Island Apprentice of the Year in 2017.

"I needed some encouragement at first, but my boss and training advisor gave me the push I required. Looking back, the competition pushed my boundaries and made me a better builder, and I made some life-long friends too."

One year after completing her apprenticeship, Broadhurst decided to set up her own building company.

"I felt I had enough knowledge and confidence to go out on my own. Luckily, this turned out to be

true. I really enjoyed taking on the projects I found interesting, and hiring people for the team was a new experience for me."

Broadhurst's career has gone from strength to strength. After two years of running her own business, she decided it was time to also help others. She is now working as a training advisor to support other people to get qualified in the sector.

"I wanted to give back, and inspire young women and men to consider the options not always put forward to them.

"Mentoring and providing guidance to our Rangatahi leads to a wonderful sense of satisfaction."

She recommends anyone with an interest in the construction sector to speak to the BCITO team if they are interested in an apprenticeship. There are a wide range of trades available. It's not all carpentry — there is something for everyone.

"We'll give you the guidance you need to determine if it's right for you," Broadhurst says.

"The sector wants people from every

background to take on an apprenticeship, and it will provide you with a fantastic career in return."



The BCITO actively works to foster diversity and inclusiveness in the industry. Here are some of the initiatives it has undertaken:

- Developed the Building Women Framework, which has shaped various campaigns and initiatives for encouraging women into apprenticeships.

These include "My Boss Legend — She'll be Right". For more information visit [youtu.be/8fxGkXSgeT8](https://youtu.be/8fxGkXSgeT8) and [www.bcito.org.nz/buildingwomen](http://www.bcito.org.nz/buildingwomen).

- The BCITO has set an ambitious goal that 10% of its learners are women by 2025.

- Appointed a Principal Advisor Women to advocate for women in the industry and work specifically towards achieving the above goal.

- The BCITO, in collaboration with Competenz, Connexis and Skills, developed [www.tradecareers.co](http://www.tradecareers.co) which helps connect women looking for employment in the sector with companies who are hiring.



BCITO training advisor Olivia Broadhurst (left) and Amanda Williams, Principal Advisor Women.

# Business 101: Financials — act now when managing your money, not when your annual accounts tell you to

Terry Sage of Trades Coaching New Zealand concludes his Business 101 series of articles by emphasising the benefits of real-time business financial management.

The word “financials” covers a multitude of sins normally associated with money and is, in most cases, left up to the company accountant.

That explanation sounds like it came straight from a dictionary but, no, it covers the thoughts of a great deal of trades businesses.

Let's add the word reporting to it, and go over points that a prudent construction company should be looking at regularly.

There are annual accounts — the first financial report that comes to mind and, for many businesses, the only report they receive. But what good does it actually do?

Of course we have to have them. They have to be filed with the IRD, and they hold a lot of information. But they come far too late to be of any real-time relevance.

For some businesses you might not have even got your 2021 annual accounts back yet — almost 11 months after the close of that financial year.

If they show a loss and that loss occurred in the second quarter of 2020, there is nothing you can do about it now nearly two years later.

If they show a huge profit, yippee, let's go celebrate. But wait, did you calculate the correct provisional tax? If not, you might be hit for use of money interest from the IRD.

Yes, annual accounts are a must, and they have their place as important and useful documents. But you cannot run a business on them.

You need regular financial reporting by way of profit and loss statements, balance sheets, budgets, budget/actual variant tables, and cash flow forecasts. And these are only the common ones we associate with dollars and accounts.

Add to this list all your job costing, quoting, variations orders, back costing sheets, time sheets, material cost increases, vehicle running sheets, maintenance sheets and — wait, stop the bus mate!

If a small-to-medium size construction company has to be monitoring all of the above and more, it will either not have time to build anything, or will have to employ an accounts department.

So what's the answer? Yes, you should be using all or most of the reports



mentioned to know in real time exactly where your business stands financially.

However, let's put things in perspective here — the larger companies have the manpower with the expertise, and should be implementing all of the above.

I say “should”, but we still come across some that don't. The smaller companies — well you should be doing it all as well, but we have to consider your time availability, your knowledge base and your size.

There is no real order of importance for me to say “let's start with this one and then move on to that one”.

However, the barest of minimums could

be an annual budget and a monthly profit and loss report.

Your bank manager will argue that your balance sheet and a cash flow forecast are far more useful. I would say the budget/actual variance sheet each month gives you a true picture of expenditure and income movements.

The easiest way is to use an accounting software package, as all the reports and more are included in it, ready to use at the click of a button.

There are many packages available, and some are even designed specifically for the construction industry.

Buying one is easy and relatively cost-effective, but knowing how to use the insufferable thing can be daunting.

The best piece of advice I can give you is to make the effort and get some product training because the time saving, the efficiencies it can bring, and real-time financial knowledge it allows can save you thousands in the future.

You need to act now when managing your money — not when your annual accounts tell you to.

Email me on [terry@bcnz.net.nz](mailto:terry@bcnz.net.nz) if you want some information on available software, or if you would like to start off with one of our simple budget sheets.

## 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.**

We are looking for builders and trades people who want a change in life. If you have owned and operated a successful building business, have a good insight in business practices, have exceptional communication skills and have a desire to take home a great income, we want to hear from you.

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[www.tradescoachingnewzealand.co.nz](http://www.tradescoachingnewzealand.co.nz)



**Trades Coaching  
New Zealand**

THE BUSINESS SIDE OF CONSTRUCTION

# Why do I always need to consider my employer brand?

Building Recruitment director Kevin Everett says job seekers' requirements have changed dramatically because they know they're in demand right now. But is your employer brand good enough to entice them to work for you?

I have mentioned this many times before — but it is more vital today than at any time in the 16 years I've been involved in recruitment.

You need to be considering the importance of your employer brand daily — and not just when you are starting the recruitment process.

Almost half of all Kiwis are actively or passively looking at new jobs. So imagine your staff around a BBQ gathering or at the local rugby club talking with mates who are in the same industry, and who are possibly one of those 50%.

If asked, what would your staff say about you as an employer? Why do they work for you? Do you know?

If not, then you need to because this is becoming more and more vital when job seekers are looking for a new position.

If a candidate asked you why they should work for you over all the others they've met, what would your response be?

Would it do you justice? Would it be strong enough to get the candidate over the line?

What we are finding when talking with candidates is that their requirements have changed dramatically because they know they're in demand, and competition is high for their skills.

Remuneration is important, especially when the cost of living is increasing so much.

However, it's not always about the money. Career opportunities, the work type, training and support, structure, flexibility and work-life balance rate highly in a variety of recent surveys.

The majority of job hunters are put off by employers who have no job description, and have no clear expectations or an induction plan.

This should be part of the recruitment process and, for the best outcomes, send the candidate a copy of the job description before the interview.

Sixty percent of job hunters have accepted a job offer that was on the table because other employers took too long to interview or decide.

You need to ensure you act quickly when the right person comes along — or you'll miss out.



Following are some stats that help when promoting your job:

- Seek and Jobadder have seen a massive increase in job advertising across New Zealand.
- Job applications have dropped.
- There is a hugely increased drive for flexibility and work-life balance.
- 86% of job seekers are using phones to search and apply for jobs. Is your advert mobile friendly?

- 40% of job seekers didn't think their recruiter stayed in touch well enough during the process.
- 93% of job seekers have not been approached by a recruiter or employer in the past six months.
- 38% of job seekers who used a recruiter felt they didn't have a good understanding of the job or what they were looking for.
- Nearly half of job seekers apply for three or more jobs before accepting their favoured role.
- 50% of job seekers felt a recruiter had their best interests at heart.

## Key tips

### Do:

- Use relevant keywords.
- Grab attention early (this is your employer brand at work).
- Highlight benefits and unique selling points early. This could be project types, values, H&S, training and support, flexibility, promotion and career opportunities.
- Use bullet points and keep it brief.
- Use the right language for your target audience.
- Remember, not every job seeker is looking just at the remuneration. Find out what makes them tick.

### Don't:

- Use cliches, industry jargon and fluffy words.
- Don't list a huge amount of skills required. Keep it on point — what are the top five or six things you're looking for?
- Ensure there are no spelling or grammar mistakes in your advert.



Kevin Everett, Managing Director  
 Phone: 09 215 2815  
 Mobile: 027 528 4532  
 Email: kevin@buildingrecruitment.co.nz  
 Web site: www.buildingrecruitment.co.nz

# Building Consents Information

For all authorisations, January 2022

Dwellings	\$1,296,500,000	Total All Buildings	\$1,757,490,000
Domestic Outbuildings	\$14,121,000	Non-building Construction	\$41,460,000
Total Residential	\$1,310,621,000		
Non-residential	\$446,868,000	<b>Total Authorisations</b>	<b>\$1,798,949,000</b>

## Number of new dwellings consented

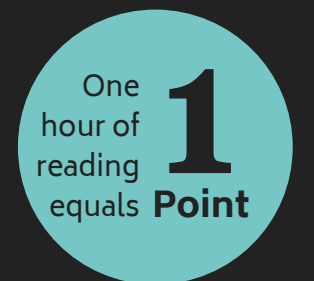
	Jan 2022	Dec 2021	Jan 2021		Jan 2022	Dec 2021	Jan 2021
Far North District	21	52	29	Palmerston North City	11	32	29
Whangarei District	49	26	52	Tararua District	5	1	2
Kaipara District	13	22	16	Horowhenua District	29	16	12
Rodney District	67	109	67	Kapiti Coast District	13	80	23
North Shore/Albany Wards	120	378	281	Porirua City	16	40	17
Waitakere Ward	204	209	166	Upper Hutt City	31	37	27
Auckland Wards	372	475	526	Lower Hutt City	62	31	74
Manukau/Howick Wards	196	332	179	Wellington City	26	169	20
Manurewa-Papakura Ward	193	148	114	Masterton District	10	27	43
Franklin Ward	50	83	77	Carterton District	8	8	6
Thames-Coromandel District	19	32	26	South Wairarapa District	0	18	23
Hauraki District	10	9	2	Tasman District	27	45	29
Waikato District	86	84	71	Nelson City	30	16	12
Matamata-Piako District	21	28	15	Marlborough District	7	10	14
Hamilton City	60	138	121	Kaikoura District	2	5	1
Waipa District	65	66	26	Buller District	3	6	6
Otorohanga District	0	3	5	Grey District	6	7	2
South Waikato District	7	9	2	Westland District	1	4	5
Waitomo District	1	10	1	Hurunui District	5	29	9
Taupo District	33	24	26	Waimakariri District	66	85	42
Western Bay of Plenty District	28	57	32	Christchurch City	270	424	237
Tauranga City	63	100	101	Selwyn District	126	90	109
Rotorua District	26	27	13	Ashburton District	25	25	12
Whakatane District	4	12	6	Timaru District	19	22	7
Kawerau District	1	1	4	Mackenzie District	10	6	5
Opotiki District	0	5	1	Waimate District	4	0	2
Gisborne District	12	14	9	Chatham Islands Territory	0	0	0
Wairoa District	0	3	1	Waitaki District	9	5	4
Hastings District	19	53	40	Central Otago District	15	24	14
Napier City	32	35	23	Queenstown-Lakes District	63	116	52
Central Hawke's Bay District	8	6	15	Dunedin City	53	51	44
New Plymouth District	34	44	32	Clutha District	5	5	5
Stratford District	5	1	0	Southland District	6	10	8
South Taranaki District	10	4	5	Gore District	1	3	3
Ruapehu District	2	7	0	Invercargill City	17	27	15
Whanganui District	10	19	12	Area Outside TA	0	0	0
Rangitikei District	1	6	4				
Manawatu District	10	23	12	<b>Total</b>	<b>2833</b>	<b>4128</b>	<b>3025</b>

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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