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The official magazine of the Registered Master Builders Association

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April 2022

Volume 32 Number 3



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Details, page 34

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CRISIS TIME

NZ Infrastructure
Commission: How New Zealand built its housing crisis

HUNDERTWASSER ART CENTRE

Trigg Construction's once-in-a-lifetime Whangarei project unveiled

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From the editor

The New Zealand Infrastructure Commission, Te Waihangā has released research that takes a historical look at the reasons behind the acute housing shortage problem this country now faces.

The bad news revealed in the report says changes to urban planning and transport in the 1970s put the stoppers on housing development that had been charging along at a rapid rate during the 1950s, 60s and early 70s.

Council plans facilitated infill housing prior to the 1970s but started to limit it after that point, the report says.

It seems incredible that changes made half a century ago have got us to where we are today without the effects being properly addressed.

The good news in the report highlights how it might be possible to overcome the challenge of increasing housing output with some significant changes to our approach to planning and infrastructure provision.

How long these changes might take to implement remains to be seen.

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Lifting of restrictions will provide relief for adversely affected industries

RMBA president Kerry Archer says while lifting of Covid-19 restrictions is welcome, the steep rise in the price of materials is still a concern.

It's hard to believe April 2022 is upon us already. And, again, the playing field has shifted, with the Omicron variant creating disruption around the country.

Case numbers have increased in record numbers, leading to staffing shortages and job delays.

One good thing about April this time around is that some of the Covid-19 framework restrictions that seem to have been in place for a long time are changing, giving us the opportunity to open up again.

The lifting of restrictions in New Zealand and the rest of the world has given the country the ability to get up and running again, and provide some relief for those industries that have been adversely affected.

While some of the changes will not have a huge effect on the construction industry, there are still some things to be aware of, including:

- Scanning into business and sites using vaccine passports is no longer required — this will be of benefit to larger construction sites.
- Vaccine mandates are to be removed, except for some government

departments, these being the health and disability sector, prison staff and border and MIQ workers. So, if you are doing work in these sectors, there will still be a requirement for all staff going onto these sites to be fully vaccinated.

- Workplaces with vaccination requirements for employees can continue to require vaccinations if supported by an updated workplace health and safety risk assessment. The reason will need to be specific to an employee's role and set of circumstances.

Requiring people to be vaccinated in the workplace can now only be permitted if an employee is at higher risk of catching and spreading Covid-19 while at work, than they otherwise would be in the community.

If you are considering keeping the mandate at your place of work, I would recommend visiting the WorkSafe web site.

It contains some useful information that you'll need to work through to be able to do the risk assessment and ensure you can legally require vaccinations in your workplace.

I was reading an EBOSS report from a survey conducted in February 2022 regarding supply chain issues and price increases.

It was quite interesting to see some actual numbers around these increases.

Over the past 12 months there has been, on average, a 37% increase in the buy cost for materials and a 34% increase in the sell cost.

Ninety-two percent of suppliers said they did not feel like they could pass on the full cost of the increases — which may not be a sustainable strategy in the long term.

The predictions for the next six months show another 11% increase in material costs. So, in 18 months that is close to a 50% increase in what we are paying for our materials, which is crazy!

Let's also remember the factors making up these increases are not going away. Add to that inflation, rising labour costs, fuel, supply chain and additional and endless compliance costs, and it's going to be an interesting time ahead.

Even writing this, everything feels negative. I am sure you all know that feeling you get in December just knowing what it is going to take to get to Christmas. Well, to me the first three months of the year have felt like December has not stopped.

The construction industry has always been a fickle beast with lots of casualties along the way. If you're the one running the ship, at times it can be quite lonely and hard to absorb the ever-growing pressures.

To me, one of the great benefits of belonging to the Registered Master Builders Association is the support you can count on when attending a local meeting or event, and connecting with others in the same position as yourself.

You can also upskill yourself using Elevate on the RMBA web site. It's one of the best, and under-utilised, resources available to members wanting to better themselves or to upskill their staff.

Remember, there are always positives — sometimes you just need to look a little harder to find them.

RMBA president Kerry Archer.



“

The predictions for the next six months show another 11% increase in material costs. So, in 18 months that is close to a 50% increase in what we are paying for our materials, which is crazy!

”

A NEW EXPERIENCE GAINED



JAYSON SU

LOWER NORTH ISLAND REGIONAL WINNER

NATIONAL FINALIST REGISTERED MASTER BUILDERS CARTERS 2021 APPRENTICE OF THE YEAR

Jayson is employed by Cremer Construction and his training provider was the Building and Construction Industry Training Organisation (BCITO), a Division of Te Pūkenga.

THE COMPETITION

Jayson really enjoyed taking part in the Apprentice of the Year competition and the new experiences he gained from it.

"I really enjoyed meeting and getting to know the other national finalists. I found it insightful to learn about everyone's background and different experiences in the construction industry, depending on which region they were representing.

"Although the national practical competition couldn't go forth as it conventionally would have, the organisers did a fantastic job in ensuring a memorable and thoroughly enjoyable experience," Jayson says.



CHALLENGES

The Apprentice of the Year competition is no walk in the park, and Jayson encountered a few challenges throughout his journey.

"The part of the competition I found the most challenging was the regional practical challenge. I found working under the time pressure, in a close quarter and in a competitive setting, to be stressful. However, once I had finished, I realised it was a great opportunity to weigh myself up against my region's finest apprentices. It was extremely rewarding."



EMPLOYER'S COMMENTS

Jayson's employer, George Sleep, was proud of his outstanding performance in the competition.

"Jayson is a very proactive person. I merely mentioned offhandedly that he might want to enter. He then took it upon himself, saw me in the office, told me where to sign, and the rest is history!

"Jayson preformed to his usual standard, which is exceptionally high. He was methodical in the way he approached his practical task at the regional competition. He then pushed himself out of his comfort zone for the interviews and presentations at the national competition. Saying I'm proud of what he achieved would be an understatement."



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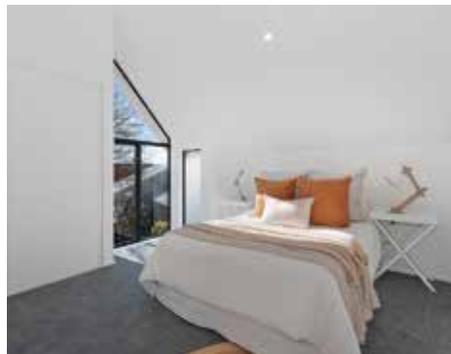
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HOUSE OF THE YEAR

TWIN SET TAKES CENTRE STAGE

LOC CONSTRUCTION

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Successes

Tom O'Connell, managing director at LOC Construction, was extremely proud of his team when they won.

"It's great to see the team's hard work recognised amongst our peers — it was a surreal moment for sure. I think this build was a real stand-out, mainly due to the high-end design. The houses also sit on a tight site, which is difficult to pull off.

"My favourite feature would have to be the internal courtyards. These have been positioned to capture the morning or afternoon sun, depending on the unit. They also create a private outdoor area in a built-up suburban area.

"From our first Master Builders award back in 2007 to now, this award is a great marketing tool in the competitive multi-unit market."

Challenges

Tom and the team faced a couple of key challenges throughout the build, which required problem solving and a lot of teamwork.

"Our primary challenges were the ground conditions and high water table. We also struggled with the proximity to the recession plans which made for a challenging build. However, we got there in the end!

"Despite these challenges, this build was a success, and shows our commitment and ability to produce a high level of workmanship on every project."

Judges' comments

An elegant twin-set of townhouses takes centre stage at this address close to the city. Luxury and low maintenance combine, giving the best of living inside and outdoors. These are homes for all seasons: underfloor heating, plus heat pumps, combat the challenges of any Canterbury winter. When the weather is more pleasant, there's ample outdoor space, with a choice of two decked areas for effortless entertaining.

Like two peas in a pod, these townhouses — each with three bedrooms, two bathrooms and plenty of parking (including an internal garage) — offer the perfect combination of luxury and convenience.

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Successes

Warren Dunn, managing director at eHaus Manawatu, was really pleased with the win.

"I'm happy that the judges recognised and appreciated the amount of work, dedication and commitment it took from the clients, our team and the subcontractors to achieve this level of detail and cohesion. I'm also happy that Manawatu's building excellence was validated by this national award.

"This build is a stand-out. It has been interconnected in a way that means there is no individual feature or element that does not belong. Every detail was considered and purposefully placed to become part of the home, which enables anyone who enters to experience a sense of cohesion. This, coupled with its high performance, has set a new standard for the integration of performance and style."



Challenges

With any complex project, the team at eHaus Manawatu encountered some challenges while building this stunning home.

"The key challenge was the level of accuracy required to achieve the negative detailing, the fitting of pre-finished products, and the flush skirting. We also had to correctly fit the architrave detail as this needed to be 100% accurate, especially in the 25 metre-long hallway," Warren says.

"Regardless of these obstacles we pulled off a great build. This win provides recognition, as eHaus Manawatu is part of a national bespoke building company specialising in architecturally designed passive houses and energy-efficient construction. This build proves that efficiency doesn't mean boring. It has also shown that the Manawatu can deliver alongside the bigger urban areas when it comes to design, quality and performance."



Judges' comments

When visitors step into this large and long three-bedroom home, they are greeted with a framed view. They see the contemporary outdoor lounge, featuring a suspended fireplace and an inviting pool area, all backdropped by the green landscape. From here, they're guided through to the main living and dining area under a prism of oak plywood ceilings.

A simple layout and intricate design coupled with clever detailing and artistic panache elevate this 355sq m property into something special. The design challenge for this build was to create a home that took advantage of the vista of rolling hills, without succumbing to the mighty winds that sweep in from all directions.

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A place of worship restored

Aldersgate

CATEGORY

Tourism and Leisure Project Award

ENTRANT

Contract Construction

PROJECT PARTNERS

Barnes Beagley Doherr (Quantity Surveyor), Christchurch Central Methodist Parish (Owner), Contract Construction (Construction Company), Cosgroves (Electrical Engineer/Mechanical Engineer), GHD Fire (Fire Engineers), Quoin Structural Consultants (Engineer), Tracey Ower Landscape Architects (Landscape Designer), Tripco (Project Manager), Wilkie + Bruce Architects (Architect/Designer).



About the build

The Christchurch Central Methodist Parish has embraced a bold new design to replace their heritage church building which was irreparably damaged in the Christchurch earthquakes. The loss of the building has been seen as an opportunity to build a new place of worship that is much more than a building. It will be a place of gathering, of ministry and outreach to the community.

The chapel wall construction is elliptical, and has an impressive 10 metre-high raking roof fitted with curved skylights and lined internally with Innwood timber battens. This stunning building includes the integration of Bluestone cladding and a set of 140-year-old doors from the original church.



Challenges

This special project presented quite a few challenges for the team at Contract Construction. These challenges resulted in many and regular planning sessions to manage the intricate design of the building, and mitigation of damage and potential for cracking.

It was important that everything from the foundations to the steel structure and double timber-framed walls were built to very stringent tolerances. This achieved a symmetrical curvature to form the consistency of the ellipse both internally and externally.



Judges' comments

The congregation had a vision to create a gathering place and home for a range of community organisations, while honouring three people who lost their lives in the collapse of the old church. The site also features new meeting spaces, office facilities and a contemplative garden. The result of this build is a functional church that is sensitively designed and beautifully crafted. It is a lovely community asset and contribution to the streetscape in an area of Christchurch that is slowly rebuilding.

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How New Zealand built its housing crisis: Te Waihanga releases new research insights

Since 1980, cities stopped expanding and infill housing was not encouraged, according to the NZ Infrastructure Commission. Result? House prices have bolted and landed us with the current 'housing crisis'.

New research from the New Zealand Infrastructure Commission, Te Waihanga shows how Kiwis laid the foundations of today's housing crisis more than half a century ago.

Over the past 20 years, New Zealand has experienced faster growth in real house prices than any other OECD country.

In the space of a generation, housing has gone from being abundant and reasonably affordable to being scarce and prohibitively expensive.

The new Research Insights report analyses how prices and supply have changed over 90 years from the 1930s to the 2010s, to understand whether more rapid price increases in recent decades are due to faster growth in housing demand, or slow housing supply responses.

The report's findings also provide further evidence for several recommendations in the New Zealand Infrastructure Strategy.

However, while a difficult situation to change, unaffordable housing is not inevitable or inescapable. This report highlights how it is possible to overcome these challenges, with some significant changes to our approach to planning and infrastructure provision.

Te Waihanga economics director Peter Nunns says house prices have bolted since 1980 because our cities stopped expanding and didn't develop enough infill housing.

"New Zealand was building at a rapid rate in the 1950s, 60s and 70s, but this has declined continuously since then," Nunns says.

"Between 2010 and 2018, we built new homes at a slower rate than population growth, and prices accelerated.



New Zealand Infrastructure Commission, Te Waihanga chief executive Ross Copland.

The research suggests that now, when housing demand increases, we build a quarter to a third less homes than we used to.

"Changes to urban planning and transport that started in the 1970s have raised barriers to housing development.

"Until the 1970s, city councils actively encouraged

population growth at the fringe of the cities and in established suburbs. Cars became more affordable and urban roads were paved and improved, allowing people to travel further and faster, and boosting development of new suburbs," he says.

"Council plans facilitated infill housing prior to the 1970s but

started to limit it after that point.

"Planning began to focus less on facilitating growth and planning infrastructure, and more on maintaining the character of existing neighbourhoods by stopping the construction of blocks of flats and apartments."

Te Waihanga is working on a final New Zealand Infrastructure Strategy that identifies ways that New Zealand's infrastructure system can support more housing and reverse some of these problems.

Chief executive Ross Copland says a more enabling consenting system will be critical.

"While work is underway to reform our consenting system, it's critical that it takes on these lessons of the past," Copland says.

"Te Waihanga research into the last 90 years shows that unless the planning system is very specific about prioritising housing and infrastructure as core objectives, concerns about urban and natural character will continue to prevail over building the homes New Zealanders desperately need."

The New Zealand Infrastructure Strategy also includes recommendations that would provide for growth by protecting the infrastructure corridors needed to support growing communities, and enable greater urban development that makes better use of transport, water connections and other infrastructure that is already in place.

For more information, visit <https://www.tewaihanga.govt.nz/strategy/reports/te-waihanga-research-insights-march-2022>.



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Dilemma for employers as vaccine pass requirements end

The end of vaccine pass requirements creates a dilemma and heightened risk for employers who are responsible for keeping their workers safe, an Auckland health and safety training provider is warning.

Besafe Training Ltd general manager Jason Braithwaite is urging New Zealand business owners to conduct workplace risk assessments since the use of vaccine passes and QR code requirements ended on April 4.

“If you rush into abandoning vaccine passes, and a staff member catches Omicron and then goes on to develop long Covid — losing their ability to work as a result — there is a case to be made that perhaps their employer didn’t do enough to protect them,” Braithwaite says.

“Covid is a workplace risk and, as such, employers are responsible for conducting a risk assessment. WorkSafe and the Employment Relations Authority could take a dim view of an employer who failed, at the very least, to conduct a proper workplace risk assessment.”

The fact that businesses can choose to continue with the vaccine pass system — which some may feel risks losing them customers — is just another fishhook because it leaves the decision in the employers’ hands.

“What is more important? The health and safety of your staff or losing customers? Is the fear of losing customers realistic when most Kiwis are vaccinated?”

“These are all questions employers should be asking before rushing headlong into abandoning the vaccine

pass system,” Braithwaite says.

He urges business leaders to beware of Covid fatigue, where staff members and management may start to get careless or less conscientious around the company’s Covid protocols.

“Regular risk assessments help maintain vigilance and awareness, which are critical factors when it comes to keep your team and your customers healthy and safe.”

The following three measures should be implemented:

Conduct a workplace risk assessment

A workplace risk assessment is used to identify a hazard and the risks associated with that. With Covid, those risks include catching Covid, infecting others and long Covid.

Put in place controls

Taking all reasonable steps to control the risk of Covid in the workplace could include social distancing measures, better ventilation, a process for serving customers that keeps everybody safe, splitting the business into separate teams that don’t mix, and also stipulating the use of high-quality masks only.

Review

“Covid is fast moving and there’s a lot of confusion about what people and businesses should be doing. Considering that, I would recommend at least a weekly review of your pandemic protocols — but the actual frequency will depend on your levels of risk, as determined by the workplace risk assessment,” Braithwaite says.

Price falls starting to appear in housing market

Signs of weakness in the housing market have begun to show in dozens of suburbs across New Zealand, CoreLogic’s interactive Mapping the Market Report reveals.

New Zealand’s housing market has reached a clear turning point, as stretched affordability, higher mortgage rates and reduced credit availability cause growth rates to slow, or even turn negative, in many areas of the country.

Aotearoa’s property market proved highly resilient in 2021, maintaining feverish growth levels during Covid-19, snap lockdowns and border closures.

But Mapping the Market’s latest release shows 154 suburbs have recorded falls in median values in the three months to February 2022, while 581 posted gains of 1% or more for the period.

The release shows an emerging weakness in parts of Auckland, Hamilton, Napier/Hastings, Wellington (especially Lower Hutt), Kapiti Coast, Dunedin and Queenstown.

Conditions remain a bit stronger still in areas such as Tauranga, Christchurch, Rotorua and New Plymouth.

Prestigious areas of Auckland such as Remuera and Epsom have seen falls of -2.4% and -2.6%, equivalent in dollar terms to \$68,100 and \$66,200 respectively, and Queenstown’s Lake Hayes has also softened -1.9%, or \$45,500.

However, the news isn’t all downbeat, as there are still nine suburbs where prices have increased at least 10% in the past three months, and another 90 suburbs have increased between 5% and 10% for the same period.

MATES in Construction welcomes \$6 million in funding

Leading industry suicide prevention charity MATES in Construction is the sole recipient of a \$6 million Australian Government Department of Health grant, targeting FIFO (fly-in-fly-out) and DIDO (drive-in-drive-out) workers.

The grant aims to improve the mental health and suicide prevention of workers within Australian industries with a high male presence such as construction and mining.

Over the next two years, the “Mental Health and Suicide Prevention — Support

for FIFO and DIDO Workers Grant” will enable MATES in Construction and its MATES in Mining division to deliver increased specialised mental health support and suicide prevention services.

This is in addition to early access to mental health treatments for workers.

The opportunity was driven by research from the Education and Health Standing Committee (2015) on FIFO mental health, and the concerns raised by families that found that FIFO workers are at greater risk of mental illness, including:

- FIFO workers experience higher levels of psychological distress (including anxiety and depression) when compared to a comparison group, and was significantly higher in males over the age of 16 years.

- One third of FIFO workers reported experiencing “high” or “very high” psychological distress.

- Many workers reported feeling worse when transitioning to site and felt better when transitioning home, suggesting that more interventions need to be undertaken within the workplace.

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Work begins on \$150 million Long Bay development



Templeton Group has appointed Registered Master Builders Association company Watts & Hughes as the lead construction contractor for Elementum, its apartment and terraced home complex adjacent to the retail precinct in Long Bay, Auckland.

The development comprises 107 apartments and 15 terraced homes distributed across nine three-storey buildings, surrounding two large, park-like landscaped areas.

The central park concept allows residents to enjoy privacy and shared spaces.

Templeton received resource consent just prior to Christmas 2021, and engineering plans have now been approved.

Templeton's innovative concept, described as an elegantly landscaped urban oasis offering privacy while allowing moments of reflective tranquillity, was inspired by memories of Renzo Piano's rue de Meaux development.

Templeton founder Nigel McKenna, and Stephen McDougall and Nick Barrat-Boyes, founders of Studio Pacific Architecture, discovered this surprising yet elegant building when they were together in Paris, researching ideas for their award-winning Beaumont Quarter project.

Now, almost 20 years later, they have returned to that concept, giving it new life in a New Zealand context.

"From the outset, our vision for Elementum has been to create a set of unique living spaces that connect the people who live there with the stunning natural environment that surrounds them," Templeton chief executive Nigel McKenna says.

"We know that Watts & Hughes has the resources and expertise to deliver this

project to the standard we expect."

Watts & Hughes is a highly experienced contractor, with more than 400 large-scale projects completed, including residential developments, retail, hotel, hospitality, education, civic buildings and amenities, industrial complexes and large-scale refurbishments.

Templeton has enjoyed a long relationship with Watts & Hughes. "We worked closely with them when they were the lead contractor on our multi award-winning heritage refurbishment in Mt Eden, Auckland, known as Chambers and Station," McKenna says.

"We're currently working with them on another project in Upper Queen Street. We know one another well, respect one another's capabilities, and work effectively together."

Watts & Hughes construction director Mark Gutry says Elementum is an exciting and unique residential development, with nine buildings, underground car parking and a new outdoor green living area all in the one site in a location where Templeton has a large holding.

"We're delighted to have been selected and are committed to delivering a high-quality finish on this project.

"Elementum will be a landmark in Long Bay. We're pleased to be associated with it, and with Templeton's growth plans," Gutry says.

The first building consent package, for the substructure works for Building 2, was lodged with Auckland Council in December. It includes the piling, foundations and basement walls.

The second package, covering the superstructure, facade, fit-out and interior approvals, is now well advanced. Templeton expects all approvals to be completed by May.



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Global building companies exiting Russia

Global construction companies suspending their Russian operations have minimal revenue generation in the country, according to GlobalData, a leading data and analytics company.

Amid the Russia-Ukraine crisis, these moves are not expected to impact significantly on revenue generation.

But the wider fallout from the crisis, particularly on prices for materials and energy, will have a widespread impact on the industry, GlobalData says.

Planned or ongoing construction projects in Russia

Although not directly impacted by the military conflict, progress could be impacted on planned or ongoing construction projects in Russia by financing issues.

This could occur if investors or project owners are impacted directly by sanctions or the withdrawal of foreign backers, or because of the sharp contraction in the rouble that could mean projects are no longer viable.

There is also the risk of major disruptions in the supply chain.

The involvement of direct foreign investors in projects in Russia is low, at around just 1% of the total value of projects.

Of the mega projects currently underway that GlobalData is tracking in Russia, Chinese firms are the most heavily involved — but they are only involved in 30 out of a total of around 2000 projects being tracked in Russia.

There will be significant disruption in the production and delivery of construction equipment in Russia, with major equipment manufacturers — such as JCB, Caterpillar and Hitachi — taking action that includes suspending operations in, and deliveries to, Russia.

GlobalData has identified some of the major construction companies that have suspended their operations:

AECOM

Global construction giant AECOM is discontinuing its business operations in Russia, thus bringing all of its ongoing construction projects in the country to a halt.

AECOM has around 350 employees at

its Moscow and St Petersburg offices.

The move is not likely to have any impact on its financials, with impact limited to a one-time loss of \$40-50 million during the second quarter of FY2022, in which it planned to write down its assets in Russia.

In addition, the company expects a cash impact of \$10 million.

Worley

Worley, which decided not to initiate any construction contracts with Russian companies, also confirmed that its withdrawal will not have any financial impact on its global business.

SRV Group

Finland-based construction service provider SRV Group stopped procuring building materials from Russia to use at its construction sites in Finland.

However, it will continue to operate three of its shopping centres, where it has partial investments.

The company generated 0.7% of its revenues from Russia in FY2021, which amounted to EUR6.8 million.



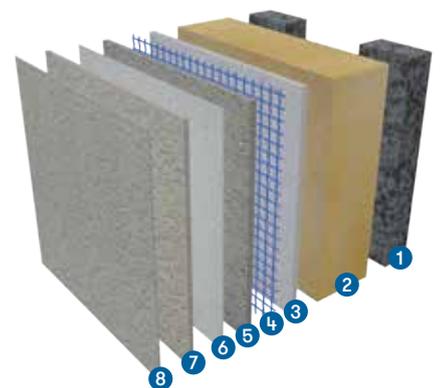
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Generation Homes joins the Plunket sponsorship family

Generation Homes has joined the Whanau Awhina Plunket family of sponsors.

“Generation Homes’ purpose is to build homes for generations, and everything Whanau Awhina Plunket does

is to support Kiwi whanau and their tamariki to thrive. So this sponsorship is a perfect fit for our communities,” chief executive Kevin Atkinson says.

The national sponsorship partners Whanau Awhina

Plunket with Generation Homes in the regions where its new homes are being built — covering Northland, Auckland North, Auckland South, Waikato North, Waikato Central, Bay of Plenty, Taupo, Rotorua and Kawerau, and Christchurch.

“Many of our customers are young families and we give them a place to call home, establishing neighbourhoods where children grow up in warm and safe houses,” Atkinson says.

“Supporting Whanau Awhina Plunket is an important sponsorship for us as Generation Homes is built upon family values.

“One of our company values is to muck in and play our part — offering support and advice, and working with others to get the job done. That resonates with what the Plunket team is doing every day for thousands of Kiwi families,” he says.

Generation Homes will give families a small gift of baby milestone cards covering the special moments from one month to one year as part of their initial Plunket Well Child check.

Whanau Awhina Plunket chief executive Amanda Malu says Plunket is all about making sure whanau are thriving, and that they’re delighted to have Generation Homes on board as a generous sponsor.

“The support from Generation Homes helps make sure Whanau Awhina Plunket can continue to be a steady, compassionate presence for families, whanau and caregivers, in person, virtually, or by phone.”

Malu says this includes the incredible PlunketLine service, which is available for everyone, 24 hours a day, 7 days a week, every day of the year.



Generation Homes chief executive Kevin Atkinson with Plunket Central Region regional operations manager Viv Edwards.

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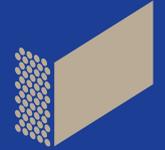
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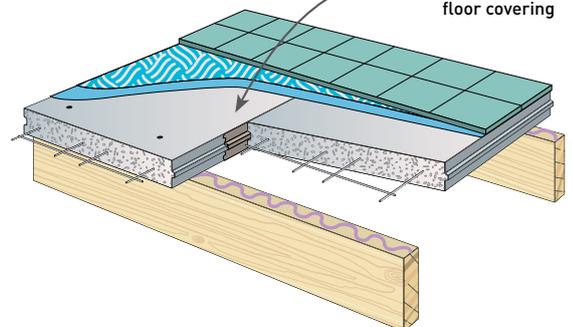
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The Hundertwasser Art Centre — a once-in-a-lifetime opportunity

If the Hundertwasser Art Centre (HAC)/Wairau Maori Art Gallery is a once-in-a-lifetime project for any construction company in the world, then it was certainly a privilege for the team at Registered Master Builders Association company Trigg Construction to be entrusted with the delivery of this amazingly complex project. Director Darrell Trigg explains the concept where no two windows or doors were built the same and no repetitive building pattern was allowed . . .

Upon the invitation of then Whangarei mayor Stan Semenoff in 1992 — it would take 26 years for work on the project to finally begin — the design of the HAC was gifted to the city of Whangarei by the Austrian painter, architect and ecological activist Friedensreich Hundertwasser.

It houses the largest collection of contemporary Maori art in the Southern Hemisphere, along with Hundertwasser's only original works outside of Vienna in the world.

His ideas of living a life in accordance with the laws of nature and individual creativity, of the greening of cities, and



Darrell Trigg

of a waste-free society were prescient, reflecting the urgency of today's most pressing global concerns.

Myself and wife Marlene knew we had the capability and the team to complete the project, and knew there were plenty of capable subcontracting companies in Northland that could manage the works on this one-of-a-kind build.

Once the project started in mid-2018 the fun really began. Due to the nature and philosophies of Hundertwasser's work, the form and fabric of the building had to be in harmony with nature.

In simple terms, this meant that the randomness of nature ruled, so no two

The undulating interior floors and stairs challenge your senses.



windows are the same, no two doors are the same, no repetitive pattern was allowed in the tiling or brickwork, and so on.

For the project team, this meant that every part of the building was a prototype — there wasn't a building component or process that we could apply repetitively, or even more than once.

The reality of this project is that the building itself is the art! Building art comes with many challenges, and every day our site team had a new challenge or obstacle to overcome, including:

- The Hundertwasser Foundation in Vienna (a fantastic organisation that owns the IP to all Hundertwasser's work) had an agreement to approve all works to proceed.

This meant that pretty much daily the team sent images and video footage of what they were doing with the structure, and finishes, to Vienna for approval — sometimes the answer was “start again!”

- Working closely with the building compliance team from the Whangarei District Council to ensure the building complied with the NZ Building Code whilst meeting the Hundertwasser Code's requirements for the building to be “art”.

- Building scaled mock-ups of certain



The stairs, with their amazing balustrades, lead to the Gold Cupola and viewing platform.

features of the building to prove that it could be successfully constructed full scale.

- Managing a peer review of the above ground structure, which resulted in doubling the reinforcing quantity for the walls. The walls had around 500 stirrups in lintels which, post review, became 45,000 stirrups throughout all the walls.

- There was no plan for the tiling or brickwork. Basically, once the grid pattern for the exterior was signed off by Vienna, the tilers and bricklayers could do what they wanted, as long as the final product did not look “man-made” — that is, ensuring there were no straight lines or symmetrical patterns or junctions.

Continued page 22



Construction features:

- Cast in-situ floor, walls and roof with engineer-designed “flowable” concrete mix.

- Contains the largest afforested roof in the Southern Hemisphere, with 800cu m of engineer-designed soil, 150 trees and 3000 plants.

- More than 40,000 bricks recycled for re-use in the building.

- More than 3500 metres of native timber recovered, recycled and re-used in the Centre.

- Close to 3000cu m of concrete used.

- More than 10,000 sheets of gold leaf hand applied, each

of which is only 1000th of a millimetre thick.

- 76 piles averaging 35m deep, including drilling into five metres of rock.

- Wrought iron balustrades, where every baluster had to be different but still comply with the building code.

- Undulating floor inside the building, affording visitors the same sensation as walking through a forest.

- More than 50,000 hours of volunteer time over the life of the project, including everything from raising funds for the construction, to cleaning bricks and native timber for re-use.

From page 21

The above just scratches the surface, and every project has its challenges. But this project was different to any other due to the fact the entire building, inside and out, is art, with oversight from an extremely protective “family” located 18,000km away.

Myself and Marlene couldn't be prouder of the Trigg team. From the site management through to the apprentices, all had a hand in an extraordinary project.

What we're most proud of is that almost 900 people were inducted to work on the site, and more than 90% of them were from Northland, proving there are the skills in the provinces to complete complex projects such as this.

Although the project has been, and still is, controversial locally, I know it is extremely successful as a community asset because art is there to provoke a conversation — and I can tell that has happened by the look of wonder as people interact with the building, both inside and out.

Next time you are in Whangarei, my challenge to you is to walk around the site at ground level, and find on the building a Kiwi, a Waka, a Whale, a Kauri tree, an Angel, a scaffolder's wrench and a birds nest — to name but a few. See you there, and enjoy!



Formwork, reinforcing and concrete galore!

To read the construction timeline of the Hundertwasser Art Centre/Wairau Maori Art Gallery, visit www.hundertwasserartcentre.co.nz/about/hundertwasser-art-centre/the-history-of-hundertwasser-art-centre.

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APD StormSlim's compact dimensions maximise the use of the outdoor space available without the visual impact of unsightly tanks.

It is designed to effortlessly and elegantly fit in with the exterior of the house — whether retrofitting or building new.

StormSlim tanks come in a variety of designer colours to perfectly match or complement homes.

Prefer to conceal the tank? These tanks can be housed in cladding or fencing by simply fixing framework to the galvanised support frames. The optional framing kit conceals

the ends of the tank.

The 2000, 3000, and 5000 litre StormSlim tanks also come with a recessed end to help conceal the pipework.

Designed and made in New Zealand for local conditions, the tanks are manufactured to AS/NZS 4766:2020 from water tank grade PE material suitable for potable water, and are engineered to meet the seismic requirements of Zone 1, soil type D.

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For more information on the new StormSlim range of compact above-ground tanks, phone 09 263 7741, or visit www.apd.co.nz.



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Marc and Kelly Hunter founded Latitude Homes in 2007 on the key values of trustworthiness and integrity.

What makes the company stand out is that Marc and Kelly have a genuine interest in helping their owner-operators not just succeed but create long-term wealth by building a profitable company.

The company is looking for customer-centric people with a growth mindset, people with resilience, who truly want to be successful but don't want to be part of a corporate structure to operate their business.

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“What’s next? — the question every tradie asks at some point

Let’s face it, construction is not an easy game. It can be extremely rewarding and offer a great living but at what price? Well that price is or could be physical, mental or emotional and, in some cases, all three. Now that’s a scary thought but, unfortunately, not uncommon.

For many tradies the answer to the question in the title of this article is another quote and another job.

And as much as the knees ache, the shoulder hurts with every swing, and the stress only allows three hours’ sleep a night, they just can’t see a way out.

If you are looking for an answer to the “what’s next” question, think about this.

You can hang up the tool belt, you can get out from behind a desk, you can do away with all your staff (not literally), you won’t have to deal with supply issues, subbies who don’t turn up, or the painful clients.

There will be no more quoting or rained off days — this list could go on to cover everything that’s not so good with construction.

What you can do is work fewer hours,



Terry Sage (left) of Trades Coaching New Zealand with Hagan Taylor, NT Engineering.

earn great money, put all your skills and experience to good use, and stay in your beloved industry.

How, you shout? Sign me up!

Become a business coach, give back to the industry that has supported you for years, and make sure the younger builders get it right from the start. Don’t for one

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Improve your business and apprentices with a BCITO Building Capability Grant

To celebrate applications opening for this year's BCITO Building Capability Grants, Building Today spoke with one of last year's recipients, Jennian Homes Wellington managing director Simon Barber, about the effect it's had on his business.

As a division of Te Pūkenga Work Based Learning, the Building and Construction Industry Training Organisation (BCITO) continues to support employers in the construction industry through its Building Capability Grant (BCG).

Through the grant, any employer of a BCITO apprentice can receive up to \$3000 towards training or development assistance that best suits their personal or business needs.

Simon Barber has six apprentices working across his building sites. During the first Covid lockdown in 2020, he noticed that his apprentices were putting more effort into their bookwork, and developed a plan with the support of the BCG to keep this momentum going.

"I applied for a BCITO BCG to develop a night school for my apprentices. It's an opportunity for them to learn their theory, hone their technical skills, and progress further in their apprenticeship," Barber says.

Running every Wednesday from 4pm to 6pm, the night school brings in qualified tradespeople to explain building methods and practices. There is also a focus on goal setting and planning for the future.

"The achievement rates of our apprentices have increased, massively. Many young people don't plan ahead, and we're proud to give them extra support," he says.

Barber's night school also has a focus on personal growth and mental health. "With much of the sector being stressed with Covid, supply chain disruption and record building demand, apprentices need additional guidance to find their footing.

"Mental health is hard right now. Everyone has their issues, apprentices and senior leaders included.

"Millennials have different requirements compared to more experienced tradespeople, and the night school helps apprentices have a deeper sense of connection with their peers."

BCITO director Jason Hungerford says the BCG offers employers within the construction industry access to study programmes that will help them develop and grow their business.

"We believe this support will help develop successful long-term businesses,



Jennian Homes Wellington managing director Simon Barber has six apprentices working across his building sites.

all while providing investment in training and employment within New Zealand's construction industry."

Employers in the past have used the BCG across a variety of areas, including consultations with business advisors, courses or seminars on small business management, and higher-level business-related qualifications.

Each application is assessed by a

member of the BCITO's Senior Leadership Team.

Successful applicants need to demonstrate how the use of the funds meets the purpose of the BCG. There will be 40 BCGs available this year.

Find out more about the BCITO Building Capability Grant, and submit an application at <https://bcito.org.nz/scholarships/bc-grant>.



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*see bcito.org.nz/nofees for more information

Building Code insulation changes just the start for greener buildings

John Sneyd, General Manager Building System Performance at the Ministry for Business, Innovation and Employment, explains the upcoming insulation H1 changes.

As New Zealand's building regulator, we want a high-performing building regulatory system that supports better buildings for everyone in New Zealand.

A key way we ensure New Zealand is continuing to deliver safe, healthy and durable buildings is through updating Building Code requirements.

Every year, we publicly consult on proposals to update the acceptable solutions and verification methods used to demonstrate compliance with the Building Code, so that new building work can meet the changing needs of modern New Zealand.

We seek a range of views on proposals so we can continue to update Building Code requirements in the best interests of New Zealanders, in a way that works for the sector.

There is a high level of public interest in improving energy efficiency. Our consultation on the insulation H1 changes last year received more submissions than the past five years of updates combined, with more than 98% of responses supporting increases over the status quo in the shortest time possible.

We sought feedback as part of this process to ensure any changes would be readily achievable across the country.

Our final decisions reflected the valuable feedback we received not only through the public consultation process, but also targeted engagement with key players in the sector.

It is really encouraging to see the level of support the changes have received from across the sector.

There is broad acknowledgement that in Aotearoa we need to lift our game when it comes to building warmer, drier, healthier homes that use less energy to run.

From this, it's clear we have a mandate for ambitious, achievable change while ensuring the stability of the construction sector.

We are establishing six new climate zones to better reflect the specific weather experienced in different parts of New Zealand, meaning homes will now be designed based on the climate they're built in.

This decision was made following an evaluation whereby New Zealand climates were considered against comparable international climates. Our evaluation concluded that improvements were needed to bring New Zealand in line



As New Zealand's building regulator, the MBIE wants a high-performing building regulatory system that supports better buildings for everyone in New Zealand.

with international standards for energy efficiency.

Some of these changes will require upfront investments, which will provide ongoing savings and long-term health benefits from day one.

We estimate a single-storey, timber-frame, four-bedroom home will require an upfront investment of between \$8800 to \$12,100 to be built to the new insulation requirements, depending on the climate zone.

This will achieve an estimated 40% reduction in the energy needed for heating for the life of the building.

If New Zealand is to reach our net carbon zero emissions target by 2050, we will need to make much bigger changes to the way

we operate across the entire sector.

The H1 changes are the first of many which will improve energy efficiency and reduce carbon emissions in buildings.

Our Building for Climate Change programme will set targets for energy and water use, and embodied carbon, as well as look at ways to encourage innovative thinking about designing, building and operating buildings. The H1 changes are the first step in reducing operational emissions.

There is no doubt that the sector continues to face material shortages and price increases as a result of the Covid pandemic, global shipping constraints, high commodity prices, and record demand for new houses.

However, achieving net carbon zero 2050 is a long-term challenge that requires bold vision, commitment and perseverance, and any changes we can make to reduce the climate impact of houses will have a lasting effect for future generations.

We are fully committed to working alongside the construction sector to ensure successful implementation of these important changes.

We are eager to understand the detail of any concerns as a result of rising pressures since our consultation, and we will continue to work with the sector to determine whether further support is required ahead of these changes being implemented.

You can get in touch with the MBIE at building@mbie.govt.nz.

“
Our consultation on the insulation H1 changes last year received more submissions than the past five years of updates combined, with more than 98% of responses supporting increases over the status quo in the shortest time possible.
”



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Performance insulation solutions that exceed upcoming Building Code changes

In November, NZ Building Code changes will be among the first steps the construction sector is taking to help New Zealand achieve net carbon zero by 2050. Expol supports these changes, and has provided a guide to the changes and the products they manufacture that will exceed the new minimum requirements. Note: It is important that Designers/Specifiers check calculation methods before choosing the correct insulation.

For housing and small and large buildings, the focus is on energy efficiency. The new codes increase the minimum insulation R-Values by approximately 40% over previous minimums.

These changes to roof, window, wall and underfloor insulation requirements are aimed at reducing the energy needed for heating residential homes and workplaces.

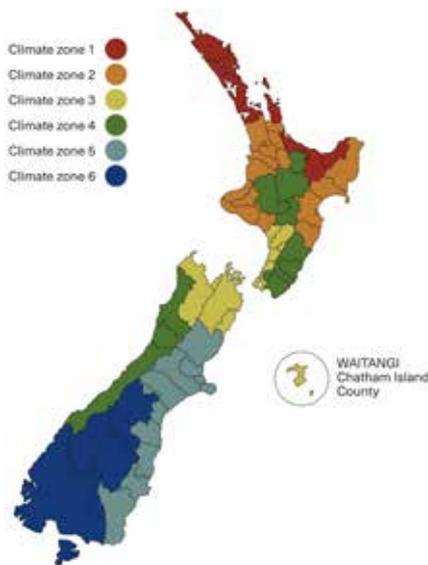
The new building code is also expanding the number of climate zones in New Zealand from three to six, allowing insulation requirements to better reflect the different temperatures experienced in each zone.

Expol is committed to the environment, and supports these changes that will lead to warmer, healthier, drier homes.

Following is an outline to the new R-Values, when they will take place, and what Expol is doing to ensure the supply of New Zealand-made insulation products which meet the new code requirements.

What are the six new climate zones?

The new climate zones are best shown on the map below. They follow local government boundaries.



New Generation Expol products explained:

Expol's new generation products have been consciously designed and engineered to support the company's commitment to the environment by using recycled content in its products and giving their clients the ability to recycle product waste.

Roof

The minimum amount of roof insulation has been doubled. This is one of the simplest and most cost-effective ways to boost thermal performance. Expol will be manufacturing ThermSlab and Platinum Board to meet these standards.

Both of these products and their waste can be recycled.

Walls

The requirements for walls in residential buildings are mostly unchanged.

The settings will still allow current framing practices to be used, and designers will still have options to consider the amount of timber on the total insulation value of the wall. Expol manufactures ThermSlab and Platinum Board to meet these standards.

Both of these products and their waste can be recycled.

Underfloor

The requirements for timber underfloor and concrete slab-on-ground floors have been split.

These different floor options allow further time for slab-on-ground construction practices to change. Expol has developed R2.5 and R3.1 to meet and exceed the requirement in the six new climate zones.

Under Timber Floors

Expol R2.5 is a new standard in underfloor insulation which meets the new building code standards in climate zones one to three.

Available in four widths of 360, 410, 470, and 560mm. At 100mm thick, the new panel design has a bevel edge and variable

concertina cuts. It contains recycled content, and can be recycled at the end of its life.

Expol Black R3.1 is a premium underfloor insulation solution infused with Graphite. Expol Black R3.1 exceeds the new building code standards for climate zones four to six. Now 24% more efficient, this new panel design is 40mm thicker, and can be recycled at the end of its life.

Under Concrete Slabs

Expol has several products suitable for under concrete slab insulation. Below are the densities and thicknesses that we recommend to achieve the desired R-Values.

H Grade 24kg/m³ ThermaSlab

60mm R 1.67 75mm R 2.08 100mm 2.78

VH Grade 28kg/m³ ThermaSlab

60mm R 1.71 75mm R 2.20 100mm R 2.86

SLABX200 Insulation

60mm R 1.81 75mm R 2.20 100mm R 3.0

SLABX200 is a new generation, high-performance Expanded Polystyrene Board specifically designed to deliver high compressive strength and improve insulation under concrete slabs.

At R3.0 at 100ml, SLABX200 exceeds new building code standards across all climate zones.

Slab Edge Insulation XPS

Expol has a slab edge insulation solution to also increase R-Values of slabs to meet the new insulation standards.

The product is manufactured from XPS (Extruded Polystyrene) and is highly moisture resistant — it can be placed up against the boxing and poured in-situ or fixed to the slab once the boxing has been removed.

In both cases the insulation will need to be plastered to finish the slab.

For more information, call or email Expol's Technical Manager — phone 0800 86 33 73 or email tech@expol.co.nz.

Building element	Climate zone					
	1	2	3	4	5	6
Roof	R6.6↑					
Wall	R2.0↑			R2.0		
Slab-on-ground floors	R1.5↑		R1.5↑	R1.6↑	R1.7↑	
Other floors	R2.5↑		R2.8↑		R3.0↑	

What are the new R-Values?

The new R-value minimums vary between climate zones and building elements. These R-values represent a 40% reduction of the energy needed for heating compared to the minimum standard. See an overview in the chart at left.

Performance Insulation Solutions

that meet and exceed the new insulation standards.

Welcome to EXPOL's new generation, high performance insulation range specifically designed to meet the new insulation standards which will be introduced on the 3rd of November 2022.

Designed to reduce our carbon footprint and deliver dryer, warmer, healthier and environmentally friendly spaces.

Whether its under timberfloor insulation, under concrete floor insulation, wall insulation or skillion roof insulation our new generation range has been designed to meet and exceed the new insulation standards.

Our key focus in the development of these products is the environment and we have introduced the following initiatives to achieve this:

- Where possible we use recycled polystyrene in our products.
- We have introduced construction and residential polystyrene programs which are delivered through our 7 recycling plants nationwide.

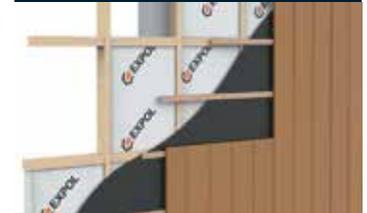


Learn more about EXPOL New Generation Products visit www.expol.co.nz
Call or email our Technical Manager; T: 0800 86 33 73 or E: tech@expol.co.nz



Member of



<p>Roof Insulation R6.6</p>  <p>EXPOL Platinum Board & EXPOL ThermaSlab</p>	<p>Slab On Ground & Slab Edge Insulation Solutions minimum R1.5 to R3.0</p>  <p>EXPOL SLABX200 & EXPOL-X</p>	<p>Timber UnderFloor Insulation R2.5 & R3.1</p>  <p>EXPOL R2.5 & EXPOL R3.1 Black</p> <p><small>*Timber UnderFloor Insulation R2.5</small></p>	<p>Wall Insulation minimum R2.0</p>  <p>EXPOL ThermaSlab & EXPOL Platinum Board</p>
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Sustainability
E: sustainability@expolearth.co.nz

Website
www.expolearth.co.nz



05/2022

100% polyester insulation is the future

Product is manufactured on a zero-waste production line.

Not only does GreenStuf insulation have some of the fastest lead times in the industry, but the company also goes above and beyond building code requirements with its 100% polyester products.

“We believe the building code should be a minimum expectation and not necessarily a target,” GreenStuf managing director Rob Woolner says.

Whilst many housing providers and architects specify 100% polyester insulation in their builds already, this is expected to increase over the coming years due to its high performance and sustainability qualities.

Superior insulation made in NZ

Unlike traditional insulation, GreenStuf does not slump or settle over time, and contains no Red List chemical binders.

The New Zealand-made insulation doesn't degrade when moisture is present within wall cavities, and is naturally resistant to insect and vermin attacks.

Safe to touch and breathe during installation

GreenStuf is safe to touch (like a duvet), so there's no nasty itching or scratching. It's completely safe and doesn't require protective clothing when handling or installing.

Endorsed by Asthma New Zealand and accepted into its Breathe Easy programme, GreenStuf is considered safe for New Zealanders living with asthma and safe for those installing it.

Sustainable building

GreenStuf is manufactured on a zero-waste production line, with a minimum of 50% recycled material in its home insulation range — diverting roughly 1000 tonnes of plastic from landfill every year.

To limit off-cut waste on-site, GreenStuf is available in a variety of pre-cut sizes designed to fit into standard framing.

Learn more at greenstuf.co.nz.





Polyester insulation that's safe for you and your projects

GreenStuf® is made from 100% polyester. This means that it's safe to touch, and there's no chance of breathing in anything hazardous when installing.

 **GreenStuf®**

Insulation for better built environments.

Scan the QR code to visit our website:



Iconic Outdoor switchgear range launched

Even before this long, hot Kiwi summer, New Zealanders were becoming more invested in improving indoor and outdoor living spaces, influenced by lockdowns and the home becoming the office, school and entertainment zone.

Now, as the heat rolls on, people are looking for further ways to take indoor living outside in a seamless manner.

The new award-winning PDL by Schneider Electric's Iconic Outdoor range of switchgear — designed with electricians in mind — offers a new and improved installation process.

The sleek high-end design will appeal to a wide consumer base, and tradespeople and installers looking for a much simpler and speedier installation process with a durable, quality result.

The robust design accommodates New Zealand weather patterns, including



humidity, rain, UV and temperature variations, and IP ratings. Sockets are rated IP54, and switches IP56.

The Iconic Outdoor range can be used for:

- Outdoor heating
- Water pumps
- Garden ponds and fountains
- Outdoor appliances
- Pool lighting
- Garden lighting
- Outdoor entertaining areas
- Barbecue areas

• Alfresco dining and entertaining spaces
Iconic Outdoor has already been recognised globally as the winner of the 2021 iF Design Award, which acknowledges excellent design around the world.

The PDL Iconic Outdoor range is available through electricians and electrical wholesalers across New Zealand.

A regularly updated list can be found at www.pdl.co.nz/locate.

www.pdl.co.nz/iconicoutdoor



With winter on the horizon, we've got a great reader competition prize this month — a pair of Monza Sahara workboots worth

\$259

Visit

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

WIN!
WITH
BUILDING TODAY

Congratulations go to Brad Tunley of Cambridge, who won last month's Showerdome competition worth \$449.

Is there an implied fitness for purpose warranty at common law?

The inclusion of fitness for purpose warranties in construction contracts and consultancy agreements is frequently the subject of fierce debate between principals, contractors and consultants. In their first article for *Building Today*, Amy Rutherford and Ruby Maxwell of national law firm Greenwood Roche consider circumstances where a fitness for purpose warranty may be implied at common law, thereby rendering such debate futile.

What is a “fitness for purpose” warranty?

A fitness for purpose warranty is a warranty given by a contractor, consultant or supplier to deliver a product (or a building or service) that is capable of being used in the way that the principal intends to use it.

A contractor/consultant providing professional services has a separate duty at common law to exercise a duty of care in accordance with professional standards, and may be liable for breach if it is proven they have not met that level of care.

In comparison, breach of a fitness for purpose warranty only requires evidence that the product (or building) does not meet a certain standard that the principal has made clear is required (or which can reasonably be inferred from the principal's requirements).

This lower threshold makes fitness for purpose warranties far more onerous for the contractor, and very often will have adverse insurance repercussions.

A fitness for purpose warranty may be:

- created by an express contractual provision,
- implied by statute, such as under section 362I of the Building Act 2004 (in relation to household units) and under section 8 of the Consumer Guarantees Act 1993 (in relation to goods supplied to consumers), or
- in some circumstances, implied into a contract by common law.

Implied fitness for purpose warranty

Generally, a fitness for purpose warranty may be implied by common law into a construction contract if the contractor has some control over the design of the final product.

In this scenario, the principal is reliant on the contractor's knowledge and skill to ensure the product is suitable for the stated or implied purpose.

If a contractor is merely following designs prepared by another party, the contractor will not have sufficient control over the design, and there is limited scope for such a warranty to be implied.

For any term, including a fitness for purpose term, to be implied into a contract, the test in *BP Refinery (Westernport) v Hastings Shire Council*,



Amy Rutherford



Ruby Maxwell

must be met. The implied term must:

- be reasonable and equitable,
- be necessary to give business efficacy to the contract,
- be so obvious that it goes without saying,
- be capable of clear expression, and
- not contradict an express term.

In *Greaves v Baynham Meikle*, a contractor engaged to construct a warehouse was sued after the first floor cracked, necessitating expensive remedial works.

The English Court of Appeal found that the purpose for which the warehouse was required (storage of heavy oil drums) was made known to the contractor, and became the “common intention of the parties”.

An implied warranty existed that the design would be fit for such purpose. In this case, the design, for which the contractor was responsible, was inadequate, and constituted a breach of such warranty.

What does this mean for consultants? In *Global Switch (Property) Singapore Ltd v Arup Singapore Pte Ltd*, the Singapore High Court dismissed a US\$17.5m claim brought by Global Switch against Arup Singapore, over alleged failures of duty that led to a data centre outage.

Global Switch claimed that it was Arup's responsibility to design an adequate chilled water system to cool the data centre.

The court found no implied fitness for purpose because the contract was not clear on the standard of design or purpose for which it was required.

Other relevant considerations included that Arup was already under a contractual duty to use reasonable care and skill in performing its obligations, and likely would not have accepted an additional (unnecessary) fitness for purpose term.

This case indicates that, in principle, providers of professional advisory services will generally be under an obligation to use reasonable care and skill, but are not responsible for providing a perfect result unless that has been expressly provided for.

In other words, fitness for purpose warranties will not always be readily implied.

Finally, a couple of tips for those design and construct contractors or consultants that may accept a fitness for purpose warranty:

- check the interaction with your professional indemnity insurance, as certain policies may only respond to claims arising from professional negligence and, in some instances, may be invalidated altogether, and
- limit the express fitness for purpose warranty to a measurable standard against which you can design and construct.

Amy Rutherford is a Partner and Ruby Maxwell is a Lawyer in the specialist construction team at national law firm Greenwood Roche.

Amy has particular expertise acting for contractors. Her in-house role as senior legal counsel at Laing O'Rourke Australia has gained her diverse experience across multiple delivery models for commercial, residential and public infrastructure, including numerous incentivised and cost-reimbursable arrangements.

Note: This article is not legal advice, and is not intended to take the place of specific legal advice from a qualified professional. Greenwood Roche and *Building Today* expressly exclude all responsibility or liability for any losses suffered as a result of reliance by anyone on the information in this article.

The dangers of kicking a wood football

The provocative Ross Middleton says one person's optimism can be another's pessimism, and while the timber industry has turned into a political football, it can be painful, but instructive, kicking the thing around.

There is little irony to be had in my suspicion that all is not well with climate change and the timber industries in New Zealand. The left hand is waving in one direction, the right in another. It's news articles and press releases at 20 paces, and the devil take the hindmost.

Let me just say here, I love wood. I've been around it all my life from helping my father saw macrocarpa in the last of the old pits beside Waipoua Forest (the ones that decimated one of the great biological wonders of the world in the name of profit and progress) to a very recent forestry industry newsletter where I learned the hard way about rubbing up against the status quo.

Wood is an awesome material. Its potential is endless. Biotech is driving it in myriad new directions; not just the chaff slated to power Fonterra and Genesis into the future.

I really want the hardened wood knife that "supercharges" the material's natural strength lying in the cellulose packed inside, to produce something three times harder than steel.

Then there is the development of the next generation of batteries that supplants the need for volatile liquids and any attendant fire risk — scientists are a long way down the line with these products using cellulose nanofibrils found in wood as their starting point.

Wood and wood fibre have great futures as raw materials in a multitude of situations, but there are covenants, and I am no apologist for the timber industry.

The house I live in, I built some 35 years ago. It's about 80% wood. The rest is largely aluminium, glass and plasterboard — and, please, don't get me started on the gib thing!

We all have different ideas and ideals, but I wanted the house to look like it was a close part of its environment.

Finding an accomplished and understanding architect who accepted our demands for vertical shiplap cedar weatherboards on a steep site helped.

Having a mate who was at the top of his trade as a creative builder, along with some pretty random landscaping, also helped.

While it was neat and tidy grass 35 years ago, today I call this place the jungle. I see myself as a "floristic agnostic" and, while you will find a variety of introduced



species like yucky yuccas, monstrous monstera, flighty philodendrons, arrowing agaves and rare Himalayan species that flower in the dead of winter, there is also plenty of natives — ferns, ponga, lancewoods, hebe, flax, cabbage trees and, my personal favourite, the nikau. That's just the low/mid-level stuff.

About 25 or so years ago I remember attending a dinner to launch a business in our market sector. Might have been The Tool Shed.

Anyhow, each table setting was accompanied by a tiny kauri in an equally tiny pot: from mighty trees a tiny seedling grows, and all that guff.

I looked after that little bugger carefully. Today, it's way over 10 metres tall and spearing through my neighbour's banksia like it's not even there.

It complements the kowhai, pohutukawa, kahikatea, manuka, totara, puka, puriri and various pittosporums. I have eliminated most of the deciduous mess-makers I planted early on: the pin oak (a winter's worth of firewood!), that great Ozzie gutter-strangler, melia, and the Louis van Houtte. My neighbour's got a pine which might be where I get my mounting dislike from.

But back to that cedar cladding. The inherent properties of it meant I never touched it with paint nor prophylactic for more than 25 years.

When it became subject to those great Aotearoan equalisers, moss, mould and mildew, it got a gentle waterblasting with an equally gentle proprietary compound and, bugger me, if it didn't look like the day it was nailed.

The pine decks, maybe not so much. Demanding constant care and attention and additional compounds, despite its

"treatment" it has rotted, the invisible knotting became highly visible, falling out.

Pinus radiata — it's a Claytons wood. It's weak. It rots in a blink unless saturated with chromated copper arsenate, meaning highly noxious waste.

When laminated for greater strength, the adhesives used during the production also raise environmental concerns due to the release of volatile organic compounds and formaldehyde, which causes still more difficulties in recycling.

I view the forests "created" as arboreal pollution on a grand scale. Then again, my opinion counts for squat.

But there are other new technologies



What will the axemen do when they have cut their way from sea to sea? — The Last of the Mohicans, James Fenimore Cooper.

being regularly developed in wood-as-timber too, such as new laminates that preclude the use of those dangerous glues.

Wood can now be used in tall buildings, up to 12 storeys currently, I believe. We are going three storeys in New Zealand after all, and wood will play a major role.

But there is a serious battle going on in Aotearoa and elsewhere around forestry. Tree planting and tree destruction are endemic. In fact, both issues have been major news in the *New York Times* recently.

Apparently, says one article, planting is going to save the planet. I'm not convinced but, significantly, the article did note: "when done poorly, [these] projects can worsen the very problems they were meant to solve. Planting the wrong trees in the wrong place can actually reduce biodiversity, speeding extinctions, and making ecosystems far less resilient".

So are our vast pine plantations the wrong tree in the wrong place? As you re-nail the frame that your pre-nail supplier stuffed up, you may not be especially



“
When done poorly, [these] projects can worsen the very problems they were meant to solve. Planting the wrong trees in the wrong place can actually reduce biodiversity, speeding extinctions, and making ecosystems far less resilient
”

cognisant of the fact that there is a whole host of drama going on behind the supply of that fetchingly pink wood (I tell my builder son to wear gloves when working with that stuff).

Talking past each other at 1000 words a time is the strident voice of the timber lobbyist on the one side, damned by their own self-interest, and on the other a bleating environmental core keen on seeing our country dissolve back to pre-colonial times.

Stuck in the middle is the regulator and the legislator, striving for a way through the issues and the word soup rhetoric.

Making it worse for these middle men, currently Nash, Shaw and Parker, is a vast array of externalities, not the least of which is that very real threat of climate change, and the escalating strategic geo-political influence of our largest market of those raw logs (and on those aforementioned lobbyists).

Nash is suggesting permanent exotic forest plantings, like radiata pine, may no longer be eligible for carbon credits under the Emissions Trading Scheme.

And, shock horror to the timber "industry", there is a new proposal to better manage carbon farming that might see future permanent plantings of exotic forests such as radiata pine excluded from the scheme altogether.

"We want to balance the risks created by new permanent exotic forests which are not intended for harvest," Nash says.

I would have thought wanting to "encourage the right tree, in the right place, for the right reason" was sound thinking, but the forestry sector has been largely unanimous in their round and lengthily forthright condemnation.

They really need professional help to condense the size of those push-all-the-

buttons "press releases".

As for any "emissions trading scheme", isn't it damned by its own title? I think the answer is not to trade, it's to stop. A scheme by any other name is a rort and simply another way of extracting value.

Some entities and individuals are single-minded in their pursuit of the mighty pine. As writer and all-round shit stirrer, Upton Beale Sinclair Jun said: "It is difficult to get a man to understand something, when his salary depends upon him not understanding it."

With his finance hat on, Parker has already stated that the Government is taking steps to ensure forestry conversions by overseas investors are of better benefit to New Zealand.

"The changes to the Overseas Investment Act 2005, approved by Cabinet, mean that proposals by overseas investors to acquire land for conversion to production forestry will be considered under the Benefit to New Zealand test, rather than under the streamlined 'special forestry test'."

Methinks he has a forensic list of forest owners in Aotearoa that us mere mortals don't.

From what I have learned recently about economics and the new era we are to confront, wealth creation is one of our major issues as we face that wind-blasted and increasingly bleak future.

In relation to the economic status quo, dominated by something we like to call "capitalism", thinking economists are saying value-extraction is rewarded more highly than value creation.

I think this means that while those that drive production processes (that's you Mr Hammerhand) get paid the peanuts, the ticket-clippers at the top of the food chain get the caviar and blinis.

Dealing with your people's emotions

TradieHR director Leigh Olsen shares a few tips for managers who are, increasingly, having to deal with emotional staff in recent times.



Recently a client called me because they had a team member in tears in their office, and they were at a loss as to how to handle it.

The client asked me, "Leigh, you deal with these types of feelings, can't you handle this?" My reply was simple: "I can, but it's best you deal with it, and I'll help you to figure out how!"

There's a lot going on

The reality is that so many managers are having to help their teams get through a range of emotions at the moment.

Our workplaces have had many twists and turns to deal with, whether it's been coming from within or outside our businesses as people deal with the ongoing reality of the quickly changing Covid-19 landscape.

For managers, these uncertain times have meant an intensified role, in particular dealing with more emotions from their people than they've ever seen before.

Each manager plays a key role in being able to help their teams get through these emotions and build a stronger workforce. To do this, sometimes it's about knowing how to deal with the rollercoaster of emotions.

The top three common emotions

There are a range of emotions — not just tears! — that managers are facing on a daily basis at the moment. Across all of the managers I've been working with, they've been facing three common types of emotion: anger, crying and silence.

Anger can quickly turn up on the shop floor with one workmate yelling at another, while tears might erupt over some tough feedback from you, the manager.

Silence is an emotion often not considered as something that managers may have to deal with, yet is one that I often discover when getting to the heart of a team member's issue.

Your key strategies

Whether we like it or not as managers, we need to deal with emotion. Your people are going to bring their stuff to work — it's human. As managers, it's part of your role. Your team is your number one priority.

It can be daunting for those managers, especially if tears or anger are not your speciality, so here are some key tips to set you up to succeed with the three common types of emotions.

Fired up

When it comes to an angry workmate,

always start by remaining calm. If you can't stay calm, walk away and come back. One manager "adds water", passing the person or himself a glass of water to calm the situation down.

This change of action is a good way to break the angry emotion so both you and the person can re-group and come back to what's really happening.

Avoid interrupting the person while they're venting. Let them run out of steam and focus on listening to them and letting them know that they have been heard.

Paraphrase where you can with phrases such as "you must feel so angry right now", as an angry person wants to know you've heard them.

One thing to consider with anger is safety for you and the team member. If the anger goes to an unacceptable level, such as the use of bad language, stop them immediately, communicating that this behaviour is not okay.

When the tears are flowing

When it comes to someone crying, start by getting them to a safe and quiet space that is private and confidential. Like anger, keep it calm and add in some open body language.

For example, avoid crossing your arms which is an indicator to them that you're not actually interested in their emotion.

Alongside this, check your tone — making sure it's caring and gentle. Above all with this emotion, listen, just listen.

Deathly silence

For those that are being emotionally silent, start off with some open-ended questions such as "what's going on for you right now?"

Remember, you still might not get an answer and, even if you ask once, it may take a few times.

Silence is an indication that the person

needs time to think or has a decrease in trust, so give them time and don't force them into sharing their thoughts.

If you're a person that likes to talk, then take time to be comfortable with silences. Give them some space to come "out of the silence".

For all emotions

For all of these emotions, also remember to apply empathy, showing that you understand their perspective. Never shut down or deny the person's emotion. This feeling is real for them, so give them time to share it.

Keep your listening strong throughout the conversation, and check in if this is time for advice.

One great manager I've worked with in the past would always ask a team member who was struggling with an emotion: "Do you want me to listen or give advice." Nine times out of 10, their team member just wanted them to listen.

Don't forget your own emotions

Never forget that managers have feelings too, so you can use the above strategies for yourself as well, helping you to deal with your own emotions.

It's important to make sure you've got your own emotions in check before helping others deal with theirs, so make sure you've got someone to talk to as well.

Every day I see managers do an exceptional job throughout the country, helping so many of their team members get through these extraordinary times.

At Tradie HR, we are here to support managers all over New Zealand, so please get in touch, in confidence, for more details on dealing with any emotional work situations you may have.

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



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**We look forward to talking with you.
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Building Consents Information

For all authorisations, February 2022

Dwellings	\$1,842,016,000	Total All Buildings	\$2,581,029,000
Domestic Outbuildings	\$23,017,000	Non-building Construction	\$51,727,000
Total Residential	\$1,865,033,000		
Non-residential	\$715,996,000	Total Authorisations	\$2,632,755,000

Number of new dwellings consented

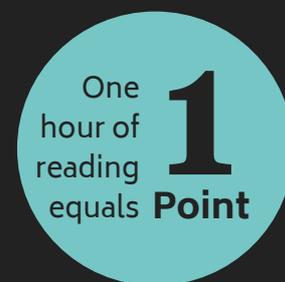
	Feb 2022	Jan 2022	Feb 2021		Feb 2022	Jan 2022	Feb 2021
Far North District	48	21	33	Palmerston North City	33	11	59
Whangarei District	69	49	42	Tararua District	2	5	6
Kaipara District	27	13	10	Horowhenua District	39	29	32
Rodney District	126	67	80	Kapiti Coast District	21	13	18
North Shore/Albany Wards	230	120	209	Porirua City	48	16	25
Waitakere Ward	286	204	104	Upper Hutt City	27	31	12
Auckland Wards	394	372	281	Lower Hutt City	107	62	30
Manukau/Howick Wards	350	196	218	Wellington City	60	26	91
Manurewa-Papakura Ward	190	193	176	Masterton District	18	10	25
Franklin Ward	65	50	108	Carterton District	23	8	5
Thames-Coromandel District	21	19	33	South Wairarapa District	8	0	8
Hauraki District	12	10	13	Tasman District	61	27	33
Waikato District	85	86	65	Nelson City	25	30	12
Matamata-Piako District	35	21	32	Marlborough District	12	7	25
Hamilton City	102	60	163	Kaikoura District	4	2	3
Waipa District	57	65	62	Buller District	8	3	8
Otorohanga District	5	0	0	Grey District	5	6	5
South Waikato District	7	7	5	Westland District	7	1	5
Waitomo District	1	1	0	Hurunui District	25	5	7
Taupo District	24	33	17	Waimakariri District	124	66	92
Western Bay of Plenty District	23	28	40	Christchurch City	601	270	195
Tauranga City	93	63	110	Selwyn District	150	126	121
Rotorua District	37	26	27	Ashburton District	27	25	12
Whakatane District	6	4	8	Timaru District	12	19	20
Kawerau District	1	1	0	Mackenzie District	8	10	3
Opotiki District	3	0	1	Waimate District	4	4	2
Gisborne District	15	12	6	Chatham Islands Territory	0	0	0
Wairoa District	0	0	1	Waitaki District	18	9	11
Hastings District	22	19	53	Central Otago District	23	15	33
Napier City	22	32	68	Queenstown-Lakes District	152	63	75
Central Hawke's Bay District	9	8	5	Dunedin City	42	53	37
New Plymouth District	50	34	50	Clutha District	9	5	6
Stratford District	3	5	3	Southland District	15	6	2
South Taranaki District	15	10	6	Gore District	2	1	1
Ruapehu District	5	2	14	Invercargill City	12	17	24
Whanganui District	6	10	13	Area Outside TA	0	0	0
Rangitikei District	4	1	11				
Manawatu District	15	10	19	Total	4195	2833	3129

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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