

BUILDING TODAY



The official magazine of the Registered Master Builders Association

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June 2022

Volume 32 Number 5

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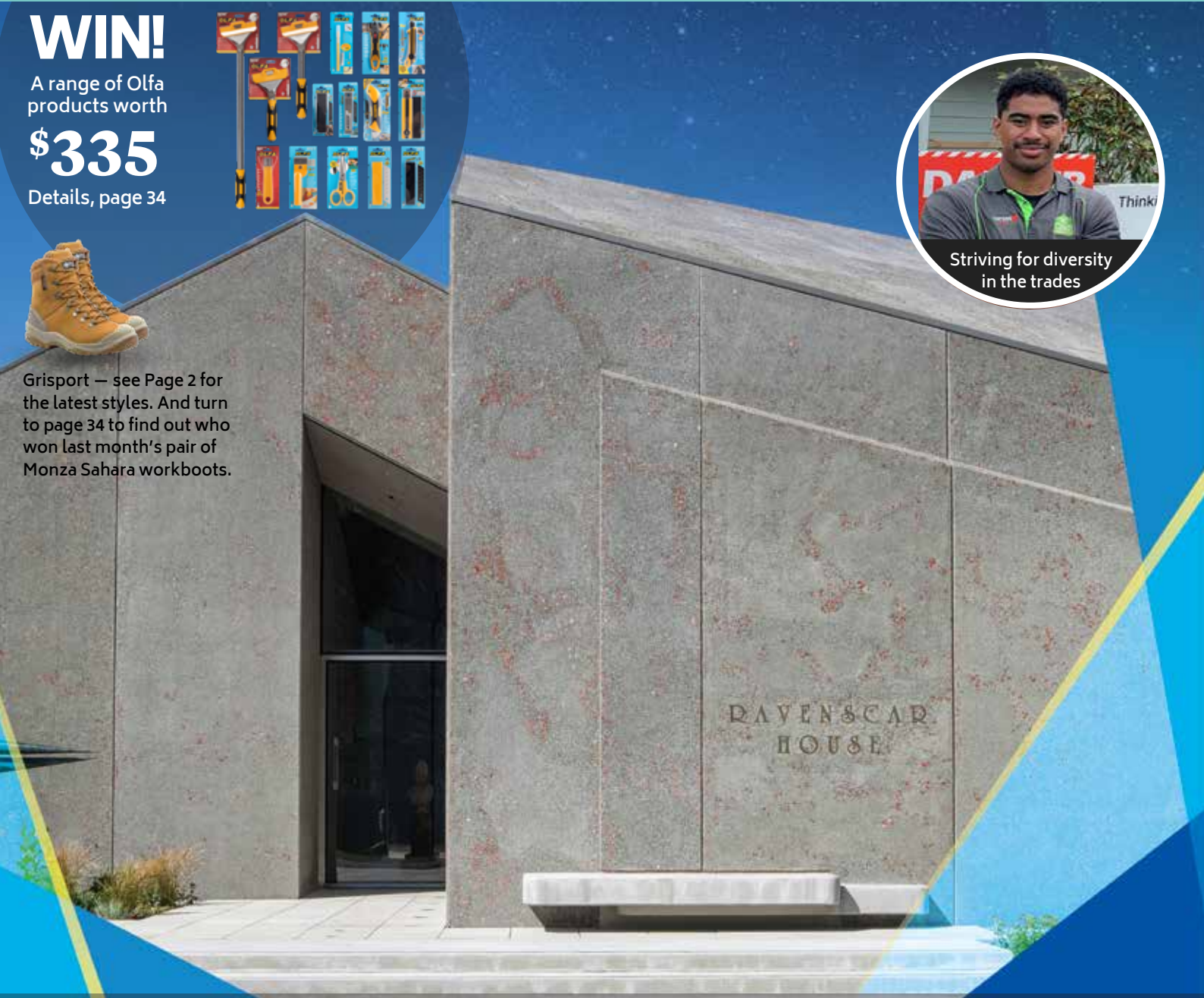
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Grisport — see Page 2 for the latest styles. And turn to page 34 to find out who won last month's pair of Monza Sahara workboots.



Striving for diversity in the trades



Inside:

RMBA IN SUPPORT OF MHW

The Registered Master Builders Association continues its sponsorship of Men's Health Week

NZ COMMERCIAL PROJECT AWARDS

All the results, images and judges' comments from this year's awards held in Christchurch

ROOF IRONY

BT columnist Ross Middleton outlines the possible findings of the Commerce Commission's residential building supplies market study

ALSO INSIDE: SUBCONTRACTOR INSOLVENCY WARNING SIGNS



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BUILDING TODAY

June 2022
Volume 32 Number 5

From the editor

The Commerce Commission is due to publish a draft report in July that sets out its preliminary findings about competition for residential building supplies. If preliminary findings show competition is not working well, it may develop some proposed options to improve that competition.

Building Today columnist Ross Middleton outlines what might emerge from the report, but he's obviously not holding his breath for any significant change if the recent study into competition in the supermarket sector is anything to go by.

It was recently noted that Kiwis pay a whopping 20% to 30% more for building materials than their counterparts in Australia.

Unfortunately, the current demand for more housing, and problems with supply of materials in New Zealand mean those figures are unlikely to decrease any time soon. Let's see what the Commerce Commission's draft report contains that might somehow alleviate the situation.

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Control the controllable

RMBA vice-president Johnny Calley and myself have been lucky enough to be travelling around the country attending Master Builders Regional Annual Members Meetings during the past couple of months.

I'd like to say a thank you to all the branches that have hosted us. It was great to meet and catch up with everyone to share what Master Builders are currently up to.

The engagement level at these meetings was great, and the passion that people have for their craft is always heartening to see.

One other thing I was impressed with was the interest levels in what is happening within the industry, especially at a government level.

I think this comes down to the fact that we are more aware of the impact that these changes are having in our day-to-day lives, particularly at the moment.

The H1/AS1 Building Code changes for thermal efficiency is one issue the RMBA has been very vocal on as we don't believe the industry can stand such a massive change at present — and the Government has listened.

A short two-week time frame for consultation on the question of whether these changes should be delayed or not ended on Monday, June 13.

Hopefully you visited the MBIE web site and submitted in support of delaying the above. If you didn't then you lose the right to complain about the changes come November, if they are introduced then.

Building is always a tricky game — we have had the boom-and-bust cycle for as long as I can remember, normally on a seven to nine-year cycle.

The boom we are currently experiencing has been ongoing for the past 12 years, although is now starting to show signs of slowing.

I think the one difference this time is that, generally, during a boom time, builders are their own worst enemy.



RMBA president Kerry Archer.

We over-commit and under-deliver, and we take on more work than we can handle, putting pressure on ourselves. This you must deal with as, generally, you have created the problem, so you need to work hard to try to fix it.

The trouble I see with our current situation is that most of the issues are out of our control and, no matter how hard you work, there is no easy fix.

We cannot change the way things are shipped to New Zealand in order to help the supply chain and price escalation. Gib — we can't suddenly come up with a magical new product to replace one that is used in pretty much 100% of all buildings.

We can't find hundreds of new building control officers to alleviate consenting and inspection issues, and we can't magic-up trained and qualified staff to build what we need built.

So, what can we control?

We can control our clients' expectations by communicating with them regularly. They

are as stressed as we are at the moment — remember they are reading and hearing all the negative press as well.

We can control our finances, be on top of invoicing and variations, chase up clients that owe money, and keep an eye on work in progress and cashflow.

We can control staff morale, so they don't think the grass is greener for an extra dollar an hour.

Remember that money is not always the key driver for staff, so ensure the environment they work in is a positive one.

We can control our time and what we spend it on. If you have some downtime waiting on materials for example, look for ways to upskill yourself and your staff with training.

Look at your forward planning and marketing systems to enhance your business.

There are a million things in the time category that you can do, and we are always complaining about being time-poor — so use any spare time wisely.

Awards continue to grow

On a positive note, I attended the recent Master Builder NZ Commercial Project Awards.

The event was held at the fantastic new Convention Centre in Christchurch Te Pae — a building that was entered into the competition, and went on to be a gold medal winner and category winner.

These awards have continued to grow in entrant numbers, with 75 entered this year

— and the standard of buildings being showcased is outstanding.

The awards are about celebrating the team effort, and to construct some of these amazing buildings in the current climate shows just how important the team is.

One of the interesting facts about the buildings entered is that a large percentage of them are not constructed

under the traditional tender process, or the race to the bottom mentality that still plagues the industry.

Instead, they were negotiated or Early Contractor Involvement processed — which I believe is the way forward.

And the results speak for themselves.

I would like to congratulate all entrants, and say thanks to the team at the RMBA for a great awards night.

SHORT TERM PAIN FOR LONG TERM GAIN



KAYA HILAIRE

NORTHERN REGIONAL WINNER

NATIONAL FINALIST REGISTERED MASTER BUILDERS CARTERS 2021 APPRENTICE OF THE YEAR

Kaya Hilaire is employed by NZA Apprenticeships & Houseworks, and his training provider was BCITO, a business division of Te Pūkenga.

THE COMPETITION

Kaya got a lot out of taking part in the Apprentice of the Year competition, and found there were new things to learn throughout the journey.

“Being a part of the Apprentice of the Year competition was such a cool opportunity. Meeting the other top 10 finalists and the Master Builders team was awesome. Although we didn’t have a National practical challenge due to Covid-19, it was still a great experience. I really enjoyed all the activities we did around Wellington.”

CHALLENGES

The competition is no easy feat, and Kaya faced a few challenges along the way.

“The biggest achievement for me personally was competing in the Regional practical challenge — I needed a bit of time to shake off the unnecessary nerves! I also found some of the questions we were asked in the interview for the National competition challenging. But looking back and seeing how I managed those harder parts and ended up with a great end result was really rewarding. It was such a cool experience.”



JUDGE'S COMMENTS

Kaya’s passion for construction really shone through — the judges especially admired his passion and genuine interest in the industry.

“Kaya had a very impressive and well-written submission. He also had a strong interview and memorable site visit, where his passion and knowledge shone through. He thoroughly explained the work he carried out and was directly responsible for, which made it clear that he is highly committed to his craft. Kaya is a skilled and engaging apprentice, with a genuine excitement and interest in building.”

ADVICE FOR APPRENTICES

Following Kaya’s experience in the competition, and being an apprentice himself, he has some advice for those wanting to start in the industry or give the competition a go.

“When times get tough professionally and personally, hold on to the reason you chose to be a tradesperson in the first place. The short term pain is worth the long term gain.”



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PRINCIPAL PARTNER



EVENT PARTNER



REGISTERED MASTER BUILDERS

HOUSE OF THE YEAR

A MOST IMPRESSIVE MAKEOVER

GLOVER HOMES

National Renovation
\$500,000 - \$1 million



Successes

JD Glover, owner of Glover Homes, was honoured to be awarded at last year's Registered Master Builders National House of the Year Awards.

"We were really excited to win and felt particularly thrilled for the home owners who have themselves been involved in the building industry for many years.

"The build was a real stand out. Although the original home was well designed, it was in much need of a facelift. The team did a great job of building on what was already there — the results speak for themselves. One of the best features is the indoor-outdoor flow from the living areas to the pool. The surrounding decking is superb as it complements the north-facing rural setting of this home."



Challenges

JD and the Glover Homes team faced a few challenges while bringing this renovation together.

"Transforming a lot of small rooms into large open spaces that necessitated multiple structural steel beams was a challenge. Marrying the old and the new in this renovation was a challenge. However, it came together really well.

"Despite these challenges, we pulled the renovation off. Receiving this national award is confirmation of all the hard work our team has put in. It's also nice to be acknowledged not just by the home owners, but also by our peers."



Judges' comments

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

Owned by House of the Year is made possible through the support of the following sponsors:



REGISTERED MASTER BUILDERS

HOUSE OF THE YEAR

A WELL-ROUNDED HOME

PRINGLE HOMES

Volume/Group Housing
New Home \$450,000 - \$750,000



Successes

Ange McGhie, Operations Manager at Pringle Homes, was rapt when the team won their award.

“It was great for our team to get recognised for all of their hard work, and it was fantastic for our clients. We are always very proud of our homes. It’s nice to have official acknowledgment of their quality.

“The house was well designed with great flow. Its specification was equivalent to a 7 Homestar rating, and includes some smart technology with home automation and security cameras.

“This win reinforces the time and effort that goes into our builds is worth it to produce such quality homes. To be a National Category winner allows us to promote our achievement and showcase the homes we are so proud of.”

Challenges

There were a couple of challenges along the way that the Pringle Homes team had to work through.

“One of the key challenges was achieving a comfortable home to live in all year round. We delivered this by combining ducted heating with fresh air units, automated blinds, insulation, and high spec glazing. Getting all these services, especially the ducting, through a pitched ceiling with steel portals was quite difficult.”

Judges’ comments

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

Owned by House of the Year is made possible through the support of the following sponsors:





NEW ZEALAND COMMERCIAL PROJECT AWARDS 2022 SUPREME AWARD WINNER

HOME TO AN ART COLLECTION, THE BUILDING IS ITSELF A WORK OF ART

With an innovative and ingenious design that evokes the original house within its replacement, this is an exquisite facility built with a fine eye for precision.



REGISTERED MASTER BUILDERS SUPREME AWARD, COMMERCIAL PROJECT \$10 – \$25 MILLION VALUE AWARD, ALTUS WINDOW SYSTEMS TOURISM AND LEISURE PROJECT AWARD AND GOLD AWARD

Project: Ravenscar House, Christchurch
Entrant: HRS Construction (Construction Company)
Project Partners: eCubed (Engineer), Structure Design (Engineer), Patterson (Architect/Designer), Tripro (Project Manager)

Judges' comments:

The original Ravenscar House owned by the Wakefield family was home to a significant art collection. The irreparable damage from the earthquakes started the grand vision to find a new site and build a more permanent public building to house the collection. The resulting facility is a work of art itself. The facility provides the owners an opportunity to display their extensive fine art collection in purpose-built rooms crafted to a consistent level of perfection, and completely fit for purpose. An excellent collaborative environment was maintained while facing numerous significant challenges. This teamwork has resulted in a stunning and impressive building with remarkable exterior and interior finishing. This was an extraordinary project with an outstanding effort across all facets of this competition. From the philanthropic vision of the Wakefield family to share their art collection with the public, to the procuring of a new site within the Christchurch cultural precinct, through to the innovative and ingenious design that evokes the original house within its replacement, the judges applaud this exquisite facility built with a fine eye for precision. This is a special project we are proud to call our Supreme Winner for 2022.



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NEW ZEALAND COMMERCIAL PROJECT AWARDS 2022 FEATURE AWARD WINNERS

SPECIAL AWARD

Project: Hundertwasser Art Centre with Wairau Māori Art Gallery, Whangārei
Owner: Whangārei Arts Museum Trust
Entrant: Trigg Construction (Construction Company)
Project Partners: Harris Butt Architecture (Architect/Designer),
Scope – Total Project Partners (Client Project Manager)

Judges' comments:

Thirty years in the making, this art centre is most impressive. A group of local volunteers pursued the dream of this unique build through many setbacks. Absolute rationalism, geometric straight lines and the uniformity of modern architecture are abandoned in favour of uniqueness, romanticism, individuality and creativity, especially creativity in harmony with nature. The craftspeople involved rose to the challenge of creating something so contrary to their training – and exercised their own creative ideas within the constraints of the overall design, adding many delightful touches.



SUSTAINABILITY AWARD AND CARTERS COMMERCIAL PROJECT AWARD

Project: Foodstuffs North Island Head Office, Auckland
Entrant: Hawkins (Construction Company)
Owner: Auckland International Airport
Project Partners: Monk Mackenzie Architects (Architect/Designer),
TSA Management (Engineer)

Judges' comments:

Sustainability was a major focus for this build. The office building connects to a solar system on the neighbouring distribution centre. As the country's largest solar farm, it generates enough electricity to meet the site's needs, while sending extra back to the grid. A federated BIM model helped achieve targeted solar performance, thermal efficiency, and rainwater harvesting. The project is currently being assessed for a Green Star 6 rating.



INNOVATION AWARD

Project: Te Hononga, Hundertwasser Memorial Park, Kawakawa
Owner: Te Rūnanga O Ngāti Hine, Hundertwasser Memorial Park Charitable Trust
Entrant: Harnett Builders (Construction Company)
Project Partners: PK Engineering (Engineer), Avail Pacific (Architect/Designer), Harnett Builders (Construction Company), Hawthorn Landscape Architects (Landscape Architect), Hundertwasser Non-Profit Foundation (Hundertwasser Entrance Design), J S Hepi Contracting (Construction Company), Far North Holdings (Project Manager), Ngāti Hine Artists (Cultural Design/Cultural Artist), Foxhanger Studio (Mosaic Artist), Northland Regional Council, Story Inc (Visitor Experience), Hepi Construction (Construction Company), SIREWALL Consulting (Construction Company), Woven Panels (Bottle Wall Artist), Te Rūnanga O Ngāti Hine (Iwi Partner, Trustee on KHPCT), Far North District Council, Kings Theatre Creative

Judges' comments:

This vibrant community centre was set up through a Trust in 2007, and it required significant fundraising undertaken by the local community. Community was a theme throughout this build, and emphasis was also placed on sourcing materials and the project team locally. A collaborative delivery model was adopted by using professional contractors and



untrained local recruits. Expert management of this unique partnership overcame the challenges inherent in this hybrid approach. The memorial park was also the first commercial construction in New Zealand to use rammed earth walls through the Canadian Sire Wall technique.

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SPONSORS





NEW ZEALAND COMMERCIAL PROJECT AWARDS 2022

VALUE AWARD WINNERS

COMMERCIAL PROJECT UNDER \$1 MILLION VALUE AWARD

Project: Sunyata Yoga Retreat, Rocklands
Owner: Contemporary Homes 2010
Entrant: Contemporary Homes 2010 (Construction Company)
Project Partners: Aaron Walton Architecture+Design (Architect/Designer), MY Consulting Engineers (Engineer)

Judges' comments:

Sunyata means emptiness and openness. The brief was to create a place of unique energy for meditation, wellness, and self-exploration. Adding complexity to the relatively small project location was the surrounding limestone rock, native trees and the tomo sinkhole directly underneath. These were all overcome, and the resulting facility with its octagonal plan has been carefully crafted to focus the energy within. The view looks out to the private gardens and the Golden Bay landscape beyond – creating a warm and private escape from city life.



COMMERCIAL PROJECT OVER \$25 MILLION VALUE AWARD

Project: QT Hotel, Auckland
Entrant: Dominion Constructors (Construction Company) and Russell Property Group (Project Management, Interior Design)
Project Partner: Jasmax (Architect/Designer)

Judges' comments:

QT Hotels are known for their luxurious yet quirky design, and this is Auckland's first. The project team did an exquisite job of repurposing an existing office building with minimal changes to the exterior. The hotel's real charm lies in its elegant, high-quality interiors and stunning rooftop bar. It was always going to be challenging to convert an existing building into a new use with significantly higher servicing demands. However, forward planning and early engagement with all contractors made for a smooth process. This project also demonstrates the benefits of a significant commitment and vision for BIM at the design and construction phases.



COMMERCIAL PROJECT \$1 – \$3 MILLION VALUE AWARD

Project: Kristin School – Tūrama, Auckland
Owner: Kristin School Charitable Trust
Entrant: N Cole Construction (Construction Company)
Project Partners: Collingridge and Smith Architects (Architect/Designer), Kwanto (Client Project Manager and Quantity Surveyor), Markplan Consulting (Engineer)

Judges' comments:

This beautiful 2000sq m indoor sports facility was created on a shoestring budget by paring back the build to the absolute minimum, while still ensuring a strong aesthetic. The school, contractors, subcontractors and architect all had input to ensure a refined and minimal design – a huge amount of thinking and collaboration was the key to success. It is designed to withstand water inside and out, without being watertight, avoiding the normal cost of a sports hall but retaining much of the functionality.



COMMERCIAL PROJECT \$3 – \$10 MILLION VALUE AWARD

Project: Murney Main, Ashburton
Owner: Murney Trust
Entrant: RM Designs (Architect/Designer)
Project Partners: CBA Tiling (Tiler), TM Consultants (Engineer), Bradford Building (Construction Company), Architectural Roofing Company (Roofer)

Judges' comments:

The owner aimed to revitalise the Ashburton commercial district by developing a significant corner of the CBD. This four-storey building exudes quality, with copper cladding enveloping the well-proportioned building form, complemented by black oxide concrete panels showcasing one of Ashburton's finest exports. Refined detailing continues throughout the interior. Team relationships were built on trust and the sharing of solid values – there is little doubt this building will provide a long-lasting legacy of their collaboration and become an exemplar for future development.





NEW ZEALAND COMMERCIAL PROJECT AWARDS 2022

CATEGORY WINNERS

HEALTH PROJECT AWARD

Project: Toka Hāpai Selwyn Health Hub, Christchurch
Owner: Selwyn District Council
Entrant: Naylor Love Canterbury (Construction Company)
Project Partners: IKON Architects (Architect/Designer), Powell Fenwick (Engineer) Rawlinsons (Client Quantity Surveyor), Inovo (Client Project Manager, Programmer), Canterbury District Health Board (Client)

Judges' comments:

This social services hub was developed by the Selwyn District Council to service one of New Zealand's fastest growing regions around Rolleston. It provides a flexible shell and innovative common areas to attract key tenants to be closer to their users living in the area. The building has been elegantly modulated given its depth, its horizontal form broken down using three sloping roof forms. Teamwork was clearly apparent, with a mature approach to Covid - the team showed agility and used their down time well.



CONSTRUCTION MARKETING SERVICES EDUCATION PROJECT AWARD

Project: TechPark, Manukau Institute of Technology, Auckland
Owner: Haydn & Rollett
Entrant: ASC Architects (Architect/Designer)
Project Partners: Thurston Consulting (Engineer), MSC Consulting Engineers (Engineer), Kingstons (Quantity Surveyor), Whakaaro-Kingsman (Tenant Project Manager), Haydn & Rollett (Construction Company), Electrical Consulting Services (Engineer)

Judges' comments:

TechPark is a state-of-the-art educational facility housing all of the institute of technology's professional engineering and trade schools under a single roof. The conceptual design involved rethinking the model for professional engineering and trade schools in a polytechnic environment, resulting in large open-space workshops, laboratories, and flexible learning spaces.



CIVIC PROJECT AWARD

Project: Te Pae - Christchurch Convention and Exhibition Centre
Owner: Otakaro
Entrant: CPB Contractors (Construction Company)
Project Partners: Woods Bagot (Architect/Designer), WSP (Lead Services Engineer), Holmes Consulting LP (Lead Structural Engineer)

Judges' comments:

Te Pae was conceived 10 years ago as one of the city's anchor recovery projects. An immense team effort brought this project to life. The architects took inspiration from Canterbury's braided rivers, as seen in the ingenious cladding which covers the multi-functional facility providing a world class convention and exhibition space. The engineering team has designed an innovative solution to a complex seismic design. The team should be applauded for their exemplar management of a nine-stage consent process and excellent communication with the Christchurch City Council.



RESENE COMMERCIAL FIT OUT AWARD

Project: MediaWorks Radio Fit Out, Auckland
Owner: MediaWorks
Entrant: Hawkins (Construction Company)
Project Partners: Warren & Mahoney (Architect/Designer), AECOM (Engineer)

Judges' comments:

This was a complex fit out of a 1970s warehouse, that aimed to bring together separate parts of the company into a single building. Due to the history of the building, there were both structural and acoustic challenges. The separate studios were spaced out around the perimeter of the building enabling the individual radio brands to be celebrated with a different aesthetic. Linking these studios on the ground floor are collaborative areas with workspaces occupying a skillfully designed mezzanine floor. Early constructor involvement enabled a strong collaborative approach to ensure this project was delivered to a standard of quality beyond expectations.





NEW ZEALAND COMMERCIAL PROJECT AWARDS 2022

CATEGORY WINNERS

INDUSTRIAL PROJECT AWARD

Project: Steelfort Showroom and Distribution Centre, Auckland
Entrant: Form Building & Developments (Construction Company)
Project Partners: ASC Architects (Architect/Designer), MSC Consulting Engineers (Engineer)

Judges' comments:

This new showroom and distribution warehouse is providing the Steelfort Engineering Company with a central hub in its largest market. A well-considered design presents an attractive face to Auckland's busy Great South Road while addressing the varying brief requirements for showroom, office, workshop, and warehouse spaces. This project was built on strong existing relationships between client, contractor and consultants, and this paid dividends, especially when it came to overcoming challenges. The contractor maintained a "no fuss" approach when it came to solving issues, while still successfully focusing on delivering a high-quality result.



RETAIL PROJECT AWARD

Project: Ormiston Town Centre, Auckland
Owner: Todd Property
Entrant: Savory Construction (Construction Company)
Project Partners: Jasmax / NH Architecture (Architect/Designer), RCP (Project Managers), Holmes Consulting (Engineer), Scarbro Construction (Construction Company)

Judges' comments:

This retail centre features over 90 tenancies, a three-level parking structure, and four anchor tenants. The skillful design effectively integrates the retail centre into the fabric of the community by rethinking traditional shopping centre models and bringing a strong focus on community and personal experience. After an initial setback when the large main contractor withdrew, a successful joint venture between Scarbro and Savory Construction and strong teamwork has delivered a high-quality result.



HERITAGE AND RESTORATION PROJECT

Project: Farmers Building, Wellington
Owner: Willis Bond
Entrant: LT McGuinness (Construction Company)
Project Partners: Athfield Architects (Architect/Designer), Dunning Thornton Consultants (Engineer), CORA (Engineer)

Judges' comments:

The Farmers Building is a Category 2 heritage listing and is part of a major urban renewal project in Wellington. While some demolition occurred, there was extensive seismic strengthening, restoration of historic features, and temporary structural works in the existing façade retention. To eliminate risk, pre-design and building investigations were supported by clear communication between the developer, design team, contractor, and the end-user tenant. The well thought-out approach to seismic strengthening has allowed the historic features internally to be retained and celebrated.



WINSTONE WALLBOARDS RESIDENTIAL PROJECT AWARD

Project: Kotuitui Development (Stage 2), Auckland
Entrant: Chancellor Construction (Construction Company)
Project Partners: Assemble (Project Architect), Crosson Architects (Architect/Designer), Brown & Thomson Consulting Engineers (Engineer)

Judges' comments:

This project was part two of the successful Kotuitui residential development. The vision for both developments exceeded expectations for creating something special within the community. Rather than a "cookie-cutter" approach, the team took a "first mover" approach and created a unique aesthetic. This included durable ceramic roof tiles that doubled as wall cladding, double-height dormers, and framed windows to give a welcoming look to the building. Key to the success which enabled them to hold tight to the vision was the amount of detailed upfront investigation by Chancellor Construction and the team into the innovative areas.





NEW ZEALAND COMMERCIAL PROJECT AWARDS 2022 WINNERS



Gold Award Winners

Altus Window Systems Tourism & Leisure Project

Hundertwasser Art Centre with Wairau Māori Art Gallery, Whangārei – Trigg Construction
Mainpower Stadium, Canterbury – Leighs Construction
Mt Isthmus – Brosnan, Lake Hāwea – Brosnan Construction
Novotel Tainui Hotel Extension, Hamilton – Form Building & Developments
QT Hotel, Auckland – Dominion Constructors & Russell Property Group
Quest Takapuna, Auckland – Bufton Construction
Rakiura Museum Te Puka o Te Waka, Rakiura Stewart Island – Amalgamated Builders
Ravenscar House, Christchurch – HRS Construction
South Brighton Surf Lifesaving Club, Christchurch – Contract Construction
Sunyata Yoga Retreat, Rocklands – Contemporary Homes 2010
Te Hononga, Hundertwasser Memorial Park, Kawakawa – Harnett Builders
Te Pou Toetoe: Linwood Pool, Christchurch – Apollo Projects

CARTERS Commercial Project

10 Madden Street, Auckland – Hawkins
66 Reads Quay, Gisborne – Currie Construction
Foodstuffs North Island Head Office, Auckland – Hawkins
Murney Main, Ashburton – RM Designs

Civic Project Award

Pokeno Fire Station, Waikato – N Cole Construction
Te Ngau o Horotiu (Ferry Basin Redevelopment) and Te Wānanga (Downtown Public Space), Auckland – Auckland Transport, Auckland Council, The Downtown JV (Downer, HEB, Soletanche Bachy), Mana Whenua, Isthmus & Tonkin+Taylor
Te Pae – Christchurch Convention and Exhibition Centre – CPB Contractors

Construction Marketing Services Education Project Award

Cashmere High School Redevelopment, Christchurch – Leighs Construction
Kristin School – Turama, Auckland – N Cole Construction
Lincoln University Science South Building – Leighs Construction
TechPark, Manukau Institute of Technology, Auckland – ASC Architects
Warkworth School, Auckland – Savory Construction

Health Project Award

Toka Hāpai Selwyn Health Hub, Christchurch – Naylor Love Canterbury

Heritage and Restoration Project Award

Farmers Building, Wellington – LT McGuinness
Massey Refectory, Palmerston North – LT McGuinness

Industrial Project Award

Bledisloe Wharf Car Handling Facility, Auckland – Hawkins
Steelfort Showroom and Distribution Centre, Auckland – Form Building & Developments

Resene Commercial Fit Out Award

DLA Piper, Auckland – Savory Construction
MediaWorks Radio Fit Out, Auckland – Hawkins

Retail Project Award

Countdown Richmond, Nelson – Gibbons Naylor
Ebbett Group, Te Rapa Gateway, Hamilton – Foster Construction
Ormiston Town Centre, Auckland – Savory Construction

Winstone Wallboards Residential Project Award

Kotuitui Development (Stage 2), Auckland – Chancellor Construction
Oceanview Apartments, Nelson – Scott Construction
Selwyn Street Student Accommodation, Tauranga – Foster Construction
St Andrews Village – Stage 8, Auckland – Savory Construction
The Pacifica, Auckland – Icon Construction
The Victor Apartments, Auckland – Waide Commercial Construction



Silver Award Winners

Altus Window Systems Tourism & Leisure Project

14th Lane Urban Hotel, Blenheim – Hunt Construction
Laingholm Baptist Church – JRA Construction
Naumi Studio Hotel Wellington – Material Creative
Selwyn Sports Centre, Rolleston – Apollo Projects

CARTERS Commercial Project

10 Brandon Street Strengthening Project, Wellington – Keyway Construction
Eastland Port Offices, Gisborne – DStevens
McCaw Lewis, 586 Victoria Street, Hamilton – Foster Construction
Urban Homes, Hamilton – Foster Construction

Construction Marketing Services Education Project Award

Long Bay College Block C & S, Auckland – Accent Construction Interiors
Massey Primary School Block One, Auckland – Accent Construction Interiors
Media Design School, Auckland – Cachet Group
Whare Hākinakina Lincoln University New Gymnasium – Naylor Love Canterbury & PACE PM

Heritage and Restoration Project Award

Te Whare Waitutu Kate Sheppard House, Christchurch – LOC Construction

Industrial Project Award

CLAAS Harvest Centre, Hamilton – Apollo Projects

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NEW ZEALAND COMMERCIAL PROJECT AWARDS 2022 WINNERS

Resene Commercial Fit Out Award

188 Quay Street Lobby, Wellness & Meeting Suites, Auckland – Savory Construction

205 Queen St Lobby, Auckland – Cachet Group

Bluelab, Tauranga – Unispace

NBS, Nelson – Scott Construction

Retail Project Award

ANZ, Albany – Unispace

Bayfair Redevelopment, Mount Maunganui – Foster Construction

Breo, Auckland – CPCM Group

Hippo Playground and Cafe, Auckland – NCA Group

Kmart Invercargill – Calder Stewart Construction

No1 Currency New Market, Auckland – Coppins Construction

Southland Farm Machinery, Invercargill – Henderson Construction

Winstone Wallboards Residential Project Award

Huapai Country Club Lifestyle Village, Auckland – Form Building & Developments

Toru East Apartments, Queenstown – Naylor Love Central Otago



Bronze Award Winners

Civic Project Award

NZ Police, Waipukurau – Unispace

Industrial Project Award

DARC Technologies, Christchurch – Calder Stewart Construction

Jamie Kay Warehouse, Christchurch – BG Cooke Construction

Retail Project Award

Rolling Pin, Auckland – Unique Constructions

W Restaurant, Auckland – Unique Constructions

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Plasterboard Allocation Model – FAQs

From early April Winstone Wallboards has begun engaging with merchant stores around the key details of the GIB® plasterboard allocation model.

This includes providing stores with their monthly allocation volumes for July to September and specific process detail to help merchant stores work with customers when placing plasterboard orders under allocation when it comes into effect from the 1st of July 2022.

It's also important to be aware the GIB® plasterboard allocation model is a temporary measure until the new Tauranga manufacturing plant is operational in mid-2023. Once the new plant is operational and sufficient additional plasterboard has been produced to service current market demand the plasterboard allocation model will look to be discontinued.

What Does Allocation Mean for Merchant Stores

Under the plasterboard allocation model merchant stores will have a pre-determined forward monthly volume of GIB® plasterboard which they can then distribute amongst their customers to help facilitate the maximum amount of plasterboard to reach building sites just prior to when it is required for installation.

Common Customer Allocation Questions

Q: When can I begin placing plasterboard orders with my merchant?

Merchant stores should now be in a position to work with you on your upcoming plasterboard project needs. Merchant stores should be able to give guidance on whether or not they are in position to assist you with supplying plasterboard for your desired month of delivery.

Q: Does Winstone Wallboards have any suggestions to help me work with my merchant so they can accept my order?

Like other high demand building materials currently on allocation we would suggest engaging as early as possible with your preferred merchant and including all the order information you would normally supply. E.g. square meterage, product mix and desired delivery date.

If possible try to give your merchant store as realistic a view as possible on when you will likely need your plasterboard delivery. This will help them to assess their current plasterboard commitments for your desired delivery month and advise you if they are in a position to take your order.

Q: Can I still request a specific delivery date for my plasterboard order?

Yes, just do this as you normally would through your merchant.

Winstone Wallboards will attempt to deliver stock as close as possible to the desired delivery date, however this will be dependent on delivery capacity for a given day or week.

Q: What if My Project is Delayed?

Winstone Wallboards understands that construction delays happen. If you become aware that your project is likely to be delayed, we strongly suggest you get in touch with your merchant store as soon as possible to have the best chance to reschedule a plasterboard delivery to a more suitable date.

This is particularly relevant for GIB® Delivered to Site (DTS) orders as the plasterboard will not be delivered if the site is not plasterboard ready.

'Plasterboard Ready Site'



Q: What is a Plasterboard Ready Site?

To enable a GIB® Delivered to Site delivery to occur the site needs to be ready to accept plasterboard.

For interior plasterboard deliveries:

- The roof is installed and the building is weatherproof (i.e. closed in) so that the GIB® plasterboard can be kept dry and fully protected from weather.
- The site has clear and unobstructed access to the plasterboard drop points on site.
- The floor area where the plasterboard is to be stored is clear, dry and free of obstacles.

For exterior product deliveries:

- When the floor slab has been completed.
- When framing has arrived on site.

Q: What if the site is not 'Plasterboard Ready'?

Winstone Wallboards recognises a number of factors are currently impacting construction programmes including extended supplier lead times, all of which can make scheduling plasterboard DTS delivery dates extremely challenging.

If you become aware that your site is not going to be ready for the scheduled DTS delivery please contact your merchant store or your local Winstone Wallboards Area Sales Manager as soon as possible to reschedule the delivery to a date which more closely aligns to when plasterboard lining is to occur.



DTS Pre Delivery Site Checks

Sites scheduled for a DTS delivery may require a pre delivery site inspection to be performed by one of our experienced team members.

This service is free and typically occurs around 5 working days prior to the scheduled DTS delivery date.

This service not only checks the site is ready to accept a plasterboard delivery and helps avoid costly delays but also allows Winstone Wallboards to advise customers ahead of time on the most efficient delivery service for their specific site.

For further information go to 'Ordering and Delivery' on the GIB® website.

Lastly thank you once again for your patience as we work through this period of high demand. Winstone Wallboards does recognise the effect the current high level of demand is having on customers and we are working as quickly as possible to address the situation.

Don't get caught in the cold

Maximise midwinter work with Resene Wintergrade Additive



Painting in winter can be a challenge at times with cold weather playing havoc with application and performance.

The Resene Technical team first developed a small range of winterised products that will dry in temperatures down to 3°C, which have been used in winter conditions for over 10 years.

To make it even easier to choose a wintergrade finish, Resene now offers **Resene Wintergrade Additive**, which you can add to a range of selected waterborne Resene paints to winterise them. This will enable you to achieve a wintergrade finish in a wider range of products and colours.

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RMBA continues Men's Health Week sponsorship

The Registered Master Builders, a proud foundation sponsor of Men's Health Week (MHW), says in an industry that is made up predominantly of males we need to ensure we look after our health on an ongoing basis.

"It's not good enough to wait until something goes wrong — so much of what can go wrong can be prevented, and prevention really is just common sense," RMBA chief executive David Kelly says.

"A construction workforce in good health results in a better-built New Zealand," he says.

MHW is part of a global health awareness campaign marked in the US, Europe and Australasia.

The week focuses on the health issues all men face, and raises awareness of steps men can take to help address these.

The New Zealand campaign for MHW is run by directors Tim Greene and Mark Sainsbury, both of whom are passionate about helping men get more on top of their health.

Greene is an experienced communicator in the fields of health, education and sports, and Sainsbury is one of the country's most experienced journalists and presenters, acting as a director and ambassador for MHW.

MHW was awarded the 2020 Men's Health Advocacy Award by the Urological Society of Australia and New Zealand in recognition of the campaign's continued commitment to lifting the profile and awareness of health issues which particularly impact on men.

• **Men's Health Week runs from June 13-19.**

Don't forget role of housing in Emissions Reduction Plan

The recent release of the Government's Emission Reduction Plan highlights that all industries need to play a role in driving sustainable outcomes for New Zealand, Property Council New Zealand chief executive Leonie Freeman says.

"We congratulate the Government for taking the first step in sustainably reducing New Zealand's emissions. This is all part of a wider conversation, which the property sector is excited to be a part of," Freeman says.

"The announcement highlights the important need to reduce New Zealand's emissions and meet our climate targets. While we support the Government's direction, we think there's more that could be done.

"One of the biggest ways to reduce our emissions is to encourage high quality intensification of our housing supply across our metropolitan centres and along transit routes.

"Given that nearly 35% of New Zealanders rent their home, we need solutions for density that delivers for renters."

"Property Council has been working with the Government for years to unlock the potential of Build to Rent (BTR), a new way of housing Kiwis.

"BTR is large, multi-unit residential developments, typically located centrally within cities and within walking distance to key transport links. These developments are professionally managed with great amenities, and offer residents great lifestyle options."

"If New Zealand could unleash the potential of BTR, we could deliver thousands of new high quality and high-density rental houses, and deliver exactly the type of housing we need to reduce our emissions and meet our climate ambitions.

"We have made clear to policy makers what is needed for New Zealanders to have access to a warm, dry and climate-friendly BTR home. Sadly, we are still waiting for action to take advantage of this opportunity.

"Every month that we wait for policy changes, we miss out on hundreds of BTR homes.

"Over the course of this parliamentary term, over 8000 BTR homes could have been enabled.

"Government inaction not only costs Kiwis a home, but results in higher climate emissions.

"The longer the wait for BTR, the higher the cost. The Property Council will be releasing a monthly count of the number of warm, dry and climate-friendly BTR homes that government inaction has cost New Zealand."

"For the month of May 2022, the number is 1002 homes that either could have been completed or could have been in the planning stages if the Government had acted early in their term.

"Already 2706 Kiwis have missed out on a BTR home, with the figures growing by the day."

View the counter at www.propertynz.co.nz/build-to-rent



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An all new Fire-rated Smart Lock for apartment applications. Designed for fire door applications, the Yale Unity Entrance Lock Fire Rated has been successfully tested for 2 hours on door assemblies in accordance with Australian Standard AS1905.1-2015 Fire Resistant Doorsets.

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Auto unlock/lock



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Countdown announces plans for \$99m Christchurch Fresh Distribution Centre

Countdown has announced plans for a \$99 million, state-of-the-art, fresh distribution centre in Rolleston, Canterbury.

The 11,000sq m development will service stores across the South Island, and transform how Countdown moves fresh produce from local growers to its customers.

Countdown director of property Matt Grainger says the investment in the new temperature-controlled centre is critical to ensuring South Island customers see superior, locally-grown produce on shelves that's as fresh as it was when it left the orchard, farm or packhouse.

"With this purpose-built development, we're investing in new technology and cutting-edge design to streamline the supply chain," Grainger says.

"Our growers can take pride in what Kiwis see on the shelves, with their



Countdown director of property
Matt Grainger.

produce arriving to store exactly how they intended."

Cool chain integrity has been the driving factor of the new distribution centre's design, with produce arriving on cooled trucks into a refrigerated inbound tunnel before being quickly moved into one of the varied temperature-controlled zones or ripening rooms.

More refrigerated trucks will mean fruit and vegetables are kept at the right temperature at every point through the supply chain to stores across the South Island.

Grainger explains that this process won't just give customers the benefit of fresher produce, it will also dramatically cut down spoilage and prevent produce from going to waste.

"Food waste is a massive issue in New Zealand, and while we can all make changes at a household level, Countdown has the opportunity to make a difference on a much larger scale by optimising our processes and equipment right across the supply chain.

"Our customers will get incredible locally-grown produce, and we're a step closer in our mission to reduce Countdown's impact on the environment," Grainger says.

The new facility itself will also be kinder to the planet, with solar power, rainwater harvesting and low energy-use condensers throughout.

The build has been designed to strict Green Star standards in keeping with Countdown's goal of all new buildings receiving a 4 Green Star rating or higher, which will be raised to a 5 Green Star rating on all new builds by 2025.

The Christchurch Fresh Distribution Centre is expected to open in early 2024, and Countdown will be recruiting what it says is a passionate team of 55 to become fresh produce experts.



A render of the Countdown Christchurch Fresh Distribution Centre, which is expected to open in early 2024.

MBIE seeks smoother path for use of substitute plasterboard

MBIE officials are working with Building Consent Authorities (BCAs) to try and achieve a more consistent approach by BCAs on treating substitution of plasterboard products as a minor variation to consents.

MBIE general manager building system performance John Sneyd says there is diversity amongst BCAs on amendments to consents, and there is a need for national consistency and clarity.

He says MBIE officials are working to smooth the path for use of alternative plasterboard products so that they can be used with confidence.

Officials will work with BRANZ, BCAs and designers to better understand minimum information requirements for allowing the use of substitute products.

The Accord welcomes feedback or suggestions on this issue. Email accord@mbie.govt.nz.



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MBIE joins KiwiRail at new \$100 million Wellington regional business hub

The Ministry of Business, Innovation and Employment (MBIE) is the latest tenant to join Willis Bond's \$100 million Blue Mountains Campus project in the Hutt Valley.

The MBIE has signed a lease for 1300sq m in Stage One of the \$100 million Blue Mountains Campus project in Upper Hutt.

The project is one of Government Property Group's new regional hubs, and has been designed to accommodate other government agencies.

It joins state-owned enterprise KiwiRail, which is leasing 2700sq m and building a new train control room at the campus. The KiwiRail and MBIE teams are set to occupy their new premises in early 2023.

Willis Bond managing director (development) David McGuinness says the MBIE's

decision to lease space at Blue Mountains reinforces how the campus' location, design and amenities suit the needs of a wide range of public and private organisations.

"We've worked hard to make sure that Blue Mountains Campus delivers what forward-thinking organisations like MBIE and KiwiRail need for their businesses and their people — a resilient hub with sustainable NABERSNZ and Green Star-rated buildings, strong public transport links and great onsite amenity, all within an attractive green setting," McGuinness says.

Developed by Willis Bond, the Upper Hutt business campus



The under-construction Buddle Building, Stage 1, Blue Mountains Campus in Upper Hutt.



From left: Remutaka MP Chris Hipkins, Sam Williams (Willis Bond development manager), David McGuinness (Willis Bond managing director - development), Wayne Silver (Willis Bond managing director - funds and finance).

includes a mix of strengthened existing buildings and new, sustainable commercial buildings designed to complement businesses already in Wellington's CBD.

The campus' new low-rise timber buildings feature very large efficient floors suited to large businesses or co-location of multiple organisations, which are due to be available from 2023.

"In addition to its natural resiliency, all the campus' new buildings target minimum 5-Star Green Star and NABERSNZ ratings.

"This means that by design, these facilities will reduce embodied carbon and operational emissions, use less water and power, and cost less to run, all while being very comfortable and light with

exceptional connections to an established green outlook," McGuinness says.

The site offers flexible, modern spaces with floorplates ranging from 450sq m to 2500sq m, and the ability for tenants to design and build their own bespoke premises.

There is also a host of onsite amenities, including a large cafe, co-working space, generous end-of-trip facilities with showers and lockers, e-vehicle charging, health and wellness options, and neighbouring childcare facilities.

The \$100 million regional project is anticipated to generate local economic activity in excess of \$250 million through job creation and greater opportunity, including the creation of 200 jobs and 20 new apprenticeships.

Construction sector immigration agreement coming soon

The Government expects that sector immigration agreements, including for construction and infrastructure, will be in place in the latter half of this year.

The agreement will support some lower-wage roles such as welders, fitters, plasterers and painting trades workers by providing a limited exception to the median wage requirement for migrant workers, in exchange for ongoing

improvements, including helping to attract, train and retain more New Zealanders into roles.

MBIE officials are consulting with Construction Sector Accord leaders on the draft agreement, including ACENZ, Civil Contractors NZ, Institute of Architects and Registered Master Builders.

Ahead of the construction and infrastructure sector agreement being

implemented, there will be a lower wage threshold in place from July 4 for hiring migrant workers into specified construction and infrastructure roles, under the Accredited Employer Work Visa (AEVW).

To find out more about AEWV, visit www.immigration.govt.nz/employ-migrants/new-employer-accreditation-and-work-visa.



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Steel awards showcase strength of local industry

After an earlier postponement due to Covid-19 restrictions, Steel Construction New Zealand (SCNZ) finally announced the results of 2021's SCNZ Excellence in Steel Awards.

Close to 270 structural steel industry leaders and specialists gathered at the Hilton Auckland to celebrate the best of the best at an event that showcased the sector's commitment to innovation, best practice and collaboration.

Judges whittled 34 award entries down to 15 finalists, which demonstrate the exceptional design and execution possible when steel is used as the principal construction material.

SCNZ chair Frank Van Schaijik says the high standard of projects on show at the 2021 awards reflects the experience, skills and commitment of those in the industry.

"It's what sets our local structural steel industry apart from the rest of the world, which is critical in a Covid-impacted environment when local expertise is in high demand."

The 2021 winners are:

• **Supreme Winner and \$1.5M-\$3M category winner: Eastbridge & Beca**

for SH2 Wairoa River Bridge Cycleway Widening

The existing 177m-long bridge was too narrow for cyclists or pedestrians to safely cross. Neither its deck nor the pier columns offered adequate spare capacity to retrofit a cycleway at deck level.

Lightweight modular steel construction was the solution to adding a cycleway to the existing bridge in a safe and innovative manner.

• Under \$500K category: D&H Steel Construction for Waiouru Point Development

The project includes two adjoining warehouses that overlook the Tamaki River in Auckland, and its striking design was inspired by the local estuary birdlife. The project demonstrates steel's versatility as an architectural feature, particularly the complex "Y frames", which deliver a flawless finish.

• \$500K-\$1.5M: VIP Structural Steel for Christ Church Cathedral Reinstatement

Before reinstatement of the iconic Christ Church Cathedral could begin, it had to be stabilised.

So a prominent structural steel frame was designed and fabricated to restore key structural load paths at the western end of the building. Impressively, it was lowered into position and secured to the building in the space of a single day.

• Over \$3M: D&H Steel Construction for Sylvia Park Galleria

Sylvia Park's \$277million, 20,000sq m south mall expansion involved retrofitting a new upper-level floor to the shopping mall. Steel provided practical solutions to complex details related to geometry, connections and accessibility. Its light weight also meant the project was commercially viable.

• Standalone Residential: All Steel Services for Gawor Beach House, Coromandel

The stunning home boasts a completely exposed steel structure, cruciform columns, and a massive eight-metre cantilevered second lounge. The matt black cruciform columns support three apex portals that align to frame breathtaking views of the Coromandel ranges and Matarangi harbour.

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Bunnings launches battery recycling programme

Bunnings has launched a national battery recycling programme which will make battery recycling even easier for its retail and trade customers.

The programme is being rolled out across Bunnings' 49 sites this month, delivering the largest retail network of recycling locations for household and power tool batteries in New Zealand.

The battery collection units have been specially designed to accept power tool batteries, as well as standard household batteries, and will be located at the front entrance of each site.

Bunnings has partnered with Envirostream to manage the collection and recycling process. Once the programme is established across all stores, the retailer hopes to receive 50kg worth of batteries per store per month.

Over 29 tonnes of batteries are expected to be diverted from landfill over a 12-month period.

Bunnings New Zealand

director Ben Camire says the programme is part of Bunnings' commitment to sustainability, as well as providing a convenient solution for customers to recycle their used batteries.

"The team is very excited to be launching a battery recycling programme for our customers," Camire says.

"We sell a wide range of batteries, from household to power tool batteries, and this initiative delivers a circular solution for batteries that will keep harmful materials out of the environment, and recover valuable resources that can be infinitely recycled.

"This programme is particularly useful for our trade and DIY customers, with the collection points being purposely designed to also receive power tool batteries," he says.

Bunnings will be accepting household batteries, such as alkaline, carbon zinc and lithium, as well as power tool batteries.



Car batteries are not accepted at the collection points.

Details on how to recycle batteries can be found at www.bunnings.co.nz/diy-advice/home-improvement/sustainability-recycling/where-

and-how-to-recycle-batteries.

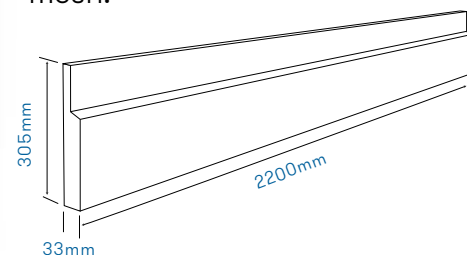
For more information about Bunnings' national battery recycling programme and other sustainable initiatives, visit www.bunnings.co.nz/about-us/sustainability.

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Site Safe Reviews now rebranded as SiteRight

Site Safe has announced the rebrand of Site Safe Reviews to SiteRight — an enhanced take on site reviews.

SiteRight is designed to provide businesses with the assurance that the right health and safety practices are in place.

SiteRight reviews, which some clients like to refer to as audits, will continue to be delivered by expert safety advisors across New Zealand, and powered by the ecoPortal platform.

Site Safe worked with the industry to deliver improvements that best met their needs.

This includes providing clients with:

- their own online, user-friendly and personalised dashboard to find and manage all their review information,
- an improved set of review questions, and
- accurate and anonymous benchmarking of a business's performance against similar projects and types of companies.

Safety Improvement reports are also included for follow-up and documenting close-out of corrective actions.

Users also benefit from a scoring structure which highlights any concerning observations relating to high-risk activities whilst, at the same time, knowing they will have been made safe whilst the auditor remains on-site.

SiteRight provides peace of mind when engaging with staff, contractors and management.

Completing a review not only measures level of compliance, but also provides evidence of due diligence and peace of mind that everything is working as it should.

Woolworth's New Zealand has been receiving reviews for about seven years.

Head of construction Rob Jones says he was glad the advisors who were auditing safety were overseeing projects from a fresh set of eyes.

"I don't want to hear just the good news, I want to hear the bad news. I have been seeing reports recently of a couple of jobs that have been coming in at 65% as opposed to 90%

"So I'm glad to see that when it is actually a low score, that way we can address it," Jones says.

SiteRight was a useful tool, and having external reviewers viewing their live construction projects provided comfort to himself and the health and safety department, he says.

"The reports are very useful from my point of view, and Woolworths having the knowledge that we have all our construction projects reviewed monthly is certainly of comfort to me."

It also helped Woolworths raise awareness of safety and to reach their goal of zero harm in the workplace, he says.

"They've got this external sort of independent audit happening on a monthly basis which I think it ... just keeps [health and safety] front of mind for the live construction project and all those supervisors."

You can find more about SiteRight's many enhancements and how to request a review at www.sitesafe.org.nz/products-and-services/site-reviews.

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- National coverage.



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Documenting New Zealand's fastest-rising building costs

QV CostBuilder spokesperson and quantity surveyor Martin Bisset says cost increases in the industry are no surprise. But the sheer size of some of them is.

QV CostBuilder is New Zealand's most comprehensive subscription-based building cost platform.

The latest update to QV CostBuilder shows precisely where the largest increases to construction costs are occurring.

In its latest price update at the end of April 2022, more than 15,500 current material and labour prices have been applied to its database of more than 60,000 costs across six regions of New Zealand, resulting in roughly 54,000 changes.

Stairs and balustrades biggest rise

The biggest elemental increases were for stairs and balustrades, which went up 17.4% due to increases in precast concrete and structural steel increases, followed by substructure (10.1%), site preparation (9.7%), framework (8.3%), and windows and exterior doors (8%).

On average, each trade rate has increased by 6.7% since QV CostBuilder's last update at the end of last year, with reinforcing steel up 29.2%.

Metalwork was also up by 18.4%, with external works (11.3%), piling (10.5%) and excavation (9.9%) rounding out the top five.

Inputting these changes into QV CostBuilder's Building Cost per Square Metre section produces average changes over New Zealand's six main centres — Auckland, Hamilton, Palmerston North, Wellington, Christchurch and Dunedin — of 4.7% for non-residential buildings, and 5.6% for residential buildings, since the last update.

QV CostBuilder spokesperson and quantity surveyor Martin Bisset says these price increases have increased the cost of building non-residential and residential buildings by 13.7% and 20.9% respectively since the same time last year.

"The fact that the cost of construction is increasing should surprise absolutely no one, least of all those who are pricing and doing the work," Bisset says.

"But what is surprising is the sheer size of some of these increases, at a time when the construction industry is pretty much at capacity.

"With inflation rising and supply chain issues still prevalent, there will be further price increases in the future. So watch this space."

• Get \$50 off your first year's annual subscription to QV CostBuilder when you use the promo code BT01 before July 31, 2022.

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Striving for diversity in the trades

Josh Fraser, a Pacific Islander builder working in Auckland, is a strong advocate for encouraging more Maori and Pasifika people to consider a career in the construction trades. He tells *Building Today* his story.

Since finishing his apprenticeship late last year with the Building and Construction Industry Training Organisation (BCITO), a business division of Te Pukenga Work Based Learning Ltd, Josh Fraser has worked on many builds, and is thoroughly enjoying his career as a qualified builder.

However, he doesn't plan on stopping his education there.

"Finishing my apprenticeship on the last working day of 2021 was an awesome Christmas present.

"Since then I've been working on a range of cool builds, and I have started studying part-time, doing a Diploma in Construction Management," Fraser says.

Management positions

"This is going to help me continue to further my career and construction knowledge, and to follow through on my goal to increase diversity in the trades, especially within management positions," he says.

Fraser had a great experience training through the BCITO, finding the three-monthly visits from his supervisor incredibly helpful.

These visits gave him a chance to work on his theory and ask questions that were less focused on the practical side of building.

The one-on-one help allowed him to really nail the more complex theoretical skills of building that contribute to his skill set today as a qualified builder.

Outward Bound trip

However, the highlight of his BCITO experience was his Outward Bound trip.

"I was lucky enough to receive one of the BCITO Outward Bound scholarships. It was such an amazing experience and so cool to get together with other like-

minded apprentices around the same age as me.

"It was a great adventure, and it was really motivating to be around other people who are career-focused like myself."

Outward Bound gave Fraser a good opportunity to reflect on his future goals and consider what his long-term career in construction could look like.

"One of my main goals is to be in a position where I can encourage young Maori and Pasifika people to pursue a career in the trades.

There are a lot of young Maori and Pasifika people entering the workforce ready to provide for their families, and they are just taking the first job they can get.

"My goal is to connect with these people and educate them on the benefits of starting an apprenticeship, which is a better long-term option, allowing them to better provide for their families."

Under-represented

During his career in construction, Fraser has noticed that Pasifika peoples are under-represented in management roles.

"I'm excited by the potential I have to change this by setting an example for others, and to hopefully inspire them into trades and management roles.

"I may have stumbled into the construction industry by chance, but I want others to know there are great career opportunities in the trades if you get the right training."



Josh Fraser of Auckland finished his apprenticeship late last year with the Building and Construction Industry Training Organisation (BCITO), a business division of Te Pukenga Work Based Learning Ltd.

Apprenticeship Boost extension welcomed

BCITO, a division of Te Pukenga subsidiary Work Based Learning Ltd, supports the Government's decision to extend its Apprenticeship Boost scheme.

BCITO director Jason Hungerford says Apprenticeship Boost is essential for training the skilled pipeline of workers needed in the construction industry.

"With record demand for construction work, and despite current supply chain issues, New Zealand needs qualified workers more than ever," Hungerford says.

"To have an innovative and responsive education system, targeted investment in vocational training is vital."

The BCITO has seen rapid growth in its apprentice numbers, which are now at record levels, since Apprenticeship Boost was introduced in August 2020.

"At the end of March 2022, we had 21,600 apprentices undertaking training across our 15 trades. This is up an astonishing 55% from the 13,900 apprentices in August 2020," he says.

"The number of employers supporting apprentices has increased from 6900 to 9500 in the same time period, demonstrating how important this support is for businesses."

Hungerford says it gives employers support to continue training apprentices, particularly with some of the challenges currently being faced, such as the supply of building materials.

"Employing and training an apprentice is a large financial commitment for any employer, many of which are small and have limited resources.

"Apprenticeship Boost not only reduces the cost of training but produces a skilled and long-term worker for the sector."

The BCITO is the division of Te Pukenga Work Based Learning responsible for construction sector training.

Its speciality trades include carpentry, tiling, painting and decorating, concreting, joinery, flooring, and stonemasonry, among others. Approximately 65% of its apprentices are enrolled in carpentry.

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

From chocolate bars to snap blades!

In 1956 Yoshio Okada, the founder of Olfa Corporation, invented the world's first snap-off blade cutter.

The inspiration for this incredible idea came from breaking off segments of chocolate bars and analysing the snap edges of broken glass.

This unique invention has since become a worldwide best-seller, and is often referred to as an Olfa Cutter.

The name Olfa comes from two Japanese words which, when translated, mean "to break a blade".

More info about Olfa:

- Olfa is now the best-selling and fastest-moving cutting tool in the world.
- The Olfa cutters are renowned for their sharpness and durability.

- Other product features include auto-lock, comfort grip and suitability for left and right hand users.

- The Olfa product range includes heavy-duty cutters, standard models, safety models, industrial safety models and scrapers. All of these snap-off blade cutters come with accessories such as replacement blades and blade disposal cases.

- Olfa also produces a number of products for the crafty consumer. These include rotary cutters, scissors, quilt rulers, art knives and cutting mats.

toolware.co.nz

Right: The Olfa XH-AL extra heavy duty cutter with auto-lock.



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The M18 Fuel Sawzall reciprocating saw is the next generation of legendary performance and durability, designed for the toughest applications on the job site.

This saw delivers fast cuts, as it leverages a Powerstate brushless motor to provide users with 3000 SPM and 32mm stroke length for fast material removal.

Redlink Plus intelligence ensures maximum performance under stress, as well as protection from overloading, overheating and over-discharging.

The M18 Redlithium-Ion 5.0Ah battery pack delivers users more work per charge, and more work over the life of the battery pack.

The Sawzall reciprocating saw is designed to perform in demanding applications, and is Milwaukee's most durable cordless reciprocating saw.

A tool-free, wear-resistant blade change reduces downtime on the job, and an anti-corrosion blade clamp and metal reinforced battery rails provide long component life, standing up to tough job site conditions.

It weighs less than the previous generation, and features an adjustable shoe, integrated LED light, and a hanging hook for convenient storage on the job.

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Designed for fire door applications, the Yale Unity Entrance Lock Fire Rated has been successfully tested for two hours on door assemblies in accordance with Australian Standard AS1905.1-2015 Fire Resistant Doorsets.

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Meeting Australian lock standards AS4145.2:2008, SL8 and D8, the product meets all security requirements.

Lock alert indications show users the lock mode via a built-in LED. The Yale Access App allows users to lock and unlock doors, grant access to others, and keep track of visitor access, all via a smartphone. Users can grant one-time access, and access for a set period of time or a date range. It also helps avoid losing keys or having keys stolen or copied.

Using varying technologies, including Bluetooth, Wi-Fi and GPS, as well as the Yale Access App, the auto-unlock feature unlocks your door as the user approaches.

The Unity Entrance Lock can also be upgraded with the Yale Connect Bridge which allows users to remotely manage the lock from anywhere.

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We've got a great prize to give away to the lucky winner of this month's Building Today Trivia Question — a range of Olfa cutters, scrapers and blades worth

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courtesy of Toolware Sales.

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!

Congratulations go to Sam Hartnett of Tauranga, who won last month's Monza Sahara workboots worth \$259 from Safety at Work Wholesale.

Warning signs: Subcontractor insolvency is imminent, what do I do?

It is an unfortunate and unavoidable fact that with supply and pricing as volatile as it currently is, the risk of insolvency within the industry is very real.

In this article, Amy Rutherford, a construction partner at Greenwood Roche project lawyers, provides contractors with practical tools when faced with potential subcontractor insolvencies — in particular, common warning signs, how to prepare for a subcontractor insolvency, and some practical tips (outside obvious legal recourse) once a subcontractor insolvency is confirmed.

Insolvency warning signs

Precursors to liquidation	Practical examples
Change in company's structure and/or shareholders.	Payment claim is issued in a related or unrelated company name. Subcontractor requests the subcontract is novated to another entity.
Change in company's banking details.	Subcontractor requests progress claims are paid into a different bank account.
Request for a change to payment terms which are not part of the agreed subcontract terms.	Request for upfront payments such as advance payments or payment for off site materials.
Subcontractor's operations team has not been paid.	Labour numbers on site are falling.
Subcontractor's suppliers have not been paid.	Material is not being delivered to site in accordance with the subcontractor's program.
Unrealistic payment claims.	Subcontractor is submitting inflated claims for payment.

Practical tools: preparing for insolvency

There are one or two very loud warning signs that a subcontractor may be experiencing financial distress.

These warning signs can occur over a number of weeks or within quick succession. In the time available, there are a number of actions you can take to best prepare for such an insolvency:

- Review the subcontractor's security: is it cash retention and/or bank guarantee? Ensure the correct amount (as set out in the subcontract) is being held. If security is in the form of a bank guarantee, has it been executed correctly and is it enforceable? Can you substitute bank guarantees for a cash retention (if your subcontract allows it, cash is generally the safer option instead of allowing an institution (ie bank or insurance company) the power to refute a call on a bank guarantee).

- Meet with the subcontractor to express your concerns on progress and seek confirmation on mitigation actions to maintain the programme. Minute all meetings and circulate to all relevant



parties.

- Maintain clear records of the subcontractor's progress, such as site diaries and progress photos for example.
- Commence informal discussions with alternative subcontractors if the head contract critical path is at risk. Or consider if self-delivery is an option, and create a back-up plan.
- Understand the subcontractor's sources of materials in order to directly

purchase materials in the event of subcontractor insolvency. Does the subcontract allow you to make payment directly to sub-subcontractors and suppliers?

- Do not over-certify progress claims. Certify and pay for works completed to date. Beware of the Construction Contracts Act (if applicable). If a payment schedule is not issued on time and in accordance with the subcontract the amount may be claimed by the subcontractor as a debt due, and the opportunity to set off or dispute the relevant progress claim is lost.

Action following confirmation of insolvency

Once insolvency has been confirmed, immediately obtain specialist insolvency legal advice and, in addition:

- Follow the subcontract insolvency mechanism, e.g. issue a letter of termination.
- Quantify the monies owing to or from the subcontractor as determined by the subcontract (incorporating subcontract works completed at the date of insolvency and your liability to pay, extra over costs of a replacement subcontractor and/or purchasing materials directly from the subcontractor's suppliers, defects, legal costs of dealing with the insolvency etc), and advise the subcontractor in writing immediately. If you need to call on a bank guarantee for example, you must have provided the subcontractor with an account statement prior to any such call.
- Put the subcontractor's account on hold to ensure no further payments are made.
- Consider your exposure under the head contract in terms of time and cost — can this be mitigated?
 - Ensure there is appropriate site security to minimise the risk of any material and plant being removed from site by the subcontractor's disgruntled creditors or the subcontractor.
 - Await contact from the relevant administrator.

Market study: what will it reveal?

Our resident troublemaker Ross Middleton says while the good old plasterboard paradise is in abeyance, there is further irony in that the present pinch will punch profit and progress for everyone. The reality check is about to bounce, but where it bounces no one knows.

I was born a boomer in the long shadow of what is euphemistically labelled as “the second world war”. My parents had lived through the depression and the war, but mine was a new type of existence, with new hope and a bright future.

Sure, there were moments of threat and gloom in that brave new world, but nothing like the confluence of events facing us today. This is a first for all of us.

I have lived through some key moments when disaster threatened. One of my early memories is of two sisters crying their hearts out on the school bus because nuclear conflagration was announced as imminent, with Khrushchev and JFK butting heads over missiles heading to Cuba.

By the time I got the cows in before school the next morning it was pretty much over.

I was in something called the Air Training Corps, but I didn't get called up in the draft. Friends did enter the forces and some came back from Nam in body bags.

Big Norm Kirk, Prime Minister at the time, put the kybosh on the whole shit storm that was Vietnam but, for some, the damage was done.

Overall, subsequent wars, economic downturns, diseases and natural disasters had little effect on me, although when my mortgage rate hit 20% in the late eighties, I did sustain a tightening of the bowels.

Sorry, that's just too much information, but the segue is that there is probably more than a little bit of that tightening going on at the moment.

A brimming watershed

For the first time in my life I feel we are at a watershed, a confluence about to affect and determine what type of world our progeny will experience.

Signs of that brimming watershed are everywhere. In our market specifically, construction-associated businesses across Australasia are going to the wall like never before in our lifetime.

I am sure “bankruptcy”, “receivership” and “liquidation” are going to be the words of the year. The reasons are legion, with Covid, costs, and economic and supply chain issues being at the front.

Any laying of blame on shortages of materials such as plasterboard is simply disguising the bigger picture.

Contracting in the current marketplace



is a dangerously fraught activity. Any contracts signed in the two years prior to this have caught many with their pants down as the world evolved and the status quo became shaky ground.

Economic scientists (I have little faith in those headline-grabbing, short-termism warblers) are pointing to recession and, potentially, once those redundancies hit the labour markets, depression — something largely unseen since the earlier half of last century.

So; it has happened in the past and it will happen in the future. But the highwire tightrope walk is currently, here and now, today, at a tipping point.

The elephant in the room (full of banal metaphor me) is climate change. It is already affecting us in myriad small ways, but things are starting to escalate.

Australia went over that tipping point in its recent election, showing that, as one commentator said, “politicians, lobbyists, corporates and some voters can successfully hold back the tide of history for a long time, but not forever”.

A lesson from across the ditch?

Like the Commerce Commission on supermarkets, James Shaw's limp-wristed, half-hearted actions on carbon controls seem to have come up against a desire for appeasement, market validation and electoral fear.

Is Australia the lesson our current government does not heed? Will we see green “teal” independents come out of the woodwork in next year's election too?

Quite apart from climate, China's political and military posturing, their self-defeating

port and manufactory lockdowns, Putin's dangerous megalomania, fossil fuel issues, lack of supply chain resilience, wealth distribution and continuing population growth (whew!) can all be listed in the Very Concerned column.

Further, if anyone thinks the virus is in the past, they are kidding themselves. New strains and variants are emerging and reinfections are on the rise. Other viruses are rearing their poxy heads.

20th Century dog-eat-dog ethic

Let's add failing financial systems and markets operating on a 20th Century dog-eat-dog ethic under protection of the powerful to that bubbling broth.

So, there are some bigger fish to fry than any undertaking of a market study into residential building supplies. And, really, to be frank, why would you worry?

If we take the supermarket study as any sort of benchmark, it's going to be a slap on the wrist with a wet bus ticket and back to business as usual. Until the relevant minister steps in to right the ship that is!

The Commerce Commission has already severely truncated the list of products and categories to be “studied”, almost like they already know their targets.

Then again, perhaps they are so toothless they can only chew small portions. They are, apparently, sticking with



“

If we take the supermarket study as any sort of benchmark, it's going to be a slap on the wrist with a wet bus ticket and back to business as usual.

”

concrete (including cement), plasterboard and structural timber.

Already Fletchers and Carter Holt have been bleating to anyone who will give them column inches about this highly selective targeting.

There is little doubt that vertical integration will be a particular issue under the spotlight, an investigation the aforementioned are certainly not keen on.

CHH is pretty much over the retail end of supply anyway, and has been spruiking its Carters chain across the ditch and elsewhere for some time.

Cold day in hell

In my 40-odd years in building and retail I have heard it all, with my sources leaning on journalistic confidentiality and proven trust to give me their truths.

It will be a cold day in hell before I make any sort of submission to those bureaucratic buggers in Wellington, but I can provide a little insight.

What will come up in the submission period, and what will they be looking at?

'Work' trips a thing of the past?

I've already mentioned abuse of vertical integration networks. Customer retention activities will get a looking at; margins, rebates and preferred supplier status ditto. Those freebie rugby games, fishing trips and that dubious overseas "work" trip may well become a thing of the past.

We may not need the Commerce Commission to make those "preferential purchaser" fishing trips a thing of the past though.

New research out of Washington and Princeton universities suggests that as greenhouse gas emissions continue to warm the world's oceans, marine biodiversity is on track to plummet to levels not seen since the extinction of the dinosaurs. Gonna miss those hapuka steaks.

Plasterboard has become, by default, the public face of this study, largely because of

the high profile it is currently achieving in the wake of the so-called supply crisis; the issue being that the monopoly supplier is unable to fulfil its supply commitments in a perfect storm surmounted by a building boom.

I guess hindsight is a wonderful thing, and circumstance can catch anyone with their pants down. How was Winstone Wallboards to know one of the world's biggest suppliers would walk away from the New Zealand market just as the construction sector was in the throes of a mad boom?

The reasons for that departure are clearly confidential, but something may come out in the submissions to the study if Knauf management can even be bothered. They too have bigger fish to fry.

Until the excreta slammed into the Goldair, Winstone had been the darling of the construction sector.

I was instrumental in starting an awards programme for the hardware sector some three decades back and, to the best of my knowledge, there has only ever been one winner in the building materials supply sector. Dave Thomas has trod the path to the dais so often they had to install new carpet.

The quality of the product is world class — for two bits of cardboard with some chalk stuffed in the middle that is.

Their inventory management to date has been described as exemplary, and the company has had the vision to build a new \$400 million, 63,000sq m, manufacturing plant in Tauranga. Unfortunately it won't open until the middle of next year and, by then, the production backlog will be breathtaking.

A monopoly can be a wonderful thing, with the caveat that if things go wrong you can be left in the spotlight of ignominy.

When the Productivity Commission recently noted that Kiwis pay between 20% to 30% more for building materials than those in Australia, and when we consider escalating costs, the arrival of a "study" now may not be the time for the bean counters in our sector to be sharpening the pencil quite as much as they would like.

• **Note:** The Commerce Commission is due to publish a draft report in July that sets out its preliminary findings about competition for residential building supplies.

If preliminary findings show that competition is not working well, it may develop some proposed options to improve competition. The Commission will seek feedback on the preliminary findings and any proposed options.

It is required to publish its final report by December 6, 2022. The final report may include recommendations that identify ways to improve competition in the sector for the long-term benefit of consumers.

Here we are — 300 metres up, no parachute, caught between a rock and a hard place, toes tight on the slack-wire and arms akimbo as a gentle breeze begins to waft up the valley . . .





Increase the compliments, decrease the put downs

TradieHR director Leigh Olsen says negative comments – however they're delivered – can have a major impact on the ability of employees to achieve the best in their jobs.

On a regular basis, I hear employees make comments such as "I really wish my boss would give me feedback that was nice for a change." Or "I only ever get told off."

These kinds of comments have a major impact on the ability of your people to achieve the best in their jobs.

Being constantly put down only decreases your employees' engagement, their ability to work effectively and, even worse, they often take these feelings home with them, impacting their families.

Connections matter

More than ever, people are wanting to feel connected with each other and their workplace. Connecting with each other is not just about being nice to each other – it's about creating a workplace where people feel they are supported and have people wanting to bring out the best in them.

Connected organisations thrive. Disconnected ones do not.

So how do we increase our connection? We look at what we're saying and how we're saying it. Quite simply, decrease the put downs and, instead, focus on increasing the compliments.

Check your put downs

The first step to creating more connection is to look at where you're not creating it, starting with just how much of a "put down" culture is happening across your business.

Just how often do you use a "put down" statement instead of giving an actual compliment? Your analysis might surprise you.

In New Zealand, we use banter and sarcasm to connect. We put each other down to crack each other up and to build relationships.

We will use these kinds of comments to build rapport such as "that's great work – for a beginner!" Or "jeez, guess you might just earn that pay rise yet!"

Quite quickly we think that giving these statements is a way to give a compliment, while allowing us to hide behind the sarcasm so we don't come across as too sappy or emotional.

Yet if this is all we are saying, your employees will quite quickly start missing the compliment, and unconsciously turn it into yet another "put down". These build up over time. They disengage your people, and they hurt people.

Quite simply if you're going to give a compliment, make it a compliment.

Create a compliment culture

Shift your language so it helps people to shine and be at their best every day. Start creating real compliments by using some of the following techniques:

- Be specific: What makes a compliment really stand out is when someone remembers the details. Instead of telling someone they did "great", tell them why they were great. "You were great on that job because you stopped and thought about what was going to happen, picked up the phone straight away and sorted out the issue. Thank you!"
- Say their name: Research shows that using someone's name communicates that they are important. Weave their name into the compliment, making the compliment land and actually be heard.
- Let your employee know they had an impact. If someone at work is going above and beyond, let them know the impact. Tell them what the impact is having and that you, the team or even the client has

noticed it.

I overheard one of my clients take his young apprentice aside the other day and say "Hey mate, just wanted to say the way you handled those foundations with such a high level of detail definitely got us off to the right start. Bloody awesome mate!"

- Check your ending: Often giving a compliment throws people, and they will apply everything needed to create a great compliment, but then three seconds later, add on a sarcastic compliment to "lighten the mood".

For example, I overheard a manager recently say to their employee "You did a great job today . . . but try a little harder next time."

If you give someone a compliment like this, they won't hear it as they will just hear the ending. It doesn't lighten the mood, it just makes the compliment redundant, and shifts it back into being a "put down".

- Add company recognition: Giving compliments doesn't just come down to the individual. You can also, as a company, add wider compliments, such as starting peer-to-peer recognition awards.

A client of mine introduced The Manaakitanga Award where employees are encouraged to nominate those colleagues, preferably in other teams, who have gone above and beyond for them.

This was a huge success and had the added bonus of developing a "one team" approach. The power of mates thanking mates is often under-utilised, but can be such a game changer to businesses when applied.

- Ask what your employees want: We all have different ways of receiving a compliment, so check in with your team on how they like to be given a compliment or recognised for a job well done. This is a great way of increasing your company recognition that works for you and your team.

Above all, check in regularly with how much the sarcasm or banter is lessening the connection with your workforce.

Dial up your compliments and increase the long-lasting connection amongst your team, helping your people shine their brightest and perform at their best!

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



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Building Consents Information

For all authorisations, April 2022

Dwellings	\$1,776,606,793	Total All Buildings	\$2,374,999,273
Domestic Outbuildings	\$20,108,865	Non-building Construction	\$75,165,267
Total Residential	\$1,796,715,658		
Non-residential	\$578,283,615	Total Authorisations	\$2,450,164,540

Number of new dwellings consented

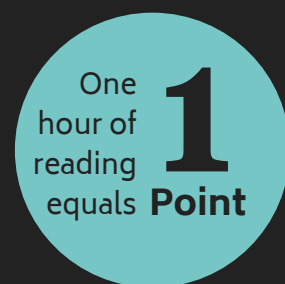
	Apr 2022	Mar 2022	Apr 2021		Apr 2022	Mar 2022	Apr 2021
Far North District	41	40	30	Palmerston North City	33	37	47
Whangarei District	48	64	72	Tararua District	7	3	12
Kaipara District	16	35	25	Horowhenua District	13	63	27
Rodney District	112	132	112	Kapiti Coast District	9	27	35
North Shore/Albany Wards	345	234	528	Porirua City	26	65	34
Waitakere Ward	253	384	185	Upper Hutt City	22	46	13
Auckland Wards	286	874	314	Lower Hutt City	143	153	101
Manukau/Howick Wards	383	354	209	Wellington City	65	84	72
Manurewa-Papakura Ward	247	261	179	Masterton District	14	15	17
Franklin Ward	88	74	96	Carterton District	4	3	7
Thames-Coromandel District	31	47	30	South Wairarapa District	7	14	10
Hauraki District	6	12	11	Tasman District	62	70	42
Waikato District	69	105	93	Nelson City	31	27	34
Matamata-Piako District	30	25	42	Marlborough District	39	18	19
Hamilton City	121	180	82	Kaikoura District	1	3	2
Waipa District	77	81	41	Buller District	7	12	4
Otorohanga District	1	5	4	Westland District	8	8	3
South Waikato District	11	10	7	Hurunui District	12	20	9
Taupo District	20	40	34	Waimakariri District	50	79	84
Western Bay of Plenty District	39	42	59	Christchurch City	326	593	344
Tauranga City	105	141	181	Selwyn District	148	161	159
Rotorua District	29	34	36	Ashburton District	14	32	17
Whakatane District	2	21	6	Timaru District	13	29	15
Kawerau District	1	0	0	Mackenzie District	9	10	11
Opotiki District	2	4	2	Waimate District	6	1	3
Gisborne District	17	12	19	Waitaki District	13	9	20
Hastings District	27	33	31	Central Otago District	14	28	32
Napier City	19	27	23	Queenstown-Lakes District	106	131	123
Central Hawke's Bay District	2	12	5	Dunedin City	45	65	44
New Plymouth District	34	47	98	Clutha District	10	11	6
Stratford District	12	6	5	Southland District	11	22	12
South Taranaki District	5	14	10	Gore District	3	4	2
Ruapehu District	4	6	7	Invercargill City	14	26	16
Whanganui District	19	24	14	Area Outside TA	0	0	0
Rangitikei District	8	11	11				
Manawatu District	24	24	16				
				Total	3719	5303	3994

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We believe in supporting the industry that supports our building partners. That's why we've partnered with Registered Master Builders to support the Apprentice of the Year competition for 18 years.

Current Apprentice of the Year winner, Jarred Badham employed by Nailing It.

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150
YEARS

50
BRANCHES

1
ACCOUNT