

BUILDING TODAY



The official magazine of the Registered Master Builders Association

www.buildingtoday.co.nz

July 2022

Volume 32 Number 6



WIN!

A Senco Joistpro 150XP, worth

\$795

Details, page 32

Inside:

AVONDALE AN AREA OF HUGE POTENTIAL

Hundreds of homes destined for the heart of Avondale, Auckland

NZ'S LARGEST MASS TIMBER OFFICE BUILDING

Tauranga City Council's new building will also target a net zero carbon footprint during the building process

WINDOW & GLASS ASSOCIATION AWARDS

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

ALSO INSIDE: DEMOGRAPHICS DELIVER A 'PERFECT STORM'

A photograph of two men in a warehouse setting. The man on the left is wearing a bright yellow-green polo shirt, a black cap with sunglasses on top, and black shorts. The man on the right is wearing a red and black plaid shirt, khaki shorts, and has a large tattoo on his left arm. They are both looking at a white document held by the man on the right. The background shows a white van and wooden pallets.

WHEN WE SAY WE'LL SEE YOU RIGHT, WE MEAN IT.

In 1991, six Kiwi timber merchants banded together to create a building supply company. One that could take on the big players while keeping things local.

Today, with 91 independently owned stores and 26 frame and truss plants right across the country, we've got that national strength, but we've never lost sight of our local roots.

When you deal with your ITM store, you're dealing with local owners who care about your business. After all, we're in this together. That's why when we say we'll see you right, we mean it.

"We'll see you right"



BUILDING TODAY

July 2022
Volume 32 Number 6

From the editor

Last month, a colleague of mine asked my opinion about the short-term future of the New Zealand house building market.

I told him that although indications weren't good, it was anyone's guess as to whether consents were going to "drop off a cliff" (his words, not mine).

That was a mere four weeks ago. Now the talk is of a "perfect storm" of issues, including a slowing economy, supply chain disruption, skilled labour shortages, rising costs, consenting delays and government regulation.

All of which points towards a sharp downturn in the industry, and an economic recession headed our way.

As RMBA chief executive David Kelly states, market conditions are changing fast, and deteriorating from a prolonged boom cycle to the bust phase that will be new to many builders.

Next month's Constructive 2022 conference in Rotorua will hope to find the answers to combat the above issues, and strive to avoid that "bust" cycle that has haunted the industry for decades.

Andrew Darlington
Editor

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

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

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

BUILDING TODAY is the official magazine of the Registered Master Builders Association of New Zealand. Advertising statements and editorial opinions expressed in Building Today do not necessarily reflect the views of RMBA members, its executive or committees; or of the chief executive and staff unless expressly stated. Further, the RMBA and members are not liable for any statements made in Building Today unless otherwise stated. The editor reserves the right to edit, amend or reject copy where necessary. The publisher does not assume any responsibility or liability for any loss or damage which may result from any inaccuracy or omission in this publication, or from the use of the information contained herein. No warranties, express or implied, are made with respect to any of the material contained herein.

ISSN 1171-0225 (Print) ISSN 1171-1264 (Online)



10-19
News



20-27
WGANZ Awards



33-34
BCITO News

4-9 RMBA News

Registered Master Builders Association chief executive David Kelly outlines the timely content of next month's Constructive 2022, and the answers it is hoped will address a number of issues currently plaguing the industry.

10-19 News

New Zealand's largest mass timber office building set to be built in Tauranga; Construction Sector Accord the "go to" forum for industry-government dialogue; Hundreds of new homes destined for the heart of Avondale.

20-27 2022 WGANZ Awards

All the results, images and judges' comments from the 2022 Window & Glass Association Awards held in Christchurch.

28-31 Adhesives/Sealants

A summary of adhesive types and applications.

32 BT Product Review/Competition

High-quality, low-maintenance finish formwork; Win a Senco Joistpro 150XP worth \$795!

33-34 BCITO News

Te Pukenga deputy chief executive Warwick Quinn says demographics are delivering a "perfect storm" for the industry.

34-38 Columnists

New employer accreditation: A frustrating, time-consuming process; Building booms — transitioning to a normal market and keeping your shirt on; Producer Statement limitations, and their issuers' liability.

39 Building Consents information

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

Supporting the sector in a challenging market

RMBA chief executive David Kelly outlines the timely content of next month's Constructive 2022, and the answers it is hoped will address a number of issues currently plaguing the industry.

It continues to be a tough time for the construction sector. With such a myriad of issues currently impacting the sector, this month we have targeted our efforts on the plasterboard shortage and the H1/AS1 building code changes.

We are also focused on supporting you with what you can do to navigate the current environment to come out stronger.

That is the theme of this year's Constructive Forum, and I urge you all to attend as we hear from sector leaders who have managed through times like this before.

Constructive 2022: insights for building new futures

Market conditions are changing fast, and deteriorating from a prolonged boom cycle to the bust phase that will be new to many of our members.

But as a sector, we have been here before. Constructive is the only forum to bring together the wider sector and Government to move beyond words to practical solutions from those who have navigated these conditions in past.

With keynote addresses from the Minister of Building and Construction Dr Megan Woods, National Party Leader Christopher Luxon, and industry experts from across Australasia, we'll tackle the big issues and changes needed for system change.

We'll also be having the conversations around what we can do now, with practical insights and examples to improve the way we operate not just today, but tomorrow.

The future success of our industry relies heavily on effective collaboration.

Day One — Residential Construction: Lessons to help adapting to change

For the past 12 years we have seen a continuous increase in residential building work. That's now stopped as the effects of a slowing economy, supply chain disruption, skilled labour shortages, rising costs, consenting delays, and government regulation have pressed down on the sector.

Our problems are not unique — similar issues are being felt elsewhere.

We ask if there is anything we can learn from others' experience, particularly from Australia, to transform our approach to housing, including social housing, in order



to adapt and emerge stronger than during previous down cycles.

We also look at navigating the significant regulatory and consenting issues facing the sector.

Day two — Commercial Construction: Strategies for surviving the cycle

Issues facing the commercial construction sector, including procurement, climate change, waste management, supply chain disruption, cost escalation, business failures and risk management will be explored to better understand new strategies as acute pressures impact the sector.

We are looking forward to showcasing our annual state of the sector survey, which will reveal the issues the sector is most concerned about.

We'll focus on what is keeping leaders awake at night — and what they're doing about it. This year's survey is especially important to gauge how well the sector is holding up, as it faces a marked change in market conditions.

Dovetailing into this will be a focus on our workforce and its mental well-being, where the sector has a special duty of care.

Join us in Rotorua on August 25 - 26. Visit www.constructive.org.nz for more information and to secure your seat. We are looking forward to seeing you there.

Solutions to tackle the gib shortage

I have been appointed by the Minister to a Ministerial taskforce of a select number of industry experts to investigate and develop solutions for the widespread plasterboard shortages.

We know our builders, big and small, are struggling mightily with the shortages and knock-on effects.

While the taskforce is considering long-term solutions, it is focused on providing immediate options in the first instance.

As a result, the Ministry of Business, Innovation and Employment (MBIE) will be advising consenting authorities on how to work with alternatives to GIB.

Registered Master Builders will be collaborating with the New Zealand Institute of Architects to help our members understand what the alternatives are, and how they can be implemented.

Through working together, we can help alleviate the effects of the shortage and get on top of it.

Advocating for a H1/AS1 code change delay

We are pleased that the Ministry of Business, Innovation and Employment (MBIE) has decided to undertake a short consultation to extend the transition period for the H1/AS1 changes to the building code by six months.

While the industry is wholly supportive of measures that will result in better insulated homes for New Zealanders, our already stressed sector requires additional time to implement them.

The changes will require us to adapt to the new methods of design and construction, manufacturers to significantly scale up production, and consenting authorities to get to grips with the new regulations.

We are eagerly awaiting the decision, and trust that the MBIE listens to the sector's concerns.

We'll keep you abreast of progress.

TAKING THE PLUNGE



PHILLIP JAMIESON

CENTRAL SOUTH ISLAND
REGIONAL WINNER

NATIONAL FINALIST REGISTERED
MASTER BUILDERS CARTERS 2021
APPRENTICE OF THE YEAR

Phillip Jamieson is employed by Ridgeline Building and his training provider was BCITO, a business division of Te Pūkenga.



SUCCESSES

Although the National competition was different in 2021 due to Covid-19, that didn't stop Phillip from having a great experience.

"I enjoyed the National event in Wellington. Although it was very different to previous years with no practical challenge, it was amazing to have the opportunity to meet the other finalists and spend the day with them, visiting projects, sharing knowledge, and having some good tradie banter.

"Master Builders did an awesome job of making the event as special as they could, and it will be something I'll remember forever, and I'm proud to have been a part of it."

CHALLENGES

For Phillip, the biggest challenge came about before he had even entered.

"Deciding to enter was the biggest challenge for me. It came down to having courage and believing in myself, my skills, and my abilities. I had to keep reminding myself that I was good enough to be part of the competition. Taking the first step to fill out the entry form and completing the write-up about my project was a good feeling, and I'm proud of myself for taking the plunge — it really was worth it."

ADVICE FOR APPRENTICES

"My advice to a new apprentice is to be yourself every day and when it comes to finding a workplace, find the right fit for you. The learning never stops in building, so make sure you strive to do better every time, aiming to be a true master carpenter."

JUDGE'S COMMENTS

Phillip Jamieson demonstrated to the judges a great all-round attitude and natural hands-on ability.

"Phillip is very competent and confident at his job; he's been taught well and has the ability to pick up new skills at a fast pace. He showed excellent knowledge of his project, which was the restoration of a historic house. Phillip is a natural leader and has a bright future in the building industry."

OWNED BY



PRINCIPAL PARTNER



EVENT PARTNER



REGISTERED MASTER BUILDERS

HOUSE OF THE YEAR

QUALITY FIRST EFFORT PAYS OFF

SENTINEL HOMES

Volume/Group Housing
New Home up to \$450,000



Successes

When Nate Alley, managing director at Sentinel Homes Waikato, and his team won the National House of the Year Award, they were over the moon.

“It was great for the team to be recognised for all the hard work and effort they’d put into the project, and for the focus we put on quality to be acknowledged.

“This win has been a great accolade for us to use in our marketing — we’ve had new clients coming to see us since the win. It’s also cool for our team, suppliers and subcontractors to know they had a role in building a home that won a National House of the Year award.

“There are so many great aspects of the build. My favourite part is the open plan living area which opens out onto a deck, making it a great home for our clients to live and entertain in.”

Challenges

Nate and the team did a great job despite Covid-19 disruptions and navigating through multiple lockdowns.

“We built this home through various lockdowns, which was a challenge due to all the on-site restrictions and stopping and starting. After we found solutions to that and adapted to new ways of working, it was fairly smooth sailing, with our team taking on the challenge of achieving the same level of quality regardless of whether the home was under \$450K or over \$1.5M.”

Judges’ comments

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

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



REGISTERED MASTER BUILDERS

HOUSE OF THE YEAR

SMALL BUT MIGHTY

DSTEVENS

New Home

\$450,000 - \$600,000



Successes

Peter Stevens, managing director of DStevens, was extremely proud of the team following their House of the Year win.

"I'm so proud of the wider project team, our subcontractors and suppliers, and all the mahi that went into creating this beautiful home. It is very rewarding to see our exceptionally talented team at DStevens be recognised for their extraordinary work. This award is a fantastic acknowledgement of all the craftsmanship and attention to detail that goes into our projects.

"It is such an honor to showcase our work alongside New Zealand's top residential builds. Thank you to our wonderful client for trusting us to bring their vision to life."



The Build

Peter believes this build is a great example of what a small house with a modest budget can be.

"The house is a humble dwelling of simple form, beautiful materials and innovative construction that sits proudly within its natural environment.

"For over 65 years we have been building beautiful homes and spaces in Gisborne. We don't build in the pursuit of awards, but we're proud of what these honours signify — a commitment to build excellence."



Judges' comments

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

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





A Standout Supreme Winner

Ravenscar House

CATEGORY

2022 New Zealand Commercial Project Awards Supreme Winner

ENTRANT

HRS Construction

PROJECT PARTNERS

eCubed (Engineer), Patterson (Architect/Designer), Structure Design (Engineer), Tripo (Project Manager)



Successes

Andrew Marshall, director and general manager at HRS Construction, was shocked but very happy when his team won the 2022 Supreme Award at the New Zealand Commercial Project Awards.

“We’ve won a Gold Award in the past, so the Category win this year was amazing and then to go on and win the Supreme Award — the whole team was blown away, especially given all the other amazing projects.

“This was a very special build — the journey alone to complete it was a standout for us. There was an amazing level of co-ordination from the clients and the project managers. It was not just a building, but a home for an art collection that the general public can now enjoy.

“Susan and Jim Wakefield had a specific vision after the original Ravenscar House was irreparably damaged in the Canterbury earthquakes. Even after they became ill, their children carried their vision through to ensure the art collection was housed safely in the new, purpose-built house museum.”



Challenges

With such a special and complex build, Andrew and the HRS Construction team faced a few challenges along the way.

“I’m proud of the team for backing themselves to pull off this complicated build. The basement we created is in a very high-water table part of the city. This was the first part of the project which no one could even see, and it took about a year to complete.

“We worked with precast and steel which was all manufactured off-site, then delivered to us to be put together, which was a challenge. This involved using technology called Building Information Modelling (BIM) which allows all the off-site manufactured items to be made elsewhere, then delivered to site and fitted together correctly.”



Judges’ comments

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.



JOIN US AT CONSTRUCTIVE 2022

LESSONS FROM THE PAST, STRATEGIES FOR TODAY

GAIN INSIGHTS FOR BUILDING NEW FUTURES

Market conditions are changing fast. Navigating the months ahead will be challenging and require Government and the sector to each play their part.

Hear from sector leaders about how to avoid issues seen in the past and come through the next bust cycle stronger.

SPEAKERS INCLUDE

- Leaders from across the commercial and residential sectors
- Government leaders, including **Hon Dr Megan Woods**, and leader of the opposition, **Christopher Luxon**

ROTORUA
25-26 AUGUST 2022

REGISTER NOW:
CONSTRUCTIVE.ORG.NZ



CONSTRUCTIVE
NZ CONSTRUCTION INDUSTRY FORUM 2022

New Zealand's largest mass timber office building set to be built in Tauranga

Tauranga City Council's new office building at 90 Devonport Road is set to be the largest mass timber office building in New Zealand, and will target a net zero carbon footprint for the building's construction process.

Property development and investment company Willis Bond has worked alongside Warren and Mahoney architects to design the 10,000sq m building, which uses engineered timber in place of most traditional concrete and steel elements.

The purpose of using alternative materials is to reduce embodied carbon — carbon emitted through the manufacturing, transportation and installation of building materials and components — to its lowest possible point.

The building also features rainwater harvesting, EV charging, and facilities that encourage active transport options.

The building is targeting the highest 6 Green Star - Design and As-Built NZv1.0 - Design Review Rating,

demonstrating world leadership in sustainability.

Willis Bond executive chair Mark McGuinness says the project sets a new precedent for innovative and sustainable building design in New Zealand.

"Our goal is always to keep as much carbon in the ground as possible, and to walk with a light footprint. What makes this project unique is the scale at which we've been able to achieve this."

Tauranga City Council last year confirmed the leased building would accommodate all council administration staff under one roof.

This was followed by the council's recent approval of the Refreshed Civic Masterplan, Te Manawataki O Te Papa, which will see the development of a new Civic Whare (public meeting house), Library, Museum and Exhibition space in Tauranga's city centre over the next eight years.

Commission chair Anne Tolley says sustainable outcomes were front of mind when considering a new, purpose-built office space.

"We wanted to push the boundaries to design a wholly-

sustainable, future-focused workplace which maximises the use of natural materials, such as the exposed timber columns which celebrate the uniqueness of the building," Tolley says.

"Willis Bond and council staff continue to work with mana whenua to ensure that matauranga Maori (Maori knowledge systems) principles are incorporated and added to the look and feel of the building.

"This will be our home for at least the duration of the 15-year lease, so it's important that we get it right and create a facility that speaks to its Tauranga Moana origins, and provides a welcoming and people-friendly space for our staff and the community."

Tolley says the ability to bring all administration staff together in one building will have significant cost and efficiency benefits, while the long-term lease arrangement means there will be no construction outlay, which will also help the council stay within its required debt limits.

Construction of the building is expected to commence in late 2022 and be completed before the end of 2024.



Tauranga City Council's new office building at 90 Devonport Road is set to be the largest mass timber office building in New Zealand.

Permits the red herring of workplace health and safety

A culture of compliance does not necessarily make a safety culture, as evidenced by the ongoing problem of workplace accidents, a local workplace health and safety provider is warning.

BeSafe Training Ltd general manager Jason Braithwaite says permits and signs do not protect workers, but actual health and safety measures are often forgotten in the rush to complete the paperwork.

"We have a culture of paper health and safety, but proper measures like assessing risk, putting in place appropriate controls, and ensuring they are enforced does not get the attention it deserves," Braithwaite says.

He says in 2022 there is a lot of data and information to help improve how work is performed, and that actual freak accidents — the ones nobody saw coming — are incredibly rare.

"When a workplace accident occurs, it is usually because of a failure of assessment, process or practice.

"There needs to be some real education of directors and management around understanding their obligations, as well as of workers."

Significant cultural shift

Braithwaite says workplace accidents would continue until there is a significant cultural shift in health and safety regarding attitudes and practice.

"The general workplace approach to health and safety is still too blase. There's a lot of lip service but very little practical application."

Braithwaite believes the legislation around health and safety is too loose, and is characterised by sweeping statements but little direction on putting it into

practice.

"We need more vocal and more visible regulators. The data that we get from Government is out of date by the time it gets to us, so that needs to be more real-time because right now it is a lagging indicator.

"I look forward to when health and safety training is done for the benefit of worker safety instead of the current tick-box culture, where there's too much emphasis on paperwork and less so on skills and proper health and safety practise," he says.

- BeSafe is an NZQA and CHASNZ-accredited health and safety training provider that offers companies and students, mostly in the construction sector, a blend of online and practical learning courses.

SmartMate[®] Charge **has gone mobile**

Our smartest business tool just got smarter

SmartMate Charge
is a flexible on-account
solution to meet the
needs of trade and
business customers.

- Access your trade pricing
- Secure mobile payment
- Purchase at any store on one account nationwide
- All from your mobile phone



**It's FREE and easy to
apply online at**
www.mitre10.co.nz/trade

MITRE 10

A Mitre 10 SmartMate[®] Charge Account is available to selected customers nationwide. Normal credit criteria apply when opening a new account. Terms and conditions apply.



Gold Award for Hamilton hotel

The stunning four-level extension to the Novotel Tainui Hamilton Hotel has received a Gold Award at the New Zealand Commercial Project Awards 2022.

The extension, which features a cultural design on the front exterior, was completed in 2020, and added a further 40 rooms to the 4-Star hotel.

Its distinctive facade was designed by Waikato-Tainui Head of Carving, Renata Te Wiata, and Taroī Rawiri, and tells the story of the annual migration of tuna (eel) in the Waikato River.

This design approach is matched with the interior, where colour, materials, texture and art have been used to reflect the relationship of the iwi with its tupuna awa (ancestral river).

Tainui Group Holdings chief executive Chris Joblin says the design of the new wing acknowledged the hotel's owner, Waikato-Tainui, and a commitment by TGH to highlight cultural design as a key feature of its buildings.

The new ACC building currently under development on Tristram Street in Hamilton was a further example.

Rob Kemp of Form Building and Developments, who constructed the new wing and received the award, said the project posed a number of challenges.

These included seamlessly integrating the extension with the existing structure, working with a live hotel environment and the health and safety restraints that imposed, installing precast concrete beams over 10m long and weighing more than 18 tonnes, and etching the design into four



The stunning four-level extension to the Novotel Tainui Hamilton Hotel received a Gold Award at the New Zealand Commercial Project Awards 2022.

storey-high concrete walls.

"We were excited to be part of the team that delivered the extension project, and believe that this award is something the whole project team deserves and should be proud of," Kemp says.

Electric home design increasingly driving renovation decisions

PDL is investing in electrical products and support to reframe consumer perceptions and drive early engagement with electricians. They say electric home design is key to renovation success, and that engaging electricians and trades early on can save home owners thousands of dollars.

In a renovation boom driven by lockdowns and working from home, PDL by Schneider Electric is investing in products and support for the trade to usher in a new era for renovations.

They are helping home owners understand what good electric home design can add to their lives — including modernising the home, creating multi-functional spaces, and adding value by future-proofing the home and enhancing lifestyles.

To support its renovation campaign, PDL in New Zealand has launched a new design service to bring to life the electrical vision of people who are building or renovating a home.

Underpinning this service is the award-winning, industry-leading tool Visionspec, the PDL Electrical Design Service.

Visionspec takes its cue from modern web-based design tools and best practices, making powerful planning and visualisation functionality accessible to an industry that has typically been characterised by a more traditional approach to technology.

Schneider Electric national builders manager Lyndsay McCarthy says PDL is challenging the status quo by swapping the home renovation order to prioritise

electrical.

"Electrical products are now at the heart of a practical and functional home design, such as smart home technology," McCarthy says.

"People are demanding a lot more from their homes, whether it's the flexibility of a WFH environment, or an evolving family where today's study becomes tomorrow's nursery.

"They are emotionally invested in their vision, and are spending the time and money to get the results they want.

"We are invested in supporting the industry with helping consumers to become more aware of what is possible, and providing the products and services that help the electrical industry realise those visions.

"Part of that involves encouraging consumers to get electricians involved earlier in the process with adequate budget, so trade business owners have proper scope to add value to a project and deliver a result the home owner loves.

"People should be calling their electrician at the start of the process, to help them optimise their electrical plans, avoid mistakes or impractical solutions, and prevent extra spending down the track."

Electrician Nathan Johnston from

Johnston Electrical in Auckland says there are many reasons why electric home design should drive the renovation process.

He is increasingly being called in to make fixes that good design planning would have eliminated, such as needing to re-wire houses that have been purchased off the plan and don't meet the buyer's electrical requirements.

He is also often upgrading switchboards to serve other elements of renovation, such as new kitchens, and working on homes that are 50 or more years old and have outdated electrical systems.

"In the last couple of years, electric home design has become a key part of every house, as everyone has realised that without a good electrical infrastructure, a house is lacking."

As clients grow more tech-savvy they understand the value of electric home design, he says.

"The days of one power point and one light per room are over. Smart home technology is appearing in nearly every house I work in at the moment, from little things like an app-based doorbell to a fully automated smart house."

More information about PDL's home renovation options can be found at www.pdl.co.nz/home-renovation.

Departing Accord co-chairs ‘hand over the keys’

Departing Construction Sector Accord Steering Group co-chair Chris Bunny was unwittingly “volunteered” for the job in 2019 by his fellow departing co-chair, Peter Reidy. The job became a passion project for them both.

Construction Sector Accord Steering Group co-chairs Chris Bunny and Peter Reidy are to leave their roles as the Accord moves to the new Transformation Plan 2022-2025.

The new co-chairs are Ministry of Housing and Urban Development chief executive Andrew Crisp, and Tracey Ryan, New Zealand managing director of design, engineering and advisory company Aurecon.

Back in April 2019 the Accord was to be launched on a Sunday in Manurewa, Auckland. Reidy was Fletcher Construction chief executive and newly-appointed chair of the Accord Steering Group.

Bunny was deputy chief executive of the MBIE’s Building, Resources and Markets branch but he was unable to attend the event.

Instead, MBIE chief executive Carolyn Tremain took his place. It was a fateful change.

“Peter Reidy approached Carolyn at one point, saying

‘look, for this next phase of the Accord I think a co-chair arrangement would be a good way to go about it’,” Bunny says.

“They agreed between themselves that Chris Bunny would be a perfect candidate, so avoiding a Sunday launch actually got me a job for a couple of years!

“I didn’t apply for it, but I’m delighted to have had the opportunity.”

Bunny says he’s pleased to be moving on — one responsibility fewer is welcomed — but he’s leaving something he’s really enjoyed being part of over the past few years.

“I was a little bit cynical at the outset. I wasn’t too sure if this thing would gain traction and then it did. It kind of exploded and became quite a thing, and it became my baby a little bit.

“It was something I was fiercely protective of and really wanted to see continue to do well so, yeah, it does feel a little



New Construction Sector Accord Steering Group co-chair Andrew Crisp (left) with outgoing counterpart Chris Bunny.

bit strange handing over the keys.”

Reidy says he’s very proud of what the industry has been able to build.

“We have built a platform, and what is regarded as a very strong partnership as an ITP

(Industry Transformation Plan) with government,” he says.

“I think what we’ve now got is a very solid group of industry leaders — private and public — who can actually make some stuff happen across the system.”

Independent report: Accord is the ‘go to’ partner for industry-government dialogue

An independent evaluation says the Construction Sector Accord has become the “go to” partner for dialogue between industry and government.

The report, by consultants Martin Jenkins, evaluates how the Construction Sector Accord and Construction Sector Transformation Plan have progressed, and the early outcomes achieved.

It says “the Accord Steering Group (ASG) has strengthened the collaboration between industry and government”.

It goes on: The ASG “has become the go-to partner for government’s engagement with a diverse and fragmented industry — that view emerged consistently in interviews and focus groups”.

The evaluation says the Accord and the Transformation Plan have directly stimulated some behavioural and culture shifts, including:

- greater trust and better relationships and collaboration between government and industry.
- improved procurement practices and capability within government departments, and
- improved awareness and support for mental health within the industry sector/greater awareness of the importance of improving approaches within the sector to mental health, diversity, and

climate change.

“This evaluation tells a strong story about progress in the first three years of the Accord. The sector was, and is, fragmented, but the Accord has brought focus and leadership,” Accord Transformation Unit director Judy Zhang says.

“Yes, there’s still a daunting amount to do to really transform the sector, but we are confident that the work done and the work planned will bring real results.”

The evaluation makes a number of recommendations, including that the Accord should have an explicit focus on te ao Māori, increase its visibility, and reviewing its governance.

“It’s certainly not a perfect report card, but we can confidently say that all issues raised in the evaluation are either being addressed now or will be under the new Transformation Plan to be launched this month,” Zhang says.

“Growing the Māori construction sector is one of six new goals, we have launched an awareness campaign, and we’ve overhauled our governance for the next three years of the Accord.”

The evaluation was prepared during 2021 and is being proactively released by the Accord ahead of the launch of the new Transformation Plan 2022-2025 (TP25).

The government allocated nearly \$37.5 million in Budget 2022 to deliver the new plan (see story, page 17).

\$200 million, 254-villa retirement village planned for Putaruru

Putaruru-born and bred property developer Tim Bartells is returning to the South Waikato town with plans to build a \$200 million, 254 villa retirement village starting in October this year.

Bartells says Spring Water Country Estate will include 254 mixed-size villas from 95sq m to 185sq m.

Also planned is a 2000sq m five-star resort-quality recreation and community facility, incorporating a heated swimming pool, spa, gym, picture theatre, restaurant and cafe, library, doctors' rooms, snooker and pool tables, grand piano, Menz shed, bowling green, virtual golf and more.

"It's important to us that our residents have outstanding facilities to enjoy with other residents, friends and family," Bartells says.

"The 16ha site on Kennedy Drive is a very attractive rural setting bordering the Putaruru Golf Course, and rugby and soccer clubs. Spring Water Country Estate will also have an aged care facility which will provide rest home, hospital and dementia care."

South Waikato District Council mayor Jenny Shattock says the planned investment was great news for Putaruru and for the South Waikato district.

It follows on from other multi-million dollar investments in the district in recent times, including the South Waikato Trades Training Centre currently being built on the northern entry to Tokoroa, and the Olam



The Spring Water Country Estate retirement village site plan.

dairy facility to be developed just south of Tokoroa.

"There are real economic benefits from a big project like this for the community. Apart from creating a lovely place for retirees to live, there are a lot of work opportunities for everything from earthworks and civil engineering, construction and numerous subcontractors which, in turn, will attract new business

into the area.

"There is also the continuum of work as this project will be ongoing for many years," she says.

The project will be Bartells' third large retirement village, complementing Longridge Country Estate, a 420-unit village in Paeroa, and Amberley Country Estate, a 250-unit village in Christchurch.

"In the retirement villages I am building, each villa has more space for outside living areas, lawns and gardens.

"We are not about cramming in as many villas as we can. We are about providing beautifully-built, high-quality functional homes that people will love to live in.

"We put a lot of technology into our villas, with all of them having emergency call buttons in every room, and hard-wired smoke alarms that turn off the power to the area where the smoke is detected.

We have TV and computer terminals in every room so there are no Sky dishes or TV aerials as it is a centralised system that includes fully-monitored security systems for our residents' peace of mind.

"We also provide an embedded power network for which the village bulk buys power. We have achieved savings of 50% which we pass on directly to our residents."

Bartells' own company, Bartells Earthmoving Ltd will be undertaking the earthworks for the project. A main contractor for the job has yet to be confirmed.



South Waikato District Council mayor Jenny Shattock and property developer Tim Bartells.

BRAUCE IT

with



the MDF wall bracing systems
that are BRANZ Appraised

GoldenEdge Panelbrace are the MDF wall bracing systems that are BRANZ Appraised to resist earthquake, wind and impact loads on timber frame buildings designed and constructed in accordance with NZS 3604.

Environmentally friendly GoldenEdge Panelbrace Wall Bracing Systems are easy and quick to instal with excellent strength quality, surface smoothness and stability.

Specify GoldenEdge Panelbrace Wall Bracing Systems with confidence.



BRANZ Appraised
Appraisal No.779 [2018]



For more information
www.nelsonpine.co.nz

Nelson Pine Industries Ltd
Nelson, New Zealand



Hundreds of new homes destined for the heart

Avondale, in Auckland's western suburbs, has been described as an area with a huge amount of potential. Plans revealing the development of more than 500 houses and town centre upgrades and additions will go a long way to unleashing that potential.

Eke Panuku Development Auckland has signed a sale and development agreement for a 1.58ha development block in Avondale town centre to Marutuahu-Ockham Group, marking a significant milestone for the regeneration of a vibrant city fringe neighbourhood.

With easy access to transport links, the development of this central site is destined to offer more than 500 homes directly adjoining the future site of Auckland Council's eagerly anticipated multimillion-dollar investment in a new town square, multi-purpose library and community facility.

It will also provide new retail and commercial premises along the site's Great North Road edge.

As the city's urban regeneration agency, Eke Panuku is tasked to lead the regeneration of Avondale, enabling homes, community spaces and better transport connections.

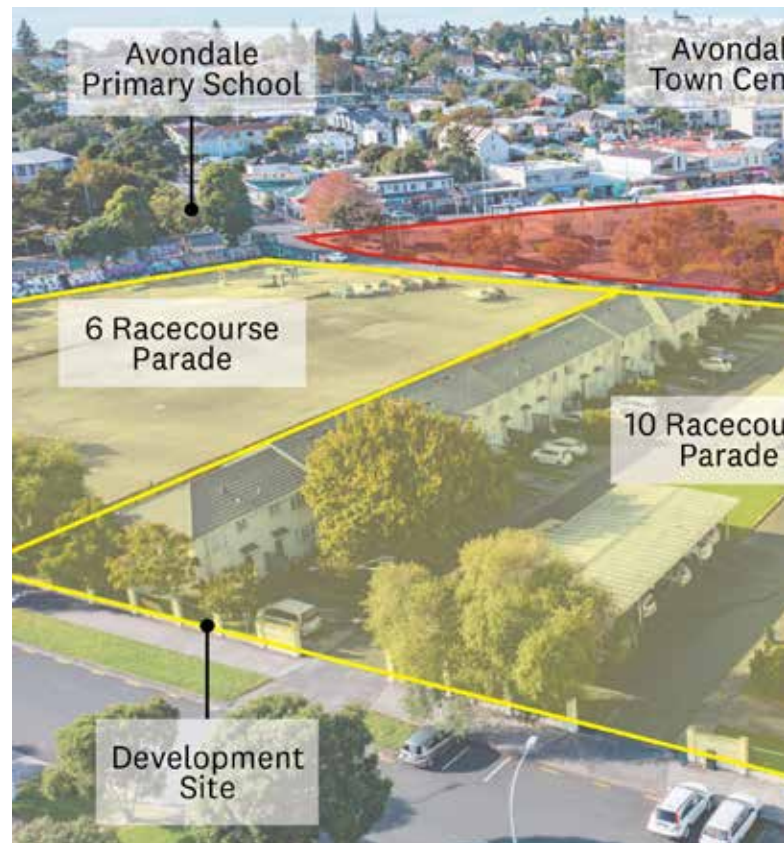
Eke Panuku's John Carter says Avondale is a suburb with a huge amount of potential.

"To enable this and truly support the community of Avondale, a well thought-out plan, supported by investment and strong partnerships is required.

"Since launching the high-level project plan in 2017, Eke Panuku has been making steady progress delivering on this plan, and bringing all the differing elements of urban regeneration together



John Carter of Eke Panuku Development Auckland.



An aerial view of the proposed developments near Avondale town centre.

to ready the neighbourhood for change.

"A great example of this is the Marutuahu-Ockham Group Aroha development further down Great North Road, where 117 apartments are due for completion early next year."

The 1.58ha development block comprises two large sites at 6 and 10 Racecourse Parade which Eke Panuku has sold together. The first, known locally as the 3 Guys site has been bare for many years.

"Through collaborating with our partners such as Kainga Ora we can deliver an outcome for this neighbourhood that otherwise would not have been possible," Carter says.

"These sites are part of a programme of residential development in central Avondale which has been supported through strategic land acquisition.

"We have been able to assemble a site of scale that can deliver well-designed homes and commercial spaces right in the centre of Avondale."

Mayor Phil Goff says the regeneration of central Avondale is much needed and long overdue.

"For years, sites such as the one once occupied by 3 Guys have been left vacant, creating an atmosphere of neglect," he says.

"The new development by the Marutuahu-Ockham Group will be high quality, with well-designed housing providing homes for thousands of Aucklanders.

"It lies adjacent to where council will be building a new town square, library and community hub. It will be well served by rail, bus and walking and cycling links, and will have easy access to the city," Goff says.

"The town centre will be boosted by new retail and commercial outlets — it's going to be a great place to live."

Marutuahu-Ockham Group's Mark Todd says plans include eight buildings of differing heights and configurations, featuring sustainable homes to a minimum of a 6 Homestar rating, with integrated outdoor spaces for residents and a public walkway linking to the new town square.

of Avondale



"We look forward to working further with other key community leaders to bring this key site to life as we have done with our other Avondale developments."

Whau Ward councillor Tracy Mulholland says the announcement underlines why council's investment in key infrastructure is so important in communities.

"Our commitment to the ongoing regeneration of the Avondale town centre with the new library, community hub and town square shows that with the right infrastructure other partners will be encouraged to work with us to develop the Avondale of the future," Mulholland says.

"The council's annual plan has provided certainty on the level and timing of funding available, and I look forward to seeing this important community facility delivered for the current and future residents of Avondale."

Avondale Business Association chair Marcus Amosa says he couldn't think of a better outcome for Avondale.

"This announcement is the result of public and private sector organisations collaboratively working together for the best outcome.

"The 3 Guys site has been an eyesore in Avondale that has cut our mainstreet in half for over 20 years.

"This will finally reconnect both sides of Avondale's mainstreet retail strip and inject new life into our town centre."

The development block does not include the corner site at 1907 Great North Road, owned and operated by Kings Foodmart.

Funding supports new construction sector Transformation Plan

Multi-million dollar Government funding will provide a significant step forward for the Construction Sector Accord, according to Accord Transformation director Dean Kimpton.

The Government has committed almost \$37.5 million to continue the work of achieving a thriving, fair and sustainable construction sector.

The funding will support the Construction Sector Accord to deliver its Construction Sector Transformation Plan 2022-2025.

"This new funding is a significant step forward for the Accord, and we are determined that it will help unlock the sector's potential to transform its productivity, its innovation, its sustainability, and its health and safety record," Accord Transformation director Dean Kimpton says.



Accord Transformation director Dean Kimpton.

Transformational goals

The funding supports the sector to achieve a renewed set of transformational goals under the new plan, to be launched this month. The new Transformation Plan has a greater focus on:

- the Maori construction ecosystem,
- strengthening capability and productivity across small-to-medium enterprises,
- driving innovation, and
- reducing carbon emissions.

These initiatives are aimed at achieving the Construction Sector Accord's vision of a thriving, fair and sustainable construction sector that enables the well-being of Aotearoa New Zealand's people and its environment.

"In its first three years of progress towards industry transformation goals, the Accord has become the 'go to' forum for industry to engage with government and vice versa," Kimpton says.

"It proved its worth during the first Covid-19 lockdown, and has continued to bring leadership to a notoriously fragmented sector.

"This new funding is a significant step up for the Accord, and will allow us to support a greater range of initiatives to transform the sector."

The Construction Sector Accord was the country's first Industry Transformation Plan, and was launched in April 2019.

Industry Transformation Plans are in progress for eight industries with significant potential for transformational change, which are:

- Construction
- Agritech
- Advanced Manufacturing
- Digital Technologies
- Food and Beverage
- Forestry and Wood Processing
- Fisheries
- Tourism

The Construction Sector Accord is a joint commitment from government and industry to work together to create a high-performing construction sector for a better New Zealand.

Over the longer term, the Accord aims to increase productivity, raise capability, and improve resilience in the sector.

MBIE advises seismically vulnerable buildings can remain occupied

Guidance says most seismically-vulnerable buildings are not imminently dangerous.

New guidance published by the Ministry of Business, Innovation and Employment (MBIE) advises most seismically-vulnerable buildings are not imminently dangerous, and can remain occupied while seismic remediation work is planned, funded and undertaken.

The new seismic risk guidance has been developed by the MBIE to help building owners and users understand seismic assessments, and to provide them with the tools to make informed and risk-based decisions about continuing to occupy buildings with low seismic ratings.

"Compared to most business-as-usual risks, earthquakes are low probability," MBIE Manager Building Performance and Engineering Dr Dave Gittings says.

"It's important that building occupancy decisions consider the likelihood of an earthquake, and the potential consequences of an earthquake, along with the temporary mitigation measures

that can be put in place to reduce risk," Dr Gittings says.

The new guidance highlights how life safety risk to building users in seismically vulnerable buildings can be appropriately mitigated through emergency planning and training, as well as restraining plant, services and contents within the building.

Common misconceptions

The guidance addresses some common misconceptions around how the New Building Standard (NBS) should be used, and clarifies there is no legal requirement to close a building based solely on a low NBS rating.

"An NBS rating is not a predictor of building failure in an earthquake, and buildings with low NBS ratings are not imminently dangerous," Dr Gittings says.

"Understanding the relative vulnerability of different building elements, potential consequences of failure of these elements,

and options to mitigate that risk is more important than the overall NBS rating for a building."

Under the Earthquake-prone Building System, buildings with an NBS rating of less than 34% are determined to be earthquake-prone, and building owners are required to remediate their building within a specific time frame.

Buildings may continue to be occupied during this time.

"Seismic assessments are an important tool to encourage strengthening of vulnerable buildings and improvement of our building stock," Dr Gittings says.

"But it's important that decisions on these are well informed and remediation work well planned so that the needs of our communities can continue to be met, and the risks managed while we work to reduce the impact of future earthquakes."

Read the MBIE guidance at www.building.govt.nz/getting-started/seismic-work-programme.



Intertenancy sound and fire proofing just got easier.

Our central barrier intertenancy wall system designed for medium & high density housing developments. Fast install, that performs.

Enjoy the benefits of our tested, trusted barrier intertenancy walling system for your next project.

Visit our website to discover more about our range of construction systems and interior finishes.

SiteWise helping build a safer and healthier industry

As custodians of industry health and safety training, Site Safe is committed to providing safer and healthier workplaces across New Zealand.

The organisation has created products such as SiteWise to honour its responsibility to the industry.

SiteWise is an online pre-qualification system developed and powered by Site Safe that grades a contractor's health and safety capability.

These grades are published into a database that main contractors and principal organisations can view, allowing for better contractor selection, better awareness of contractors' health and safety strengths and weaknesses, and a more straightforward tendering process.

The pre-qualification database was created



in response to the influx of contractors and subcontractors into Christchurch after the Canterbury earthquakes. It proved a success, and the system was rolled out nationwide shortly after.

Summerset Group Holdings national construction manager Peter Savoy uses SiteWise to find contractors.

"It's been great for us. It's allowed us to manage pre-qualification of the supply chain, and it gives us a really good understanding of

where they're at in terms of management systems relating to health and safety."

Savoy says it opened up more access to the supply chain, helping find registered contractors that may otherwise have been overlooked.

He says when Summerset is doing expressions of interest, the first matter is always whether contractors are using SiteWise and have gold status or not.

"It demonstrates to us that the supply chain is mature

enough to understand our health and safety expectations, and with that pre-qualification you get a degree [of insight] that tells us they've got the systems in place.

"There's a lot of change still yet to happen in New Zealand with health and safety, and we're very much at the start of that long journey.

"There's got to be a cultural change, and I think things will naturally progress as the industry matures, especially at that lower-tier level," Savoy says.

Why is SiteWise New Zealand's Leading Prequalification System?

> 8+ YEARS > 8000+ MEMBERS



Built with industry, SiteWise prequalification system is easy to use, cost effective and fit for purpose.

With a highly supportive team, contractors will have confidence in putting their best foot forward and clients will get the information needed when choosing their contractors.

SITEWISE

> **SITWISE.CO.NZ**
0800 748372

2022 Window & Glass Association Awards

The Window & Glass Association NZ 2022 Gala Awards Dinner was held at the Christchurch Town Hall on Friday, July 1.

The evening celebrated the winners of four apprentice award categories and 10 design award categories, showcasing best in class.

The awards are made possible thanks to a growing list of sponsors supporting WGANZ, the national association representing the window, door and glass industry, including:

Gold Sponsors:

APL, Altus, Assa Abloy, Glasscorp, Metro, Omega, Technoform, FMI, and Viridian.

Silver and Bronze Sponsors:

Doric, Dulux, Dynex, Glass Team, AGP, 5R Solutions, Allegion, Saint-Gobain and PPL.

This year's winners were:

Supreme Winner, and the Designing With Glass Commercial Award winner

— Thermaseal Smart Glass Solutions, for Hotel Ebb, Dunedin

Residential Award under \$50,000 —

Altherm Taranaki, for Parrs Road

Residential Award \$51,000 to \$150,000 —

Design Windows Central Otago, for Ruby Ridge

Residential Award over \$151,000 — Origin Residential, for Memory Rock

Commercial Award under \$100,000 —

The Glass Room, for Cathedral Square Post Office Building, Christchurch

Commercial Award over \$100,000 —

Wight Aluminium, for Puhinui Interchange, Auckland

Designing with Glass, Residential Award

— Metro Performance Glass, for Ferg's House, Sandy Bay, Northland

Designing with Glass, Commercial Award

— Thermaseal Smart Glass Solutions, for Hotel Ebb, Dunedin

Showroom Award — Aspiring Glass, for Aspiring Glass Showroom, Wanaka

Sustainability Award — Wight Aluminium, for Watson House

Apprentice of the Year — Architectural Aluminium Joinery:

Emma McIntyre, Elite Window Solutions, Warkworth

Apprentice of the Year — Glass & Glazing (and winner of the Alan Sage Memorial Award):

Charmaine Farquhar, Central Glass & Aluminium, Palmerston North

Most Promising Apprentice —

Architectural Aluminium Joinery: Jonty Smith, Envision Aluminium, Blenheim

Most Promising Apprentice — Glass & Glazing:

Liam Derbyshire, Central Glass, Whanganui



Supreme Winner and the Designing With Glass Commercial Award – Thermaseal Smart Glass Solutions, for Hotel Ebb, Dunedin

The Supreme Winner this year impressed the judges in a number of ways, not least by the range of glass applications which it employed.

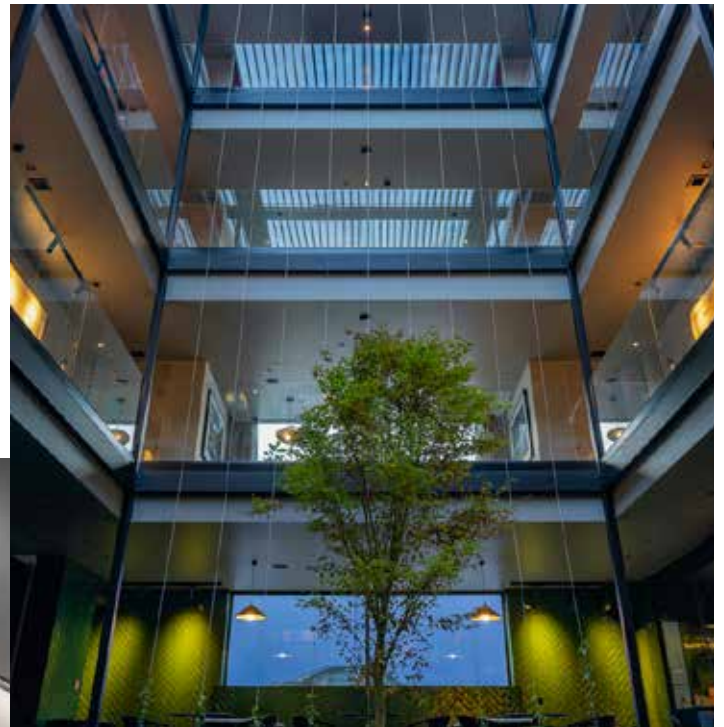
The Hotel Ebb presents to the street as a glass building, but one with an arresting simplicity of outline that conceals a host of complexity and delight that becomes apparent on closer inspection.

The glazing of the facade serves as a medium for a printed artwork — something glass is eminently well-suited to be; the interior balustrades are of an unusual simplicity and transparency which gives a dramatic sense of openness to the atrium; the rooms themselves save space and transmit light through the elegant obscure glazed partitions which separate sleeping from bathing.

In many ways, this building is a showcase for the multiple capabilities of glass in construction, here realised through an apparently seamless sequence of good decisions in design, fabrication and installation.

Everyone involved in the project should feel a real sense of achievement, and this Supreme Award recognises that.

ards again highlight the best in class



ing with
aseal Smart
nedin

Creating a better and healthier built environment for New Zealanders.

We are the voice of the industry, supporting and educating our membership community.

www.wganz.org.nz



**window
& glass**
association nz

Residential Award under \$50,000 — Altherm Taranaki, for Parrs Road

A sophisticated box enlivened by a subtle play of angles. The minimal use of black and white in this house makes the reflective and/or transparent qualities of the extensive glazing a critical part in the building's success.

Not only a sculptural object of considerable sophistication, this would also be a remarkable dwelling from which to view the landscape.

This is a clean, skilfully constructed project, and the way its raking configurations fit well to the soffit is critical in executing the architect's vision.



Residential Award \$51,000 to \$150,000 — Design Windows Central Otago, for Ruby Ridge

The fact that this house employs something of a commercial language enhances rather than detracts from its appeal. If ever there was "an elegant shed" then this is it.

Slight adjustments to the geometry avoid any risk of dullness while the glazing, without drawing undue attention to itself, is perfectly considered to enhance the overall aspect of the building. Less is, indeed, sometimes more.

The judges noted that the project was skilfully constructed, and that the long, complex runs of raking joinery not only fit beautifully within the soffit and ceiling lines but subscribe to improved thermal performance through the use of thermally-broken frames and Low E argon-filled IGUs.

Residential Award over \$151,000 — Origin Residential, for Memory Rock

This supremely simple assembly of simple rectangular masses, in some ways reminiscent of the sophisticated but understated desert architecture of the 1950s, has a cool and restrained elegance that is deeply impressive.

Extensive glazing and generous banks of sliding doors float the roof plane above the ground, and this horizontal emphasis is perfectly balanced by the strength of the tower.

The house depends for its effect on the balance between solid and void and between interior and exterior, and it is the decisive use of glass which makes this possible.

There was obviously some careful thought and measurement required in the manufacture and installation of the multi-panel, multi-faceted sliding door configurations.



Commercial Award under \$100,000 — The Glass Room, for Cathedral Square Post Office Building, Christchurch



This is a restoration project to an important public building rendered no less important as it is one of the more notable survivors of the Christchurch earthquakes. Although the reglazing of numerous

windows might have appeared like a simple job, in fact, each one needed to be custom fabricated. This was done with great care, and results in that unusual achievement — a virtually invisible fix.

The decorative face of the prominent clock is a highlight of the project, and was carried out with exemplary attention to detail. This is a project worthy of the building and of the city which it adorns.

Commercial Award over \$100,000 — Wight Aluminium, for Puhinui Interchange, Auckland



Here we have a dramatic public building reflecting important aspects of contemporary transport culture in Aotearoa New Zealand.

The design, which serves as a bus and train link to Auckland Airport, has something of the appearance of a grounded spacecraft — light, visually

exciting and crafted from flowing lines and sharp angles, it is the embodiment of its purpose.

The extensive glazing, constructed to allow the roof to float and project over the main circulation spaces, is an essential part of the project, and contributes significantly to its success.

There were high levels of skill required in the engineering and fabrication of the complex facade shapes to ensure they would respond satisfactorily to the natural movements of the glazed facade and the building structure. All in all, this is a well-resolved, appropriate and extremely successful project.

Designing with Glass, Residential Award — Metro Performance Glass, for Ferg’s House, Sandy Bay, Northland



If ever there was a fun project then this looks like it. A pair of stacked sheltered viewing platforms overlooking the beach form a kind of “ships prow” jutting out from the main body of the house. The form is quirky but the effect is a pleasure to look at — and, no doubt, also to inhabit.

The fully-glazed walls make a seamless link between the house and the view, and there’s no other material that could have done it.

Designing with Glass, Commercial Award — Thermaseal Smart Glass Solutions, for Hotel Ebb, Dunedin



In this project the properties and opportunities which glass provides have been understood and exploited to the full.

The facade, which is fully glazed, serves as a canvas for a glass art installation printed on it. The interiors feature a glazed atrium and glazed balustrades to stairs and landings. In the suites, obscured

glass partitions separate bathrooms from bedrooms.

In short, glass has been selected as a preferred material in as many situations as possible and, in every case, it has been considered and handled with great care and grace.

This is, effectively, a showroom for what

glass can do, and formal gymnastics have been tightly suppressed in a masterly exercise of control to let the material speak for itself.

The designers knew the power of simple geometries, and the fabricators and contractors maintained a similar level of control over their work.

3109A DIGITAL DOOR LOCK

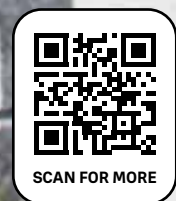
The 3109A Lock can be opened with PIN code, proximity card or traditional key. And now with enhanced electronics and updated firmware - you have the convenience of Yale Access app connectivity and capability.

With the integration of the Yale Access platform, you can lock and unlock your door, grant access to others and keep track of visitor access, all via your smartphone*.

Enjoy peace of mind, protected by a Yale Lock with 180 years of security expertise built in.

*Yale Access Kit: Yale Connect bridge and Yale Access WiFi module (sold separately) is required for remote access and lock management.

-  **Keep your home secure**
-  **Monitor access from anywhere**
-  **Control who has access**
-  **Auto-lock & unlock**



Part of ASSA ABLOY

ASSA ABLOY PROUD TO SPONSOR WGANZ AWARDS 2022



yalehome.com/nz

Showroom Award — Aspiring Glass, for Aspiring Glass Showroom, Wanaka

The Aspiring Glass showroom in Wanaka is small but it surely packs a lot into the space it has.

In an impressive case of fitting a quart into a pint pot, there is an extensive range of products to be seen, and

the atmosphere of the showroom is comfortable and welcoming.

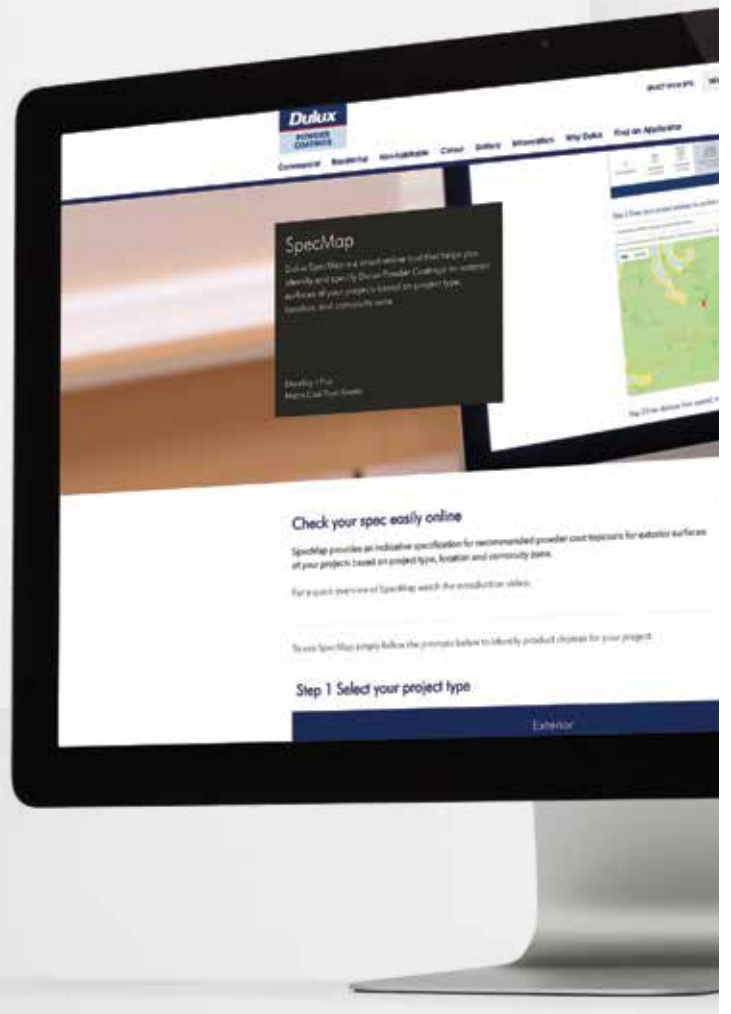
The layout is easy to navigate, and the showroom makes decision-making easy for the professional client and for the amateur.



Introducing a new way to check your spec.

Dulux SpecMap is a smart online tool that helps you identify and specify Dulux Powder Coatings on exterior surfaces of your projects based on project type, location and corrosivity zone.

Visit duluxpowders.co.nz





Sustainability Award — Wight Aluminium, for Watson House

The Watson House is a substantial but essentially unpretentious rural dwelling set out with a degree of formal regularity which gives it a quiet but dignified presence in the landscape.

It was designed and built in accordance with Passive House principles and these, naturally enough, have given it a very high degree of thermal and acoustic performance.

The health benefits of Passive House principles are well

known, and this house delivers them. In many ways, this project represents many of the features that should necessarily become commonplace in residential construction in Aotearoa New Zealand in the future.

The technologies to improve thermal performance and save energy are now well known. Therefore, this house is an exemplar project and, as such, it deserves commendation.

AVON | DS3622
SLIDING PATIO DOOR LOCK



YouTube
Avon Series Window
& Door Hardware

DS3622 SLIDING DOOR PATIO LOCK

The Avon Sliding Patio Door Lock uses the Doric 'Switch' chassis system offering strength, durability and reliability.

Using a robust chassis and furniture, the AVON'S Sliding Patio Door Lock is perfect for new and retrofitting to existing doors.

*NOW LOCKING AND UNLOCKING
YOUR DOOR IS AS SIMPLE AS
FLICKING A 'SWITCH'*

- Secure Twin latch lock
- 'Switch' locking mechanism
- Die cast chrome hardened tongues adds extra security
- Powder coat colours available



INNOVATORS
OF HARDWARE FOR WINDOWS AND DOORS

For sales & information:
sales@doricnz.co.nz
+64 9 415 5535
www.doric.co.nz



Adhesives — a summary of types and applications

Adhesive — any substance that is capable of holding materials together in a functional manner by surface attachment that resists separation. "Adhesive" as a general term includes cement, mucilage, glue and paste — terms that are often used interchangeably for any organic material that forms an adhesive bond. Inorganic substances such as portland cement also can be considered adhesives, in the sense that they hold objects such as bricks and beams together through surface attachment.

Following is a summary of natural and synthetic adhesives and their applications.

NATURAL ADHESIVES

Natural adhesives are primarily of animal or vegetable origin. Though the demand for natural products has declined since the mid-20th Century, certain of them continue to be used with wood and paper products, particularly in corrugated board, envelopes, bottle labels, book bindings, cartons, furniture, and laminated film and foils.

In addition, owing to various environmental regulations, natural adhesives derived from renewable resources are receiving renewed attention. The most important natural products are:

Animal glue

This term is usually confined to glues prepared from mammalian collagen, the principal protein constituent of skin, bone and muscle.

When treated with acids, alkalies or hot water, the normally insoluble collagen slowly becomes soluble. If the original protein is pure and the conversion process is mild, the high-molecular-weight product is called gelatin, and may be used for food or photographic products.

The lower-molecular-weight material produced by more vigorous processing is normally less pure and darker in colour, and is called animal glue.

This type of glue traditionally has been used in **wood joining**, book bindery, **sandpaper manufacture**, **heavy gummed tapes**, and similar applications.

In spite of its advantage of high initial tack (stickiness), much animal glue has been modified or entirely replaced by synthetic adhesives.

Casein glue

This product is made by dissolving casein, a protein obtained from milk, in an aqueous alkaline solvent. The degree and type of alkali influences product behaviour.

In **wood bonding**, casein glues generally are superior to true animal glues in moisture resistance and ageing characteristics.

Casein is also used to improve the



adhering characteristics of **paints and coatings**.

Blood albumen glue

Glue of this type is made from serum albumen, a blood component obtainable from either fresh animal blood or dried soluble blood powder to which water has been added.

Addition of alkali to albumen-water mixtures improves adhesive properties. A considerable quantity of glue products from blood is used in the **plywood industry**.

Natural gums

Substances known as natural gums, which are extracted from their natural sources, also are used as adhesives.

Agar, a marine-plant colloid (suspension of extremely minute particles), is extracted by hot water and subsequently frozen for purification.

Alginate is obtained by digesting seaweed in alkali and precipitating either the calcium salt or alginic acid.

Gum arabic is harvested from acacia trees that are artificially wounded to cause the gum to exude.

Another exudate is natural rubber latex, which is harvested from Hevea trees. Most gums are used chiefly in water-removable products.

SYNTHETIC ADHESIVES

Although natural adhesives are less expensive to produce, most important adhesives are synthetic.

Adhesives based on synthetic resins and

rubbers excel in versatility and performance. Synthetics can be produced in a constant supply and at constantly uniform properties.

In addition, they can be modified in many ways, and are often combined to obtain the best characteristics for a particular application.

The polymers used in synthetic adhesives fall into two general categories — thermoplastics and thermosets.

Thermoplastics provide strong, durable adhesion

at normal temperatures, and they can be softened for application by heating without undergoing degradation.

Thermoplastic resins employed in adhesives include nitrocellulose, polyvinyl acetate, vinyl acetate-ethylene copolymer, polyethylene, polypropylene, polyamides, polyesters, acrylics, and cyanoacrylics.

Thermosetting systems, unlike thermoplastics, form permanent, heat-resistant, insoluble bonds that cannot be modified without degradation.

Adhesives based on thermosetting polymers are widely used in the aerospace industry. Thermosets include phenol formaldehyde, urea formaldehyde, unsaturated polyesters, epoxies, and polyurethanes.

Elastomer-based adhesives can function as either thermoplastic or thermosetting types, depending on whether cross-linking is necessary for the adhesive to perform its function.

The characteristics of elastomeric adhesives include quick assembly, flexibility, variety of type, economy, high peel strength, ease of modification, and versatility.

The major elastomers employed as adhesives are natural rubber, butyl rubber, butadiene rubber, styrene-butadiene rubber, nitrile rubber, silicone, and neoprene.

An important challenge facing adhesive manufacturers and users is the replacement of adhesive systems based on organic solvents with systems based on

Continued page 30

SELLEYS®

PRO-TRADE

DONE RIGHT. FIRST TIME.



IF IT'S SELLEYS IT WORKS®

SELLEYS and IF IT'S SELLEYS IT WORKS are registered trademarks of DuluxGroup (Australia) Pty Ltd.

New product is an adhesive and sealant in one!



Sikaflex MS is arguably one of the most popular “go to” sealants in the New Zealand market today as it’s used for so many things — and probably for a few that it shouldn’t — like bonding stuff.

Sika has now added a new product to its successful MS range — Sikaflex-123 MS Bond. It has all the great advantages a tradie relies on in Sikaflex MS, but is formulated as an adhesive.

MS Bond is the adhesive and sealant that sticks and seals in one. What’s so great about it? It’s high strength, flexible and multi-purpose — for indoor or outdoor use.

It is easy to apply, has low VOC, and has excellent resistance to water and weathering.

It’s ideal for use as an adhesive or sealant on most building substrates, including damp concrete, metal,

stone, terracotta, ceramics, brick, wood, glass and bitumen, and plastics such as PVC, EPDM, PA, PET and EPS/XPS — a real game changer.

“The adhesive is very strong, yet the elasticity of the sealant lets it accommodate stress and movement too, and that ensures a very durable connection,” Sika New Zealand distribution business manager Tony Smith says.

MS Bond has a very wide adhesive profile, meaning it delivers excellent adhesion on just about any building substrate, including many plastics and even bitumen.

Like any product though, there are some limitations, so always make sure you read the latest product data sheet.

Adhesives — a summary of types and applications

From page 28

water.

This trend has been driven by restrictions on the use of volatile organic compounds (VOC), which include solvents that are released into the atmosphere and contribute to the depletion of ozone.

In response to environmental regulation, adhesives based on aqueous emulsions and dispersions are being developed, and solvent-based adhesives are being phased out.

The polymer types noted above are employed in a number of functional types of adhesives. These functional types are:

Contact cements

Contact adhesives or cements are usually based on solvent solutions of neoprene. They are so named because they are usually applied to both surfaces to be bonded.

Following evaporation of the solvent, the two surfaces may be joined to form a strong bond with high resistance to shearing forces.

Contact cements are used extensively in the assembly of automotive parts, furniture, leather goods, and decorative laminates. They are effective in the bonding of plastics.

Structural adhesives

Structural adhesives are adhesives that generally exhibit good load-carrying capability, long-term durability, and resistance to heat, solvents and fatigue.

Ninety-five percent of all structural adhesives employed in original equipment manufacture fall into six structural-adhesive families:

- Epoxies, which exhibit high strength and good temperature and solvent resistance.
- Polyurethanes, which are flexible, have good peeling characteristics, and are resistant to shock and fatigue.
- Acrylics, a versatile adhesive family that bonds to oily parts, cures quickly, and has good overall properties.
- Anaerobics, or surface-activated acrylics, which are good for bonding threaded metal parts and cylindrical shapes.
- Cyanoacrylates, which bond quickly to plastic and rubber but have limited temperature and moisture resistance.
- Silicones, which are flexible, weather well out-of-doors, and provide good sealing properties.

Each of these families can be modified to provide adhesives that have a range of physical and mechanical properties, cure systems, and application techniques.

Polyesters, polyvinyls, and phenolic resins are also used in **industrial applications** but have processing or performance limitations. High-temperature adhesives, such as polyimides, have a limited market.

Hot-melt adhesives

Hot-melt adhesives are employed in many nonstructural applications. Based on thermoplastic resins, which melt at elevated temperatures without degrading, these adhesives are applied as hot liquids to the adherend.

Commonly-used polymers include polyamides, polyesters, ethylene-vinyl acetate, polyurethanes, and a variety of block copolymers and elastomers such as butyl rubber, ethylene-propylene copolymer, and styrene-butadiene rubber.

Hot-melts find wide application in the automotive and home-appliance fields. However, their utility is limited by their lack of high-temperature strength, the upper use temperature for most hot-melts being in the range of 40°C to 65°C.

In order to improve performance at higher temperatures, so-called structural hot-melts — thermoplastics modified with reactive urethanes, moisture-curable urethanes, or silane-modified polyethylene — have been developed.

Such modifications can lead to enhanced peel adhesion, higher heat capability (in the range of 70°C to 95°C), and improved resistance to ultraviolet radiation.

Pressure-sensitive adhesives

Pressure-sensitive adhesives, or PSAs, represent a large industrial and commercial market in the form of **adhesive tapes** and films directed toward packaging, **mounting and fastening**, masking, and **electrical** and surgical applications.

PSAs are capable of holding adherends together when the surfaces are mated under briefly applied pressure at room temperature. (The difference between these adhesives and contact cements is that the latter require no pressure to bond.)

Materials used to formulate PSA systems include natural and synthetic rubbers, thermoplastic elastomers, polyacrylates, polyvinylalkyl ethers, and silicones.

These polymers, in solvent-based and hot-melt formulations, are applied as a coating onto a substrate of paper, cellophane, plastic film, fabric, or metal foil.

As solvent-based adhesive formulations are phased out in response to environmental regulations, water-based PSAs will find greater use.

GREEN TO EXTREME

SIKA ADHESIVES



FROM SOLVENT FREE TO EXTREME GRAB,
THERE'S A SIKA ADHESIVE FOR YOUR BONDING JOB!



Scan the QR Code for
info on Sika Adhesives.

sika.co.nz
0800 745 269

BUILDING TRUST



High-quality, low-maintenance finish formwork

AFS Rediwall is a PVC permanent formwork for below-ground and selected above-ground construction applications, including:

- Basements
- Party walls
- Columns
- Retention tanks
- Retaining walls
- Foundation walls
- Service and stormwater pits.

Simply install panels by hand, brace, and core-fill.

Features include:

- A high-quality, low-maintenance finish.
- Above and below ground versatility.
- Ezy-Fit corner panels slide open for access.
- Speedy snap-in panels lock together instantly.
- Water-resistant.
- Significant waste reduction.
- Speed of construction.

afswall.co.nz



WIN!



WITH
BUILDING TODAY

We've got another great prize to give away to the lucky winner of this month's Building Today Trivia Question — a Senco Joistpro 150XP metal connector nailer worth

\$795

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 Reed Marshall of Taupo, who won last month's range of Olfa products worth \$335 from Toolware Sales.

Demographics deliver a ‘perfect storm’

Warwick Quinn, Te Pukenga deputy chief executive – employer journey and experience, says to comprehensively address the skills shortage, New Zealand’s employers must fundamentally broaden thinking about who is targeted for vocational education and training – and how we go about training them.

Demographics tell a powerful story and, right now, a perfect storm is brewing.

In the past, school leavers were funnelled through New Zealand’s vocational training system, a traditional “next step” into adulthood.

Our offering was far from perfect but, as a sector, we dutifully churned out some of the skilled workers our employers and our economy needed.

Each year, thousands of young people would emerge newly qualified and eager to take a job.

Those days have gone. Demographically, New Zealand has far fewer school leavers as a percentage of our population, and the situation gets worse from 2023 onwards so will not change any time soon.

Coinciding with that, we have a rapidly ageing population and a greater desire from more people to retire early.

On top of that, enter Covid-19. Closing our borders meant our access to immigrants stopped overnight.

There is now some easing of that, but the change will take time to filter through, and it is unlikely we will see the same numbers of international students as before, or indeed, the same numbers of immigrants in New Zealand workplaces.

Meanwhile, with borders now opening, our own young people who may previously have entered vocational education and training are at risk of bolting, heading off on their rite of passage, the “Great OE”.

Those who remain are having no trouble finding full employment, conscious, no doubt, of the forecast economic hardship ahead.

Combined, these measures paint a challenging picture for NZ Inc and our sectors, given almost every employer in New Zealand is already struggling to find staff, and given we are only on the edge of our demographic cliff.

The reality is, we can’t “solve” the skills shortage by going back to those traditional pools of people we have targeted before because those pools are now too small.

Our challenge – and our opportunity – is to work together to fundamentally broaden our thinking about who we offer vocational training to, and how best we should do that.

We need to unbundle and repackage



what we have to offer so it better meets learner and employer needs.

Finding a workforce

In the past month, New Zealand has seen a new unified funding system launched for vocational education that is heavily weighted in terms of work-based and work-integrated learning at the expense of classroom learning.

Put simply, it means there is more emphasis on people upskilling while at work, or embedding real industry problems in an academic curriculum that learners and employers work collectively on.

Te Pukenga supports this approach, given 60% of vocational learning is undertaken in the workplace. Our challenge is to continue to work alongside employers to provide as much support as we can.

We recognise the effort and investment of employers is a key step in growing and supporting a highly skilled workforce.

But before we can train a new workforce, we need to find people keen and able to be involved.

With a diminishing supply of school leavers, our traditional approaches to recruitment may no longer deliver what New Zealand needs.

We must consider how to attract those people into vocational education and

training who might not have previously been involved.

We need to think differently and, in many instances, offer something different to make it easier for firms to train people more productively and more quickly.

We need a much more nimble and agile system to respond to the workforce challenges we will face over coming decades.

The good news is . . . we do have options.

To begin with, we have a cohort of learners who have traditionally been under-served by vocational education and training.

Prior to Te Pukenga forming, the lack of scale in our sector meant smaller providers were forced to appeal to their biggest user groups, effectively leaving some learners behind.

That equity imbalance must change, and doing so is an absolute bottom line for Te Pukenga.

It is in all our interests to work harder to attract and retain these learners into the system by doing a much better job of meeting their needs.

Under-served learners include Maori, people with disabilities, Pacifica and others. This is a rich group of talented,

Continued page 34

New employer accreditation: A frustrating,

Building Recruitment director Kevin Everett's Building Today May article was based around the new accreditation process for employing migrant workers. His company has just completed that process, and finally gained EAWV Accreditation. Here he explains just what was involved . . .



EAWV accreditation is the only way companies can employ a migrant worker, even those who are currently in New Zealand and who are just needing a variation to their current visa.

As a labour hire firm, we had to go through possibly a different process than other employers. We also had to pay \$3860, and our accreditation only lasts for one year, although others are valid for two years.

How was the process?

Most of the documentation we had to supply was around Health & Safety, exploitation, ensuring our clients only employed migrants for what their visa allowed, and working for a credible company.

I have to say, it was easier than the previous process with regards to the documentation required. Well, I thought it was, but I'll come back to that later.

The questions asked were strangely worded and needed some explanation. There was no help option available on the site or contact phone number to ask for assistance.

It took me a while to find the phone number for the EAWV contacts as the only number on the site was for

Demographics deliver a 'perfect storm'

From page 33

potential learners, willing and able to become involved if we can make it attractive for them to do so.

That means thinking beyond New Zealand and offering opportunities further afield. Our workforce in the future is likely to be drawn, in part, not just from New Zealand and traditional immigration, but from the Pacific Basin.

It should be very obvious that firms which embrace and encourage diversity among their workforce will be in a far stronger position to weather the challenges ahead.

And let's also look inwards, and ask ourselves how best we can upskill our existing staff, so firms improve productivity and competitiveness from existing resources.

Having individuals sign into a four-year programme will be too daunting for many. We may need to staircase people in, offering them access to smaller bites of knowledge, delivered in a way and time frame that suits them, and which aligns with the skill sets employers most want.

In time, if they want to move forward into a multi-year programme, they can.

Our role

Meanwhile, the sector itself needs to adjust to this new reality, and that is already well underway.

Te Pukenga will be offering work-based, classroom-based and digital learning, and in whatever blend suits the learner and employer.

We will be agnostic to the mode of delivery — one form of

provision will not be competing with another, as we have in the past.

Importantly, separate vocational training institutions will no longer be pitted against each other for a slice of a smaller group of potential learners. Instead, we will have the kind of scale we need to deliver comprehensive change.

Already we are rolling out some trials alongside sector and employer partners which involve new ways of training and learning.

Meanwhile, employers can also expect to see the number of programmes offered by our sector rationalised and nationalised. They will be more targeted, and aligned closely with firm requirements.

Resources will be shared across the network, and genuine support will be given to employers to help them teach and train better.

Challenge is clear

The challenge is clear, and we have a way forward, although we have a lot of work to do. But even working alongside employers and industry, Te Pukenga cannot solve the skills shortage in isolation.

We are already pulling every lever we have to help build a more nimble and agile vocational training system.

We are only one part of the picture, and the sector is already working alongside government to address major policy issues such as immigration.

We look forward to partnering with employers as part of those efforts.

time-consuming process

general visa enquiries, which didn't have any option for this process.

This caused some frustration. To help you all out here is the number if you need specific EAWV advice — 050 896 7569. Trust me, you will need this.

When I finally got through to someone at this number, the lady was very pleasant and accommodating, but had very little knowledge of the process or questions.

I was continually placed on hold while she tried to find someone to help her. Again, frustrating, but we got there in the end.

What information was required?

As a labour hire business we had to supply various procedures, which included how we check for companies who are on the Department of Labour company stand down list.

Why? Because under this new accreditation we are not allowed to supply workers to companies who are on this stand down list.

What was interesting is, as a labour hire business, we are not allowed to supply labour to any business that is on the above list. We can supply New Zealand workers to these companies without any problem, but not migrant workers. How does that work?

So when you are asked the question about being on the stand down list, or are in the process of being investigated by the Department of Labour, please understand it is now a requirement of all EAWV-accredited labour hire firms.

I suggest you ensure all your HR and H&S documentation is fully up to date to satisfy their requirements.

How long did the approval take?

I was pleasantly surprised. They said 10 working days and it took 11 days. I wish consents and CCCs were this punctual.

Now, let's go back to the part where I said it was easier than expected. Just

wait until you try the Job Check process! As you would have read in my previous column, I am not a fan of this.

In the past, if you were accredited, you could employ based on your needs. Now we are being taxed \$610 to conduct a Job Check, with approval taking 10 working days.

This process was painful. Again, the questions were poorly written and, in one section, had some duplication.

It gave us an option regarding employees working in multiple regions. There was no information on whether we needed to run multiple job adverts or not. I spoke again to the contact centre and, again, they didn't know either.

Trouble with this is, if you do it incorrectly and it is declined, you are up for more charges and time delays.

When I finally got an answer, I was told it would be based on the discretion of the immigration advisor when they review the application.

Let's hope we get them on a good day I suppose.

In our case, we have clients who do interior fit-outs and have national contracts. So they can build a team for Auckland that needs to go to the Waikato region.

Those on the EAWV visas cannot work in the Waikato as that goes against their visa conditions.

So they would need to apply for every region they work in.

If you are a company located in Papakura, South Auckland, but you do work from time to time in North Waikato which is closer to you than Manukau, then you need to apply for multiple regions.

When I asked what if they decline the Job Check due to me listing every location in New Zealand due to my clients having short-term projects around the country from time to time, I was told I need to do separate applications.

But I am not employing anyone for these regions. These workers will all be based in

Auckland. They had no answer to this. So let's hope they approve it.

I suggest if you do work outside of your region from time to time ensure you select this option to save some issues later.

Documents required:

Ensure you have up-to-date employment contracts and detailed job descriptions as this will be required (talk with fellow *Building Today* columnist Leigh Olsen at Tradie HR).

What you are asked for:

- Employment contract
- Job description
- Proof of advertising
- Application number breakdowns - how many applied? How many were from New Zealand and overseas, and how many New Zealand residents/citizens were suitable for the role?

• Specific details on your advertisements, such as wages, hours, description of job location, and skills required.

There are also a number of questions about deductions, additional earnings and allowances that need to be completed.

Actual Job Check process time?

I would love to be able to tell you. Sadly, at the time of writing, they have an issue on their site that has prevented me from completing the Job Check.

I have been delayed close to two working weeks to answer a Yes or No question. There is an error box appearing and I cannot continue my application.

I have contacted their support team three times, given screen shots to them of the error, and still this has not been fixed. This will result in further delays in getting approval, and without approval I cannot offer anyone a job.

I am sure it will improve over time, and I hope you have better luck.

Hopefully the above account of my own experience will help your journey through the process.



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

Building booms — transitioning to a normal

EasyBuild director Mike Fox outlines some practical and effective steps that may help building companies avoid financial ruin, and enable them to maintain their original margins and a successful, sustainable business during stressful times and heavy workloads — and other strategies that will assist in the coming predicted industry downturn.

It is often naively said that builders make a fortune in the boom times.

Well, if that is the case, why are so many builders going broke when building activity is at its highest level for years, especially in the Wellington, Canterbury and Auckland regions?

The answer is not simple, but with hindsight it is clear and consistent. Builders find it easy to make sales in boom times.

The problems come when they set about trying to complete their projects only to find that they are fiercely competing for sub-trades and labour that are in short supply, and will often not honour their original quotes or rates.

Add to this recent hyperinflation, rising interest rates, Credit Contracts and Consumer Finance impacts, a complete plasterboard meltdown and other material shortages.

Combine all of these and you have a perfect storm of potential business failure and abject misery for home owners.

In boom times the builder becomes the meat in the sandwich between highly-expectant home owners and often poor performing and demanding sub-trades and suppliers who become mercenary as they pick and choose who they wish to work for.

I was talking to a contact the other day who confirmed to me that one accountancy firm they were dealing with had six of their building clients in liquidation — a very sobering and timely warning shot for the rest of the builders in the market.

So, what can be done to avoid a similar fate?

The following steps may help you avoid financial ruin, and enable you to maintain your original margins and a successful sustainable business.

- First, do your homework on clients carefully, especially if they have built with others before or are looking for yet another new builder as such.

Most clients are wonderful to work for. However, others can be a nightmare, or serial confrontational junkies. Avoid them at all costs.

Remember, you are not obliged to work for anyone, and are completely within your rights to decline a job. It could be the best call you make, so trust your instincts.



- Set your client's expectations correctly from the beginning. In boom times, everything takes longer and tends to be more expensive.

Having a frank discussion about the reality of the market conditions and the impact of those on the build could save you from having a nasty dispute or a disgruntled client.

- Make sure you have proper contracts which clearly identify what you are providing. Do not agree to fixed price contracts.

If you fully discuss the reasons with your client, they and their banks will be more accepting. Failing that, in overheated markets it is your right to refuse this condition.

- Do not get locked into unrealistic delivery time frames or liquidated damages clauses. Let someone else get beaten up busting a gut only to get financially penalised for falling short in market conditions that are outside of your control.

- Allow a contingency over and above the normal to cover unforeseen budget overruns. Many builders are reporting cost slippage, due to increasing costs as high as \$12,000 to \$20,000 per house.

- Deal with reputable sub-trades and have them wherever possible fix their prices and contracts prior to your commitment to the client.

Easier said than done, but your survival

may depend upon it. As the market cools there will be a much-needed change in supplier and sub-trade attitude to service and price.

- Keep your payment terms current. It is often a fatal mistake to fall for the lure of extended credit or use your suppliers and sub-trades as an unofficial and unwilling overdraft facility.

The builder who operates in this area plays a foolhardy game, let alone the naive suppliers and sub-trades who allow it to happen.

Professional builders pay their accounts current so that they can keep a watchful eye on actual cashflow, and deal with problems as they occur, not when it is too late.

- It is a mistake to let clients take possession of an unfinished project or hold a retention in their own bank account, even when faced with extenuating circumstances.

The result will be that the home will be difficult to finish around the clients, any financial retention that may have been held will be contested as goodwill diminishes, and you, as the builder, will tarnish your reputation and bank balance.

- Manage growth carefully. Many good builders have failed when expanding their business too quickly and/or spreading themselves over too wide a geographical area.

The transition from a "hands on" builder to managing staff and multiple sites in many locations requires a totally different skill set and strong systems, and large amounts of working capital are needed.

Get good accounting advice and produce monthly management accounts that highlight the fundamentals of your business.

It can be as simple as knowing your break-even monthly turnover and cash flow projections for the next three to six months. Timely information enables timely decisions about resources for your business.

- Don't forward commit to large numbers of sections in the belief that you will on-sell before you have to pay.

There will be a number of builders now

market and keeping your shirt on

facing financial ruin as settlement date comes around. They are up for the settling with no means of doing so, with the likely scenario that the sites are now worth less than what they have to pay — a terrible place to be.

- Have a long memory. Anyone who leaves you in the lurch cannot expect favourable treatment when things tighten up. Nothing is surer that things will change and the tables will turn.

The building landscape will be significantly different come 2023. There are many younger builders and sub-trades that have not experienced a downturn. All of a sudden, they will learn that providing a fair price and service are the very ingredients of staying in business — or having nothing to do.

Reward those who stick by you with the loyalty they deserve, with ongoing work and prompt payment.

- Have a dedicated maintenance team who are efficient and reactive, and that are separate from the crews who complete the homes.

This will enable you to keep on top of your maintenance obligations, as failure to do this will severely affect your reputation and ability to get referral business.

The number one thing that annoys a client more than anything is when those small things are not taken care of after the build has been completed.

- It is better to do less work at higher margins than lots of work at low margins. The quality of your work increases, your income increases, work levels are more

“

I was talking to a contact the other day who confirmed to me that one accountancy firm they were dealing with had six of their building clients in liquidation — a very sobering and timely warning shot for the rest of the builders in the market.

”

manageable, callbacks diminish, stress reduces, and lifestyle and family time increases.

Being the biggest builder in town will quite possibly make you the busiest but not necessary the most successful, wealthiest or happiest.

Be driven by results not your ego. Also remember that the gestation period for projects can be six to twelve months, so if your phone is not ringing now you will be quiet when your current work runs out in six months. Be proactive about your future projects.

I often remember talking to a builder who said he was stressed out with all the issues he was facing. He had grown his business from 20 homes per year to approximately 40, and was now making less money. He was ready to give it all away.

I asked him when he had had his best years, and he said at the 20-house level mark. My suggestion to him was why don't you increase prices and see what happens?

It was like the lights went on — he could not get back to his office quick enough to

make changes.

Nine months later I had a call to say his profitability had increased significantly, and the number of houses they were now building was in the 25 houses per year region.

They were turning over a similar amount of money, with less hassles and a better finished product.

The houses they were not getting to build were for clients who were very price-conscious and would only buy on price alone.

This outcome leaves you to concentrate on producing a good product for appreciative clients at sustainable margins.

So, in summary, here was a builder who solved most of his problems by reviewing his prices, reducing his workload, and focusing on clients who really wanted to build with him for his reputation.

Seems ironic — but why don't you try it!

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

Looking for a no-fuss solution to provide top quality housing and boost your sales and turnover with lower risk?



NZ's fast, affordable new home solution

Join EasyBuild as your region's Preferred Builder.

You'll enjoy our costed and quantified designs, all with MultiProof approval, established systems, reduced admin, advice, sales, marketing and operational support.



"It has contributed significantly to my overall turnover. With the systems that EasyBuild provides, and the faster on-site construction time, we have been able to deliver more with our same level of staffing and resources." **Pete Roden, EasyBuild Bay of Plenty**

Find out more.

Call us on 0800 232 792
or visit: easybuild.co.nz/join-our-team.





Producer Statement limitations, and their issuers' liability

Timothy Bates of Auckland law firm TM Bates & Co focuses on a case where an engineer and his company were brought into a proceeding by council for the issue of a Producer Statement Construction Review where the building was subsequently found to suffer from construction defects.

This case concerned a Mt Eden, Auckland, multi-unit apartment complex that suffered from various structural defects, as well as more general construction defects.

The Body Corporate had brought proceedings against the council for these defects. Auckland Council (the council), in turn, joined in the engineering company and the engineer himself who observed construction and signed the PS4.

This decision addressed an attempt by the engineer to remove the company and himself from the proceedings on the basis that the claim could not succeed.

In September 2007, Hughes Construction Ltd engaged Brian Jones Engineering Ltd (BJEL) to provide the structural design and working drawings, together with construction review, for the Tawari Mews development.

After Tawari Mews was constructed, the building suffered from defects. The plaintiffs claimed that, as a result of the defects, they needed to carry out remedial works to the common property and unit property.

In its capacity as qualified independent certifier, BJEL certified the development's structural steel works as complete in a PS4 dated November 9, 2011.

Brian Jones personally signed the PS4 which recorded that BJEL was engaged to provide CM4 observation for the building works, and that Jones believed on reasonable grounds that the structure was completed in accordance with B1 of the Building Code.

The claim brought by the council against BJEL, and Jones, was to the effect that if Tawari Mews was proved to suffer from defects, BJEL owed the plaintiffs a duty of care to exercise reasonable skill and care in carrying out monitoring and certification to ensure compliance with B1, and that the building works were carried out with good trade practice. Similarly this duty was also owed by Jones.

The council sought a contribution or indemnity from the engineer.

The engineer made the following arguments to support its application to remove itself from the proceedings.

- CM4 construction monitoring does not require permanent on-site supervision, just periodic auditing.

- B1 is solely concerned with the stability of a building's structure, and does not encompass durability issues. The engineer further argued that he and the council had agreed that the monitoring would encompass B1 stability monitoring, with B2 durability monitoring excluded. The PS4 was so limited as a result.

He said the PS4 was correctly issued based upon the work procedures, construction materials and components used on the site.

- The PS4 contained express disclaimers that it was only to be relied upon by the council, and that liability would only accrue to the company, not Jones himself.

- He said there were only four defects that had anything to do with structural steel concerns.

The council obviously argued the contrary position, and called evidence from their own engineer. The council engineer concluded that two of the defects that were relevant to the structural steel (deflection of the balcony precast concrete slab), were observable/preventable during construction.

The other defects were preventable too, in that Jones ought to have been testing the application of the coating to the structural steel, having completed the structural steel calculations originally, to ensure the application was correct. Through their counsel, the council made these key submissions:

- It is common ground that the purpose

of issuing a PS4 was to allow the council to confidently issue the Code Compliance Certificate for the structural steel works.

- The claim against the engineer was not in negligent misstatement but negligence simpliciter.

- The liability of the engineer arises applying the first principle of reasonable foreseeability — the engineer ought to have known that loss to the plaintiffs was a reasonably foreseeable consequence of their negligent observation and verification of the building works as complying with B1 of the Building Code.

- In terms of the four defects in issue, the fact that there was conflicting evidence upon the responsibility of the engineer for these defects supports that factual conflict being deferred to a final hearing (not interim decision on papers), where all evidence can be heard and tested via cross-examination.

Conclusion

The court concluded that there was a reasonable argument that the engineer had potential liability to the plaintiffs in negligence for the works carried out by the engineer such that if the council was found liable for the four defects discussed above, then the engineer arguably had liability as a joint tortfeasor in respect of them.

The court concluded further that since Jones, as a registered engineer, personally carried out the observations as required for B1 of the Building Code and signed the PS4, then there was potential liability for him personally to the plaintiffs, if the council was found liable to the plaintiffs.

Comment

It is clear from this decision that those issuing producer statements cannot rely upon any limitation they impose upon them in writing, in terms of excluding their liability to parties who are not the recipients of them.

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



TM Bates & Co

BARRISTERS • SOLICITORS

**SPECIALISES IN PROVIDING
LEGAL ADVICE TO THE
BUILDING INDUSTRY**

Principal: **Timothy Bates** LLB (HONS) | 09 379 9668
tim@tmbates.co.nz
www.tmbates.co.nz

PO Box 147423 Ponsonby 1144 | Auckland
Unit 63, 210-218 Victoria Street West
Central Auckland 1010

Building Consents Information

For all authorisations, May 2022

Dwellings	\$1,988,442,072	Total All Buildings	\$3,055,969,911
Domestic Outbuildings	\$26,220,796	Non-building Construction	\$56,867,389
Total Residential	\$2,014,662,868		
Non-residential	\$1,041,307,043	Total Authorisations	\$3,112,837,300

Number of new dwellings consented

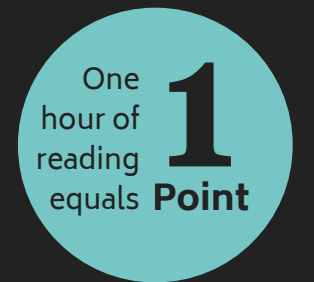
	May 2022	Apr 2022	May 2021		May 2022	Apr 2022	May 2021
Far North District	29	41	43	Palmerston North City	35	33	54
Whangarei District	71	48	55	Tararua District	4	7	5
Kaipara District	11	16	24	Horowhenua District	36	13	23
Rodney District	107	112	116	Kapiti Coast District	20	9	24
North Shore/Albany Wards	294	345	317	Porirua City	50	26	23
Waitakere Ward	377	253	199	Upper Hutt City	29	22	27
Auckland Wards	385	286	390	Lower Hutt City	167	143	160
Manukau/Howick Wards	406	383	369	Wellington City	76	65	43
Manurewa-Papakura Ward	220	247	174	Masterton District	21	14	18
Franklin Ward	139	88	143	Carterton District	6	4	7
Thames-Coromandel District	31	31	25	South Wairarapa District	6	7	13
Hauraki District	16	6	27	Tasman District	61	62	55
Waikato District	90	69	111	Nelson City	15	31	23
Matamata-Piako District	45	30	46	Marlborough District	32	39	16
Hamilton City	114	121	192	Kaikoura District	3	1	4
Waipa District	93	77	66	Buller District	22	7	12
Otorohanga District	4	1	4	Westland District	4	8	3
South Waikato District	6	11	7	Hurunui District	15	12	10
Waitomo District	2	0	10	Waimakariri District	65	50	87
Taupo District	29	20	35	Christchurch City	408	326	339
Western Bay of Plenty District	57	39	57	Selwyn District	176	148	188
Tauranga City	100	105	99	Ashburton District	37	14	31
Rotorua District	28	29	26	Timaru District	23	13	22
Whakatane District	17	21	10	Mackenzie District	7	9	12
Opotiki District	7	2	0	Waimate District	3	6	2
Gisborne District	17	17	18	Waitaki District	11	13	9
Hastings District	32	27	43	Central Otago District	40	14	29
Napier City	31	19	22	Queenstown-Lakes District	120	106	118
Central Hawke's Bay District	12	2	7	Dunedin City	82	45	34
New Plymouth District	33	34	55	Clutha District	10	10	7
Stratford District	9	12	6	Southland District	13	11	10
South Taranaki District	5	5	7	Gore District	4	3	2
Ruapehu District	5	4	3	Invercargill City	19	14	20
Whanganui District	30	19	13	Area Outside TA	0	0	0
Rangitikei District	4	8	3				
Manawatu District	31	24	19				
				Total	4528	3719	4180

Source: Stats NZ, customised report and licensed by Stats NZ for re-use under the Creative Commons Attribution 4.0 International licence.

Read...



... and earn Skills Maintenance Points!



For more information go to www.lbp.govt.nz/for-lbps/skills-maintenance

Advertiser's Index

Assa Abloy	25
Building Recruitment	35
Carters	40
Doric	27
Dulux	26
EasyBuild	37
ITM	2
Mitre 10	11
Nelson Pine Industries	15
RMBA	9
Rockcote Systems	18
Selleys	29
Sika	31
Site Safe	19
TM Bates & Co	38
WGANZ	21

CONZTRACT

NEW ZEALAND'S LEADING CONSTRUCTION TRADE SHOW

RESIDENTIAL ○ COMMERCIAL ○ INDUSTRIAL

FREE EVENT

TRADE ONLY

LBP POINTS

COMING TO A TOWN NEAR YOU

Head along to an event to network, chat with suppliers and attend LBP workshops that will count towards your Skills Maintenance.

Plus, visit CARTERS CONZTRUCTION ZONE packed with our specialist building suppliers sharing their latest innovations and products with you.



*Terms & conditions apply.

REGISTER TODAY

- AUCKLAND SOUTH 27 July
- AUCKLAND NORTH 14 November
- CHRISTCHURCH 5 September
- DUNEDIN 6 September
- GISBORNE 16 November
- HAMILTON 26 July
- INVERCARGILL 7 September
- NAPIER 17 November
- QUEENSTOWN 8 September
- ROTORUA 25 July
- TAURANGA 15 November
- WHANGAREI 28 July

CARTERS CONZTRUCTION ZONE



CARTERS
Your Building Partner

For more details & to register, see www.carters.co.nz/conztract