

BUILDING TODAY



The official magazine of the Registered Master Builders Association

www.buildingtoday.co.nz

August 2022

Volume 32 Number 7



Inside:



WIN!
StealthMounts products worth
\$480
Details, page 36

BUILDING COST BLOW-OUT!

Construction costs rising at fastest rate on record

TE PAE WINS COMMERCIAL ROOF AWARD

Special night as award is presented under the winning roof at the new Christchurch Convention Centre

NEW APPROACH TO REMEDY SKILLS GAP

BCITO says 'blended delivery' programmes will result in superior learning outcomes

ALSO INSIDE: RMBA PRESIDENT ARCHER 'HANDS OVER THE BATTEN'



Fire Rated Systems Frequently asked questions

Talking Trade



There is a lot of building on the go at present, which is also reflected in calls we are getting at the GIB® Helpline. Here are some of the most frequently asked questions and information from our helpline:

Q. Multi-layer fire rated walls – what you should know.

01. The inner layer does not need to be ‘stopped’ or plastered in most systems; touch fitted only.
02. Either the inner or the outer layer can be used for bracing.
03. The inner layer can be reversed (the face of the board to the studs)
04. Outer layer stopping / plastering can be replaced with a strip or sheet of any GIB® plasterboard, minimum 150mm wide fixed at 300mm centrally into stud or by ‘cladding’ as per page 6 of the GIB® Fire Rated Systems literature.
05. Sheets in both layers are touch fitted only and no fire sealant is required between the edges of the sheets.

Q. What are surface finish properties?

A. All paper faced GIB® plasterboard sheet materials have been tested in accordance with ISO 5660 Reaction to Fire Tests. Heat release, smoke production and mass loss rate Part 1 and 2 and achieves Group 1-S classification.

This classification applies to the plasterboard product without paint or wallpaper finish. The supplier or manufacturer of any selected surface finish must be contacted for their product classification when applied over a relevant substrate.

Q. Is there glue used in a fire rated system?

A. Although the presence of glue itself is not an issue, it cannot replace mechanical fasteners in a fire rated system. It is important that the screw length and spacings follow the specifications as stated in the GIB® Fire Rated Systems Specification and Installation literature.

Q. What happens if a truss penetrates a fire rated wall?

A. This is best handled at the design stage where the fire rated wall can be detailed all the way up and then the truss can sit on a surface mounted stringer eliminating any penetration.

Q. When completing an alteration on an intertenancy wall, do I require access to both sides of the wall to install fire linings? Or can I add additional layers to a single side of the shared wall to gain the required fire rating?

A. Typically you should gain access to both sides of the wall to install the fire lining in accordance with the GIB® Fire Rated Systems Specification and Installation Manual. In some cases, it is possible to use the existing plasterboard or layer over the top, depending on it's age/type. Call us for specific guidance if this option is preferred.

For further information view the GIB® Fire Rated Systems literature and GIB® Fire Rated Systems Supplement or call the GIB® Helpline 0800 100 442.

BUILDING TODAY

August 2022
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From the editor

The long-awaited full opening of New Zealand's borders has finally arrived, and with it the hope that a huge number of job vacancies in many occupational sectors might finally be filled.

A shortage of skilled labour has been a problem for the New Zealand construction industry for a long time, including in the years before Covid-19 reared its ugly head.

The importation of overseas workers has always been part of the solution to keep the wheels of construction rolling in this country, so it is hoped an easing of labour shortages in the industry will soon occur.

The BCITO's "blended delivery" programmes of study are also poised to help remedy the construction skills gap.

This new approach incorporates face-to-face, self-directed, and workplace learning that is designed to support strong skills development, raise productivity, and improve safety — all vital attributes required for the changing world of construction in New Zealand.

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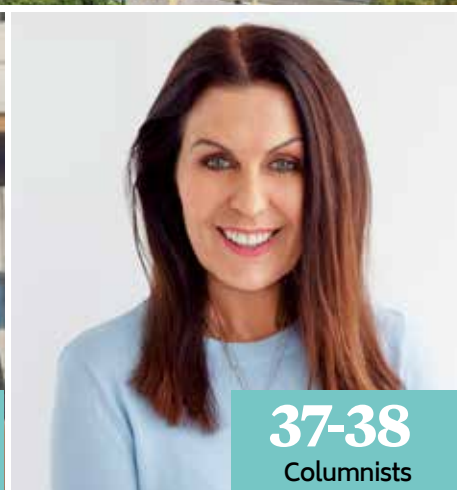
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Time flies — but it's been a privilege!

RMBA president Kerry Archer's two-year tenure ends this month when he 'hands over the batten' to current vice-president Johnny Calley.

Time flies, and it is hard to believe that this will be my last article for *Building Today* as RMBA president.

My two-year term will finish at the AGM in Rotorua later this month, where I will hand over the batten to current vice-president Johnny Calley.

It has been an absolute privilege to lead the organisation. While, at times, I have found myself outside my comfort zone, I have gained so much at a personal and professional level, and can only hope I've done the role justice.

Looking back, it has undoubtedly been an interesting couple of years in the construction game. We have had to deal with what seems to be one new issue after another, and these unique challenges have certainly put some strain on us all at times.

Gift that keeps on giving

Following on from the economic effects of Covid-19, which seems to be the gift that keeps on giving, we've faced supply chain issues, rapid price escalations, staff shortages, land shortages, consenting delays, tougher bank lending, interest rate hikes, building code changes and, of course, the infamous Gib shortage.

It's quite a confronting list — and plenty of reasons not to get out of bed.

However, despite all these challenges, we have continually managed to build a record number of buildings that people live, work and play in.

I believe this is a testament to the men and woman that work in the industry, because no matter what is presented there are always people working to solve these problems.

Many and varied interactions

My many and varied interactions with people is one of the aspects that I have enjoyed most about this role.

I have met government ministers, CEOs of large construction companies, and many individual Registered Master Builder members from all associations nationwide.

Although travel has been a little difficult over the past two years, I have managed to get around the country and visit all the branches. It's always great to see the passion that people hold for the building industry and the RMBA brand.

I have noticed that those members who put the time into attending meetings and events tend to have a great understanding



of current issues and trends.

So I would encourage you all to seek out your local branch and take advantage of all the resources on offer.

The RMBA does not run itself, and I would like to acknowledge the hard work that goes on behind the scenes to support all our members to Build a Better New Zealand.

While, at times, I have found myself outside my comfort zone, I have gained so much at a personal and professional level, and can only hope I've done the role justice.

There is a huge amount of work and time that goes in to providing the services that make us the envy of a lot of other

membership organisations.

This includes our annual events, guarantees, training, and the advocacy we provide not for only our members but the entire industry — and the list goes on.

So, a huge thank you to the RMBA and MBS Boards, chief executive David Kelly, the senior leadership teams, regional branch managers, regional service officers and all the other staff working for the RMBA for your dedication and input over the past couple of years.

I am looking forward to this year's Constructive in Rotorua on August 25-26. There is a fantastic line up of speakers covering residential and commercial building with regard to this year's theme, *Lessons from the Past, Strategy for Today*.

With confidence falling, how do we prevent the typical boom-bust cycles that have plagued the construction sector for the past 50 years?

So that is me signing off. You will be in safe hands with Johnny taking over as national president, and I wish him all the very best in this role.



NATIONAL FINALISTS BUILD CONFIDENCE AT OUTWARD BOUND

As part of the Apprentice of the Year competition, our national finalists get the opportunity to embark on a 16-day Outward Bound experience based in the Marlborough Sounds. They partake in challenging adventures such as sailing, tramping, rock climbing and kayaking.

This unique experience supports young industry leaders to become self-aware, build confidence and improve problem solving skills. These skills are vital in today and tomorrow's competitive training and employment market.

This course helps apprentices to realise their potential by unlocking their best selves and strengthening their resilience and personal motivation. Each group is made up 10-13 people who work together, helping to develop teamwork and leadership skills.

The experience provides opportunities for the apprentices to learn from the physical and mental challenges of a traditional Outward Bound course, and ensures that what is learnt can be easily applied back on the tools and at home.

Byron Raubenheimer, the Waikato Regional winner from 2020 attended the course just last month, and had an amazing experience.

"The biggest highlight was just the course itself! I'm a big fan of all things outdoors so getting an opportunity to learn new skills and push myself in these areas was pretty epic.

"The biggest challenge I faced was managing my prosthetic leg. Being an amputee added an additional level of complexity in trying to keep my prosthetics dry and managing the state of my leg to get through the whole course."

The course is designed to push attendees' limits and teach them new skills, not just practical but transferable skills, that will set the apprentices in good stead.

"A big learning for me was learning to step back and allow others the opportunity to lead and grow. Sometimes it's more about the growth of others, than getting there first or doing it your way."

To learn more about the Outward Bound experience, check out the Apprentice of the Year web site and see how the competition can result in this awesome experience!



REGISTERED MASTER BUILDERS

HOUSE OF THE YEAR

TEAMWORK MAKES THE DREAM WORK

BEESON BROTHERS

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Successes

Dan Beeson was incredibly humbled to receive such a prestigious award, especially when the competition was so strong.

“It was a huge credit to the team, and it is great for company recognition, particularly our ability to build a great home. Winning this award at a national level showcases the outstanding effort by the whole team, subcontractors included. Everyone worked together to achieve such a high quality home, and the award assures future clients that they will be getting a very high quality home if they choose to build with us.

“I think this build stands out because of the attention to detail, materials used (mainly cedar) and the care the team took executing all the design features.”

Challenges

The Beeson Brothers team faced a few challenges along the way while bringing the build to life.

“One of the main challenges was colour matching every piece of cedar throughout the home. Also, due to the nature of the design, all the joinery units had to be set up to exact measurements. This meant the team had to work to very fine tolerances throughout the entire project.

“Despite these challenges there are many stand-out aspects of this project — for example the gas fire that is wrapped in cedar. Also the huge architectural sliding windows and doors that frames Te Aroha mountain perfectly.”

Judges' comments

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

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A UNIQUE BUILD FOR THE WIN

GREGG BUILDERS

National Kitchen Excellence Award



The Build

The architect owner of this stunning modernist-style home was the ideal candidate to craft exactly what he wanted for himself and his family. The long north-south oriented site is surrounded by an established garden, and has Hagley Park as its backdrop. Expansive lengths of thermally-broken glazing connect the house with large external terraces, gardens, and a pool. Coupled with double-height volumes, the extensive glazing ensures uninterrupted views to the immaculate landscaping, established trees and park beyond. A highly considered palette of luxurious finishes is revealed throughout, and includes engineered oak flooring, wool carpets, Italian polished plaster, natural stone, high-end joinery, and integrated LED lighting.

Judges' comments

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



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A collaborative approach, resulting in a win

Farmers Building

CATEGORY

Heritage and Restoration Project Award

ENTRANT

LT McGuinness

PROJECT PARTNERS

Athfield Architects (Architect/Designer), CORA (Engineer), Dunning Thornton Consultants (Engineer), LT McGuinness (Construction Company)



Successes

Dan McGuinness, director of LT McGuinness, is grateful for the recognition that the project team has received from this award.

“This award gave us a great opportunity to celebrate the efforts from all parties across the period of the job. This build was a real stand-out due to the collaborative manner the project was delivered in, and how it was delivered, despite a number of challenges, covid restrictions and lockdowns. The building was successfully handed over ahead of the original contract programme.



Challenges

Being an existing earthquake-prone building meant Dan and the team faced a few challenges along the way.

“A site-specific temporary works design was required to be developed to keep works within the building safe while the building was progressively demolished and strengthening works completed. Despite this, there are still so many great aspects of the build. My personal favourite being the salvaged and re-purposed heritage fabric items, including matai timber flooring and heritage facades. These have been seamlessly integrated into the completed fit-out which pay compliment to the existing Farmers building.”



Judges' comments

The Farmers Building is a Category 2 heritage listing, and is part of a major urban renewal project in Wellington City. While some demolition occurred, there was extensive seismic strengthening, restoration of historic features, and temporary structural works in the existing facade retention.

To eliminate risk, both pre-design and building investigations were put in place, which had an overall positive impact on the cost and general programme of work. This was also aided by the clear communication between the developer, design team, contractor, and the end-user tenant.

LT McGuinness has taken a well-thought out and sensitive approach to seismic strengthening, which has allowed the historic features internally to be retained and celebrated.

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Building costs rising at fastest rate on record

Industry under immense cost pressures, with no reprieve expected in the short term.

CoreLogic NZ's Cordell Construction Cost Index (CCCI) for Q2 2022 showed national residential construction cost pressures have continued to escalate, with quarterly and annual rates of indexed growth reaching record highs.

The CCCI indicates the cost to build a standard 200sq m, three-bedroom, two-bathroom, single-storey brick and tile house in New Zealand rose 2.6% over the quarter, lifting annual growth to 7.7%, the largest increase since the CCCI started in late 2012.

CoreLogic chief property economist Kelvin Davidson says the figures further support the evidence that the industry is under immense cost pressures, with no reprieve expected in the short term.

Davidson says this indexed model of construction costs allows for standard build times, acknowledging that completion time frames had lengthened lately as some materials remained hard to procure.

"This is the swiftest rise in the NZ CCCI we've seen in a decade, and I don't expect these price pressures to ease for at least another couple of quarters, given ongoing materials shortages and labour pressures," Davidson says.

CoreLogic construction cost estimation manager John Bennett says recent rapid cost growth has impacted a range of different trade categories and components in residential construction.

He says metal prices continue to be affected, with further

risers to reinforcing, fixings and fittings.

The cost of metal also has an impact on fencing and garage doors, as well as the aluminium window industry.

"The effect of higher timber costs also continues to flow through the market.

"We are seeing knock-on effects into different industries, such as landscaping supplies and kitchen cabinetry.

"Imported products, particularly metal-based items and tiles are rising, as well as cost hikes from consultancies, affecting preliminary costs," he says.

"It is important to note that other pressures are at play in the industry, with labour availability and overheads impacting costs."

The CCCI indicates that new dwelling consents have continued to hover around 50,000 on an annual basis, driven by smaller dwellings such as townhouses which now equate to more than half (51%) of all new consents nationally — a record high.

In Auckland, that proportion has surged above 70%.

Davidson says while smaller dwellings may require fewer materials, the volume in the pipeline indicates there will likely be no respite for the stretched materials supply chain — nor for labour capacity.

For more information, or to read the report, visit www.corelogic.co.nz/reports/cordell-construction-cost-index.

CSA launches \$37 million transformation plan

The Minister for Building and Construction and the Minister of Housing, Dr Megan Woods, together with Construction Sector Accord (CSA) leadership, recently launched the Construction Sector Transformation Plan 2022-2025.

The plan — which received \$37 million for its implementation in this year's budget — builds on the momentum that the Accord has achieved over the past three years, Accord Steering Group co-chair Andrew Crisp says.

"One of the fantastic outcomes of the Accord since it launched three years ago has been the partnership built between industry and government," he says.

"The Accord has become a trusted partner to government, and a vehicle where ministers and advisors can hear directly from industry to understand the impact of policy on the construction sector."

Accord Steering Group co-chair Tracey Ryan says the group has asked the sector what its biggest concerns and challenges are.

"We have looked around the world to understand where the construction industry is headed, and how governments and industry have most effectively worked together to achieve transformational change."

The Transformation Plan 2022-2025 focuses on four areas — people, client leadership, environment and innovation — with the ability to also respond to emerging issues and opportunities.

There are six key goals that will drive change, including:

- Increased capabilities of leaders to drive change.
- A more skilled and diverse workforce that is future-ready.
- More thriving people and organisations.
- Greater Maori construction economy success.
- Reduced waste, and embodied and operational carbon.
- Increased productivity through innovation, technology and an enabling regulatory environment.

For more info, visit www.constructionaccord.nz/transformation-plan.

RMBA supports Government funding incentives

The Registered Master Builders Association (RMBA) has welcomed the Government's announcement for \$179 million infrastructure funding to incentivise the building of an estimated 8000 homes over the next 20 years in regional areas where that infrastructure is currently lacking.

"This is good use of the Infrastructure Acceleration Fund, with the Government's package directed towards vital infrastructure that will facilitate a range of housing from elderly housing, papakainga, public, affordable and market housing," RMBA chief executive David Kelly says.

"Despite inflationary pressures, the government understands we have a housing crisis, and we need a strong construction sector to build those houses, so any infrastructure investment directed towards that end is welcomed."

The announcement also outlined a first principles approach to consenting, which the RMBA supports.

"We recognise that the current consenting model is not working and needs to change. We will continue to work closely with the Ministry of Business Innovation and Employment on this review."

Meanwhile, the RMBA also welcomed the Government's moves to support the building of more affordable homes, and supporting the sector as the boom-and-bust cycle begins to turn.

"The Government's package will help support the sector to continue to build through the downturn, so is a positive first step," Kelly says.

"We may be entering a market downturn, but New Zealanders still need homes, and the economy needs a healthy construction sector to build them.

"We strongly support the measures the Government is taking to help support the sector. Alongside this, the extension of the Apprenticeship Boost is another positive development," Kelly says.

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Constructive Forum to bring Government and building sector together

Housing and building continue to dominate news headlines and political agendas. The issues are well recognised, and the real focus must now be how to address them.

Constructive 2022 will provide the Forum to facilitate the above, and will bring together the wider sector and Government to move beyond words and into practical actions for change.

Day one focuses on the numerous issues faced in residential construction. This includes the boom-bust cycle, supply chain disruption, skilled labour shortages, and declining mental health.

Day two looks at challenges faced in commercial construction. Procurement, risk management, climate change, waste management, supply chain disruption, cost escalation and business failures will be explored.

The Forum will also present the results of the annual State of the Sector survey, which shows what has been achieved in



the past 12 months, while raising the issues being experienced.

For the first time, this year covers the supply and demand side of the sector.

This year, Constructive will feature addresses from Minister of Building and Construction Dr Megan Woods, and National Party Leader Christopher Luxon.

Other speakers are:

- Alex Waldren, National Director, Industry Policy, Master Builders Australia
- Andrew Crisp, Ministry of Housing and Urban Development chief executive
- Ben Drake, OffsiteNZ board member
- Dan McGuinness, LT McGuinness director
- Darrell Trigg, Trigg Construction managing director
- David Kelly, Registered Master Builders Association chief executive
- John Sneyd, Ministry of Business, Innovation and Employment general manager

- Judith Taylor, NZ Institute of Architects president
- Matthew Duder, EBOSS managing director
- Leonie Freeman, Property Council New Zealand chief executive
- Nate Alley, Sentinel Homes Waikato managing director
- Nathan Te Miha (Te Tairāwhiti

& Ngāti Porou, Aotearoa), Iconiq Group construction director

- Nigel Benton, Nigel M & Jacquelyn N Benton Ltd owner
- Pam McGarry, Naylor Love people and culture general manager
- Patrick Dougherty, Kainga Ora construction and innovation general manager
- Paul Southey, A1 Homes Wairarapa director
- Philip Aldridge, Waihangā Ara Rau chief executive
- Richard Carver, Jennian Homes managing director and co-owner
- Ross Copland, Te Waihangā/NZ Infrastructure Commission chief executive
- Rudy Van Baarle, Molesworth Homes, Liberty Developments and Van Baarle Construction owner, director and head gopher
- Sam Gordon, Hawkins project manager
- Terri-Ann Berry, Unitec Institute of Technology Auckland Environmental Solutions Research Centre director, and School of Construction and Engineering associate professor

Civil construction battling resource shortages and rising costs

New Zealand's civil construction industry is battling skills and worker shortages, cost escalations, and increasingly complex contract terms to deliver on the country's vital infrastructure works programme.

Findings from the annual Construction Industry Survey, a partnership between Teletrac Navman and Civil Contractors New Zealand (CCNZ), shed light on the industry outlook.

While 52% of respondents predict turnover growth in the next 12 months, the results indicate most businesses are being impacted by significant pressures and constraints.

The major challenges facing NZ's civil construction industry include:

- More project certainty
- Skills and worker shortage
- Cost escalation and supply chain issues
- Complex contract terms and negotiations

This year's survey showed a sharp rise of these challenges in the list of concerns. Two-thirds of those polled feel fluctuating costs are major barriers to future growth, a considerable rise from 45% in 2021 and 15% in 2020.

Civil Contractors New Zealand chief executive Alan Pollard says the latest

edition of the survey of civil infrastructure construction companies illustrates the need for changes in government policy settings to improve productivity and to cut through red tape.

"Businesses are under immense pressure to deliver the civil construction works the country so badly needs," Pollard says.

"The industry is investing wherever it can to relieve some of these pressures, but much is out of our control and needs urgent government action.

"While some policy settings have been adjusted, more is needed to improve the outlook for this industry and its important work."

Pollard says key actions include more funding and support for industry-specific training programmes at an entry level, an industry-led approach to attract key skills to the country, efforts to cut through the complex web of red tape for new migrants and their families, a crackdown on unfair contract terms, and increased productivity initiatives to balance out a time of high inflation.

While many businesses remained confident in their ability to withstand and overcome challenges, confidence in the overall industry outlook and the government's commitment to

infrastructure has fallen since the previous survey in 2021.

The country has a critical need for new and upgraded infrastructure, with a combined infrastructure gap at a whopping \$210 billion, so many essential, large-scale projects to improve the quality of life for kiwis on the horizon may be at stake, Pollard says.

Technology to meet future needs

The survey finds more productivity gains are possible through the use of technology, with usage and uptake of new technologies remaining largely consistent with 2021.

Fuel management and business intelligence are key examples of areas where technology could be exploited more, Teletrac Navman construction industry specialist Jim French says.

"When it comes to efficiently building and maintaining New Zealand's infrastructure, businesses haven't explored technologies' full capacity for maximised productivity," he says.

"Since the demand for large construction projects will only intensify, it's crucial that businesses increasingly embrace technology for productivity benefits."

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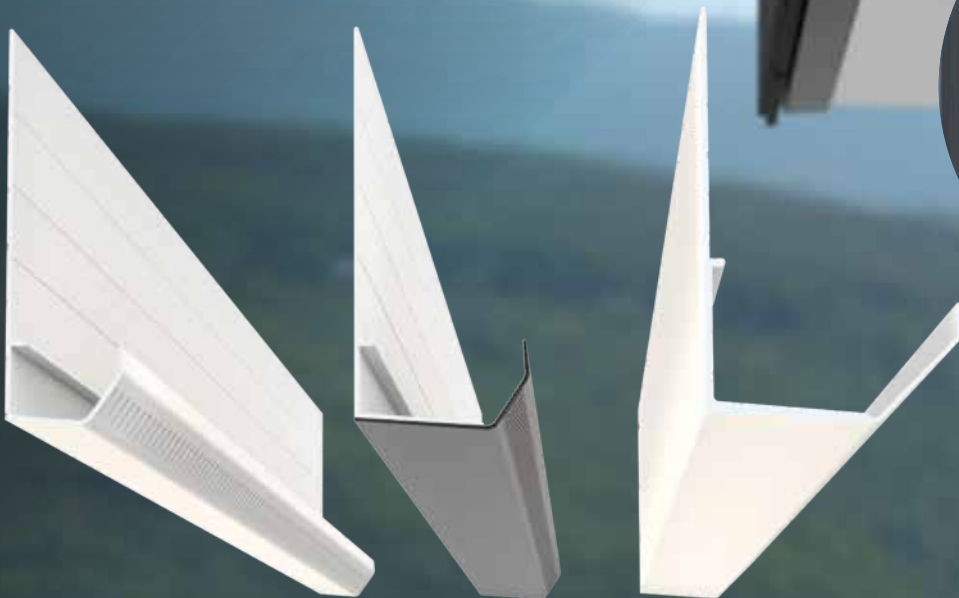
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Unique collaboration creates solutions for distinct Kiwi construction threat

A unique collaboration of New Zealand researchers has found the answers to fix the distinct New Zealand construction threat of earthquake-prone, precast concrete hollow-core floors.

"The seismic issues around hollow-core floors are not new, but were brought into the spotlight by the damage caused in the Wellington CBD by the Kaikoura earthquake," according to Nicholas Brooke, coordinator of the ReCast Project.

The organisation has spent the past four years testing and verifying retrofit solutions to strengthen buildings with precast floors, which have been widely used in New Zealand construction since the mid-1980s.

The project team, led by experts from the Universities of Canterbury and Auckland, and supported by funding from the Earthquake Commission, BRANZ and Concrete NZ, recently published its findings in the Structural Engineering Society NZ (SESOC) journal to provide guidance for engineers and building owners considering retrofit options for existing buildings.

"We focused on the least complex and most affordable retrofit solutions, tested them, verified them, and developed design guidance for the different technologies," Brooke says.

EQC chief resilience and research officer Dr Jo Horrocks says the Recast Project strikes at the heart of the EQC's vision of investing in research that will strengthen buildings and protect people.

"Precast hollow-core floors have been recognised as a seismic risk for many years, and the EQC has been eager to support any research that will tackle this issue," Dr Horrocks says.

"This research is incredibly valuable and detailed, and we hope it will give engineers and building owners, especially in the Wellington area, the confidence to start repairing a building instead of demolishing them.

"Many owners may have been holding off investing in repairs in fear of having to do more repairs later, but now they can be confident a retrofit will work.

"New Zealand has suffered devastating impacts from earthquakes over the past 11 years, but from that trauma we have learned a huge amount and developed world-leading science and engineering solutions.

"We will continue to fund excellent research like this, because we know it saves lives and protects property — it's all part of our role to help New Zealand be



The ReCast Project team, which includes some of the biggest names in seismic engineering in New Zealand and who worked on retrofit solutions for precast concrete floors, gets together in the earthquake laboratory at the University of Canterbury.

better prepared for the next earthquake," Dr Horrocks says.

Brooke explains that precast concrete hollow-core floors have been a favourite option for the New Zealand construction industry and developers since the mid-1980s, and cover about 1.5 square kilometres of buildings' floors around the country.

"The rest of the world was not so excited about hollow-core floors, so this is really a distinct New Zealand issue," Brooke says.

He explains that the weakness of the system was exposed in the 1994 Northridge earthquake in North America, where buildings with hollow-core floors were severely damaged.

Professor Des Bull at the University of Canterbury was concerned about the New Zealand context and, thanks to EQC funding, spent nearly two decades investigating hollow-core floors before developing guidance on their assessment with Professor Richard Fenwick.

"Unfortunately, they published their findings shortly before the Darfield

earthquake, and their findings were a bit lost in the chaos of those earthquakes," Brooke says.

He adds the subject did not receive sufficient industry attention until the damage caused by the Kaikoura earthquake galvanised authorities and researchers into action.

The ReCast Project was launched, with the universities in Canterbury and Auckland dedicating four PhD students and a Masters student for four years.

"It was truly a unique collaboration with PhD students from Canterbury working in the Auckland lab and vice versa, which we believe had not happened previously to anything like the same extent," Brooke says.

The result is the largest SESOC journal, with 11 articles and more than 200 pages of design guidance for seismic engineers.

"It is the culmination of 25 years of research, building on the work of Des Bull and funding by the EQC, that will be hugely valuable to seismic engineers in New Zealand and abroad."

Bell appointed NZIOB CEO

The New Zealand Institute of Building has appointed Pamela Bell (right) as its new chief executive.

Formerly the founder and chief executive of PrefabNZ (now OffsiteNZ), Bell is a leading advocate for sustainable, innovative building methods.

She replaces Malcolm Fleming who recently took up the role of New Zealand Certified Builders chief executive.

Her work has been focused on innovative construction, affordable housing, and added-value timber. She has subject matter expertise in offsite manufacturing, design-thinking approaches, dynamic strategy, and future-focused governance.

She has a Master of Architecture from Victoria University of Wellington, with her thesis "Kiwi Prefab" not only inspiring the inception of PrefabNZ, but also a book and museum exhibition.



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Report shows path to renewable energy future — while creating economic opportunity

Te Waihangā chief executive Ross Copland says New Zealand has an opportunity to achieve net-zero carbon emissions by 2050, improve economic performance by unlocking new export opportunities, and lift living standards by leveraging abundant low-emission energy resources.

New Zealand has more than enough natural renewable energy resources to power the country's zero carbon emissions goals, according to a report released recently by the New Zealand Infrastructure Commission, Te Waihangā.

Te Waihangā has assessed New Zealand's low-emission energy resources and outlines how we could develop these to decarbonise our electricity system and develop new opportunities in its report, *Leveraging our energy resources*.

The report explores what resources we have, the current and emerging technologies available, what needs to change, and what challenges and opportunities New Zealand is likely to face to make this happen.

Te Waihangā chief executive Ross Copland says New Zealand has an opportunity to achieve net-zero carbon emissions by 2050, improve economic performance by unlocking new export opportunities, and lift living standards by leveraging abundant low-emission energy resources.

"We have abundant, untapped wind, solar, hydro and geothermal resources that, combined, are treble the amount identified by the Climate Change Commission for achieving net-zero carbon emissions by 2050," Copland says.

"However, the issue is whether they can be developed at prices investors are willing to pay.

"New Zealand could generate wind power at a comparatively low cost by global standards — provided we are efficient at consenting and building new wind farms," he says.

"We have higher average wind speeds in Aotearoa than in most other places, meaning that our wind farms can produce more energy per unit than the global average. The least-windy sites in New Zealand have better wind energy potential



Te Waihangā chief executive Ross Copland.

than the windiest sites in Australia."

Other low-emission energy resources are also abundant in Aotearoa.

While most of the best sites for hydro generation are already being used, there are opportunities to increase geothermal electricity generation, and to develop large-scale solar farms.

New Zealand also needs cost-competitive back-up generation to cover periods when demand is high, hydro reservoirs are low, the wind is light, and the sun is not shining.

The report discusses options for addressing this issue, and concludes at this stage it is unclear which option, or package of options, will perform best.

However, while the technology and resources are available, there are still some major barriers to achieving fully-renewable energy generation, Copland says.

"Our resource management system needs to keep up with changing technology.

"We need to be able to consent and build larger-scale wind farms and use new turbine technology to generate electricity at a lower cost.

"We also need a sound regulatory approach for offshore wind farms, which

could become cheaper than onshore wind farms in coming decades, if current trends continue."

New Zealand needs to add an average of 494 megawatts of low-emission electricity generation capacity every year for the next 30 years to meet electricity's contribution to achieving the country's net-zero carbon target.

"Relative to the size of our economy, we built more new generation during the 1950s, 1960s and 1970s than we need to build over the next 30 years.

"However, putting our resources to work will require a world-class resource management system that provides clear and timely pathways for consenting new wind farms. We've got a big task ahead of us."

Read the report at Te Waihangā's web site: www.tewaihangā.govt.nz/strategy/infrastructure-reports/leveraging-our-energy-resources-to-reduce-global-emissions-and-increase-our-living-standards.



NZ energy facts:

- Between 2016 and 2020, the cost to generate energy using offshore wind farms declined by 29% and the cost to generate energy from onshore wind farms declined by 34%. This reflects improvements

to wind turbine technology and the deployment of larger, more efficient turbines.

- Over the same period, the cost of solar generation declined by 46%, driven

primarily by declining capital costs.

- Wind and solar generation are already cheaper than other electricity sources, and these trends are expected to continue.

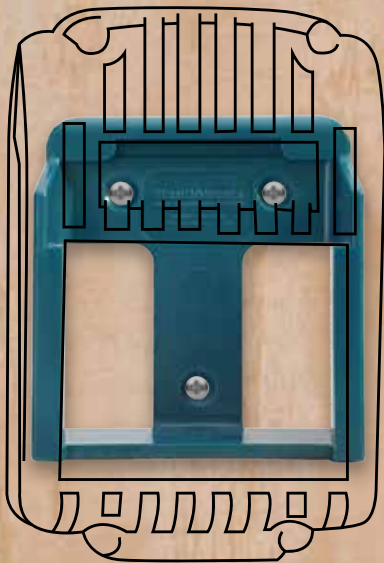
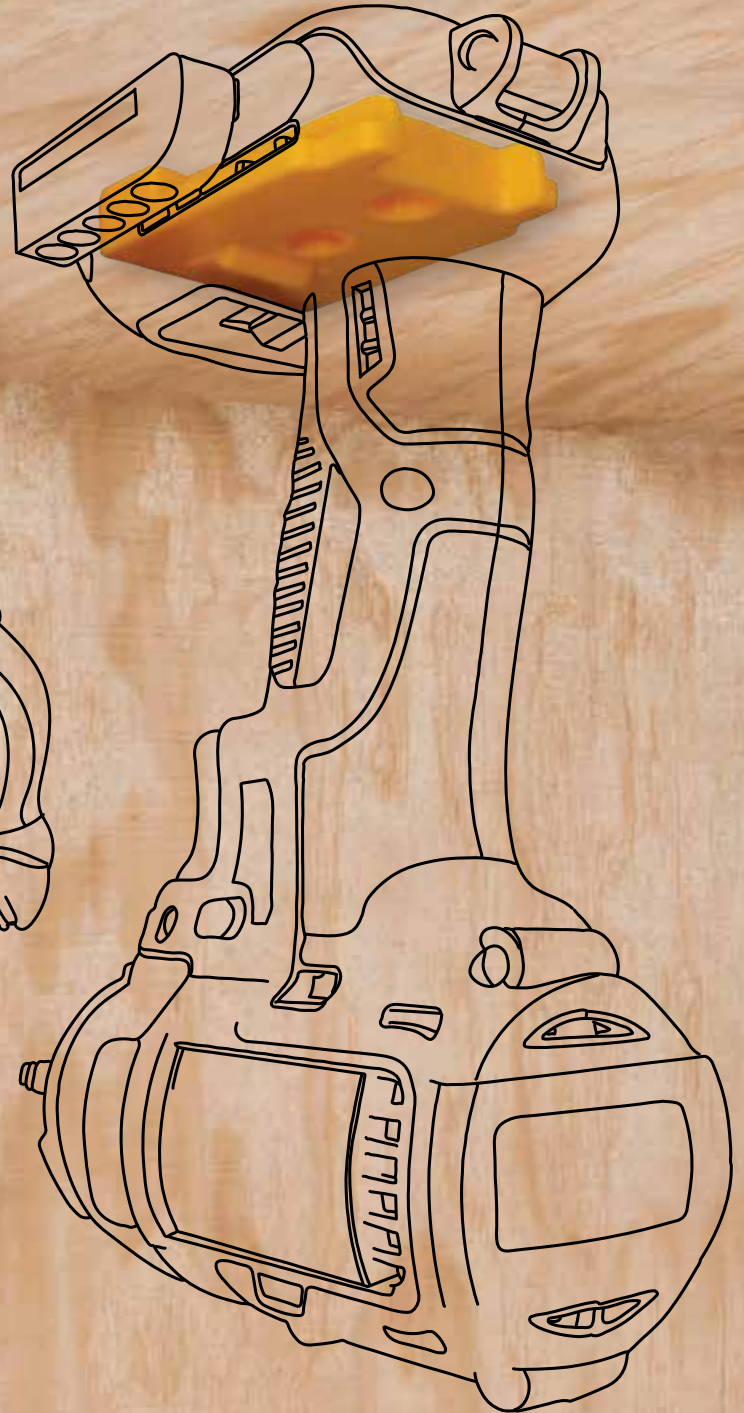
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H1 insulation changes timeline extended

Ministry for Business, Innovation and Employment (MBIE) building system performance general manager John Sneyd explains the decision to extend the time to comply with new wall, floor and roof insulation requirements in new homes by six months, to May 1, 2023.

The MBIE is committed to working alongside the construction sector to ensure successful implementation of all important changes.

The H1 insulation changes announced following consultation last year are the most significant energy efficiency changes to the Building Code in more than a decade, and we need to be all in this together to implement these changes.

It's clear all parts of the sector recognise the need for New Zealand to provide higher performing houses while responding to the urgency of climate change.

However, these past couple of months have been challenging for the sector. Concerns about the time frame for complying with H1 started to be voiced with the MBIE as we came closer to the implementation date.

We took these concerns seriously and went out to consultation again to give all parts of the sector the chance to have a say on whether they had enough time to adjust to the new insulation requirements.

This second consultation received the highest level of submissions of any Building Code consultation to date.

Our decision to extend the time to comply with new wall, floor, and roof insulation

requirements for new homes was made after reviewing more than 800 submissions, which provided us a broad range of perspectives and opinions on the matter.

We received more submissions from architects, designers and builders than we initially received in our previous H1 consultation. This ensured that we were able to capture the views of people responsible for designing and constructing homes that meet the new requirements.

Overall, responses showed a 50/50 split between those wanting to stick to the initial transition date and those wanting an extension. However, the concerns raised about keeping to this date were significant.

We recognise the existing pressures on all parts of the sector caused by Covid-19 and the current economic climate. Feedback, specifically from builders, indicated meeting the new insulation requirements by the initial date would further amplify these stresses.

Our aim with this extension is to reduce the impact on the well-being of those working within the sector at an unprecedented time for the building industry in Aotearoa New Zealand.

The transition date for new wall, floor and roof insulation requirements in new homes

has been extended by six months, to May 1, 2023. This applies to all six climate zones.

In the meantime, anyone able to build houses to the newer insulation standards is strongly encouraged to do so as they generate warmer, drier, healthier and cheaper-to-heat homes for New Zealanders.

Requirements of windows and doors have an additional interim step for the coldest parts of the country (climate zones 3-6) before a further increase is required on May 1, 2023.

The rest of the country (climate zones 1-2) will keep to the initial time line with an interim step, before a further increase is required on November 2, 2023.

Suppliers and manufacturers have advised us they are confident in their ability to meet demand for the existing transition period. Many have begun making changes to their operations to meet the demands for these dates.

This extension only applies to housing. Insulation changes to commercial, communal residential and communal non-residential (assembly care only) buildings announced last year will proceed as planned.

Full details of the revised timelines and the H1 updates are available at www.building.govt.nz.

Insulation roadshow explains H1 changes

Energy Efficiency H1 requirement changes for insulating new homes and commercial buildings in the New Zealand Building code will take effect from May 1, 2023.

But, as an industry, now's the time to understand what it means.

While some companies are already adopting the new Energy Efficiency H1 standards now, there are still questions, such as:

- How do I achieve a construction R-value of R6.6 in my roof?
- Is there a benefit to using a higher construction R-value than R2.0 in my walls?
- How can I achieve compliance if I want to maintain my existing rafter sizing for skillion roof design?
- How can I achieve compliance if I want to use a high amount of glazing?
- What solutions can help me achieve H1 compliance efficiently and cost effectively?

Get up to speed quickly with the changes

Keeping up with changes while being busy is often a challenge, so to help get information out there quickly and easily, Carters and Knauf Insulation are teaming up to put on an H1 Insulation Roadshow at four key locations around the country.

During the week of September 19, the roadshow will visit Auckland, Tauranga, Wellington and Christchurch.

If you're not in these regions, the session will be recorded and available via a webinar at a later date.

Presented by specification and regulatory affairs manager Steve Smith, with the support of insulation academy and product compliance manager Guy Manthel of Knauf Insulation, which manufactures the EcoInsulation product, the seminars will cover:

- An overview of the main changes which have been made to the H1 Building Code.
- Challenges that the changes pose to designers, specifiers and builders.

- The difference between product R-values and construction R-values.
- How to use various methods of compliance to optimise your insulation design.
- An introduction to new, high-performing EcoInsulation solutions for H1 compliance. It will be an interactive session to learn first-hand about the changes, and to see for yourself how the new EcoInsulation product can help with compliance in an efficient way.

As well, there will be a Q&A segment so attendees can get answers to their questions during the "Ask the Experts" session.

The events are open to anyone from the industry, including builders, architects and specifiers.

They are free to attend, so register to secure your spot at www.carters.co.nz/H1-roadshow.

We encourage you to get along to an event and make sure you are in the know.

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how you can comply
with the changes.**

EVENT DATES

AUCKLAND 19 September
7am - 8:30am & 3:30pm - 5pm

TAURANGA 20 September
7am - 8:30am

WELLINGTON 21 September
7am - 8:30am

CHRISTCHURCH 22 September
7am - 8:30am



CARTERS and Knauf Insulation are teaming up to help you understand the new H1 regulations coming into effect in May 2023. Yes, it might seem like ages away, but now's the time to get ahead of the game.

Calling all builders, architects and specifiers!

Hear first hand from the experts

- An overview of the main changes to the H1 Building Code
- Challenges that the changes pose
- The difference between product and construction R-values
- How to use various methods to optimise your insulation design

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Register today www.carters.co.nz/H1-roadshow

Tradies urged to protect eyes and ears

New research conducted by Specsavers has revealed that more than half of tradies are putting their hearing and eyesight at risk by not wearing appropriate protective equipment.

A survey has revealed that 65% of tradies are putting their hearing at risk, and 51% are putting their eyesight at risk by not wearing protective equipment on site.

The research, commissioned by Specsavers, revealed that 71% of tradespeople who have worked in the industry for more than 10 years say they believe their work has had a negative impact on their hearing, while 45% said their eyesight had been negatively affected.

Three quarters (76%) of workers admitted to often being in a "loud environment" while on the job.

Where noise levels reach 85 decibels or more, tradespeople are advised to wear protective equipment, including earmuffs or earplugs.

But when questioned, just 35% said they always wore hearing protection when in loud working environments, with 47% admitting to sometimes simply forgetting their protective equipment.

The results were also concerning when it came to eye health, with only 49% always wearing goggles when appropriate to protect themselves from projectiles or dust particles.

Tradies admitted to spending an average of 23 hours per week in environments where UV light can cause damage to the eye.

Despite New Zealand having one of the highest UV rates in the world, only 20% of tradies are always wearing sunglasses during the winter months when UV levels are still high.

Unfortunately, just 62% said that they had visited an optometrist in the past two years, the recommended time frame for adults, and just 44% of respondents over 40 had been for a hearing test during the same time period.

Specsavers audiologist Mikael Na says it's worrying that skilled labourers aren't taking the necessary measures to keep their ears protected as, generally, they are working in very loud conditions, exposing themselves to volumes that could cause long-term issues.

"A 'she'll be right' attitude to hearing could be detrimental for those working in loud environments.

"I've seen a lot of retired or older tradespeople who have hearing issues and have admitted to not wearing earmuffs on site regularly during their careers."

Optometrist Philip Walsh, of Specsavers New Lynn, says although it's easy to forget about protecting the eyes from damage and UV while on the job, it's important to do so.

"These results indicate that tradies are exposing themselves to eye damage unnecessarily. Having small bits of metal, dust, dirt or grit in the eye can cause the eyes to water, cause redness, pain and a scratchy sensation on the eye.

"This type of irritation can cause your vision to become blurry or sensitive to light, or even cause damage to the cornea, which is important to help focus your vision.

"With tradies spending over four and a half hours a day outside, it's very important



New research has revealed that more than half of tradies are putting their hearing and eyesight at risk by not wearing appropriate protective equipment.

they protect their eyes from sun damage, even outside of summer months," Walsh says.

"Excessive exposure to UV while working outdoors can lead to a burn on the front surface of the eye, much like how your

skin reacts in a sunburn when subjected to strong sun without protection.

"In addition, long-term exposure can increase the risk of developing conditions like cataracts and macular degeneration.

"For tradies who are frequently out in environments where UV radiation is intensified, such as from the glare reflected from concrete, it's even more important to protect their eyes."

Na says that all tradies are being encouraged to be aware of the potential risks, and pop on a pair of earmuffs and goggles when at work.

"Prevention is always better than cure, and getting regular health checks is important in keeping your eyes and ears safe."

AA members can claim a free eye test every two years at Specsavers, and

Supergold Card Holders can obtain half-price eye tests.

Customers can also undertake a free 15-minute hearing check at all Specsavers stores that offer Audiology services.

Visit www.specsavers.co.nz for more information, and call your local store to book your hearing and eye test.

What to look out for...

Symptoms of hearing loss to look out for:

- *Difficulty understanding words, especially against background noise or in a crowd.*
- *Trouble hearing consonants.*
- *Frequently asking others to speak more slowly, more clearly or more loudly.*
- *Needing to turn up the volume of the television or radio.*
- *Withdrawal from conversations.*
- *Avoidance of some social settings.*

Changes in eyesight to look out for:

- *Irritated eyes.*
- *Floaters.*
- *Blurred vision.*
- *Headaches.*
- *Redness.*

Precinct Properties commits to net zero carbon buildings



Precinct's PwC Tower in downtown Auckland was awarded a 5 Green Star rating recently.

NZX-listed Precinct Properties, the largest owner and developer of premium inner-city real estate in Auckland and Wellington, has announced its commitment to the World Green Building Council (WGBC) Net Zero Carbon Buildings Commitment, the first New Zealand property owner to do so.

The Net Zero Buildings Commitment (The Commitment) calls on the construction sector to take action to decarbonise the built environment, inspire others to act, and remove barriers to implementation.

Under the agreement, which requires deep collaboration across the value chain, Precinct has committed to achieving net zero carbon emissions for all buildings under its direct operational control by 2030.

It also pledges to maximise reductions of embodied carbon emissions at new developments and major upgrades of existing assets, compensating for any remaining residual upfront embodied carbon emissions, by 2030.

Precinct Properties sustainability lead, chief financial officer Richard Hilder says Precinct fully supports Aotearoa New Zealand's transition into a low carbon economy, and is committed to creating a more sustainable environment by driving change within the construction industry.

"Announcing our commitment further reinforces the importance of improving our operational performance across our buildings, and incorporating sustainable design across our assets."

The Commitment considers the whole lifecycle impact of buildings, and will see Precinct improve energy efficiency of existing buildings to reduce carbon intensity and offset residual emissions. This includes:

- Target over 60% of the portfolio having at least a best practice (5 star) Green Star rating.
- Target 100% of portfolio +4-star NABERSNZ by 2030.
- Develop energy-efficient buildings

through sustainable building design.

- Reduce hydrofluorocarbons (HFCs) or use alternatives by 2030.
- Invest in and implement renewable infrastructure where feasible.
- Maximise embodied carbon reductions for new developments and major renovations of existing assets by carrying out lifecycle assessments (LCAs) and using low carbon design, materials and construction processes.

Advocating for a low carbon economy will see Precinct partner with the New Zealand Green Building Council on current and future carbon legislation (zero carbon) to promote industry-wide environmental practices, and to promote its net carbon commitment to influence its value chain to reduce carbon intensities.

"Precinct have long been among the country's leading advocates for sustainable building in New Zealand, with this commitment showing more fantastic leadership," New Zealand Green Building Council chief executive Andrew Eagles says.

"An exciting example of this commitment is now visible on Auckland's downtown waterfront, with Precinct's PwC Tower awarded a 5 Green Star rating recently, representing New Zealand excellence in sustainable design and construction."

The Commitment has a total of 160 signatories, with 126 businesses and organisations, in 28 cities.

The businesses and organisations signed up account for approximately 6.5 million (tCO₂e) of portfolio emissions annually.

With more than \$300 billion in annual turnover, they are already taking significant steps to decarbonise their portfolio operations.

Commercial build projects to count the 'cost' of carbon

Construction projects will soon come with a financial budget and a projected carbon estimate as quantity surveyors increasingly include carbon emissions in their advice to clients.

The New Zealand Institute of Quantity Surveyors has established a Carbon Accounting Working Group to upskill quantity surveyors in this climate initiative.

They will learn how to estimate the amount of carbon that will be released as part of the overall build process and, in due course, the amount to be released over the life of the building.

Chair of the Institute's working group, Michael Crutchley, says the sector's increased focus on carbon emissions is being driven by new climate change legislation and moves by government agencies, the construction sector's biggest client-type.

Crutchley says carbon estimates will include the amount of carbon likely to be released in the manufacture of the raw building materials, the building's construction stage, its operation, and its end of life.

"Quantity surveyors have an important role to play through value engineering, whereby they can recommend alternative specifications, or methods that achieve better outcomes for carbon emissions and build cost," Crutchley says.

"There are also clear parallels between capital cost estimating and whole of life costing, and the estimating of carbon emissions."

Common building materials already come with an Environmental Product Declaration (EPD) which measures the carbon impact of their production.

And while low carbon building materials are already available, Crutchley says they will become more commonly used as emissions budgets gain traction in the construction industry.

"To some extent, quantity surveyors and clients will have to balance the build's financial costs with its carbon impact. However, there are good opportunities to reduce both, and strike the right balance."

Crutchley says reducing carbon emissions will be an important factor in ensuring the wider construction sector plays its part in helping New Zealand reduce overall carbon output to the targets set in the national Emissions Reduction Plan.

"The Institute is keen to get more formalised training and CPD programmes in place to upskill quantity surveyors in what is going to be an increasingly important component of the construction sector build process."

Getting the job done with a different set of tools

Brittin Builders was established more than 50 years ago, and has since expanded and added Parkhill Joinery and Brittin Painting to their company.

Digital Boost helps Brittin Builders analyse the business' needs and to learn how technology can help systemise the company's operations.

For the team at Brittin Builders, Digital Boost is a hit because it's free and easy to navigate. It's all about solutions and efficiency, and that has been a significant feature of the company's journey with Digital Boost.

While the team doesn't identify as particularly tech-savvy, they have integrated the use of technology within their workflow to support their business in several ways.

For instance, NextMinute, a construction job management software program, helps improve the company's efficiency by placing all relevant information for a job — such as billable hours, quotes and customer notes — on one platform.



For the team at Brittin Builders, Digital Boost is a hit because it's free and easy to navigate.

The company also uses accounting software Xero, which has been an intuitive and welcome change to the business' accounting needs.

A WhatsApp group simplifies communication, allowing management to relay information to the team quickly and efficiently.

Brittin Builders has also adopted Google

Analytics to gather more sophisticated data on how the business is doing online.

The future is bright for the company thanks to Digital Boost's industry-specific case studies, allowing the company to stay up to date with the latest industry trends and on top of business.

For more information visit www.digitalboost.co.nz.

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New phase emerging in timber market

Northpine general manager Bruce Larsen predicts that the timber market will be much more in balance by the end of the 2022-23 financial year, and the price of timber could begin to fall.

It looks like there may be a new phase emerging in the timber industry economic cycle as we are starting to see the signs of the market slowing down.

Various customers are sharing stories of slower sales and less demand, the media is talking the country into a recession, and house sales and prices appear to be going backwards or, at best, sideways.

This is to be expected as all economic environments are cyclical — some admittedly faster than others.

I think by the time we come out of winter we will have returned to a much more balanced timber supply and demand situation. So, what will drive this?

At some point in the foreseeable future I think we will enter a situation where the price of “commodity products” (90x45, 140x45 and 190x45 in particular) starts to fall. This may be three months away, it may be six, but it will come.

As the market slows, the big suppliers will want to hold on to their share of the reducing demand, and will look to “buy” sales volume by doing deals.



Northpine general manager Bruce Larsen

This may start with volume discounts, but it will happen.

Merchants will then pass these discounts on as they see it as an opportunity to “buy” some more custom. The reality is that all players will have to follow, as everyone wants to look after their customers.

This is the classic commodity product life cycle. Despite what salesmen and marketers for the various brands may say, most home owners don't care what framing is behind their Gib (assuming that they have the Gib to put up!), as long as it is verified and meets the code — and it is better if it is cheaper.

Many timber processors have spent millions of dollars upgrading their facilities on the back of the strong demand over the past few years, and their plant needs to run hard and fast because the economics works on volume throughput.

Therefore they will be loath to slow down when the new level of demand becomes apparent. This cycle will result in price reductions, with the only questions being “how quickly” and “how severely”?

Small manual sawmills with high production and staff costs will find this difficult.

My prediction is that the timber market will be much more in balance by the end of the 2022-23 financial year, and the price of timber could begin to fall.

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Structural strength required for waterfront redevelopment at Mangonui

A community-led development at Mangonui in Northland's Doubtless Bay has brought 500 metres of boardwalk, two viewing platforms, swimming steps, a new jetty and pontoon, and additional parking to the picturesque coastal town.

A solid walkway designed for minimal-to-no vibration was the brief to create a cost-effective boardwalk that would unify the town's popular waterfront, improve safety, and stand up to heavy use.

The boardwalk design was by Rob Brown of Shorewise Engineering Consultants in collaboration with the Mangonui Community Group.

"We set the deflection limits to avoid the vibration issues associated with people walking, cycling and running on public boardwalks," Brown says.

"We specified an SG8 pine size we knew would meet the requirements of the project for strength, cost and deflection limits."

When United Civil won the tender for construction, they chose Northpine to supply the structural timber for the project.

"It was right at the time of Auckland's long Covid lockdown, and getting materials was difficult. "We went to see Northpine and they pulled out all the stops to provide the product we needed to get underway," United Civil's project manager says.

"The timber was high-spec material, very dense, and everything was to be bolted and screwed in.

"The structural engineers specified 350mm-deep joists as part of the design, and it creates a very solid structure — people run on it, scooter and cycle, and it doesn't vibrate."

Structural and decking timbers at bespoke sizes

Northpine supplied its specialist Northbeam range for bearers, joists and decking.

The new boardwalk benefits from the strength and stiffness of large-dimension Northbeam.



A community-led development has created a cost-effective and hardy boardwalk that unifies Mangonui's popular waterfront and improves safety.

"Our quote was part of United Civil Construction's tender, and was produced to their requirements," Northpine general manager Bruce Larsen says.

"The engineers had specified a number of custom large-dimension products, including big structural members.

"We had to cut these to fit the brief, and we're one of the few sawmills that will cut bespoke.

"It was a tight timetable, exacerbated by the lockdowns. But we made the timetables work, completing production well under normal lead times to get construction up and going at short notice.

"It was a big job, and we were flexible and adaptable to get it there on time and to spec."

Sustainably managed, high-density Northland pine

The properties of mature Northland-grown radiata aided in the creation of these large structural members.

"Some of the large dimensions, like 350 x 150, are as big as you can go and still meet the standards for structural compliance," Larsen says.

"It's all about the raw material — denser northern timbers can meet the specs."

Northpine products are BRANZ-appraised and independently verified by Grade Right.

Founded in 1999, Northpine is based in Waipu, with a distribution centre at Silverdale which dispatches to building supply merchants around New Zealand.

Project: Mangonui Waterfront
Structural Engineering: Shorewise Engineering Consultants
Construction: United Civil Construction
Photography: Northpine
Writer: Folio



Freephone 0508 432 115
www.northpine.co.nz



2022 RANZ Awards announced recently

Congratulations go to the 2022 Roofing Association New Zealand (RANZ) Award winners.

They were:

• **RANZ Residential Roof of the Year 2022:** Kotuitui Terraces, Manukau, Webb's Brick & Roof Tiles Ltd

• **RANZ Commercial Roof of the Year 2022:** Te Pae Christchurch, Graham Hill Roofing

• **RANZ Training Company of the Year 2022:** Makuch Roofing, Cambridge

• **RANZ Young Roofer Excellence Award 2022:** Jordan Rasmussen, Roofing Hub, Wanaka

• **RANZ Roofing Trainee of the Year 2022:** Joel Donehue, Roofing Hub, Wanaka

The RANZ Commercial Roof of the Year 2022 was a special one as it was presented under the very winning roof that the team at Graham Hill Roofing had crafted at Te Pae Christchurch — the stunning premises that hosted the RANZ 2022 Conference.



Graham Hill Roofing won the RANZ Commercial Roof of the Year 2022 for Te Pae Christchurch.



Webb's Brick & Roof Tiles Ltd won the RANZ Residential Roof of the Year 2022 for the Kotuitui Terraces, Manukau.



Jordan Rasmussen from the Roofing Hub, Wanaka, won the RANZ Young Roofer Excellence Award 2022.



Joel Donehue from the Roofing Hub, Wanaka, won the RANZ Roofing Trainee of the Year 2022.



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RANZ Residential Roof of the Year 2022



Webb’s Brick & Roof Tiles Ltd for Kōtuitui Terraces, Manukau

Kōtuitui in Te Reo Māori means to connect, a name gifted by Te Ākitai Waiohūa to the development. Kōtuitui is a collection of unique terraced homes with an individual character. The homes were built using Monier Terracotta Urban Shingle tiles as both a roof and wall cladding to achieve the desired look, superior building performance and enduring quality.

Judges’ Comments

“Clearly, this was a design concept that challenged standard practice. It pushed the roofers to really work outside the box to make it work and look good. Form and function are terms architects love to claim, but in this case, it’s the roofers that have delivered it.”

– Paul Stanley-Boden, RANZ Vice-President and Technical Committee Chair

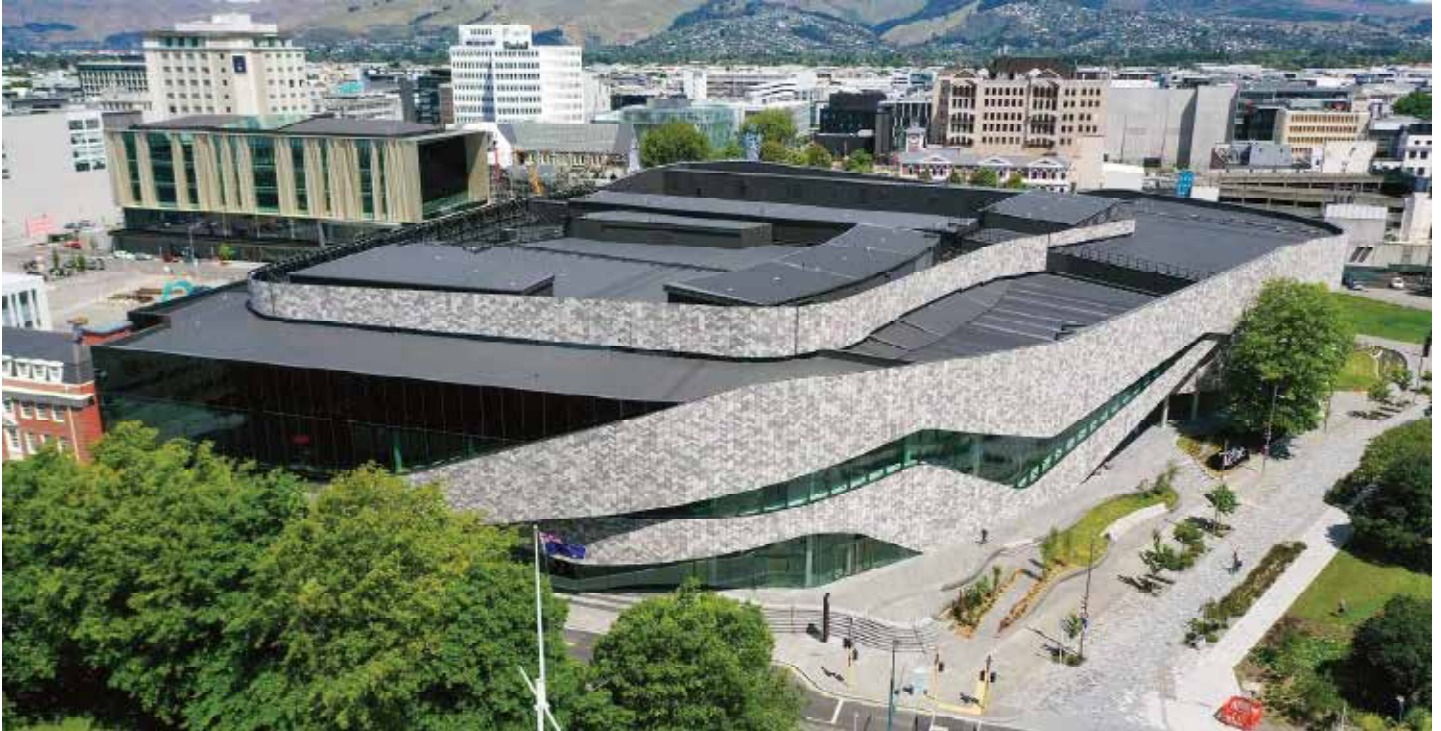
“The attention to detail. Even the step-down gables have been clad in the same product as the roof and wall. The finish around the doors and windows, especially the raking windows, was well executed and knowing how concrete tiles want to behave, the overall standard is worthy of the award. The roofers have done themselves and the product proud.”

– Mark Bishop, RANZ Executive 





RANZ Commercial Roof of the Year 2022



Graham Hill Roofing for Te Pae Christchurch

For the past three years, Graham Hill Roofing (GHR) has been working alongside CPB Contractors and many other subcontractors and suppliers at Te Pae Christchurch Convention Centre. Albeit a challenging last couple of years, with Covid-19 thrown into the mix, this project is one of New Zealand’s most significant landmark projects to date, and GHR says that having the opportunity to work on it has been a great privilege.

With its unusual shape and bold curvature, Te Pae comprises 15 different roof areas within the same building envelope with several bespoke roof systems – some up to 11 layers – designed and engineered by Rooflogic to suit requirements.

Judges’ Comments

“The sheer size and complexity of Te Pae is stunning. It is not just another commercial roof. It has various shapes and angles, which would have required a high level of experience from the on-site roofing team. The skill level required would typically be associated with residential roofers working on hi-spec architecturally designed houses.

I take my hat off to Dylan, Tyson, and the whole team at Graham Hill Roofing. Te Pae will be a meeting place of great revere for many years to come.”

– Mark Bishop, RANZ Executive 



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RANZ Young Roofer Excellence Award

Jorden Rasmussen from the Roofing Hub Wanaka

This award was introduced in 2021 to celebrate young upcoming roofing talent, not only in workmanship, but also in demonstrating promise and future leadership qualities.

Judges' comments

"My choice for Young roofer came down to picking between leadership skills and technical skills. I felt the winner showed a degree of skill and innovative thinking normally associated with far greater experience. In my view, he appears to have the talent to become an exceptional craftsman."

– Paul Stanley-Boden, RANZ Vice-President and Technical Committee Chair

"Jorden showed maturity and ability that defied his youth. This young man is going to be a credit to the roofing industry with his overall professionalism."

– Mark Bishop, RANZ Executive

The winning prize pack included free conference registration, travel and accommodation expenses from RANZ, and Colorsteel kindly added a Colorsteel merchandise pack worth \$400 and a \$250 Prezzy Card. Fribesco also chipped in with a \$400 product voucher.



RANZ Roofing Trainee of the Year Award

Joel Donehue from the Roofing Hub Wanaka

Roofing training is crafting our future, and RANZ members have excelled in this space. RANZ believes we need to train our way out of our shortages. Now, with free fees and the employer boost programme we lobbied for, trainee numbers are over 1100 – an outstanding result.

Judges' comments

"The calibre of trainees this year was outstanding, and it was not an easy choice. Even though Joel is an apprentice, he has skills that exceed others who have been in the industry longer than he has. The examples of his work are of a high quality. He has covered a range of roofing and roofing-related applications and has a positive work ethic coupled with pride in his work."

– Alistair Fleming, RANZ Industry Training Committee Chair

The winning prize pack included free conference registration, travel and accommodation expenses from RANZ, and Colorsteel kindly added a Colorsteel merchandise pack worth \$400 and a \$250 Prezzy Card. Fribesco also chipped in with a \$400 product voucher.



RANZ Training Company of the Year Award

Makuch Roofing

It takes a lot of effort and investment to establish a strong training culture. This year's winning team show a long-term dedication to training that runs right throughout their company.

Judges' comments

Here are the key points we noted about the winning team:

- Apprenticeships start within the first month
- Great staff retention – only two staff leaving in the last five years
- All staff are either trained or in training
- Apprentices are sent to all training courses
- Additional external training provides knowledge of speciality tools, giving improved on-site efficiencies
- Their training benefits the whole roofing sector

– Alistair Fleming, RANZ Industry Training Committee Chair 





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Re-roofing highlights H1 limitations

Roofing Association NZ (RANZ) chief executive Graham Moor is happy that H1 Energy Efficiency changes have been delayed, but says re-roofing an existing house highlights their limitations.

I was very pleased to see the prudent six-month delay of the H1 Energy Efficiency changes.

The changes for new wall, floor, and roof insulation performance requirements for new homes are to be introduced on May 1, 2023.

For the majority of Master Builders building our new homes, it will get sorted — we will all lift our understanding levels to match the H1 changes via education, and we will be ready.

However, the H1 changes also have significant implications not only for building new homes, but for re-roofing work. How so, you may ask?

Frequently when re-roofing, we fit new insulation when space in many existing roof cavities doesn't allow us to use a 290mm-thick bulk insulation, as required with the incoming changes.

RANZ discussed this with the MBIE, and the response was along the lines of, if you can't get it to fit then it's okay to put back a newer version of what's there.

Will that achieve what the changes intended though? Considering that the changes to H1 are to improve energy efficiency which will result in better health outcomes for the occupants, if we just put back what was there then will we improve health outcomes?

Any changes should be made to improve new and existing building stock. There is no doubt that they will achieve better results for our new housing stock, which will number around 35,000 to 40,000 houses a year.

Our existing housing stock numbers around 1.9 million though, and if just 5% of those houses were re-roofed and re-insulated that's 95,000 houses.

Not all of those will have restrictive roof spaces, but you get the picture — it's a significant pipeline.

There will be thousands of homes where thermal efficiency, and the health of the occupants, will not be improved very much at all



by these changes.

Then there will be some who will force bulk insulation into a space it won't fit. That will cause other problems.

As a sector, it seems like we are the victim of an attitude which holds back the performance of our built product. What we generally do is just enough to comply.

With our performance-based Building Code, we get what we get, dependent on the settings — few do much more than what the code requires.

If we really want to improve our housing stock and the way it performs, then surely going well above compliance is called for and, in turn, helping to future-proof our housing stock as well.

To do so, we need to think it through on that longer time scale, and ask ourselves what performance requirement implemented in 2022 will still be holding in 2072?

Some of you will be thinking that building to that performance level adds a lot of cost.

I know you have a consumer that changes their home about every seven years, and they may well be questioning why they should pay for something now that they won't benefit from.

But that is a misconception — they do benefit from it. Building more value for the life of a dwelling is not accurately measured in upfront costs — the benefits to human health, longevity of a building, and sustainability are all majorly beneficial.

However, the upfront costs are apparent for increasingly cash-strapped consumers to be burdened with.

For example, estimates on additional per-build costs incurred by the H1 changes have been cited as \$15,000 to \$40,000.

What if the average home was reduced in size by, say, 10sq m? Would that cover the additional cost of these H1 changes?

Perhaps what is needed is more focus on consumer education, coupled with proposing viable solutions to those consumers.

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In using Hydra breathable roof underlay, this non-woven, synthetic, tri-laminate enables moisture to escape by absorbing and removing dampness using Hydra Technology, whilst preventing mould growth.

Hydra is a heavy-duty roof underlay with excellent flammability index ratings. It also incorporates Gripspot technology which increases traction when working on roofs.

The raised texture spots are the key, keeping traction high and funnelling away water.

Consider the complete system approach to secondary weathertightness in the next home or building you design or build.

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BCITO is key to new approach to remedy construction skills gap

BCITO: 'Blended delivery' programmes will result in superior learning outcomes.

UCOL reported to Te Pukenga recently on new blended programmes of study that use an authentic blended delivery approach, including face-to-face, self-directed and workplace learning.

One of those programmes is Construction Trades Supervision Level 5 – a programme that provides skills in:

- managing contracts,
- supervising construction methods and practices,
- researching technologies,
- programming work,
- planning,
- leading and monitoring staff, and
- completing construction projects.

The team developing the new unified programme comprises four Te Pukenga subsidiaries (polytechnics) plus the BCITO.

UCOL developed the approach because more people are going straight in to work, and learning needs to be flexible enough for people to upgrade skills at a place, time and way that is right for them.

The BCITO is dedicated to practical, effective vocational learning that supports strong skills development, raises productivity, and improves safety.

Greg Durkin, general manager – Te Kahui Whakawhitinga, BCITO, says the BCITO and UCOL have agreed to work together on the development and delivery



Greg Durkin, general manager – Te Kahui Whakawhitinga, BCITO

of Construction Trades Supervision Level 5 to deliver the best learning experience possible for workers and employers.

“The BCITO is proud to collaborate with UCOL and other Te Pukenga subsidiaries to build a workforce of capable, confident, and motivated professionals using our combined skills and experience.”

In the past, their separate mandates have meant polytechnics and Industry Training Organisations have taken independent approaches.

Blended delivery provides the opportunity to bring together the detailed industry knowledge, educational design skills, and resources of these very effective vocational education providers.

In addition, campuses across Te Pukenga need significant capital investment to be fit-for-purpose and regulatory-compliant.

Blended delivery offers the potential to replace some on-campus delivery with online and workplace delivery, allowing more strategic choices around campus investment.

Blended delivery will deliver superior learning outcomes while relieving financial pressure for campus redevelopment.



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

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As well as using the battery mounts in workshops, vans or worksites, they can be used as covers to protect the battery terminals in toolboxes.

StealthMounts is based in the UK and the USA, and ship to 79 countries.

Use StealthMounts for battery storage (and now tool storage!) in your workshop, van, trailer and pick-ups.



www.toolware.co.nz/products?keywords=stealthmount

WIN!

We've got another great prize to give away to the lucky winner of this month's Building Today Trivia Question — a range of StealthMounts products courtesy of Toolware Sales worth

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Congratulations go to Jacob Clayton of Dunedin, who won last month's Senco Joistpro 150XP metal connector nailer worth \$795.

Modular construction: An overview of changes to the Building Act 2004

Modular construction should be making waves in New Zealand. It provides an opportunity to deliver mass housing at speed, minimises on-site waste, energy consumption and health and safety requirements, and optimises transportation of labour, equipment and materials.

Yet instead of waves we are seeing ripples. Jordan Ropati (below left) and Tom Royal of Greenwood Roche Project Lawyers examine what's impeding progress.

One of the key issues facing modular construction is a building consents system that is not designed for it.

The Government has sought to remedy this issue with changes to the Building Act 2004 which will, according to the Ministry of Business Innovation and Employment (MBIE), "enable faster consenting for innovative, efficient building methods, and increase the use of off-site and prefab manufacturing and products".

The following is an overview of legislative changes to the Building Act which will come into force on September 7, 2022 (the Amendment Act), and comments on whether these changes will make any meaningful impact on the uptake of modular construction in New Zealand.

The problem with the consents system

The Building Act was not designed to deal with the realities of modular construction.

By way of example, the current consenting process requires a separate consent for each module produced.

If a module is produced in a different building consent authority (BCA) region to where it is delivered for assembly, then consent may be required from both councils.

Not only does this result in duplication of processes, it creates the potential for inconsistent decisions between BCAs.

These issues, added to the typical speed at which building consents are being processed, can negate any of the programme benefits that come with using this method of construction.

What is changing?

The Amendment Act seeks to address these issues by creating a separate scheme for Modular Component Manufacturers (MCMs), which will operate adjacent to the standard consent process.



• Certification outside of BCA

The new consenting scheme creates a new accreditation body, new certification bodies and new certifications that can be applied for to produce modular components.

The accreditation body oversees the certification bodies to ensure uniform standards are rolled out.

The certification bodies certify MCMs. MCMs are certified to produce a specific modular component or design and build modular components.

When considering a building consent with modular components, a BCA must accept a current manufacturer's certificate as evidence of compliance with the building code for that modular component.

This is significant because it avoids the requirement for the BCA to undertake its own inspection (including, in respect of the off-site manufacture of the modular components).

• New time frames for building consent

Subject to the MCM and certification for the modular component complying with the requirements of the Amendment Act, processing times for consent applications that relate to the installation of a single modular component will be reduced to 10 working days (down from 20 working days).

• Risk shift

The Amendment Act shifts responsibility from BCAs to the MCMs and certification bodies for providing the necessary checks and balances to ensure modular

components comply with the building code.

Contemplating the shift in responsibility, the Amendment Act requires MCMs and certification bodies to procure "adequate" cover from civil liability.

It also allows the MBIE to specify what suitable cover is.

• Nationwide application

The scheme introduced by the Amendment Act operates nationwide, which should help solve any cross-territory issues which occurred under the old system.

Will it make a difference outside of the public sector?

While the Amendment Act comes into effect on September 7, 2022, there will not be an immediate impact as there are no accreditation or certification bodies in place.

Applications for these will begin in September, so it may still be a while until the impact of the changes can be properly assessed.

In addition, as the opt-in for accreditation and certification bodies is voluntary, the effectiveness of the Amendment Act will depend on uptake.

Given that the compliance with requirements of the Amendment Act will involve cost and resource, we expect parties will only opt in to the scheme if there is a demand for the service which justifies the cost and resource.

On the issue of demand in the private sector, the major barriers remain.

These include public perception of modular construction as low or cheap quality construction, and also a lack of funding options.

While improving the consenting laws is a step in the right direction for the uptake in modular construction, we expect the industry will need to address these wider issues before there is a major change in the uptake of modular construction in the private sector.

Bullying or banter?

Tradie HR director Leigh Olsen follows up her previous column with further tips on ridding your business of bullying and harassment problems.



Over the past few months, there has been a steady uptake on one of Tradie HR's most popular workshops — *Getting Our Script Right: Taking Bullying And Harassment Out Of The Workplace*.

Managers, employees and businesses are wanting to know more about how to keep the bullies at bay, and just what they need to do to create a safe and inclusive workplace for everyone.

The reality of having a workplace where bullying and harassment defines your culture is massively damaging to your people, your managers and your business.

It strips away your company's reputation and diminishes your people's effectiveness and trust with each other and you. Plus, those that are being bullied or harassed take it home with them, directly impacting partners and families.

Underpinning this is that both actions are unlawful, meaning not only can your company be fined, but there could be significant penalties for individuals as well.

Identifying bullying and harassment

Your first step to keeping the bullies off-site is to start by understanding exactly what it means. Bullying can be defined as "repeated and unwanted comments, behaviours or actions towards an individual or group".

Sound confusing? Here's an example of the definition in real life. A few years ago, an up-and-coming building superstar came to me with a hunch that he was experiencing this definition every day.

He was really good at what he did, being promoted up through the company at a much faster rate than his mates. This included one older workmate, who'd been there for a lot longer.

Quite simply, this workmate was jealous that he hadn't been promoted in the same way, and instead of talking to his boss about it, he decided it was time to dial up the insults, laced in sarcasm, keeping it all

as a "joke".

The repetitive, sarcastic comments were unwanted — it was bullying. The young builder was tired of it, and that tiredness got taken home at night to his family.

It also had a severe impact on his mental health, requiring me to find additional support for him while he went through the process of formally addressing his bullying complaint.

We also need to look out for harassment. This is "when someone behaves towards you in an unwelcome way that is offensive, humiliating or intimidating". Again, just what does this mean?

I've often dealt with harassment cases regarding a person's physical appearance. For example, one employee who worked in sales told me she went to her sales manager to ask for some advice on how she could generate more sales leads and sales activity.

Her boss' advice was to "undo another button". She was left feeling completely humiliated, and resigned from the company a week later.

Again, similar to my rising building star, the impact on her mental well-being was huge. Their self-confidence was impacted on a scale that was, quite simply, heart breaking.

Stopping bullying and harassment

So just how can you, as an employer, a manager or a team mate, make sure that bullying and harassment stay off-site — for good. Here's some key tips:

- Check for Withdrawal: At the daily morning teas, take time to see who's been a bit quieter than normal. On-site, check your team dynamics for who's not quite behaving the same.

One great manager I coached was brilliant at picking up these silent clues. Over a period of a month, he realised that every time his site manager came on-site, the normally jovial team soon quietened

down, dropped their shoulders and kept their eyes down.

It was a drastic change in the vibe, and so the general manager checked in with each team member privately.

What he discovered was that all four were tired of being yelled at and enduring endless sarcastic comments. This type of silent withdrawal was a key clue that resulted in me helping to sort out this on-site bullying.

- Check your banter: Banter is how we connect in New Zealand. Kiwis love a good, quick-witted, sarcastic comment to lighten the mood.

Yet, often, this is the only way we compliment each other, and if that's all you're getting from each other, long term, it's hard to tell what you're doing right.

Continuous comments such as "Come on ya girl's blouse, get on with it", or "put your big boy pants on" can get tiresome and wear people down.

They can also be defined as a form of bullying, so check in with your workmates on the phrases you're using with each other and add some authentic and honest praise.

- Book the *Getting The Script Right* workshop with your team: Without a doubt, the above paragraph on banter will have got you thinking, and the only way to know how to use banter is to talk about it with each other.

However, sometimes it's hard to do this by yourself, so book this 45 minute workshop with your team where, together, you can discuss and identify how to use the right words and in the right way for your team.

It has been proven that bullying is less likely to flourish in those workplaces where it is talked about openly, and where education is provided for employers and employees.

Dealing with bullying and harassment has been a regular part of my work for many years. Educating people how to get the words right to help create positive and engaging workplaces is central to what I do.

If you feel there is bullying and harassment in your workplace, or you want to be proactive and prevent it from happening, please reach out for support from Tradie HR.

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



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Building Consents Information

For all authorisations, June 2022

Dwellings	\$1,798,550,126	Total All Buildings	\$2,476,651,588
Domestic Outbuildings	\$22,830,954	Non-building Construction	\$124,167,398
Total Residential	\$1,821,381,080		
Non-residential	\$655,270,508	Total Authorisations	\$2,600,818,986

Number of new dwellings consented

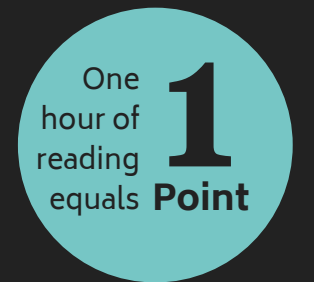
	Jun 2022	May 2022	Jun 2021		Jun 2022	May 2022	Jun 2021
Far North District	20	29	43	Palmerston North City	21	35	61
Whangarei District	74	71	81	Tararua District	8	4	11
Kaipara District	19	11	20	Horowhenua District	20	36	47
Rodney District	111	107	124	Kapiti Coast District	16	20	21
North Shore/Albany Wards	377	294	549	Porirua City	10	50	29
Waitakere Ward	312	377	279	Upper Hutt City	19	29	31
Auckland Wards	404	385	323	Lower Hutt City	98	167	40
Manukau/Howick Wards	276	406	284	Wellington City	51	76	69
Manurewa-Papakura Ward	272	220	216	Masterton District	14	21	18
Franklin Ward	79	139	135	Carterton District	10	6	3
Thames-Coromandel District	23	31	33	South Wairarapa District	4	6	18
Hauraki District	14	16	16	Tasman District	37	61	50
Waikato District	96	90	113	Nelson City	25	15	39
Matamata-Piako District	33	45	53	Marlborough District	19	32	16
Hamilton City	108	114	134	Kaikoura District	6	3	8
Waipa District	89	93	50	Buller District	11	22	13
Otorohanga District	3	4	4	Westland District	9	4	4
South Waikato District	5	6	6	Hurunui District	16	15	15
Waitomo District	1	2	4	Waimakariri District	61	65	87
Taupo District	28	29	34	Christchurch City	378	408	312
Western Bay of Plenty District	64	57	53	Selwyn District	210	176	159
Tauranga City	66	100	127	Ashburton District	33	37	21
Rotorua District	40	28	53	Timaru District	20	23	20
Whakatane District	5	17	4	Mackenzie District	7	7	12
Opotiki District	2	7	1	Waimate District	6	3	3
Gisborne District	11	17	12	Waitaki District	7	11	10
Hastings District	26	32	36	Central Otago District	14	40	29
Napier City	19	31	12	Queenstown-Lakes District	96	120	135
Central Hawke's Bay District	11	12	17	Dunedin City	49	82	26
New Plymouth District	25	33	49	Clutha District	7	10	10
Stratford District	13	9	14	Southland District	12	13	18
South Taranaki District	12	5	8	Gore District	5	4	4
Ruapehu District	6	5	3	Invercargill City	23	19	29
Whanganui District	23	30	21	Area Outside TA	0	0	0
Rangitikei District	11	4	6				
Manawatu District	14	31	19				
				Total	4037	4528	4310

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