

BUILDING TODAY



The official magazine of the Registered Master Builders Association

www.buildingtoday.co.nz

September 2022

Volume 32 Number 8



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Details, page 32

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PRODUCTS REGISTER REQUIRED

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ALSO INSIDE: MAORI CONSTRUCTION TECHNIQUES REVIVED

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BUILDING TODAY

September 2022

Volume 32 Number 8

From the editor

This year's Constructive Forum is covered in this issue, and out of the event comes optimistic feedback from a battered sector hit hard by issues that have been endlessly analysed in recent times.

Constructive 2022 showed that the sector retains a strong resilience in the way it's managing those challenging issues, according to RMBA chief executive David Kelly.

The event opened with a discussion on the current housing crisis, and how it can be addressed and solved.

Innovation in the areas of construction waste minimisation, off-site construction and medium density housing, along with eye-opening case studies in the commercial sector, were all presented.

It's clear that the industry is being well served by industry organisations such as the RMBA who, along with many others, are working hard to combat the numerous issues facing the sector — generating a sense of optimism that should help guide the industry through the coming months.

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



Small project wins big

Sunyata Yoga Retreat

CATEGORY

Value Award – Commercial Project Under
\$1 Million

ENTRANT

Contemporary Homes

PROJECT PARTNERS

Aaron Walton Architecture+Design
(Architect/Designer), Contemporary
Homes 2010 (Construction Company),
MY Consulting Engineers (Engineer)



Successes

Given the number of high value entries in this category, Paul Richards of Contemporary Homes was pleasantly surprised to take out the win. Besides boosting his own team's moral, Paul believes it is a good reminder of why lower value builds should not be put off entering the awards.

"This was our first entry, so it is great to be recognised first time around. Far from being just "another award", I see it as a big pat on the back for our team. For Contemporary Homes, which is smaller than a lot of the bigger players out there, it demonstrates that we can foot it with the best anywhere in the country."

"Low value or high value awards? Both are equally important and require the similar ingredients, such as high levels of skill, teamwork, project management, and the tying together of numerous loose ends that deliver an awesome client outcome. Looking ahead, we hope this award sends a message to clients that they receive the same attention to detail and exceptional quality."



Challenges

For Paul and the Contemporary Homes team, the biggest challenge was what made the project stand out: its complexity.

"Courtesy of the industry we are in, and the degree of trust clients place with us, there is little to no margin for error. For this project, that margin was even smaller. This was due to every piece needing to be manufactured, and installed, to zero tolerance — otherwise the centre of the building would be different between floor and roof. On top of this, the team also had to purchase materials for the structure manufactured off-site, taking extra care to see they fitted as per the drawings."



Judges' comments

Sunyata means emptiness and openness. This retreat has been designed and built to fulfill the owner's brief to build a place of unique energy for meditation, wellness, and self-exploration.

Adding complexity to the relatively small project location was the surrounding limestone rock, native trees and the tomo sinkhole directly underneath. These were all overcome, and the resulting facility, with its octagonal plan, has been carefully crafted to focus the energy within.

TAKING THE PLUNGE



FINN EDEN

UPPER SOUTH ISLAND REGIONAL WINNER

NATIONAL FINALIST REGISTERED MASTER BUILDERS CARTERS 2021 APPRENTICE OF THE YEAR

At the time, Finn Eden was employed by Tasman Homes Nelson. His training provider was Nelson Marlborough Institute of Technology (NMIT).



SUCCESSSES

Finn was initially unsure about whether to enter or not; however, he was thankful that he did in the end.

“Given the unique and fast-paced nature of the work we do, I particularly enjoyed networking and connecting with like-minded apprentices. It was great to hear about their respective journeys and on-site experiences. While no one build is the same, a lot of the day-to-day challenges are. So, for that reason it was good to pick up on what others are doing and take on-board useful learnings. Getting the chance to meet several industry leaders was another highlight. The whole competition has motivated me to set some future goals and work hard to achieve them.”



CHALLENGES

For Finn, the biggest challenge came before the competition had even started — taking the initial step to sign up to the competition.

“The biggest challenge was not so much competing but taking the initial plunge to sign up. Be it the camaraderie with other apprentices or the judging panel’s helpful insights, I am thankful that I did. The competition was a life-changing experience, providing me with a greater sense of confidence in my own abilities as a builder. To all those out there ‘sitting on the fence’, I encourage you to sign up!”



ADVICE FOR APPRENTICES

Finn’s advice for new apprentices is to take up new opportunities as they arise.

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



JUDGE’S COMMENTS

Finn Eden can be very proud of his project, which he showed such great enthusiasm and passion for.

The home he submitted was of a very high standard, and his knowledge on this project was immense. Overall, Finn has an infectious personality which is hard not to like. The build showed his personality, professionalism, and his eye for detail. Finn has a strong future in the industry, and has all the attributes to, one day, become a leader and role model.

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MASTER BUILDERS' DREAM HOME SERIES

WHAT'S TRENDING?

This year, Master Builders has been running a “Dream Home” social media quiz series. The quiz series is designed to give audiences inspiration, and match past House of the Year entrants' homes and rooms to their personal taste.

So far in the series we have looked at bedrooms, bathrooms and living rooms, and some trends have appeared. These trends showcase the interior design elements, aesthetics and styles the Master Builders' social media audience love the most.

Check out the Master Builders Facebook page for more quizzes, and to discover your dream bedroom, bathroom and living room: [facebook.com/registeredmasterbuilders](https://www.facebook.com/registeredmasterbuilders)

BEDROOMS WITH SIMPLICITY

DAVID REID HOMES

National House of the Year New Home \$450,000 - \$600,000 category winner 2020

Modern and clean was the clear winner when it came to bedroom style and aesthetic. Master Builders' social media audience love a sophisticated, but neutral colour palette, especially when it's paired with feature lighting and bedroom furnishings.



The second most popular style was “chic and relaxed”. This is an easy going approach to bedroom interiors. People drawn to this style usually have an eye for colour and are drawn to a blush palette with splashes of bold colour.

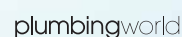


URBAN HOMES

National House of the Year, GIB Show Home Award 2021

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BOLD BATHROOMS

STONEWOOD HOMES NELSON
House of the Year, Nelson / Marlborough / West Coast Regional Plumbing World Bathroom Excellence Award 2020

The Master Builders' social media audience love a black, white, and bold colour scheme. This simple but refined aesthetic has been a staple in many House of the Year entries over the years. It is a timeless and classic theme that home owners opt for over and over again.



For those who are after some more colour and a more minimalist look, a beach style bathroom that maximises views is another favourite.

HAWKE'S BAY CONSTRUCTION
House of the Year East Coast and Hawke's Bay Regional Plumbing World Bathroom Excellence Award 2021



MID-CENTURY MODERN LIVING ROOMS

EDEN HOMES
House of the Year National GIB Show Home Award 2020



A mid-century modern styled living room is the Master Builders' social media audience favourite. This style usually entails simple lines and a subtle colour palette that is brought to life through a few splashes of colour, such as accent pillows and coffee table décor.



Second most popular was style rustic, cabin comfort, which usually involves exposed stone and wood finishes. This aesthetic is for those who love a stone fireplace as the focal point, while still prioritising comfort and extra cosy and soft couches.

DUNLOP BUILDERS
National House of Year New Home \$1.5 Million - \$2 Million category winner, 2019

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Lessons from the past, strategies for the present

RMBA chief executive David Kelly says Constructive 2022 showed the sector retains a strong resilience to the current issues it faces, and a renewed sense of optimism that will 'help guide us through the coming months'.

It is no secret that our sector is facing numerous challenges. Supply chain disruption, skilled labour shortages, price inflation and a host of other issues continue to place pressure on us.

But having recently attended our Constructive Forum in late August, I feel the sector has strong resilience, and a renewed sense of optimism, that will help guide us through the coming months.

The theme of Constructive this year was "Insights for Building New Futures."

We heard from builders, industry leaders, regulators and other stakeholders on lessons from the past, alongside strategies for the present.

It was particularly interesting to hear from Minister of Building and Construction Dr Megan Woods, and Leader of the Opposition Christopher Luxon, who gave keynote addresses outlining their thoughts on the sector.

A resilient sector, well positioned to navigate headwinds

At Constructive, we released the results of our annual State of the Sector survey, which identifies the biggest challenges and opportunities facing the sector.

For the first time, the survey explored both the supply and demand sides of construction.

More than 1200 sector participants and home owners who had built or completed a significant renovation in the past three years responded to questions about their building experience, the economy, critical issues they were facing, and their outlook for the sector.

Key insight

The key insight was that while 79% of sector participants think the economy will deteriorate over the next 12 months, only 31% of builders think their own businesses will be worse off.

We see this as a sign of underlying resilience in the sector.

Many of us have strong order books, and consent numbers remain high. Home owners feel similarly, with nearly half (45%) saying they would recommend building in the current environment.



But the challenges remain. Cost escalation (96%), supply chain disruption in concert with product availability and increasing product substitution (95%), and skill shortages (67%) were identified as the three most critical challenges facing the sector, all increased percentages on the year prior.

The key insight in our annual State of the Sector survey was that while 79% of sector participants think the economy will deteriorate over the next 12 months, only 31% of builders think their own businesses will be worse off.

This is impacting the mental well-being of the sector, with 87% of respondents noticing a rise in stress or mental health issues in their business over the past 12 months.

For some, the order books are also starting to slow down.

We take the challenges identified in the survey seriously, and use them to inform our ongoing advocacy work. A prime example of this is our latest work in consenting.

A centralised approach to consenting

Consenting remains a considerable hurdle for many of our members.

This year's State of the Sector survey found that 80% of respondents are impacted by consenting delays, with over half of those experiencing delays of three months or more.

These delays cause cost overruns and increase risk for builders and home owners.

Master Builders submitted on the Ministry of Business, Innovation and Employment's (MBIE) review of the building consent system in early September.

Our central argument was that processes are inconsistent across the 67 different Building Consent Authorities (BCAs), which leads to unnecessary duplication and an unresponsive system.

We also said that BCAs often take an overly risk-averse approach, employ outdated processing technologies, and sometimes have internal inconsistencies between staff members and contractors.

Range of solutions recommended

We recommended a range of solutions. Our primary recommendation is to consolidate the number of BCAs, and develop a proper national consenting approach to ensure the building code is applied consistently nationwide.

Others include a mechanism for the sector to flag inconsistent outcomes with MBIE, merging consent processes based on volume and development size, strengthening the technical capability at MBIE, requiring BCAs to use online technology, and streamlining consents based on complexity and risk.

We'll keep you up to date with our progress towards building a better consenting system for the sector.

• Full survey findings, page 12.

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Established industry event well attended in Rotorua



The Registered Master Builders Association-led Constructive Forum, now into its seventh year, was held in Rotorua last month. Building Today was there to witness proceedings . . .



CONSTRUCTIVE

INDUSTRY FORUM 2022



RMBA survey finds a resilient sector well positioned to navigate headwinds

A new survey commissioned by the Registered Master Builders Association for its recent Constructive Forum 2022 highlighted key issues facing the sector, but it also showed signs of optimism.

The Registered Master Builders Association's annual State of the Sector survey has revealed that while the construction sector continues to face significant challenges, there are encouraging signs of underlying resilience in the sector.

Released at this year's Constructive Forum, the survey identified the biggest challenges and opportunities facing the sector.

The annual Forum is an industry-led effort to enhance collaboration, build resilience, and ensure a vibrant and sustainable sector that delivers for New Zealand.

Its purpose is to bring the entire supply chain together, from Government, finance, land, design and build, and key enabling sectors such as research, training and regulation to work together to develop strategies that will help the sector collectively emerge more resilient.

For the first time this year, the survey explored both the supply and demand sides of construction.

More than 1200 sector participants and home owners who had built or completed a significant renovation in the past three years responded to questions about their building experience, the economy, critical issues they were facing, and their outlook for the sector.

A key result from the survey revealed that while 79% of industry participants think the economy will deteriorate over the next 12 months, only 31% of builders think their own businesses will be worse off.

Kelly optimistic

RMBA chief executive David Kelly draws on the optimism of this result.

"This is a sign of underlying resilience in the sector, with many having strong order books and consent numbers remaining high," he says.

"There is still demand across the sector, especially so in the commercial construction sector, where the pipeline remains incredibly strong."

This sentiment was shared by home owners, with the survey revealing that nearly half (45%) said they would recommend building to others in the current environment.

The survey also revealed that the sector

is still confronted with ongoing challenges.

Cost escalation (96%), supply chain disruption in concert with product availability and increasing product substitution (95%), and skill shortages (67%) were identified as the three most critical challenges facing the sector, all increased percentages on the year prior.

"While these issues were also felt keenly last year, they are significantly more accentuated in this year's survey.

Customer complaints on the rise

"Additional costs and project delays are the consequence of the pressures facing the sector and, in turn, these are causing a rise in the number of customer complaints and disputes.

"Finding skilled staff also has appeared in the top five issues every year since we began Constructive seven years ago.

"What is reassuring is that apprentice numbers are increasing, and more of those surveyed are taking on new apprentices than ever before," Kelly says.

Almost 60% of respondents said it was harder to get the staff they need than it was 12 months ago.

This builds on last year's results, where 66% of respondents were already finding it harder to get the staff they needed than in 2020.

Of those looking to bring skilled labour into the country, only 7% say the current settings are allowing them to bring in the labour they need.

Thirty-one percent are bringing people in, but with difficulty, and 62% are not able to bring in the skilled people they need.

The current immigration settings are seen as being too complex, cumbersome,

and time-consuming to navigate.

Consenting continues to also be a significant issue for the sector, with 80% of respondents reportedly impacted by consenting delays, which is consistent with last year.

"Consenting is an area where some quick wins could save the sector considerable time and costs.

"Sector participants and home owners are reporting the cost increases and disruption caused by unresponsive consenting processes," Kelly says.

"While we are pleased to see this is on the Government's reform agenda, we need to ensure we develop some fast improvements to help the system now, while the full review takes place."

Impact on mental well-being

The survey highlights the impact these issues continue to have on the sector's mental well-being, with 87% of respondents noticing a rise in stress or mental health issues in their business over the past 12 months.

"This was on top of an already stressed sector, as seen in last year's result, in which 88% of people said that stress and mental well-being was an issue in their business," Kelly says.

"We must improve the mental well-being of the sector to keep delivering the homes and infrastructure that New Zealand needs."

Despite these challenges, there is an opportunity to shape the direction of the current cycle.

"The market may be turning, but we shouldn't talk ourselves into a deeper downturn. Let's not underestimate the sector's resilience.

"This is very different to the previous downturn after the GFC, when all work just stopped.

Strong order books

"This time we still have strong order books, especially across renovation and commercial construction.

"And the Government is committed to a large civic building programme.

"Finally, it is important to remember that if you are in a position to do so, now is still a good time to build.

"It is unlikely to get cheaper to build in the future," Kelly says.

Political views online

• *Minister of Building and Construction Dr Megan Woods, and Leader of the Opposition Christopher Luxon gave keynote addresses at Constructive 2022, outlining their thoughts on the sector.*

Excerpts from their speeches can be viewed at www.buildingtoday.co.nz.

Forum reflects industry positivity

Auckland Master Builders Association president and Building Recruitment director Kevin Everett attended the recent Constructive Forum and came away feeling upbeat about the industry's future.

Doom and gloom seem to be all around us currently.

However, what I took from the recent RMBA Constructive Forum in Rotorua is the feeling of the industry being in more of a lull before a surge in construction activity returns.

Lots of positivity

It was great to hear from attendees that there is still a lot of positivity around in the residential, commercial and renovation sectors.

It appears that many regions are experiencing a huge demand, and that nothing has slowed down. Architects I spoke with are still busy too.

There were two opinions on how low our consent numbers will drop to.

If you are being pessimistic, one industry leader suggested around 28,000 per annum, while another thought he felt



it was going to be around 33,000 per annum.

What really surprised me though was that out of the 50,000 current consents, only around 34,000 have been built.

100,000 houses short

There was also a statement that New Zealand is still more than 100,000 homes short of demand.

Labour issues were still the main concern as materials supply has settled for the time being.

Culture from an employer's perspective had its own slot at the Forum, and it was pleasing to hear leaders such as John Abercrombie (Hawkins), Nate Alley (Sentinel Homes), Pam McGarry (Naylor Love) and Philip Aldridge (Waihanga Ara Rau) all talking about points I have made previously around employer brand and culture.

It was pleasing to hear them support my points around thinking differently about how to attract new staff and, more importantly, keeping good-quality staff members.

These companies have made changes and, as a result, they are attracting more workers as their businesses are far more attractive to job seekers, and are now going from strength to strength.



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Swift, nationwide action needed on building consents issues

The Registered Master Builders Association calls for a more nationalised approach to consenting to address New Zealand's construction challenges, including greater use of sanctions for under-performing councils.

In its submission on the Government's Building Consent System Review, the Registered Master Builders Association has (RMBA) called for a substantial reduction in the number of consenting authorities, to improve consistency and speed up consent decision-making.

The RMBA has welcomed the review as a vital opportunity to address a "broken" system hampered by a risk-averse approach, inefficiencies, inconsistencies and underinvestment in technology, which are all leading to delays and high costs for home owners and builders.

"These issues are not specific. Some consenting authorities work effectively with our members," RMBA chief executive David Kelly says.

"But these experiences are inconsistent, and the system is inefficient, and is a barrier to improvements.

"The current fragmentation across 67 consenting authorities is an impediment to efficient investment in technology and people.

"With changes that focus on efficiency, consistency, risk-based approaches, innovation and competition, the consenting system can become an enabler of delivery and innovation, rather than serve as a bottleneck," Kelly says.

One of the key issues is inconsistency, both within and between local consenting authorities.

The RMBA's 3000 members across New



RMBA chief executive David Kelly.

Zealand have found the process depends on individual officers responsible for consents, and that different processes and standards across authorities create confusion.

While one project may be quickly consented in one area, a similar project in another part of the country can be rejected for reasons that are hard to fathom.

The RMBA also noted the unwillingness of certain consenting authorities to accept alternative materials during recent supply challenges, or to rationalise processes to recognise that some builds are less risky than others.

"We're calling for the Ministry of Business Innovation and Employment (MBIE) to exercise its regulatory powers more, to provide greater direction to consenting authorities on how they must

interpret regulations.

"This means allowing less scope for discretion and applying sanctions, or even removing consenting accreditation if statutory time frames are exceeded or other performance measures are not being met," Kelly says.

Some of the key changes the RMBA recommends MBIE should make include:

- consolidating the number of consenting authorities to improve consistency,
- consolidating resource, building and subdivision consents to avoid duplication,
- creating a consistent standards framework with clear KPIs for local authorities,
- requiring investment in technology solutions to reduce workloads and improve processing times,
- streamlining consenting processes to recognise lower-risk projects and builders' own levels of expertise, and
- allowing greater use of MBIE's regulatory powers.

The RMBA identified Auckland as an example of an authority that's starting to see real benefits from changes introduced to streamline its own consenting practices.

However, such improvements haven't been consistently applied across the country. The RMBA would like to see this become a requirement, and soon.

As the RMBA's submission noted, delays and inefficient consenting carry exceptional costs, and delay the resolution of the housing crisis.

The RMBA's recent State of the Sector survey of builders and home owners found that 80% of respondents were impacted by consenting delays, with 45% of builders experiencing consenting delays of five weeks or more.

"New Zealanders can't wait three years for urgent changes to a system that has been broken for decades. Many of the above recommendations can be implemented without delay.

"While we are supportive of this review, and don't want to see it rushed or hurried, this doesn't preclude the Government from quick wins and implementing obvious solutions," Kelly says.

Young Landscaper of the Year announced

Guillaume Chabbert (right) from Natural Habitats in Auckland has been named the Young Landscaper of the Year for 2022.

The 29-year-old site manager has worked in landscape construction for more than 10 years, and this was his third time vying for the title.

"There are some great competitors, but each year I have made some improvements. I enjoy the competition for the challenge, and to meet people from the industry," Chabbert says.

"My favourite component is the grass and lawn preparation which involves working on a 2 x 3 metre square. It is detailed and careful work which I enjoy.

Lawn preparation is just one element of the competition, run by Registered Master Landscapers, which sees the young landscapers assessed on their practical and workplace-based skills.

The competitors were drilled across a variety of practical skills and written tests, including, but not limited to, planting, paving, small digger operation and more.



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Commission supports industry's call for products registry

Recent Commerce Commission findings have included a strong recommendation for the establishment of a centralised digital national key products registry to increase trust and confidence in residential building supplies.

Research conducted by GS1 New Zealand in 2020, and funded by the Building Levy via the Building Research Association of NZ (BRANZ), made this recommendation and the linkage to increased productivity across building sector supply chains.

GS1 NZ is a leading player in the digital space in New Zealand, and a recognised authority on standardisation and services to identify, capture and share across the supply chain.

Product failures cost \$232 million a year

Earlier BRANZ research found that a lack of trusted digital product assurance data was a factor contributing to the use of non-conforming products in construction projects, with costs of approximately \$232 million per year arising from product failures.

The research estimated that only a 6% reduction in the use of non-compliant products through making better product assurance information widely available would cover the investment required.

What the Commission is recommending is commonplace in other sectors, including food and grocery, and health care.

Products in these sectors are globally and uniquely identified, and structured data about these products is shared between trading partners and to regulators.

In fact, there are more than 100,000 products in GS1 NZ's National Product Catalogue supporting the DIY/hardware/construction sector already.

Soon-to-be-published research indicates that 94% of building sector participants do not have the product data in a format that meets their purposes, and the majority support any registry to be a joint public-private partnership.

"The industry strongly supports the Commerce Commission's and the earlier BRANZ research findings to establish a centralised national product catalogue to facilitate innovation, improve trust, reliability and productivity across the wider building sector," Building Industry Federation chief executive Julian Leys says.

The Commerce Commission's preliminary view is that there would be benefit in introducing some form of centrally-operated national products register that:

- encourages, enables and incentivises

the sharing of information about new or innovative building products and methods,

- includes links to Acceptable Solutions and Verification Methods, and

- enables sharing of information about new or innovative key building supplies, where Building Consent Authorities (BCAs) have approved them for use in Alternative Solutions, and any difficulties which have been encountered in the use of these building supplies in consented projects.

It says a national products register would act as the primary reference source for information about building products, including the information that will be required to be disclosed as a result of the building law reforms.

This could make it easier for designers, builders and BCAs to find information about available building products, potentially reducing the barriers to the use of different building products.

Despite the Government previously discarding the concept of a national products register, the commission says some aggregation or co-ordination of available building product databases should be considered, especially as the new legislative requirement is likely to stimulate the development of more information.



The advertisement features a central image of a construction site with various applications of Sika Boom expanding foam. A large can of Sika Boom 500 ml is shown in the foreground. The background shows a room under construction with labels for different uses: GAPS & DRAUGHTS, AIR SEALS (E2/AS1), BLOCK DUST/VERMIN, PIPE INSTALLATIONS, ELECTRICAL CONDUIT, and DOOR FRAMES. A QR code is located in the bottom right corner of the image area.

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

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Endangered Maori construction techniques revived to rebuild historic whareniui

Internationally-acclaimed architect and researcher Professor Anthony Hoete has returned from a successful career in London to work with communities to revive ancient Maori construction techniques.

Professor Anthony Hoete and his team aim to rebuild a historic Bay of Plenty whareniui that was destroyed in the Napier earthquake using ancient Maori construction techniques.

Funding has been secured from Toka Tu Ake EQC Earthquake Commission to enhance the seismic resilience of the new whareniui and its community.

“Toka Tu Ake EQC wants to create more resilient communities through design and construction of stronger buildings,” Toka Tu Ake manager research Dr Natalie Balfour says.

“So Professor Hoete’s work aligns well with our goal to improve Aotearoa New Zealand’s resilience to natural hazards.

“Investing in Maori researchers and matauranga Maori has been a key focus of this year’s biennial grants, so we are proud to be able to support this amazing project,” Balfour says.

Aside from the funding, the research is also supported by QuakeCoRE, the Centre of Research Excellence for seismic resilience, and the Endangered Wooden Architecture Programme at Oxford Brookes University.

Professor Hoete and his team will incorporate traditional Maori construction methods, endangered knowledge called *mimiro*, to build a prototype timber structure and test its seismic resilience on the full-scale structure.

“The origins of *mimiro* can be traced back to the ships and strong sail lashing our ancestors used to travel across the Pacific,” Hoete says.

“They had a deep knowledge of building and creating strength and tension in structures, so we want to recreate those techniques that have been lost, and use them to give our whareniui greater seismic resilience.”

There is only one known whare remaining in New Zealand built with *mimiro* techniques — a Whakata in the Okains Bay Museum on Banks Peninsula.

The team is working closely with Ngati Ira o Waioweka who built the original Tanewhirinaki whareniui near Opotiki during the 1860 New Zealand Wars, only to witness its destruction in the 7.8 magnitude earthquake in 1931.

The most important carvings representing the *iwi*’s ancestors were saved from the wreckage and, remarkably, stored in a shed at the marae for nine decades.



The scanned suspended carvings of the original Tanewhirinaki whareniui that was built in the 1860s and destroyed in the Napier earthquake will now be used to create a digital twin.

In January this year, Hoete recognised that a wananga held at Waioweka Marae would be a perfect moment to bring out the carvings and suspend them from scaffolding.

“For all but two members of the hapu, it was the first time they had seen the carvings of their ancestors standing, albeit temporarily, so it was pretty special,” Hoete says.

His team lashed the carvings to a scaffolded framework, before scanning the framework with lasers to create an accurate record of the physical dimensions of each carving. This information could then inform the reconstruction of Tanewhirinaki.

Hoete explains that the original timber had deteriorated over 90 years and would not be able to carry the loading of a new whareniui.



Professor Anthony Hoete.

“So instead, we will design a new structure that will act like an outer whare to which we will sensitively attach the original carvings to the inside of this new structure.”

In the United Kingdom, Hoete had been working with engineered timber to create affordable housing, and wants to do the same for Maori communities, using the indigenous construction research at the Tanewhirinaki whareniui.

Hoete says his team is currently designing the timber structure by using interlocking compression joints instead of bolting parts together, while the tensile elements will pull the structure to the ground, like a tent.

Once the core structure has been completed, the team will pull the vertical portals sideways using a winch off a jeep to test the horizontal strength required for seismic resilience. Vertical strength will be tested by water weights.

It is clear that Hoete is passionate about the project and getting the local community involved.

“We do a lot of outreach work with the local community and schools, and some of the local youngsters have already shown an interest in a career in architecture, which is pretty amazing.

“This project is about research and design, but it is also so much more. I believe this project has the power to transform our communities.”

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Plan change unlocks new Drury ‘civic heart’

Auranga Town Centre is projected to become an anchor destination for up to 50,000 people in south Auckland, and become an integrated health and wellness centre, including integrated medical, physical, rehabilitation and pharmacy facilities.

A recent Auckland Unitary Plan change has enabled Auckland development company MADE to progress its visionary town centre for the new Auranga city in Drury, south Auckland.

Forming the “civic heart” of its community, Auranga Town Centre is projected to become an anchor destination for up to 50,000 people living nearby.

Fully imagined for campus-like living and a vibrant working community, the 13.4ha first stage of the town centre will comprise multi-storey residential and commercial buildings built from enduring materials and with European-inspired design themes, set in park-like surroundings around an existing lake.

MADE is expecting to start earthworks in 2023, and has commenced positive discussions with prospective commercial and civic partners, including key grocery and health care providers, about acquiring facilities and retail space, and offering services to the Auranga and wider Drury community.

Auranga, which means “Breath of life that inspires”, is located on State Highway 1, amidst the future commercial hubs of Auckland’s south.

Significant development is planned on both sides of the Southern Motorway over the next two decades.

Ancient city centre intimacy

MADE founder and chief executive Charles Ma says the town centre will have the intimacy of an ancient city centre, with walkable streets, a central piazza, atriums, water features, trees and shade areas, places to linger, and amenities that provide the social cohesion missing in many existing and new cities.

Ma says the development already has its first thousand residents, and the Ngakoroa primary school will be opened by the beginning of the 2023 year.

“The Auranga Town Centre is a deeply thought-out and highly-aspirational design for better living that is purpose-built for today’s times to meet living, working and social needs,” Ma says.

Hospitality, education, health care, employment, recreation and entertainment facilities are provided for in the centre’s design.

Apartment-style homes are planned, as well as significant capacity in commercial buildings for employment roles in



Auranga Town Centre will have “the intimacy of an ancient city centre, with walkable streets, a central piazza, atriums, water features, trees and shade areas, places to linger, and amenities that provide the social cohesion missing in many existing and new cities.”

digital and gig economy, education, communications, professional services, and government.

Specific features include a lake-edge amphitheatre, a four-storey arts centre, swimming pool and exercise facilities, bell tower, interdenominational prayer chapel, medium and boutique-size retail with circular-economy values, and supermarket and artisanal farm-to-table food services.

Ma says that in working with public health agencies and providers, MADE is planning an integrated health and wellness centre serving the whole of Drury, which

will include integrated medical, physical, rehabilitation and pharmacy facilities.

Places that ‘leave no one behind’

“Collaboration and partnership around a shared vision is the key to building places that leave no one behind,” Ma says.

“Different agendas in city-making means there are often road blocks, so our approach is to inspire all parties to work together around a better way based on modelling and leading international best practice.

“Our town centre at Auranga will be a shared path to showing what is possible.”

Auranga — key attributes

- Auranga has 2000 home sites in consent, consented, in construction or delivered, and approvals on the 13.4ha stage 1 of the town centre.

Its master-planned location in south Auckland is optimal for supporting a centre from the perspectives of economic growth potential, wider connectivity, strong spatial layout encouraging active mobility, and direct connection to a substantial employment area.

- Goals of the urban design include reducing the community’s carbon footprint, providing a walkable urban living experience, fostering environmental regeneration, and improving social equity and quality of living, including community connections to decrease social isolation.

- As a transit-oriented community, Auranga is developing and leveraging existing and new mobility networks to reduce private car use through an integrated suite of transport options, including bus, cycling, micro-mobility, shared electric vehicles and autonomous vehicles.

Auranga is designed as a convenient, climate-friendly transport network that is interconnected with multiple options to connect beyond the car.

- Nature is a core element of the Auranga experience. Establishing Auranga in 2013, MADE invested in extensive amenities ahead of its first residents, including setting aside a 5km coastal walkway and 15ha of eco-islands, with more than 100,000 native plantings in collaboration with mana whenua.



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NZ's second tallest residential building gets go-ahead

A Melbourne-based property developer has been given the go-ahead to build one of New Zealand's tallest residential buildings in Auckland.

ICD Property has got resource consent from the Environmental Protection Agency under the Covid-19 Recovery (Fast Track Consenting) Act to build a 183 metre-high skyscraper at 65 Federal Street, a few doors down from the Sky Tower.

The projected value of the fully

completed building is \$664 million.

Construction is expected to start in 2024 and be completed in 2027, with the final cost dependent on ICD securing a building partner.

It would be the country's second tallest residential building behind Seascope (187 metres high), which is currently under construction.

The 55-storey building will include 357 apartments, a health and wellness centre, and a 1000sq m ground floor marketplace that will feature a range of restaurants, cafes and other outlets.

ICD Property managing director Matt Khoo says it took a collaborative approach with Auckland Council and mana whenua to ensure the building delivered positive benefits for the city, rather than being restricted by planning guidelines.

"The aspirational design, thinking and consultation that went into the project is a blueprint for better urban design outcomes for not only New Zealand, but buildings and communities globally," Khoo says.

The company says the building's plot ratio — the total floor area of a building compared to the area of its site — is 29:1, which is significantly more than the typical ratio of 13:1 on inner-city sites.

The greater ratio would maximise the potential of the plot of land, the company says.

Outgoing Auckland mayor Phil Goff says the building would be "a landmark" for the city.

"It is a huge investment, which is a statement of investment confidence in Auckland. It will provide hundreds of jobs during and beyond construction," Goff says.

The building was designed by global architecture firm Woods Bagot, in partnership with local firm Peddlethorp.

Woods Bagot principal and design leader Peter Miglis says the transformation of Federal Street and the tower's proximity to the City Rail Link meant it would become a public destination.



An artist's impression of the 183 metre-high residential tower at 65 Federal Street, Auckland.



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Foundation Passport training courses updated

By Site Safe communications advisor
Jonathan Guildford

Site Safe is committed to ensuring Kiwi workers return home to their whanau at the end of each day.

The organisation creates and continues to develop training such as Foundation Passport - Building Construction and Civil training courses as part of its pledge to build safer and healthier workplaces.

Foundation Passport courses convey on-site health and safety responsibilities. They introduce vital topics such as how to keep yourself safe, understanding and controlling risk, mental health, and basic hazards and legal requirements.

Site Safe has recently been collaborating with industry representatives and subject matter experts to develop updated foundational course-specific content.

The updated training offers plenty of new material for learners. Some of the key changes are:

- Staff will be able to identify the top critical hazardous activities in construction and civil.
- Information on mental health has been introduced.

- A neuro-diverse expert was consulted to ensure the look and feel of the presentation addresses the needs of staff who may have learning difficulties.

- Content focuses on the basic concepts of health and safety to keep it genuinely foundational.

- Handbook has moved to an eBook, offering direct links to more helpful information.

- It now offers 20 Review of Understanding questions instead of 10 (with the same 80% pass rate), providing greater assurance of each learner's foundation health and safety knowledge.

The improved courses were trialed across the country and launched in September. It is expected staff will gain a better learning experience with a consistent, standardised course endorsed by those in the industry.



Additionally, Site Safe has been working alongside the Ministry of Social Development and Virtual Reality (VR) company SkillsVR to provide a VR foundation training experience for job seekers looking to join the construction industry.

Further developments on this project are expected later in the year.

To learn more about Foundation Passport courses or any other training courses, visit www.sitesafe.org.nz/training.

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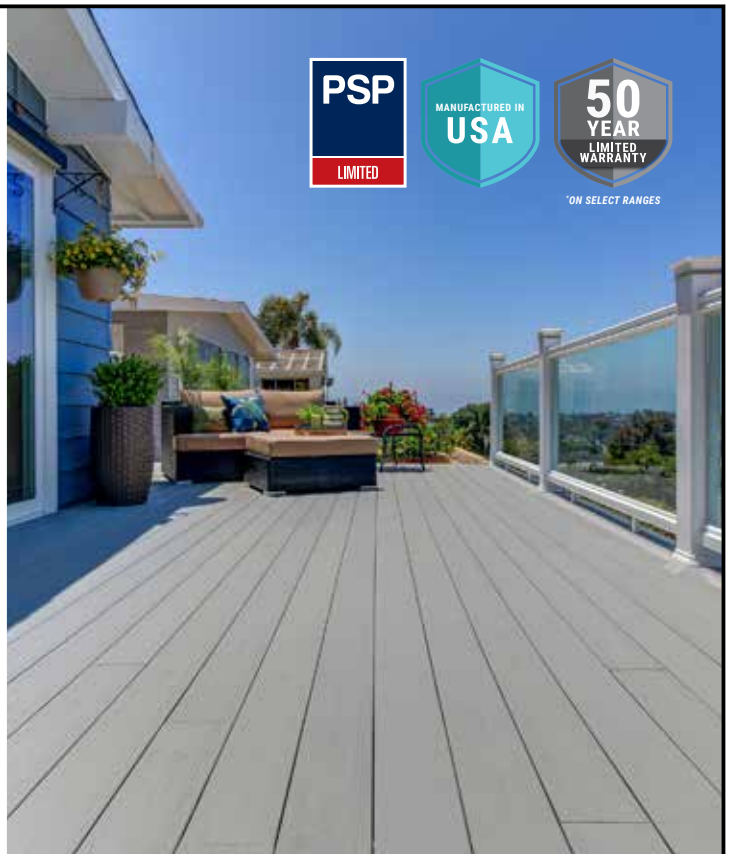
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**NEW ZEALAND
Building Industry
Awards 2022**

Congratulations to all winners in the 2022 New Zealand Building Industry Awards

GIB SUPREME AWARD

Winner Darren Cutfield, Built Environs

Project Auckland City Mission HomeGround Development, Tāmaki Makaurau / Auckland

CHARITABLE EDUCATION TRUST PROJECTS UNDER \$4 MILLION AWARD

Highly Commended Craig Wilson, Hawkins Construction (Queenstown Fire Station Redevelopment, Tahuna / Queenstown)

Excellence Sam Brunt & Monty Wong, Naylor Love Dunedin (Te Kura Kaupapa Māori o Ōtepoti, Ōtepoti / Dunedin)

Excellence* Carl Charlton, C3 Construction Ltd (Pacific Coast Village Lakehouse, Tauranga)

GIB PROJECTS \$4-\$10 MILLION AWARD

Excellence* Matt Soppit, Naylor Love Dunedin (Mercy Hospital Level 2 Ward Refurbishment, Ōtepoti / Dunedin)

XLAM PROJECTS \$10-\$25 MILLION AWARD

Highly Commended Deon Smit, CMP Construction (Tidal Road Distribution Centre, Tāmaki Makaurau / Auckland)

Highly Commended Chad Robinson, Southbase Construction (OCHT Brougham Street Social Housing Development, Ōtautahi / Christchurch)

Excellence* Nicholas Botha, Kalmar Construction (The Marlborough, Tāmaki Makaurau / Auckland)

CARTERS PROJECTS \$25-\$40 MILLION AWARD

Highly Commended Scott Eunson, Cook Brothers Construction (Air New Zealand Campus Re-Roof, Tāmaki Makaurau / Auckland)

Excellence* Matthew Street, Clearwater Construction (Elm Apartments, Tāmaki Makaurau / Auckland)

MATES IN CONSTRUCTION PROJECTS \$40-\$65 MILLION AWARD

Highly Commended Jason Carnie, Hawkins Construction (10 Madden Street, Tāmaki Makaurau / Auckland)

Highly Commended Chris Willis & Bruce Haigh, Waide Commercial Construction (The Victor Apartments, Tāmaki Makaurau / Auckland)

Excellence* Sam Gordon, Hawkins Construction (Food Stuffs North Island Head Office, Tāmaki Makaurau / Auckland)

BBD PROJECTS OVER \$75 MILLION AWARD

Highly Commended James Sherriff, Scarbro Construction & Paul Beukman, Icon Co Pty (NZ) Ltd (Voco-HIE Hotel, Tāmaki Makaurau / Auckland)

Highly Commended Rhys McKenzie, Hawkins Construction (Cordis Hotel Pinnacle Tower, Tāmaki Makaurau / Auckland)

Excellence* Darren Cutfield, Built Environs NZ (Auckland City Mission HomeGround Development, Tāmaki Makaurau / Auckland)

RESENE NATIONAL STUDENT AWARD

Resene National Student Award – Design, Pony McGregor-Tate, NZ Diploma in Architectural Technology, Open Polytechnic

Altex Coatings National Student Award – Engineering, Samuel Christian, Bachelor of Engineering with Honours, University of Canterbury

Resene Construction Systems National Student Award – Management, Caitlin Sanford, Bachelor of Construction majoring in Quantity Surveying, Massey University

Resene Colourshop National Student Award – Trades, Briarnah Cook, Carpentry Level 4, BCITO | Te Pūkenga

Resene Supreme National Student Award Winner*, Briarnah Cook, Carpentry Level 4, BCITO | Te Pūkenga

BCITO | TE PŪKENGA YOUNG ACHIEVER AWARD

Highly Commended Elliot Smith, White Associates, Tahuna / Queenstown (Senior Quantity Surveyor)

Highly Commended Kat Richards, Southbase Construction, Kirikiriroa / Hamilton (Design Manager)

Excellence* Emma Mannion, Beca Ltd, Tāmaki Makaurau / Auckland (Manager – Digital Engineering Advisory)

JAMES HARDIE INNOVATION AWARD

Highly Commended Haylee Brown & Ross Brown, Eurotect Flashing Solutions Ltd (Eurotect Flashing System, Kirikiriroa / Hamilton)

Excellence* Tim Beresford & Jack Young, Norman Disney & Young (AiHear Acoustics Auralisation tool, Tāmaki Makaurau / Auckland)

THERMOSASH CONSULTANTS AWARD

Highly Commended Stephen Birkhead, Integrating Architecture Limited (Sandhu Mansion, Heretaunga / Hastings)

Highly Commended Trevor Griffiths, Scope Total Project Partners (The Salvation Army Aubrey Street Development, Whangārei)

Excellence* Ben Tomason, Scope Total Project Partners (The Hundertwasser Art Centre with Wairau Māori Art Gallery, Whangārei)

HAYS INTERDISCIPLINARY COLLABORATION AWARD

Highly Commended James Dennis, Leighs Construction; Bryan Spinks, Proj-X Solutions; Brendon Groufsky, Canterbury District Health Board;

Tim Raine, Woods Harris Consulting; Darryl Carey, Chow: Hill (ICU Pod 4, Waipapa, Christchurch Hospital, Ōtautahi / Christchurch)

Excellence Darrell Trigg, Trigg Construction; Kelly Haora, Scope Total Project Partners; Grant Harris, HB Architects; Michael Chadderton, Powell Fenwick Consulting Engineers; Richard Smart, Hundertwasser Foundation NZ (Hundertwasser Arts Centre with Wairau Māori Art Gallery, Whangārei)

Excellence* Brendon Keenan, Naylor Love Canterbury; Corde Rhodes, WSP; Joshua Joe-McIndoe, RCP; Elliot Smith, White Associates; Jeremy Harding, Department of Corrections (Modular Build Programme, Ōtautahi / Christchurch, Roretana, Tauwharekākaho / Rolleston, Te Whanganui-a-Tara / Wellington)

* Category winner

Cutfield, Mannion among the big winners at NZ Building Industry Awards

Darren Cutfield from Built Environs NZ has won the New Zealand Building Industry Awards GIB Supreme Award for the Auckland City Mission HomeGround Development in the Auckland CBD.

HomeGround is the Auckland City Mission's newly constructed \$110 million multi-purpose headquarters. The 11-storey complex includes 80 apartments, a health care centre, detox facilities, educational and training facilities, and meals and other

support networks, including community spaces for the public.

The complex uses an innovative Cross Laminated Timber (CLT) solution for most of the structure — a strong, lightweight, renewable and sustainable material.

The building is the tallest CLT building in New Zealand, and has championed the adoption of mass timber construction across New Zealand.

Winners of the 2022 New Zealand

Building Industry Awards, held by the New Zealand Institute of Building (NZIOB), were announced at a gala evening for 700 attendees at the Cordis Hotel in Auckland recently.

"These Awards showcase and celebrate the commitment of those working right across the built environment, and contribute to the Institute's goal of raising quality across the industry," NZIOB chief executive Pamela Bell says.

"We are really impressed with the entrants who have embraced new technologies, and we recognise the positive impact this technology has had on construction programmes.

"That reflects a global uptake in technology adoption across construction, driven by the considerable investment into companies focused on improving how we design and deliver the built environment."

Managed from many perspectives

The judges said Cutfield managed the project's design and construction from many perspectives — from the philanthropic investor and the multiplicity of users to the City Missions' current homeless clients. He listened to and directed the project to meet the needs of all involved.

The BCITO Young Achievers Award was awarded to Emma Mannion from Beca. She was recently appointed as Manager - Digital Engineering Advisory (DEA).

Her appointment to this newly-established role reflects her contribution to the growth of digital underpinning construction projects.

Emerging leader

The judges said Mannion is leading change in the industry. She is a role model and an emerging leader within the construction industry.

Mannion is a member of the New Zealand Institute of Building, Property Council NZ, and Women in Property NZ.

Significant achievements include the RICS Project Management Team of the Year award, the completion of Growing Greatness: Women in Technology in 2021, and becoming an Information Management Professional: BIM.

Bell says the standard and number of entries in this year's Awards were particularly impressive, and the projects they have delivered have made a significant contribution to the quality of the built environment.

For a complete list of winners, see the adjacent page.



Above: Darren Cutfield from Built Environs NZ won the New Zealand Building Industry Awards GIB Supreme Award for the Auckland City Mission HomeGround Development in the Auckland CBD.

Right: The BCITO Young Achievers Award was awarded to Emma Mannion from Beca.



Plumbing and drainage — a long-term strategy

The Ministry of Business Innovation and Employment (MBIE) is proposing changes to New Zealand Building Code compliance pathways for water supplies, foul water and surface water that support plumbing and drainage work in New Zealand.

Feedback on a number of plumbing and drainage proposals has been sought by MBIE. The proposals are:

- Lead in plumbing products
- Water temperatures
- Protection of potable water
- AS/NZS 3500 Plumbing and drainage standards
- Water supply system components
- Plumbing and drainage system material standards
- Resolving conflicts and editorial changes

Continuous improvement

These proposals are the latest in a series of continuous improvements to ensure Building Code compliance pathways for the plumbing sector are fit for purpose and up to date to help New Zealanders have safe and reliable plumbing systems.

This update will help support the provision of plumbing and drainage services that comply with the Building Code, and meet the safety and wellbeing objectives in the Building Act 2004.

The 2022 Plumbing and Drainage update is focused on improving the means of complying with the following three Building Code clauses:

- E1 Surface Water — Disposal of rainwater, and confirmation surface water

cannot enter the building.

- G12 Water Supplies — Requires the safe supply, storage, reticulation and delivery of hot and cold water.
- G13 Foul Water — Requires the safe disposal of foul water to prevent illness and the loss of amenity due to odour and accumulated matter.

One of the challenges is that plumbing and drainage requirements in the Building Code are fragmented between various Building Code clauses, Acceptable Solutions and verification methods.

The update supports MBIE's commitment to the ongoing development of technical Building Code solutions within the plumbing technical focus area, and is a key step towards:

- modernising compliance pathways for the plumbing sector to incorporate technical innovation and research which support current hydraulic theory and installation practices,
- promoting consistent outputs by improving alignment between Building Code compliance pathways for the plumbing sector, and
- addressing targeted technical issues and gaps within existing compliance pathways.

At the same time, other government legislative programmes are informing the work required in the plumbing and drainage space. These include:

- The New Zealand Government's

response to climate change and the Climate Change Response (Zero Carbon) Amendment Act 2019 which drives MBIE climate change policy towards low greenhouse gas emissions and climate resilience in New Zealand.

- The Three Waters Reform Programme, including the introduction of the Water Services Act 2021 which will help ensure all New Zealanders have safe, reliable drinking water, wastewater and stormwater services.

- Building Products Information Law changes which will ensure that basic information about building products and how to use them is available to users in New Zealand.

Challenges

One of the challenges is that plumbing and drainage requirements in the Building Code are fragmented between various Building Code clauses, Acceptable Solutions and verification methods.

This makes it challenging to ensure designs and installations comply with all relevant aspects of the Building Code.

There are opportunities to improve consistency, clarity and certainty in these requirements, and create a more user-centric approach to address the issues.

Along with that, MBIE has recognised the importance of the standards cited for plumbing and drainage systems, and has looked to adopt the most recent version of these standards.

Building Code compliance relies

Continued page 28

PLUMBING AND DRAINAGE		E1 Surface water	G12 Water supplies	G13 Foul water
<p>Reasons for change:</p> <p>Lead in plumbing products – Drinking water needs to be healthy, safe and fit for human consumption. Where exposure to lead in drinking water can be reduced, it should be reduced.</p> <p>Water temperatures – Maximum hot water delivery temperatures in New Zealand are higher than in other countries leading to an increased risk of tap water scalds. Children and the elderly are especially at risk for tap water scalds. 65% of severe tap water scalds have been found to occur in infants and young children under 4 years old.</p> <p>Protection of potable water – Backflow occurs when the flow of water within a pipe is reversed, which can draw contaminants into a potable water supply. It can create a health risk to occupants in buildings and to entire public water supply systems. Stakeholders in the plumbing industry have identified issues with current backflow prevention measures.</p> <p>AS/NZS 3500 Plumbing and drainage standards Water system supply components Plumbing and drainage system material standards Resolving conflicts and editorial changes</p> <p>There are minor gaps in the existing compliance pathways raised by the plumbing industry. Technical standards have been updated but have yet to be cited. Regular maintenance is important to keep documents up to date.</p>	<p>Proposed solutions:</p> <ul style="list-style-type: none"> › Reduce the allowable lead content for some plumbing products in contact with drinking water by 2025. This includes products made from copper alloy such as pipe fittings, valves, taps, mixers, water heaters and water meters. Existing products that were compliant at the time of installation do not need replacing. › Reduce the maximum allowable temperature of hot water at taps used for personal hygiene from 55°C to 50°C. This applies to new plumbing fixtures used for personal hygiene, such as hand basins, baths and showers. › Reduce the temperature in early childhood centres to align with Ministry of Education requirements. › Provide more ways for plumbers to limit the temperature of hot water. › Update provisions for when backflow prevention is required, what type of backflow prevention devices are suitable and how these devices should be installed and tested. › Align the definition of potable water with changes made under the Water Services Act 2021. › Cite the latest versions of the plumbing and drainage design and installation standards (AS/NZS 3500: 2021). › Provide minor updates to the requirements for water supply systems in buildings. › Cite approximately 50 newer versions of plumbing and drainage material standards. 	<p>Expected impacts:</p> <ul style="list-style-type: none"> Contribute to maintaining public health. Product manufacturers and suppliers will have to adjust through a transition period. Reduce the number of tap water scalds. Negligible cost impacts. Negligible impacts to the hot water provided for amenity. Increase protection of potable water supplies. Support Taumata Arowai to protect water supplies. Modernise compliance pathways for plumbing. Increase confidence in plumbing products. Increase efficiency in consenting for plumbing designs. 		

A summary of the Building Code Plumbing and Drainage update proposals, the reasons for change, the proposed solutions, and expected impacts.

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Product users can request a training session for their team, or they can get in touch for technical advice for any project planning.

ACO also offers a variety of digital solutions to assist with surface water management challenges.

The askACO web site offers a detailed overview of the company's product ranges, downloadable catalogues, specification sheets, product drawings and BIM data.

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This includes the following applications.

- **HYDROLite:** Gives accurate channel recommendations with ACO's proprietary software, a hydraulic design program modelled on differential calculus for non-uniform flow in open channels. The program was refined with empirical data, following a series of experiments modelling lateral intake into trenches.

- **Grate Hydraulics:** Checks project parameters for grate intake calculations to provide grate catchment data.



The askACO web site is a corporate initiative designed around advice and industry education. Services are offered free of charge and obligation, and are designed to complement (not substitute) professional engineering advice.

- **Run Layout Design:** Plan and profile layouts complete with bill of materials.

- **Trench Hydraulics:** Flow calculations to ensure correct sizing of trenches.

- **Custom Trench Drainage:** When standard products are not appropriate, you can customise a number of features to ensure the unit meets required performance criteria, site or customer requirements.

- **StormBrixx Configurator:** Configure

your own geocellular stormwater tank to facilitate stormwater retention, detention or infiltration based on the hydraulic, structural and maintenance requirements of the project.

Based on extensive research, ACO has put together a complete PDF guide to assist with trench drain selection. The ACO White Paper can be downloaded from the askACO web site.

Use the QR code on the advertisement at right, and get started with ACO's online tools.

Plumbing and drainage — a long-term strategy

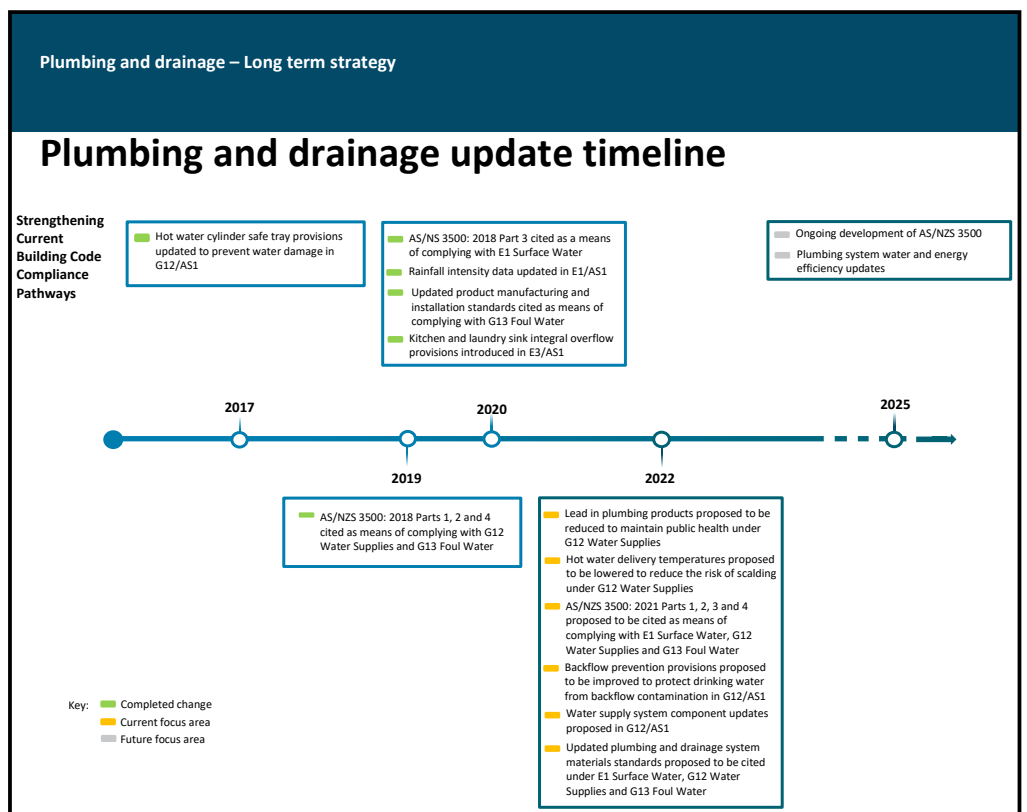
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heavily on cited standards for the compliance of pipe materials and plumbing and drainage system installations.

This is reflected in the priorities and focus of past updates which have focused on maintaining current citation of a number of standards.

Final decisions on the changes will be made and communicated later this year.

Right: A timeline illustrating how MBIE proposes to continuously improve compliance pathways for the plumbing sector, and embed operational efficiency and carbon reduction approaches into the building system's regulatory framework over time. At this stage, this timeline is indicative only, and subject to amendment based on government decisions and sector feedback.





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ACO. we care for water



Watercare kicks off \$49 million wastewater pump station upgrade in Panmure

Upgrade required as population in the area is expected to grow by more than three times due to planned development in the next 50 years.

Work has begun on Watercare's new wastewater pump station in Panmure, Auckland, the first stage of a \$49 million infrastructure programme that will cater to the area's population and reduce frequent overflows.

Digging for the wastewater pump station was about to kick off on the corner of Dunkirk Road and Tangaroa Street.

The pump station is the first of three infrastructure projects Watercare and Kainga Ora have planned for the area, and is a key government-funded shovel-ready project.

By working with Fulton Hogan, the agencies plan to deliver these infrastructure projects in two stages over the next eight years.

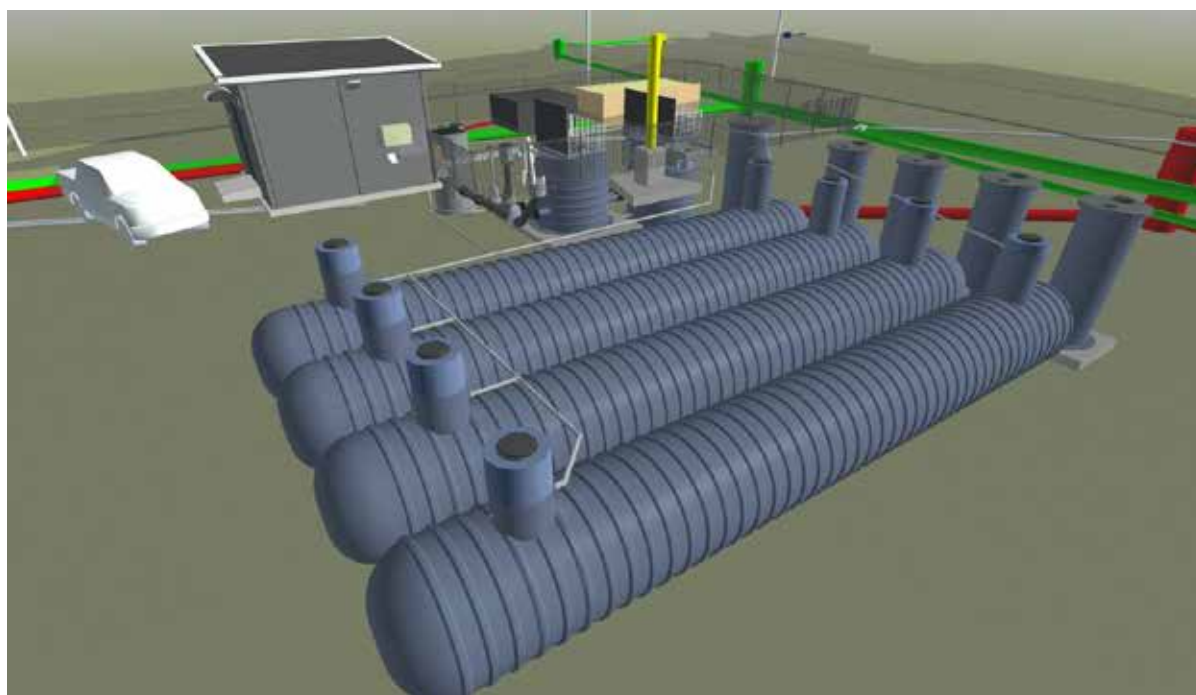
The projects include a new gravity main as well as a new pipeline connection that will create a more direct route for the increased flows into the Eastern Interceptor near Jellicoe Road.

Key projects

Watercare project manager Jason Salmon says these projects are key to catering for the current and future growth in Panmure and the surrounding suburbs.

"In the next 50 years, the population in the area is expected to grow by more than three times due to planned development.

"This new pump station and wastewater gravity main gives us the extra capacity we need in our network to accommodate the rapidly-growing population.



The new wastewater pump station in Panmure, Auckland, will be able to handle flows of 225 litres per second — 40 litres per second more than its predecessor — and will have a 650,000-litre underground storage tank.

"The pump station will be able to handle flows of 225 litres per second — 40 litres per second more than its predecessor — and will have a 650,000-litre underground storage tank.

"Having this storage facility will significantly reduce overflows that can end up in the Tamaki River."

Salmon says the design of the pump station, half of which is visible to the public, is not only practical, but sustainable.

Sustainable materials

"By working collaboratively with our construction and design partners, we were able to land on a design that not only reduces our concrete usage, but includes more sustainable materials like Glass Reinforced Plastic (GRP) which will allow us to cut carbon dioxide emissions by 1400T.

"To make the build more sustainable we have substituted traditional steel construction fencing with weather-bearing

hoardings made from a culmination of timber, plasterboard, packaging, metal and other recycled plastics from SaveBoard," Salmon says

He thanks the public for their patience with the construction of the new pump station, especially with the road closures on Dunkirk Road between Tangaroa and Tobruk Roads.

Kainga Ora infrastructure manager Shamir Ali says they are pleased to be working collaboratively with Watercare to deliver these important projects for Tamaki.

10,500 new homes to be delivered

"The Tamaki large-scale development, which is being delivered by Kainga Ora and the Tamaki Regeneration Company, will see 10,500 new homes delivered over the next 15 years," Ali says.

"In addition to this, the private sector is forecast to build another 4000 houses within the Tamaki boundary."

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The Veto Pro Pac OT-LC is an open-top tool bag that holds up to 75 tools and gear such as cordless drills, extension cords, caulk guns, meters, butt-sets, fixtures or whatever else you need.



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Made from heavy duty material, these compact grab-and-go bags are built tough, and offer a 5-year warranty.

www.vetopropac.co.nz/product/ot-lc

New chemical anchor has C1/C2 seismic rating

Simpson Strong-Tie is excited to bring a new chemical anchor with C1/C2 seismic rating to the market.

VT-HP is a high-performance fast-cure vinylester resin-based chemical anchor developed for anchoring applications in cracked and non-cracked concrete 20MPa to 50MPa, and qualified for use in seismic regions (performance categories C1/C2).

Features and benefits:

- Suitable for use in cracked and non-cracked concrete M8 to M30/rebar Ø8 to Ø32.
- Qualified for use in seismic performance categories C1 and C2.
- Styrene-free, low odour for safe use in confined spaces — VOC compliant (A+ rating).
- Excellent for use in cold weather conditions or applications where fast



cure is required.

- Superior sustained load performance at elevated temperatures.
- Can be used in dry and damp conditions, wet or flooded environments (not sea water).
- Fire rated to R180.
- Fits 300ml standard caulkungun or DT300 by Simpson Strong-Tie, easy to dispense.

www.strongtie.co.nz/vthp

WIN!



We've got another great prize to give away to the lucky winner of this month's Building Today Trivia Question — a Veto Pro Pac OT-LC tool bag courtesy of Wiha Tools worth

\$420

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

Congratulations go to Paul Christini, who won last month's range of Stealthmounts products, courtesy of Toolware Sales, worth \$480.

WITH
BUILDING TODAY

Enhanced cavity closer innovation

The best cavity closer is the one you don't notice

Founded in New Zealand in 1977, Dynex has an Auckland site that is home to the largest custom PVC compounding facility in New Zealand.

While minimising any impact on the environment, the company is committed to providing innovative solutions for New Zealand buildings, with a focus on design, durability and aesthetics.

The latest Dynex Optivent cavity closer range is no exception. Dynex is delivering the next step in the evolution of cavity closers, offering a smart solution to the issue of unsightly slots without compromising on performance or affordability.

Made from UV and impact-resistant material, this enhanced design is BRANZ-appraised. Dynex has taken innovation to the next level with these universal cavity closers which have been designed with discreet ventilation and unique horizontal nailing grooves for easier installation.

Optivent cavity closers have vertical slots providing twice the ventilation requirement of the New Zealand Building Code. With improved drainage, the sleek



new design conceals the ventilation slots, ideal for second-storey overhang applications.

The placement of slots in this improved design also means the soffit can be brought right under the cavity closer, all the way up to within 5mm or 6mm of the

cladding itself, to further improve the look.

Building with Optivent is simple. Supplied in 3m lengths, it is available in 18-25mm, 30-35mm and 45mm sizes to suit different applications.

Optivent is available in two colours — white or graphite — giving the designer the flexibility to match the cladding or soffit and achieve the ultimate finish. It is suitable for use with all relevant cladding types as per the current Dynex cavity closer range.

Remember Optivent and the 5 Ds:

- Deflection — working with the cladding to deflect moisture.
- Drainage — allowing water to drain.
- Drying — increased ventilation, ensuring a dry cavity.
- Durability — long-lasting uPVC, made for New Zealand conditions.
- Design — optimum efficiency with concealed ventilation slots.

Optivent is available at leading building merchants nationwide. For more information contact Dynex on 0800 439 639.

www.dynex.co.nz

Composite decking made sustainably

PSP is now the exclusive New Zealand distributor of TimberTech, a premium, composite decking product that takes stain and fade resistance to an entirely new level.

Simple and easy to install, this decking is a warm and natural hardwood style product, with authentic and realistic grain that won't crack, rot or split.

With the texture and feel of real wood, this is the ultimate in low-maintenance, aesthetically-pleasing decking solutions.

TimberTech is slip-resistant, durable and hard-wearing, with minimal maintenance required to keep it looking its best.

Coated with a premium protective cap, it will endure New Zealand's changeable weather conditions where other alternatives may fail or diminish.

It is easy to install with either CONCEALoc or TOPLoc fasteners that provide a screw-free finish. It is simple and quick to install, and can be cut to size with minimal effort.

The product is currently available in elegant shades, Slate Grey and Silver Maple — with Coconut Husk and Dark Cocoa to be added in the spring — and backed with a comprehensive warranty of



up to 50 years.

TimberTech products, are sustainable to the core — literally. Their capped composite decking boards use up to 80% recycled material, while their capped polymer boards use up to 54% recycled PVC.

Ninety-nine percent of the product's internal scrap is reused, and 97% of water

is recycled in TimberTech's closed-loop manufacturing facilities.

TimberTech saved more than 250,000 tons of waste and scrap from ending up in landfills in 2021. And, thanks to home owners choosing their boards over wood, it has saved an estimated 3,000,000-plus trees since 2001.

www.timbertech.nz

Just do your job!

Influential U senior faculty member John Baigent explains the need and benefit of having the right mix of 'Transactional Personalities' in your team to ensure it is not lopsided and slowing things down.



On one of my projects, the site foreman was an experienced builder who could always come up with a solution to a problem. It was in his nature to tinker — and that was the problem.

While his ideas were helpful at the pre-consent stage, once we were in construction, tinkering with design/plans was not helpful.

This desire to constantly “improve” on what was being built started to extend the programme and chew up valuable resources.

He just didn't get that his behaviour in this transaction called “building a building” was totally inappropriate. His job was to oversee the project — to have it built to the specifications and on time.

What was called for was determination and rigour, but what we got was the opposite. This foreman had a strong personality, so at project meetings, I had to adopt a “Mr Grumpy” persona to keep him on track and hit home the impact his behaviour was having on me and my bottom line.

I was aided by the fact that I had positional authority. As the property developer, I was the client after all but, even so, it was necessary to document everything as a means of holding him to account.

We got there in the end, but it highlighted to me the need and benefit of having the right transactional personalities in the right roles. Square pegs in round holes can really slow things down!

Transactional Personalities

If you relate to the above, it might be time to consider the transactional personalities of your team, and if the team is lopsided. Do you know the mix of personalities best suited for your team?

Have you ever wondered why some teams go well and others — well, they seem like a train wreck? Consider the personalities involved. Too much of a good thing (or one type of personality) can be disastrous.

My transactional personality is “Inventor”. Full of good ideas living in a subjective world. We'll have lots of ideas, even when ideas are not needed — all we'll do is talk about it and jump straight into action, forgetting about the others involved.

On the other hand, “Performers” will be

constantly trying to “people” everyone, keeping the mood high and taking care of everyone's (perceived) needs. They tend to avoid commitment.

You'll recognise the objective “Producers” — they have their lists and just want to do something. The problem is that what they end up doing may not be entirely aligned with what's actually needed.

Finally, the sceptical “Judges” are happy to deconstruct everything and tell you what you should have done.

That's not very helpful when we're trying to invent a future, because their focus is on the past.

Many teams miss or dismiss one or more of these personalities, and that's a mistake. Depending on the purpose and aims, each team will have a different mix of personalities.

Trying to involve all personalities is a smart move because all viewpoints are covered for any given situation. However, this can be a problem if there are less than four of you!

One of my businesses involves just me. I get around the issue of having all personalities involved by having a small advisory board with each of the personalities represented.

I'm amazed at how other personalities see the same situation in different ways, and am delighted that I can use those viewpoints to the advantage of the business.

Do you know which transactional personality you are? If not, see the link at the end to take the quiz and find out.

Superpowers

If you know which transactional personality you are then you can get a sense of the value or cost you are in a transaction. We call your value your Superpower. Did you know its flipside is your Kryptonite?

My superpower is the ability to see a way out of, through or forward in virtually any situation.

The problem is those ideas are all very subjective — the idea is there, but the detail behind it can be very sketchy at times. I “know” the result but not always the specific activities needed to get there.

Consequently, I go from idea to result and then work on those around me to produce the results I had in mind, trying

to secure their commitment with promises about the future that I think we want.

If only they would do what I'm thinking!

While I'm valuable at the formulation stage of a transaction, I can be very high cost when it comes time to implement. Who wants to be second-guessing what I had in mind or hearing about ways I've thought of to improve things?

Some of you will recognise what I'm saying in yourself, and others, well, you'll be thinking “not another ego-driven idiot. Can't they come up with something practical so that I can just get on with it?”

Luckily, with the training I've had, I'm now aware of my Superpower and my Kryptonite. I know where I can add real value to a transaction and, just as importantly, I know when to shut up.

I've learnt to seek out and engage with those that use narrative and relationship as their Superpower.

Working together, we can engage the whole team in the transaction so that everyone can play to their Superpowers.

Roles

Are you starting to get the feeling that our personalities make us suitable for some roles in a transaction and unsuitable for others?

If you're like me, you tend to want to do everything yourself (because nobody can do it as I do) or you've got no one else — you have to do it.

Over time, we get practised at playing each role in the transaction, and I think I'm quite good at sales, contracts, delivery, assessment and reinvention.

And there's the problem! I only see what I'm offering customers from my perspective. There are three other different perspectives (or Superpowers) that could (and should) be used at the appropriate time in a transaction.

Just because I can sell, doesn't mean I should. I know others who are far better at selling than I am — it's their Superpower.

Many years ago my father suggested I should be a generalist. It was some of the worst advice I ever had!

Trying to be a generalist actually held me back. Not focusing on the role (in a transaction) that I was best suited for had me focus on everything. A jack of all trades

Continued page 35

What's been happening in the recruitment space?



Building Recruitment director Kevin Everett summarises what's been happening in the building recruitment sector over the past few months.

In the second quarter of this year we have seen a decline in advertised jobs of 8.8% nationally — but that's still 12.8% higher than last year and 24.8% higher than two years ago.

How can this be when we have a huge staff shortage? In my opinion, it's due to employers promoting jobs differently.

Applications on job boards have been dropping for a long time, and many businesses like ours work more on our networks and social media, a trend that will continue.

- Finding staff is still the biggest problem facing businesses, so more businesses are offering more flexible arrangements.

This was mentioned during the recent Constructive Forum in Rotorua. What is being looked at are jobs that start earlier and finish earlier so workers can pick up kids from school and do after-school activities.

A four-day week with 12 hour shifts to give workers a longer weekend is also being offered. This has apparently been

used in construction overseas, which has resulted in increased productivity.

- From the Recruitment, Consulting & Staffing Association: "Recruiters and employers who supply workforce into many different sectors are telling us that a wave of caution has washed over the market, as workers and employers respond to recent economic changes in inflation, the cost of living and interest rates."

- We are finding smaller businesses are pulling out of the wage race as they are no longer able to compete financially with bigger businesses for some roles.

They are also beginning to question the

sustainability of some of these salaries in the face of an impending economic downturn.

- * Building Recruitment is now an accredited employer, and we are currently working with many overseas candidates looking to migrate to New Zealand.

If you are looking for overseas skilled workers we can help, so give us a call.

We have many experienced carpenters arriving in September and October so call us to get a quote.

Our new team members will have a minimum of five years' carpentry experience, with the majority offering more than 10 years.



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

Just do your job!

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and master of none.

When I realised that specialisation was the key, and that my Superpower in a transaction was in the domain of planning (looking at the facts, inventorying resources and formulating possibilities), things started to move for me.

I learnt to gather around me all four of the transactional personalities needed, and then actively use their perspectives in shaping my offer.

Each knows their role and the appropriate time for them to speak up, (or shut up).

By focusing on the specialisation of roles, I have been able to focus on my specialisation, which is bringing professional influence and Transactional competence to the environment of teams.

Transactional Leadership

When we know our roles in a transaction,

we can start to consider Transactional Leadership.

Transactional Leadership is more than one "leader" — and who it is, well, that depends on where we are in a transaction.

Transactional Leadership is reciprocal and co-constitutive. That means that this type of leadership relies on the group (leadership is a social phenomenon) playing to their individual strengths and taking responsibility in that part of the transaction where they are best suited.

The common phrase we hear in groups that practice Transactional Leadership is "where are we in the transaction, who's leading?"

Now this presupposes that they are familiar with the transaction cycle, understand transactional personalities and behaviour, and understand which transactional personality is best suited in which quadrant of the transaction cycle.

Consider also that leadership occurs in the gaps between people (it doesn't reside in a particular individual), so there also needs to be a willingness and acceptance of the group working collectively.

It is the group that sets the rules on how leadership emerges and unfolds over time.

And it is this practice, this learning achieved through the constant reorganising or reconstructing of experience, that enables teams to function at higher and higher levels.

Want to know more? Take the quiz: <https://quiz.tryinteract.com/#/610dbd0f96add90017a757c8>

- **John Baigent is an experienced property developer, business consultant and senior faculty member at Influential U where he teaches business professionals the philosophy and practice of Transactional Competence.**

10 steps to developing strong core values for your business

New Business columnist Andy Burrows from The Trades Coach kicks off his first column with a look at the importance of a good company culture, and how to practically implement core values into a company's everyday operations.



Having the right culture in your company is vital to its success. The culture that exists in a company can make or break it, so it's important to make sure the right one is proactively developed.

Establishing an agreed set of core values is the best place to start.

By not taking a proactive approach, the culture will simply evolve in a random way, usually by drifting towards whoever is making the most "noise" in the company.

If that person is a positive, uplifting type then you are lucky, and the culture will generally be positive. If, on the other hand, the noisy one is a moaning, slack-arse, negative type, then you have a problem.

Other people will be dragged down to this level and the whole company culture will become negative. You will lose your best employees and retain your worst.

You will end up annoying your customers and risk losing them too. Ultimately, you may be driven out of business, or be driven insane by the negative energy, or both.

Establishing an agreed set of core values is not just important if you have a problem with a negative culture in your business and need to make some changes.

It's actually harder to turn the ship around in this instance, and can be quite disruptive. The best time to do it is when the culture is generally quite good.

That's the time to get it down on paper, codify it and make sure it is lived every day to help a good (or okay) situation get even better. Also, it will help when recruiting new team members, to ensure they will measure up against the stated core values.

Right: When implementing a good company culture don't take it upon yourself and be like Moses coming down from the mountain with the 10 Commandments. The wider the input, the better the output.



So how do you go about it?

The process should be team-driven. You should not take it on yourself and be like Moses coming down from the mountain with the 10 Commandments. The wider the input, the better the output.

I recently went through this process with the owners of a small-to-mid-sized construction company as part of a wider organisation structure and roles review.

The company had grown spectacularly from, effectively, a one-man band to around 35 people in the space of eight years.

Growth had not been planned or expected. It just "happened", and the lack of systems and structure were starting to have an effect on the owners.

Stress, long hours and frustration were creeping in, and the owners almost wished the growth hadn't happened.

However, the culture was generally pretty good but, in order to implement new roles, responsibilities and systems, we felt it was necessary to document what the core values environment needed to be.

This would help maximise buy-in for the changes, and make sure everybody played their part and kept rowing in the same direction.

If you haven't done this process yet, I suggest you wait no longer, and make documenting and implementing your chosen core values a priority project over the next quarter.

Contact me at andy@tradescoach.co.nz to discuss

where your company culture is currently at and how I can help you effect some change for the better.

The 10 steps to developing strong core values:

- *Introduce the topic and your vision to have your core values documented at a full team meeting. I use sports team analogies to help explain the need as most people at the pit-face are guys, and most know what a top-performing sports team with good core values looks like.*
- *Conduct a simple survey of the team members. It might only be a couple of questions — How do you think we work as a team, and what sort of culture do we have? Secondly, what is important to you as a value, and what do we need to improve on around here?*
- *Gather the results after a few days. Chase people up for a contribution.*
- *Analyse the suggestions. Develop a rough draft and refine as you go through the process. Make sure your values are high on the list.*
- *Communicate the draft list back to everyone and request any final comments/suggestions.*
- *Publish the final list and ensure it is distributed widely. Will people see them every day?*
- *Top to bottom. Make sure the culture is spread and embraced by everyone in the company.*
- *Measure contribution. Make contributing to the culture a KPI for everyone in their performance reviews. You do performance reviews, right? No? You should, so contact me to learn how.*
- *Reward contribution. Decide how you'll reward positive contributions to the implementation of the company culture. These could be "Caught being Good" bonus rewards, public recognition in meetings, or a non-cash award.*
- *Live it daily. Ensure you look for ways to live the culture every day in practical ways. These may be quite small and, by themselves, quite insignificant, but they are important, tangible ways to keep the culture alive. Without practical examples the culture may wither, as people feel it is just a theory and has no practical application in their daily lives.*

Limitation Act 2010 — does ‘late knowledge’ run from the first expert’s report or the second report?



Timothy Bates of Auckland law firm TM Bates & Co examines the decision of *Rea & Rea v 360 Degrees Ltd* which explores the limitation regime under the Limitation Act 2010, and the availability of the extension of it through “late knowledge”.

This case concerned an Auckland property which suffered from serious building defects. The owners (Rea) sought to bring a claim of negligence against four defendants.

The fourth defendant Auckland Council (the council) moved to have the claim struck out on the basis that the proceedings had been filed too late, and were, therefore, time-barred.

The decision addressed the intersection of the key legislation which covers the ambit of limitation in construction — the Limitation Act 2010 and the Building Act 2004.

These enactments set time limits within which proceedings must be filed. The public interest in access to justice versus not having members of the public being unfairly troubled by historic litigation, is finely balanced.

The facts

- The council issued a building consent for the property on December 12, 2012.
- A Code Compliance Certificate was issued for the property on October 18, 2013.
- The plaintiffs purchased the property on February 11, 2014, then made an insurance claim with Master Build for minor aesthetic issues in August 2014.
- The property was inspected by Maynard Marks, and on March 10, 2016, their report was provided to the plaintiffs and Master Build, identifying 31 defects with the property.
- A further structural review was carried out by ACH Consulting Ltd on March 24, 2016, when a further five structural and weathertightness defects were identified.
- Maynard Marks provided the scope of remediation works, including those recommended by ACH Consulting Ltd on March 23, 2016, and produced a quantity surveyor’s report on January 30, 2018.
- In late 2018 the plaintiffs engaged another building surveyor, Fraser Thomas Ltd, who produced a report on March 19, 2019. This report recorded substantially more structural defects and extensive

workmanship issues with the property.

- On application of the plaintiff, MBIE found that the CCC issued should be reversed, and the council reversed it on June 2, 2021.
- The plaintiffs issued proceedings on September 9, 2021. The strike out application which this case concerns was made by the council on December 6, 2021.

Limitation argument

The council argued the proceedings had been filed outside the primary period, namely more than six years after the CCC was issued.

Furthermore, the council argued the claim was not saved by the late knowledge date.

The primary period as set out in section 11 of the Limitation Act 2010 is extended out by a further three years where late knowledge (actual or constructive) is established to have occurred after the commencement of the primary period.

In order to establish late knowledge date, section 14 sets out the key facts that are required to be found. They were summarised by the court as knowledge of the following facts:

- That the act or omission had occurred.
- That the act or omission was attributable to, or involved, the defendant.
- That the plaintiff had suffered damage or loss.

Ultimately, the court ruled that the proceedings had been filed outside the primary period, as the CCC had been issued on October 18, 2013, six years thereafter being October 18, 2019. Proceedings were not filed until 2021.

On the question of late knowledge, the court ruled that all three elements were present as at the time (March 23, 2016) the ACH Consulting Ltd report was received by the plaintiffs.

At that point they had sufficient knowledge of the defects and economic loss resulting from them (arising in the reduction in value of the house due to the defects) to have acquired late knowledge

for the purpose of section 14 of the Act.

Mr and Mrs Rea’s argument that a negligent report that does not identify all of the defects further extends the late knowledge date was not accepted by the High Court.

This is an important decision in terms of the application of the late knowledge extension to the primary limitation period.

The outcome is not surprising however, as it is effectively the same finding a court was likely to have had to apply under the former Limitation Act 1950, and prior case law in the form of *Invercargill City Council v Hamlin*.

Under the previous act, the six-year limitation period would not run until all elements of the cause of action were present such that the cause of action could be said to have accrued.

Appeal launched

This decision of *Rea & Rea v 360 Degrees Ltd & Others* has been appealed to the Court of Appeal.

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



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Newsbites — a round-up of headlines from across NZ

Pacifecon Newsbites is a selection of hyperlinked headlines from the past three months, the latest of which are featured below. To find out more go to www.pacifecon.co.nz/newsdownload.aspx, sign in, download your digital copy, and read the full story from its original news source.

Auckland

- Controversy surrounds multi-million dollar Pt Chevalier RSA sale to Foodstuffs for New World supermarket.
- The real benefits of Auckland's new light rail network.
- Pak n Save Highland Park coming.
- The huge property deal behind DCI's giant Albany data centre.
- Nga Hau Mangere bridge set to open.
- Why are new Auckland offices rising when some old blocks are half empty?
- Revised development plans for Stillwater camp site.
- Work begins on historic Tiritiri Matangi Island lighthouse.
- Car dealer Armstrong's to use Botany as springboard for growth.
- Auckland's \$100 million Costco store opening delayed.

Wellington

- Wellington's new convention centre Takina takes shape.
- Developer hits pause on Wellington's Band Rotunda redevelopment.
- Division over plans for cycleway in Wellington Botanic Gardens.
- Auditor-General probes Wellington central library redevelopment.

Rest of the North Island

- Mitre 10 Aquatic Centre in Hawkes Bay will be the largest aquatic complex in New Zealand once complete.
- Go ahead for new \$115 million mental health unit in Waikato.
- Sanderson Group announces plans for \$280m Omokoroa Country Club.
- Hamilton City Council flags "significant cost" as city theatre demolition heads to court.
- Rev up for export supply chain with New Zealand's biggest cold store build about to start.
- Plans for New Zealand land wars and cultural centre on historic Battle of Gate Pa site revealed.
- New Hawke's Bay hospice nears \$15 million fundraising goal.
- Sod turned on \$36.8 million Whakatane Commercial Boat Harbour project.
- Major facelift for one of Napier's most striking buildings.
- Katikati: New hub for budding young horticulturalists ready to grow.
- Speedway Garage and The Cobb moving into the Red Lion building in Whanganui.
- Contact Energy profit falls, plans new \$300 million geothermal station at Te Huka.

South Island

- New Zealand's newest super city? Warnings from Auckland as Christchurch plans a bright future.
- The hip new milk making moo-ves on dairy: Invercargill producer gets multi-million dollar funding boost.
- Christchurch stadium decision — council votes in favour of new arena.
- The Station: South Island's largest retail complex planned at Rolleston.
- Controversial "over-engineered and over-priced" \$22 million cycleway in Christchurch to go ahead.
- Two Nelson community housing providers seek \$2 million to help fund 25 new homes.

- Calls to stop Christchurch housing intensification — "Build them where they are needed".
- Sustainable Business: How Christchurch International Airport plans to tackle a major power outage.
- Queenstown developer trying to force Centuria to build hotel.

Housing

- 134-unit Auckland apartment block completed five months early earns CMP "significant" bonus.
- Property firm hooks up with Terry Serepisos, via Paul Bublitz.
- Developers to take over award-winning Hastings District Council plan for 150 new homes.
- Kaikoura to get 400 new homes after \$7.8m Government cash injection.
- Wealthy Aucklanders halt townhouses "not in keeping" with their front yards.
- \$400 million St James Apartments plans in Auckland's Queen St — urban design panel seeks changes.
- Bay of Plenty developers say government policies continue to lock land for houses.
- \$100 million Gulf Harbour waterfront housing estate planned on Hobbs Bay farmland.
- Federal Apartments wins fast-track consent via special new law.

Infrastructure

- Government announces light rail and second Mt Victoria tunnel for Wellington.
- Work starts on Papamoa East Interchange.
- Penlink design reveals intersection changes.
- Auditor-General says it will cost \$5.5 billion to enable Auckland's City Rail Link to open.
- Vodafone New Zealand sells cell towers to offshore funds, Infratil, for \$1.7 billion.
- Quarry quandary: Potential shortage of aggregate over next decade.
- Warkworth Transport hub complete.
- Regions get \$179 million infrastructure injection.
- Auckland Transport's controversial parking strategy delayed until after local body elections.
- Revised Northland State Highway 1 plans please Waipu community.

Points of Interest

- Ihumatao committee takes shape
- Government faces 60-year debt blowout after building costs explode.
- New study reveals New Zealand retirement village numbers and trends.
- Revealed: Almost 100 earthquake-prone hospital buildings across the country.
- Waitomo Group — The new decarbonisation fuel frontier for NZ truckies.
- Heads bang on desks over builders guarantees.
- National Construction Pipeline Report now released: Residential construction has peaked, forecast to slide to decade low.
- Mighty totara has fallen: A tribute to legendary Christchurch architect Sir Miles Warren.



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Building Consents Information

For all authorisations, July 2022

Dwellings	\$1,901,291,942	Total All Buildings	\$2,619,642,559
Domestic Outbuildings	\$26,976,432	Non-building Construction	\$61,763,223
Total Residential	\$1,928,268,374		
Non-residential	\$691,374,185	Total Authorisations	\$2,681,405,782

Number of new dwellings consented

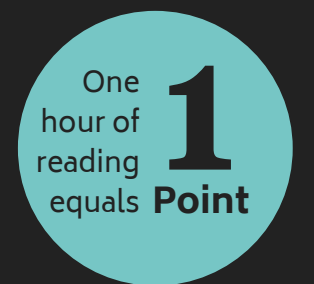
	Jul 2022	Jun 2022	Jul 2021		Jul 2022	Jun 2022	Jul 2021
Far North District	33	20	31	Palmerston North City	52	21	47
Whangarei District	72	74	101	Tararua District	8	8	2
Kaipara District	20	19	18	Horowhenua District	22	20	45
Rodney District	136	111	121	Kapiti Coast District	28	16	26
North Shore/Albany Wards	300	377	361	Porirua City	20	10	30
Waitakere Ward	281	312	158	Upper Hutt City	18	19	20
Auckland Wards	345	404	493	Lower Hutt City	106	98	67
Manukau/Howick Wards	274	276	250	Wellington City	36	51	63
Manurewa-Papakura Ward	343	272	115	Masterton District	27	14	20
Franklin Ward	146	79	193	Carterton District	13	10	1
Thames-Coromandel District	46	23	35	South Wairarapa District	31	4	17
Hauraki District	14	14	16	Tasman District	56	37	52
Waikato District	94	96	111	Nelson City	21	25	26
Matamata-Piako District	17	33	59	Marlborough District	25	19	40
Hamilton City	113	108	137	Kaikoura District	5	6	6
Waipa District	80	89	53	Buller District	13	11	10
Otorohanga District	5	3	11	Westland District	1	9	7
South Waikato District	7	5	8	Hurunui District	13	16	22
Waitomo District	3	1	0	Waimakariri District	56	61	72
Taupo District	19	28	27	Christchurch City	377	378	340
Western Bay of Plenty District	26	64	38	Selwyn District	137	210	199
Tauranga City	92	66	119	Ashburton District	10	33	21
Rotorua District	41	40	21	Timaru District	24	20	33
Whakatane District	4	5	7	Mackenzie District	11	7	5
Opotiki District	2	2	2	Waimate District	2	6	4
Gisborne District	11	11	22	Waitaki District	13	7	22
Hastings District	23	26	45	Central Otago District	21	14	25
Napier City	73	19	63	Queenstown-Lakes District	151	96	129
Central Hawke's Bay District	7	11	7	Dunedin City	20	49	61
New Plymouth District	31	25	53	Clutha District	5	7	9
Stratford District	5	13	4	Southland District	8	12	12
South Taranaki District	6	12	14	Gore District	2	5	2
Ruapehu District	5	6	4	Invercargill City	28	23	14
Whanganui District	14	23	20	Area Outside TA	0	0	0
Rangitikei District	10	11	13				
Manawatu District	32	14	15				
				Total	4100	4037	4211

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