

# BUILDING TODAY



The official magazine of the Registered Master Builders Association

[www.buildingtoday.co.nz](http://www.buildingtoday.co.nz)

December 2022

Volume 32 Number 11



## Inside:

**WIN!**  
Lenox MetalMax  
diamond abrasive  
blades worth  
**\$230**  
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### RMB 2022 HOUSE OF THE YEAR

All the results, judges' comments and pics from this year's prestigious event

### LEAVING 2022, WELCOMING 2023

Columnist Leigh Olsen has some great tips for what to leave behind and what to take with you

**ALSO INSIDE: COMMISSION RELEASES BUILDING SUPPLIES RECOMMENDATIONS**



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# BUILDING TODAY

December 2022

Volume 32 Number 11

## From the editor

As we, seemingly, leave dealing with the actual virus behind, Covid's legacy will remain for years to come, in the form of rampant inflation and labour shortages, to name just two lasting effects.

In his column this month, RMBA president Johnny Calley apologises for sounding like the grinch that stole Christmas.

His outlook on the current economic situation may make grim reading, but he says construction companies must be realistic and to react proactively to deal with any of the fallout.

He says being prepared and well-informed about the potential headwinds in the coming months and years will help businesses through, as opposed to being caught out like many were during the Global Financial Crisis of 2008.

But before all that happens, make sure your Christmas isn't stolen from you, and take a well-earned break.

*Building Today* wishes the RMBA, our advertisers and readers a very Merry Christmas and a happy and prosperous New Year.

**Andrew Darlington**  
Editor

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

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

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

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

# Conflicting reports mean builders should remain vigilant

RMBA president Johnny Calley says member feedback suggests that material and supply chain constraints have eased and are almost back to "normal", and price increases have stabilised. But it coincides with other reports that workloads are reducing, and that the "phone has gone quiet" for many.

I had the privilege of attending the Registered Master Builders Apprentice of the Year national final in Auckland last month.

This was an exceptional event that showcased not only the country's top apprentices, but also the colleagues, families and employers who have passed on valuable skills and supported each apprentice through their journey to this point.

Events such as Apprentice of the Year highlight the importance of investing in, and developing, construction workers at every level — and I am not just referring to the carpentry trade.

We also need to upskill and develop the sub-trades to ensure we create efficiencies by having a highly skilled and well-balanced workforce.

## Overall apprentice numbers remain low

Although we have witnessed a notable increase in employers taking on apprentices, the overall numbers remain low, and there is much work to do in that space.

Since taking over as RMBA president in August, I have been speaking to members around the country to gain feedback on their current operating conditions.

Most are now suggesting material and supply chain constraints have eased and are almost back to "normal", and price increases have stabilised.

Of course, that is good news, but it coincides with other reports that workloads are reducing, and that the "phone has gone quiet" for many.

This poses the question — is the phone going quiet a coincidence or a signal that people have been put off by constant supply chain price increases?

With 50,000 residential consents in circulation, there is obviously still a lot of work to be done.

But the signs are ominous for 2023, and that will bring some new but familiar challenges that those who traded through the 2008 Global Financial Crisis will understand.

The property market has certainly come off its apex, and is now on a one-way ticket to a correction.

This is largely due to New Zealand's uncontrollable inflation problem which has



fuelled the Reserve Bank's desire to stall the economy by putting it into recession.

This will absolutely change the state of play for residential builders, and rule out thousands of projects that would normally have gone ahead.

In short, tougher lending restrictions and interest rate increases making mortgage serviceability out of reach for home buyers and those looking to build is the Reserve Bank's only tool to control inflation.

Therefore, residential construction will be severely affected by that strategy.

**We need to take these messages from the Reserve Bank seriously, and use the next period to prepare ourselves for what might be a rocky two to three years of smaller workloads and higher operating costs.**

We need to take these messages from the Reserve Bank seriously, and use the next period to prepare ourselves for what might be a rocky two to three years of smaller workloads and higher operating costs.

## Be vigilant

The message from the RMBA board is for members to be vigilant in their operations by maintaining strong cash flow, and to consider diversifying should lapses creep into your pipeline of work.

No one fully understands what lies

ahead, but what we do know from members' sales indicators is workloads could drop by 50% or more within six months.

This is not a time to panic, but those who don't react proactively in the near future may struggle with a retrospective approach in dealing with the fallout.

## RMBA webinars

The RMBA is hosting a number of webinars to provide some ideas about how to prepare and navigate a slump in activity.

Some would argue there is a housing shortage in New Zealand, and that that will protect residential construction through a slower economic period.

My view is that the housing shortage referred to in the media is misinformed. It is predominantly a social housing crisis, and we shouldn't confuse state housing shortages with private housing.

The latter is controlled by people's ability to gain access to finance — or, in other words, the bank's appetite to lend money, which is going to continue to be difficult until inflation is back to the Reserve Bank target of between 1% and 3%.

With inflation currently sitting at 7%, this could take two to three years, depending on which economist you believe.

I apologise in advance for sounding like the grinch that stole Christmas with my outlook on the economic situation.

## Be prepared and well-informed

But my preference is that we are prepared and well informed about the potential headwinds, as opposed to being caught out like many were in 2008.

I would encourage those who have not already done so to engage in the full suite of RMBA services — including the training portal Elevate, which might just have something to assist your business moving forward.

I hope the silly season is kind to you all, and your Christmas deadlines are met.

A well-earned break is just around the corner, so enjoy the festive season.

Let's hope the forecasted downturn has less bite than expected, and that 2023 is a year of resetting after the three abnormal ones we've just experienced.





# A Build That Ticks all the Boxes!

## Te Pae - Christchurch Convention and Exhibition Centre

### CATEGORY

Civic Project Award

### ENTRANT

CPB Contractors

### PROJECT PARTNERS

CPB Contractors (Construction Company),  
Holmes Consulting LP (Lead Structural  
Engineer), Woods Bagot (Architect/  
Designer), WSP (Lead Services Engineer)



### Successes

Project manager Jessica Geddert felt a huge wave of relief when their win was announced at the 2022 NZ Commercial Project Awards. It had been such a long and challenging project.

“It was very poetic to have the awards hosted at Te Pae and be recognised in a room that we built with such a large team of subcontractors. It was a relief that after such a challenging project, the judges felt that we were good enough to host the awards and win one!

“The build stands out due to its scale and complexity. This building packs a punch while meeting so many different needs through its varied and flexible spaces. The project delivers amazing acoustics, stunning architecture, reconfigurable meeting spaces, a commercial kitchen, whole building AV and CCTV coverage, and Greenstar accreditation, amongst many other features. There isn't much this project doesn't do.”

### Challenges

For Jessica and the team, Covid was the primary challenge throughout the build process.

“Working through the Covid environment, onsite and logistically, was difficult. Te Pae's brief was to be a bespoke world-class conference facility — this resulted in a lot of overseas custom-made materials. For example, the auditorium chairs from Italy, curved glass from China, and facade tiles from Germany. On site we implemented health control measures to ensure we could keep working through various Covid alert levels, and we successfully delivered the project without an outbreak of Covid on site.

“Working through these challenges was satisfying, and this award only highlights the ability of our people, which includes all of our subcontractors and suppliers, to be tenacious and deliver an amazing building through challenging times.”

### Judges' comments

Te Pae Christchurch Convention and Exhibition Centre was conceived 10 years ago as one of the city's anchor recovery projects. There has been an immense team effort to bring this project to life, and it can now fulfill its role as a major driver for the recovery of the city.

The architects took inspiration from Canterbury's braided rivers, as seen in the ingenious cladding which covers the multi-functional facility, providing a world-class convention and exhibition space. The facade weaves its way around a couple of city blocks, providing strategic engagement with the heart of Christchurch, whilst allowing for truck, bike and pedestrian access to the facility.

The engineering team has designed an innovative solution to a complex seismic design. The team should be applauded for their exemplar management of a nine-stage consent process, and excellent communication with the Christchurch City Council.

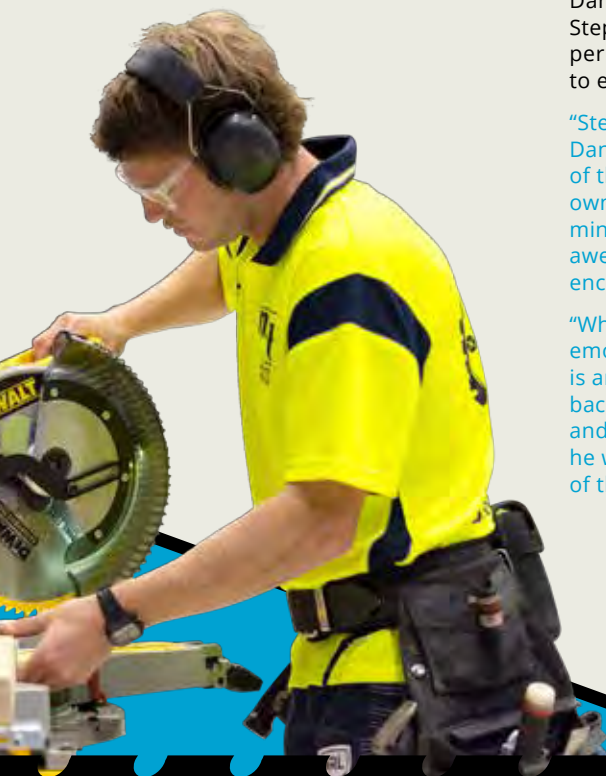


# DANE SCHNELL, BUILDING HIS WAY TO THE TOP!

2022 REGISTERED MASTER BUILDERS CARTERS APPRENTICE OF THE YEAR WINNER

AUCKLAND REGIONAL WINNER

Dane Schnell is employed by Coastal Concepts and his training provider is the BCITO, a business division of Te Pūkenga.



## SUCCESSES

When Dane was awarded the Apprentice of the Year title, he was incredibly grateful and honoured.

“The recognition is very humbling. It was a special moment, especially as I got to share it with my family, boss and good friend who had come along to support me.

“A real highlight for me was meeting all the other contestants. We obviously come from different regions around New Zealand, but from the first moment we met, we all got along so well. It was great to meet like-minded people who, at the end of the day, just want to have a laugh, learn, and enjoy the experience.”



## EMPLOYER'S COMMENTS

Dane's employer Nigel Strickett credits Stephen Nicholson from the BCITO as the person who strongly encouraged Dane to enter the competition.

“Stephen did a great job of encouraging Dane to enter. Given the ups and downs of the last couple of years, as a business owner it wasn't something that was top of mind for me. However, after seeing how awesome the competition is I'm going to encourage more apprentices in the future.

“When Dane won, I was overcome with emotion. I knew he would do well as he is an exceptional builder, with a solid background, impressive schooling, and sporting career. I also knew that he would excel in the interview side of the competition.”



## CHALLENGES

For Dane the biggest challenge was undoubtedly the practical challenges.

“The task they had set for us at the national competition tested everyone, both mentally and physically. The pressure of the time limit and everyone watching was a position we don't often find ourselves in. I'm sure every contestant at one stage had a moment where they were completely perplexed. It was a very satisfying moment once I had finished the build.”



## JUDGES' COMMENTS

Dane is a well-rounded and ambitious apprentice. He excels on the tools and on the field — representing Birkenhead in the National Football League. Dane has clear plans for his future, and knows what he needs to do in order to get there.

His practical challenge was very impressive. Despite a turbulent start he was the first one to finish the rocket ship, completing it to an extremely high standard.

The same could be said for the other areas of the competition. He excelled in his interview, answering technical questions very competently.

Well done, Dane. The standard amongst our national finalists this year was very high. You have done an excellent job in taking out first place, and we look forward to watching your future closely.

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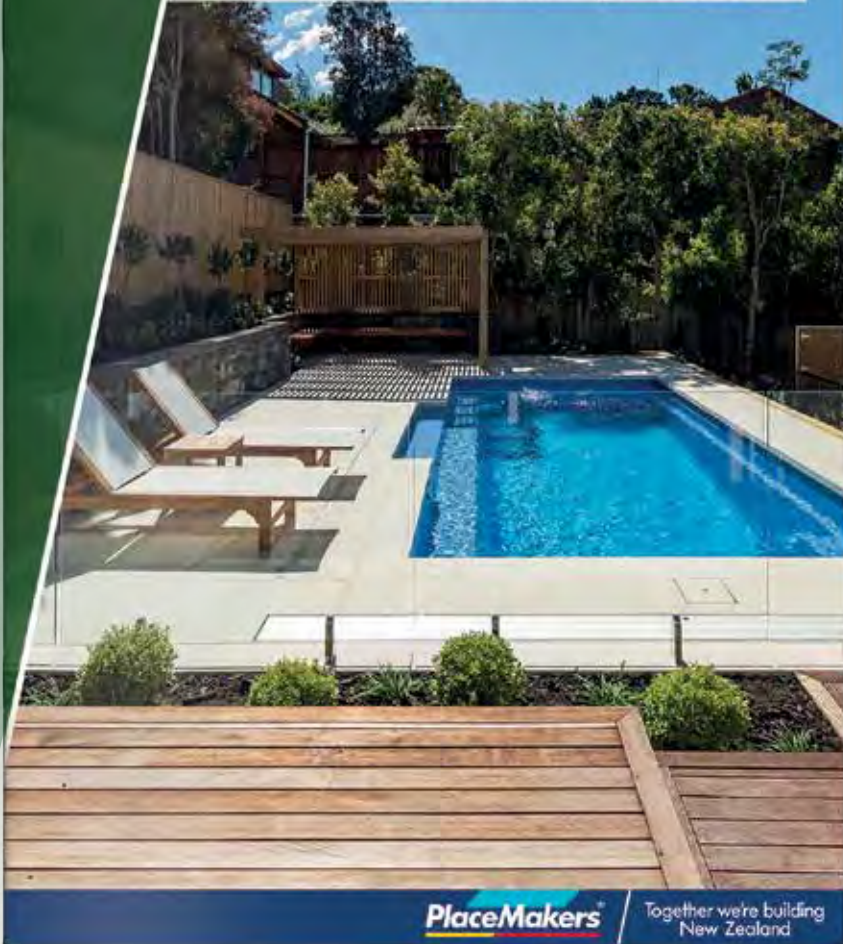




NOVEMBER 2022  
CATALOGUE

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For more information about the competition, visit [houseoftheyear.co.nz](http://houseoftheyear.co.nz).



## SUPREME WINNER!

REGISTERED MASTER BUILDERS  
SUPREME HOUSE OF THE YEAR OVER \$1 MILLION

### METZGER BUILDERS LTD (MBL) FOR A HOME IN CHRISTCHURCH

“ This fabulous home has been immaculately designed and built to the highest standards of workmanship. Big isn't always beautiful, but this home is exceptional. Every aspect of the home reflects the quality of the builders.

It has the scale of a commercial build but at the same time is highly liveable. This home is made up of solid brass, herringbone timber, quality tiles, marble, bluestone, detailed wall panelling, and textured wallpapers. It has pushed the boundaries in terms of its ambition, but it does so with a sense of style and grace. It was a pleasure to judge, and is clearly deserving of the National Supreme House of the Year Over \$1 million award.







# SUPREME WINNER!

REGISTERED MASTER BUILDERS  
SUPREME HOUSE OF THE YEAR UNDER \$1 MILLION

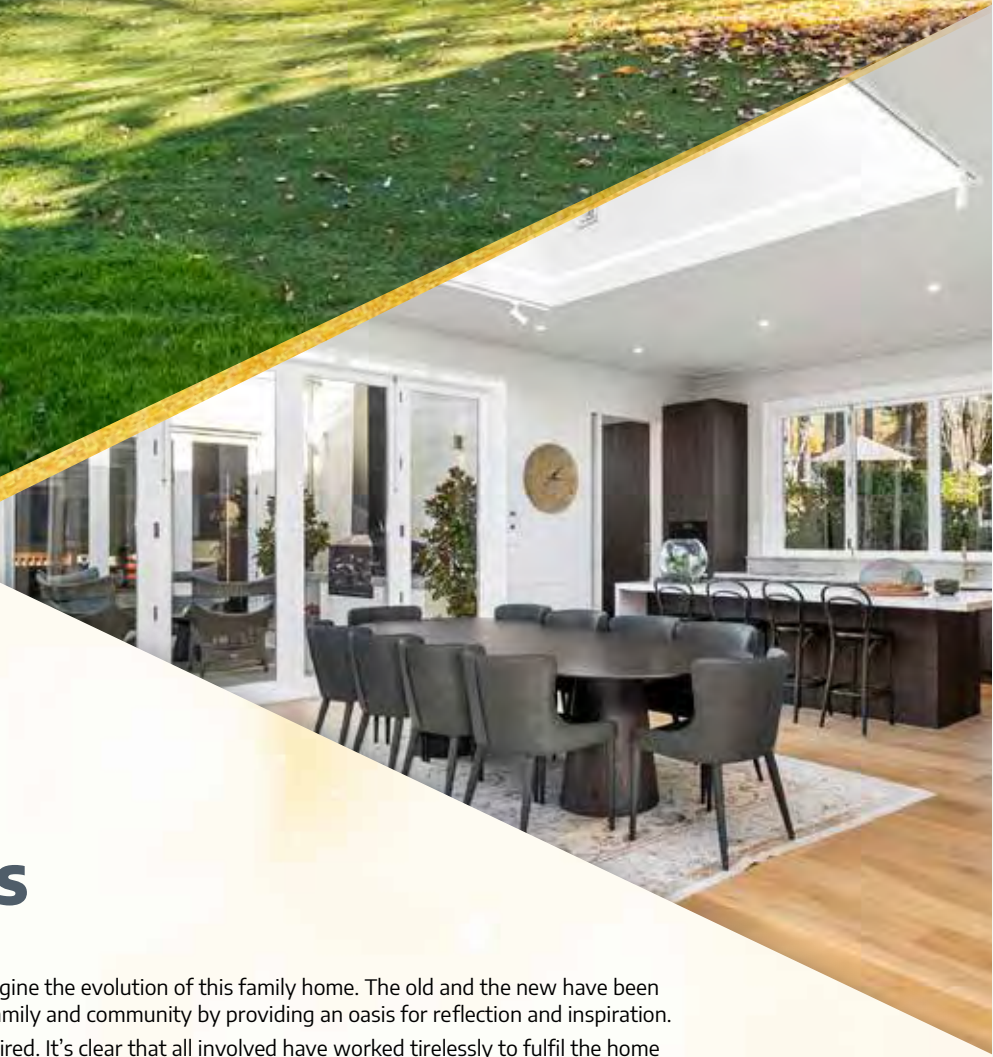
**BUILDCRAFT**  
FOR A HOME IN WANAKA

Built on a small site, the architectural design of this three-bedroom holiday home is most impressive. It is a 168 square metre H-shaped home with two distinctive claddings: vertical cedar weatherboards and vertical corrugated iron — all part of the Kiwi vernacular. “

Soaring roof lines give space and volume to the living areas, while picture windows have been strategically located to give views of the mountains beyond. This faultless build is a deserving winner of the National Supreme House of the Year under \$1 million award.







# SUPREME WINNER!

REGISTERED MASTER BUILDERS  
SUPREME RENOVATION OF THE YEAR

## ROGER GILCHRIST BUILDING SERVICES

FOR A HOME IN OAMARU

“ The owner’s vision for this property was to re-imagine the evolution of this family home. The old and the new have been blended to ensure it continues to serve both the family and community by providing an oasis for reflection and inspiration. This magnificent renovation is one to truly be admired. It’s clear that all involved have worked tirelessly to fulfil the home owner’s dream. The transformation of this 783 square metre home was an outstanding team effort between the home owners, architect, builder, subtrades and interior designer. The very high standard of workmanship and attention to detail makes this home a worthy recipient of the National Supreme Renovation of the Year award.





PINK BATTS CRAFTSMANSHIP AWARD

# FRAMED BUILDERS

## FOR A HOME IN TAURANGA

“ This beachside angular home has been built on a challenging and narrow site. Despite this, it is a masterpiece that showcases leading architectural design, all crafted to perfection by the builder.

An outstanding aspect of the home is the exterior cladding which combines a feature wall of “off the boards” and insitu concrete, which is also exposed internally. Another feature are the boards on the deck that line perfectly through into the interior passage and then up the wall to the matching sliding doors. There are multiple interior timber walls and ceilings which have been fitted skilfully to the sloping ceiling. This is an intriguing home, and the result is nothing short of impressive.



SPECIAL AWARD

# URBO HOMES

## FOR A HOME IN ROTORUA

“ This remarkable Fisherman’s Cottage, or “shack”, as the family knew it, is located on the shores of Lake Rotoiti. It is 100 years old and has been in the same family since it was built.

Urbo Homes was given the brief to preserve the history and character of the “shack”, retain and reuse as much of the existing materials as possible, and make the house into a comfortable and warm cottage. This included retaining the original concrete-filled kerosene tin cans as piles, the original rimu boards as interior linings, and a number of drawings found on the walls beside the bunks, which the present owner remembers doing.

There was great cooperation between the family and the builder. Everyone involved should be proud of the way they were able to maintain so much of the original character. This home is a small piece of paradise on the shores of Lake Rotoiti that has now been preserved for generations to come. A very worthy recipient of this Special Award.





## PLATINUM AWARD

# URBAN HOMES

“ Urban Homes took out a Platinum Award at the 2022 National Awards. This award celebrates a builder or company having won five or more National Category titles, two of which can be Lifestyle Awards. This is a testament to outstanding building excellence. Since 2014 Urban Homes has won a variety of National Awards and should be extremely proud of its commitment, excellent craftsmanship, and attention to detail. These awards are: 2014 — a National category win for Builders Own Home, 2016 — a National category win for Show Home of the year, 2019 — two National category wins: GIB Show Home and Altus New Home \$750,000 - \$1 million category, and in 2021 a National category win for the GIB Show Home of the year.



## RENOVATION UP TO \$750,000

# URBO HOMES

## FOR A HOME IN ROTORUA

“ This historic, 100-year-old fishing cottage, located on the shores of Lake Rotoiti, has been in the family since the day it was built, and has been passed on from generation to generation.

It has been sympathetically renovated in a manner that preserves the original character, while extended to accommodate the family for future generations. All the facilities have been updated to a very high standard, including modernised insulation, new exterior cladding, and an extension to accommodate a new kitchen and master bedroom.

Special details have been well thought out and incorporated, such as the panelled master bedroom with bespoke barn doors, and a tiled bathroom and laundry. The builder has successfully retained the original character of the old cottage whilst bringing it into the 21st Century.





**BUNNINGS RENOVATION**  
**\$750,000 - \$1.5 MILLION**

# BROSWICK BUILDERS

**FOR A HOME IN AUCKLAND**

“ Evolving from a distinctly traditional 1930s villa, this home has received the love and respect it deserves. The renovation is a fantastic integration between the old and the new, along with a stunning combination of classical chic and industrial characteristics.

The new addition to the rear of the home has been beautifully executed with the inclusion of slimline vertical cedar. The link between old and new has been impeccably integrated with a short flight of stairs to the new extension. A wonderful set of sliding doors determines the division between old and new, and guides you through to the new living area. This includes the kitchen, large scullery, living and dining rooms, which all flow out to the louvred roofed patio that features an outdoor fire and pool.



**RENOVATION OVER \$1.5 MILLION**

# ROGER GILCHRIST BUILDING SERVICES

**FOR A HOME IN OAMARU**

“ This is an impressive renovation that has been brilliantly conceived, designed and constructed. The transformation of this pre-1900s homestead into a 21st Century luxury family home was a massive undertaking. The result is nothing but awe inspiring.

What is strikingly beautiful about this 783 square metre home is the way it draws you into the property and takes you on a journey. Starting through the fabulous entry foyer and atrium, through to the living spaces and finally out onto the two paved courtyards. The home has a social focus with large sliding doors on one side of the main living space, and large bifolding doors that provide direct access to the courtyards on the opposite side.

This renovation speaks volumes in respect to all those involved in this project. From the owners to the architect, main contractor and subcontractors, the craftsmanship is most impressive. The building team should be enormously proud of its achievements.





NEW HOME UP TO \$500,000

## KIT MARKIN HOMES FOR A HOME IN CAMBRIDGE

“ This two-storey, two-bedroom and one-bathroom home epitomises the meaning of a “Tiny House”. It is stylish and practical with only a 53 square metre footprint. It has been excellently designed with a minimalist vibe.

There is a 20 square metre mezzanine area that contains a remarkably large TV space, along with the adjacent second bedroom, all accessed via a bespoke timber stairway. Storage has been carefully considered, with built-in window seats containing drawers, bespoke stairwell cabinets, and a built-in home office area. Natural light is well captured through the use of large windows in both the living and the ground floor bedroom.

There has been careful consideration of colour. Along with the polished concrete floors, box window, and textures to feature walls, the property creates an engaging interior environment. The home has been perfectly crafted by the builder and his team.



NEW HOME \$500,000 - \$750,000

## BUILD CRAFT FOR A HOME IN WANAKA

“ This holiday home has been cleverly designed to accommodate two families, and it's packed with clever design elements to maximise space.

The link between the living and sleeping wing is glazed on both sides to provide light and sun, while large sliding doors provide direct access to the deck which features a log burner and pizza oven. The bedroom wing contains three bedrooms, an ensuite and bathroom which provides more than adequate sleeping facilities.

On entering the home, you are greeted with a double height ceiling creating space and light, and a stunning natural oak floor. The large window over the front door lights up the entry lobby. Architecturally elegant features define this family holiday home. There is an incredible attention to detail throughout that has resulted in a house the young builder should be very proud of.





ALTUS WINDOW SYSTEMS  
NEW HOME \$750,000 - \$1 MILLION

## ARCBUILD

FOR A HOME IN CROMWELL

“ Built by a husband-and-wife team, this home was built for retirement. Both were equally on the tools — in fact, the wife started her apprenticeship on this build which, in itself, is a major achievement. The precise planning and detail demonstrate the amazing skill of this talented couple.

This single-storeyed, three-bedroom Cromwell home features a high-pitched roofline, a vaulted ceiling, and an open plan living area which generates space and volume. There has been careful attention paid to the room locations to ensure the sun is captured all year around, while the windows frame the views to the Pisa and Dunstan Ranges. The careful selection of quality materials and the building design means that long-term maintenance has been minimised. A beautiful home to be extremely proud of.



CARTERS NEW HOME  
\$1 MILLION - \$1.5 MILLION

## KARL KAMPENHOUT BUILDER

FOR A HOME IN HAMILTON

“ Despite being built on a very challenging and tight site, this contemporary townhouse takes great advantage of the views overlooking the Waikato River and the mountains beyond.

The home features angled walls and roof that generates an intriguing impact as you enter down the long drive. The use of slatted timber rain screens provides interest to the upper level of the home. Special interior features include the solid oak timber flooring, exposed cedar sarking to the vaulted ceiling, and LED feature lighting to the exterior timber rain screens. There is a feeling of warmth and light that flows throughout this home, along with a very high standard of craftsmanship.





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NEW HOME \$1.5 - \$2 MILLION

# WILSON BUILDING (WGTN)

FOR A HOME IN WELLINGTON

“ This home does an outstanding job of honouring and respecting the history of the neighbourhood and the surrounding buildings which Mount Victoria is renowned for.

This home has been built extremely well and exudes comfort and style, especially considering the fact it was built on such a narrow and steep site. The interior is a crafted balance of traditional and contemporary design, with its plastered cornices, panelled walls, and deep skirting boards alongside elements and materials that you would expect to find in a more modern design. The harmony between these styles has been achieved through careful consideration of materials and detailing throughout.

This is a highly crafted home, with an interweaving of traditional and contemporary detail that work together to provide warmth, richness and luxury. The high-quality fittings and finishes enhance the home, creating a timelessness that meets the client's vision for their new home.



RESENE NEW HOME  
\$2 MILLION - \$4 MILLION

# CALLEY HOMES

FOR A HOME IN TAURANGA

“ This outstanding home is perched on the ridge of a hill and has been designed to take advantage of the stunning Tauranga views. It is located at the end of a long winding rural road, which slowly reveals the home.

A large pivot oak door welcomes visitors into the lobby which features a burnished polished concrete floor. This attention to detail is followed throughout the interior joinery, with another feature pivot door revealing the main living wing, which is terraced down to a sunken lounge.

Precast concrete panels act as the core of the living wing; they anchor the home structurally as well as provide an architectural feature within the space. The attention to detail is evident wherever you look in this house. It has resulted in a beautiful and functional family home.



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NEW HOME OVER \$4 MILLION

## METZGER BUILDERS LTD (MBL)

FOR A HOME IN CHRISTCHURCH

“ With a total size of over 900 square metres, this project was a major undertaking. However, the builder stepped up and delivered. This home is impressive in every aspect, starting from the moment you enter the property through the automatic gates, drive up the long-landscaped driveway, and across the stream.

Stepping through the large brass doors you are greeted by a lobby dominated by a bespoke brass light and a feature marbled staircase with a solid brass handrail leading up to the first-storey bedrooms. This build has been an outstanding team effort from the beginning between the owner, architects, builder, sub-trades, and interior designer. All have clearly worked tirelessly to fulfill the home owner's dream.



BUILDER'S OWN HOME

## J A BELL BUILDING

FOR A HOME IN CAMBRIDGE

“ This home was inspired by the builder's experience of living in New York which can be seen through the industrial, loft-style, apartment design.

There has been a clever use of vertical cedar weatherboards and recycled bricks to create the exterior, which sets this house apart from those around it. The main living space captures the desired "loft style" look in a dramatic fashion with a steeply gabled ceiling clad in matt black custom wood. This theme continues throughout the home, especially through the internal blue metal and aged brick finishes.

A stand-out feature is the large, blue metal submarine sliding doors which were designed by the builder. This home demanded a high level of skill and attention to detail, and is beautifully designed and crafted to suit their lifestyle.





GIB SHOW HOME

# DAVID REID HOMES QUEENSTOWN

## FOR A HOME IN QUEENSTOWN

“ It is clear this home has been planned meticulously to create a versatile environment that also has the ability to entertain — whether it be in the outdoor covered area by the fire or the living area with full height windows and skylights which provide uninterrupted views of the Remarkable mountains.

There is an impressive attention to detail, with quality features throughout that can be seen from the moment you arrive at the impressive entranceway. The builder’s workmanship is demonstrated throughout this beautifully appointed show home, and it is one that the company is clearly proud to present.



NATIONAL VOLUME/GROUP HOUSING  
NEW HOME UP TO \$500K

# ANTHEM HOMES

## FOR A HOME IN HAMILTON

“ This home sits high above the road, and has been excellently designed to suit the very tight site. The builder has made great use of the space by using a balanced format to create a modern family home. The sunken lounge is a key feature in the open plan living space, along with the short flight of stairs that lead up to the bedroom wing.

Sitting prominently in its modern street, the brick veneer exterior is painted black and, along with the Abodo timber feature walls and soffits, it certainly makes a statement. With the quality workmanship and clever design the owners couldn't be prouder of their home.







VOLUME/GROUP HOUSING  
NEW HOME \$500K - \$750K

## SENTINEL HOMES WAIKATO

FOR A HOME IN HAMILTON

“ Like many other successful entrants, this home has used an H-shaped, single storey floor plan with gables to each wing. It has been well-planned and finished beautifully.

The vaulted ceilings in the living wing give height and volume to the space, while the immaculate negative detailing sets it off very nicely. There is an excellent indoor-outdoor flow, with the living room opening up to the outdoor alfresco living spaces. The build was completed in five and a half months, which is most impressive. Well done to the builder and all his sub-trades involved who achieved such an amazing home.



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## CHRISTIE BROTHERS BUILDING

FOR A HOME IN WANAKA

“ These two double-storey apartments have been cleverly designed. They both capture the sun and are extremely functional, enhancing the lives of those living in them.

The mix of exterior cladding, vertical cedar shiplap and the coloursteel wrapped around the garages have all been perfectly installed. The joinery throughout has been well fitted, while the schist stone highlights the large gas fire which provides the perfect amount of heat and ambience for a cosy winter's night.

The open plan kitchen, living and dining areas all open out onto the seamlessly connected private alfresco deck, providing the perfect indoor-outdoor flow for summer BBQs.





**APL ENVIRONMENTAL AND SUSTAINABLE  
EXCELLENCE AWARD**

# BRUYERE

## FOR A HOME IN AUCKLAND

“Featuring an extensive range of environmentally-friendly features, and taking into consideration the minimal carbon footprint, this home is truly sustainable. The existing home was dismantled to the solid concrete core and re-instated, minimising the carbon footprint as the entire structure was theoretically recycled.

The introduction of new exterior joinery, an Austrian SmartWin Triple Glazed Thermally Broken System, a warm roof, and hot water solar panels make this home extremely sustainable and environmentally-friendly. This home was achieved through state-of-the-art computer modelling by environmental engineering, and benchmarked to the most prestigious German “Green Building” standards. It is the first Passive Haus-certified renovation in New Zealand.



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BATHROOM EXCELLENCE AWARD**

# CREATE AND CONSTRUCT

## FOR A HOME IN AUCKLAND

“Bathrooms should be about style and seduction, but also serve an important function. They are a place to relax, unwind, refresh and rejuvenate, and this is exactly what this ensuite does. Although minimalist in its design, it creates a sense of calm. Brought about by the views over Kohimarama, and the beautifully laid wall-to-floor soft grey tiles, this ensuite is subtle yet sophisticated. It provides a simple but elegant retreat from the stress of the day. Well done to the team.



plumbingworld







#### KITCHEN EXCELLENCE AWARD

## ROGER GILCHRIST BUILDING SERVICES FOR A HOME IN OAMARU

“ This elegant kitchen is the ultimate entertainer's dream, and is certainly “the heart of the home”. It is positioned strategically within the main living area, and has direct access to the two outdoor entertaining areas. The solid marble bench top and oak joinery below is matched with the rear bench, while marvellous views of the estate and hills beyond are provided through large bifolding windows. Natural light pours through into the heart of the kitchen.

The kitchen is beautifully appointed with modern high-quality appliances, and has a layout to match. To one end of the kitchen is the large gallery butler's pantry with windows and ceiling skylights that provide an abundance of natural light. At the other end, the kitchen flows into a very well-detailed and equipped bar facility, a must for a homestead of this calibre.



#### OUTDOOR LIVING EXCELLENCE AWARD

## CONTEMPORARY HOMES FOR A HOME IN NELSON

“ This fabulous, contemporary and modern home sits proudly above Tasman Cliffs. It has been designed for relaxed outdoor living and is positioned to maximise the stunning views. Looking out towards the sea there is a sheltered area, which features a double-sided gas fire to ensure the view can be enjoyed no matter the temperature.

On the other side of the home there is an expansive outdoor living area which is second-to-none. The area includes a covered outdoor lounge, dining space and an outdoor kitchen cooking area, along with three heated swimming pools and a sunken seating area warmed by another outdoor fire.







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# Commission releases building supplies competition recommendations

The Commerce Commission has released its recommendations following a year-long study into whether competition for residential building supplies in New Zealand was working well and, if not, what could be done to improve it.

The Commerce Commission has found that competition for the supply and acquisition of key building supplies is “not working as well as it could if it was easier for building products to be introduced, and if it was easier for competing suppliers to expand their businesses”.

In November 2021, the Commission was asked by the Government to carry out a year-long study into whether competition for residential building supplies in New Zealand was working well and, if not, what could be done to improve it.

Consistent with the terms of reference for the study, the Commission looked at a range of things, including:

- the industry structure for key building supplies covered by this study,
- the nature of competition for these key building supplies, including any industry pricing practices or acquisition requirements that impact on competition, and
- barriers to the entry or expansion of new or innovative building supplies, such as “green” building supplies or novel prefabricated products.

In its final report published in early December, the

Commission made a suite of recommendations that aim to provide tangible improvements to competition for key building supplies, without undermining the essential policy objectives of the building regulatory system.

They are:

## Recommendations to enhance the regulatory system

- 1 Introduce competition as an objective to be promoted in the building regulatory system.
- 2 Better serve Maori through the building regulatory system.
- 3 Create more clear compliance pathways for a broader range of key building supplies, including:
  - a Update and develop more Acceptable Solutions and Verification Methods.
  - b Expand the range of product certification schemes that can issue product certificates deemed compliant with the Building Code.
  - c Investigate reducing further barriers to certification and appraisal.
  - d Develop guidance for key building supplies that identifies the appropriate Building Code clauses and possible means of proving compliance.
- 4 Explore ways to remove impediments to product substitution and variations, including:
  - a Explore ways to reduce specification by brand.
  - b Increase flexibility in the MultiProof scheme.

## Recommendations to support sound decision making

- 5 Establish a national system to share information about building products and consenting.
- 6 Establish an education and mentoring function to facilitate a better co-ordinated and enhanced approach by BCAs to consenting and product approval processes.
- 7 Develop and implement an all-of-government strategy to coordinate and boost off-site manufacturing.

## Recommendations to address strategic business conduct

- 8 Promote compliance with the Commerce Act, including by discouraging the use of quantity forcing supplier-to-merchant rebates that may harm competition.
- 9 Consider the economy-wide use of land covenants, exclusive leases and contractual provisions with similar effect.

• For more information, visit <https://comcom.govt.nz/about-us/our-role/competition-studies/market-study-into-residential-building-supplies>.





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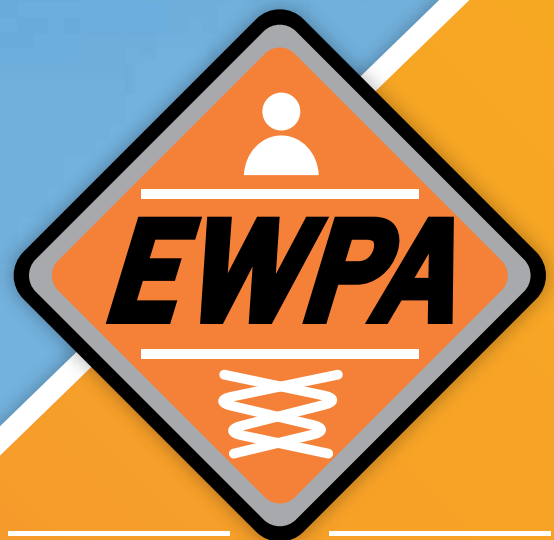
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# Is it time to ditch construction site

Have you ever looked at all the plastic wrapped around houses being built and wondered how it is discarded when the building is finished?

Auckland's construction and demolition sector sends the equivalent of 26,615 shipping containers of rubbish to landfill every year.

However, thanks to pioneering construction "waste-warriors" Unitec, Naylor Love, Auckland Council, Green Gorilla and property developer Nigel Benton, Hamilton company saveBOARD can now recycle 90% of soft plastic waste into reusable building products.

The construction industry is one of New Zealand's biggest waste-to-landfill contributors, but upcycling company saveBOARD provides an innovative solution that diverts soft plastic waste from landfill by recycling it into high-performance building materials.

## Comprehensive waste trial

In 2021 a comprehensive waste trial led by Unitec's Environmental Solutions Research Centre (ESRC) associate professor Terri-Ann Berry, along with



*Property developer Nigel Benton explained how he repurposed 91% of all construction waste from one site at the 2022 Constructive conference in Rotorua earlier this year.*

construction company Naylor Love and Auckland Council, collected and audited plastic waste to see where it was coming from and what could be reused and recycled.

"This work is important as construction and demolition waste accounts for a high proportion of the waste that goes into

landfill in most countries," Berry says.

After learning that some plastic can take more than 500 years to decompose, Naylor Love was adamant something needed to change, so it contacted saveBOARD, making it one of the first construction companies to ditch the skip in favour of soft plastic collection bins.

Naylor Love environmental manager Annie Day says after the trial, they knew they had to do better.

"We had heard of saveBOARD and knew they were opening a plant in Hamilton, so we were talking to them before the machinery had even arrived in the country."

## Building materials shortage

Like many other building companies, Naylor Love was affected by pandemic-related supply chain issues, resulting in a building materials shortage.

"We were already going through a recession with timber products and a lack of plywood, which we use for hoardings around our sites," Day says.

"We started putting big one-cubic-metre bags on site to collect the soft plastics and send them to saveBOARD

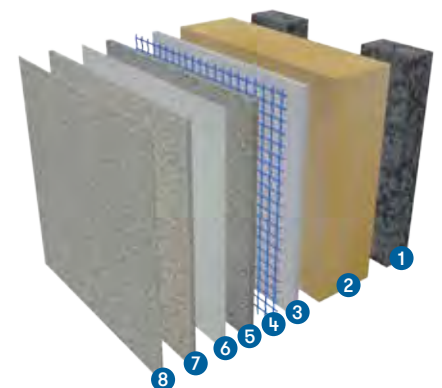


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# skips?

to be remanufactured into sheets we use as hoardings,” she says.

Naylor Love partnered with waste management company Green Gorilla to trial the logistics of collecting soft plastics from three of its Auckland sites and deliver it to saveBOARD in Hamilton, who would then use the plastic to manufacture their innovative construction board products.

Ms Day says after the trial they were stunned at how much plastic waste from the site ended up in landfill.

“The trial showed we sent approximately 340kg of plastic waste to landfill from our trial site. It was an eye-opener — we had no idea that much was going to landfill.

“It would be a perfect world if we didn’t have any plastic waste to deal with but, until this happens, we need to find waste partners that can recycle it.”

## A better future

She says less waste, reduced carbon emissions and a better future is what construction companies are signing up to by partnering with saveBOARD.

Naylor Love now uses saveBOARD for site hoardings, replacing plywood. It has an equivalent cost to plywood, and the best thing is that it can be recycled back into new boards, closing the loop and making

soft plastics a circular economy.

Ms Day says Naylor Love has partnered with Green Gorilla, which delivers bags of soft plastics from the building sites to saveBOARD.

“Each bag weighs approximately 120kg, and it’s a great feeling to know you have diverted it from landfill,” Day says.

“To make recycling work, we need people, businesses and government to purchase products made with locally-sourced, recycled content to close the loop.”

Auckland property developer Nigel

Benton was also part of the trial, and was stunned by how much plastic is used on construction sites.

“We were able to repurpose 91% of all construction waste from one site,” Benton says. “There was a mega amount of plastic used.”

A total of 22,434kg of waste was collected during construction and audited by Junk Run and ESRC, of which 18,442kg was recycled or repurposed.

Plastic made up 830kg of this collected waste.



*The construction industry is one of New Zealand’s biggest waste-to-landfill contributors, but pioneering construction “waste-warriors” are re-purposing huge amounts of waste into reusable building products.*

## Energy ratings and waste minimisation plans proposed for the Building Act

The Government has announced proposed amendments to the Building Act which will introduce energy ratings for buildings and waste minimisation plans to support Aotearoa New Zealand’s climate change goals.

New Building Act changes are putting emissions reduction and climate resilience at the heart of how construction is carried out in New Zealand.

The proposed amendments to the Building Act will:

- make it mandatory for new and

existing public, industrial and large-scale residential buildings (such as multi-storey apartment buildings) to hold energy performance ratings,

- require those intending to undertake certain building or demolition work to have a waste minimisation plan, and
- change the principles and purposes of the Building Act, to clarify that climate change is a key consideration.

The proposed amendments to the Building Act also set the stage for wider work through the Building for Climate

Change Programme, with additional initiatives being developed that will focus on reducing embodied carbon and improving operational efficiency in new buildings.

These changes will be phased in over time, and will initially apply to larger public, industrial and commercial buildings and large-scale residential buildings, but could be applied to other buildings in the future.

The Government also intends to establish national requirements for waste minimisation.

## Site Safe welcomes back awards event

Site Safe is celebrating its scholarship winners and industry health and safety champions with the return of its Evening of Celebration event in March 2023, after a two-year postponement because of Covid-19.

The awards acknowledge individuals and those companies and organisations who have demonstrated innovation and leadership in helping to improve health and safety in the construction and wider industry.

There are seven categories available for entry this year, giving entrants a great opportunity to gain national recognition for the positive steps they are taking towards a safer and healthier industry.

Winners from each category will receive an award trophy and a \$1000 gift card from the award category sponsor. Categories are:

- Safety Innovation Award (small-to-medium businesses).
- Safety Innovation Award (large businesses).
- Safety Leadership Award (small, medium or large businesses).
- Safety Contribution Award (individual).
- Safety Contribution Award (small team).
- Mental Health and Well-being Award (company, organisation, team or individual).
- Young Future Leader Award (individual).

• [www.sitesafe.org.nz/news--events/evening-of-celebration](http://www.sitesafe.org.nz/news--events/evening-of-celebration)

## Everything MEWP to be found at February Trade Day

The premier Mobile Elevating Work Platforms (MEWP)-focused event of the year — the Elevating Work Platform Association of NZ 2023 Trade Day — will be held at the Ellerslie Events Centre in Auckland on February 23, 2023.

Held by the Elevating Work Platforms Association (EWPA), this will be the second event of its kind, and is all about bringing the industry together for one day to showcase everything it has to offer.

The EWPA Registered Inspector Programme will have continuing education classes running, and the event will also feature exhibitions by importers, manufacturers, distributors, sellers and post-sales support.

The Trade Day will provide the ability to network with sales and services companies, access industry insights, and understand the market. Exhibitors and sponsors must be members, and a range of sponsorship options are available.

Attendees will be able to find out more about the best machines available, top quality servicing and maintenance companies, excellent training facilitators, and the best accessories to support working with a MEWP.

Guest speakers, industry insights, latest safety trends, and training updates are also on the programme.

Register on the EWPA web site at [www.ewpa.org.nz](http://www.ewpa.org.nz) up to seven days before the event date to guarantee entry, sessions attendance and catering.

For prospective exhibitors, a copy of the Trade Day prospectus can also be found at [www.ewpa.org.nz](http://www.ewpa.org.nz).



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# Lives at risk from building too close to power utilities

Serious power line and cable-related worker injuries have resulted in the construction industry being urged to follow the code for electrical safe distances.

One of New Zealand's largest electricity utilities, Powerco, is concerned the construction industry — including property developers, designers and surveyors through to builders, scaffolders and roofers — are putting lives at risk from working and building too close to power lines, poles and other electricity equipment.



*Powerco general manager electricity Karen Frew.*

In April, an Auckland scaffolder needed both arms amputated after the metal pole he was holding while dismantling a scaffolding structure struck power lines. In another incident, in Dunedin in May, a worker received serious injuries after an electric cable was severed during construction.

“These are life-changing incidents that we’re trying to help avoid — not only for those working in the construction industry, but the people who will eventually be living or working in buildings,” Powerco general manager electricity Karen Frew says.

The minimum distance between a structure, whether it’s a building, scaffolding, a fence, a driveway or marquee, and an overhead line varies depending on the voltage the line is carrying. The structure needs to be clear of lines underneath and to the side.

“With the amount of development occurring, we’re seeing and hearing of a concerning number of incidences where structures are being put up too close to overhead power lines, or land is being recontoured dangerously close to existing power poles and lines,” Frew says.

“We’ve heard of incidences where buildings have been built so close to power lines that people can practically touch the lines when they open second-storey windows.

“It’s sheer luck the tradespeople building those sites weren’t seriously injured or electrocuted when they were being constructed.

“Then there are the land developments where land around power poles and lines is being recontoured, resulting in structures being built far closer to the overhead lines than they safely should

be. Digging can also undermine underground power cables.”

Before designing, planning or carrying out any work under or near power lines, poles, stay wires or other electricity network equipment, contact your local electricity lines company for advice.

Learn more about the code at [powerco.co.nz/building](http://powerco.co.nz/building).



*An example of where land has been recontoured an unsafe distance from existing power lines.*



## Building near power lines? Follow the code.

Not knowing what’s a safe distance can come at a price. Help avoid electrocution or serious injury – and any costs of correcting the work – by following NZ Electrical Code of Practice NZECP34 - Electrical Safe Distances.

Think twice. Think safety.

Know what’s safe at [powerco.co.nz/building](http://powerco.co.nz/building)



# Master-planned precinct under way at Hobsonville Point

Construction has begun on Willis Bond's Catalina Bay Apartments at the northernmost end of Auckland's Hobsonville Point.

Designed by Architectus, the waterfront homes follow on from the stage one restoration and refurbishment of seven heritage Royal New Zealand Air Force buildings, including the Sunderland Hangar, into a mix of offices, eateries and retail space.

"The benefit of a master-planned precinct like this is that all facets have been considered to build a forward-focused, sustainable seaside community," Willis Bond managing director, development, David McGuinness says.

"We've already seen increased ferry sailings direct from Catalina Bay to the city, and great progress on the landscaping works in the precinct."

The 82-apartment project, which is targeting a 7 to 8 Homestar rating, combines a row of terraced houses with apartments above — a mix of typologies that Architectus and Willis Bond have used before at Wynyard Central in the Auckland CBD.

The street-level terraces bring an active edge to the wharf, while the apartments



*The Catalina Bay Apartments are now under construction at Hobsonville Point in Auckland.*

above provide scale and views of the harbour and landscape.

Residents at Catalina Bay Apartments will benefit from an on-site concierge, theatre and water sports storage, as well as direct access to the ferry terminal and coastal boardwalk.

Local amenities including The Hangar —

shared office, Catalina Bay Farmers Market, award-winning eateries and a boutique pilates studio are also planned.

The \$150 million freehold waterfront development is the largest of its kind to commence construction this year. The apartments and terraced homes are due for completion in early-to-mid 2024.

## Edin-Rotokauri Stage One sections released

MADE Group is seeking registrations of interest for lots in the first stage of its latest master-planned community development, Edin Rotokauri.

The site is in Hamilton's Rotokauri-Northwest growth area, three minutes west of The Base shopping centre and the Rotokauri Transport Hub.

Forty per cent of Stage One sections have already sold to a consortium of local home builders, but plenty of opportunity remains for sections sized from 280sq m to 550sq m and priced from \$480,000. Earthworks are planned to commence in January 2023.

Edin Rotokauri will ultimately deliver a community of up to 2000 homes over its 130-plus hectare site, including 200 houses set aside as affordable housing to help kiwis into home ownership.

Like MADE's flagship project Auranga, located 50 minutes north in Drury, Edin Rotokauri is master-planned to meet the growing demand for communities that offer a greater sense of belonging, an integrated transport system, and excellent amenities and services, all close to nature.

Amenities will be implemented early, and about 50% of the Edin Rotokauri site will be kept as community parks, nature

reserves and eco-greenways.

MADE founder and chief executive Charles Ma says amenities will include a retirement village, primary school, early childhood centre, iconic stone bridge, container cafe, integrated transport hubs, public art, interconnected green corridors with amphitheatres and platforms for the expression of art and culture, connecting cycle and walkways, and a village centre at a later stage.

"These are just some of the elements we're investing in to realise our vision of creating places truly worth inheriting," Ma says.

As the most human-centric master-planned community in the Waikato, Edin Rotokauri will offer its residents a truly integrated lifestyle opportunity that goes beyond just owning a home.

"This is an opportunity for builders to prosper in a key growth area — more so by being part of MADE's in-demand model of inclusive communities that work for everyone," Ma says.

"Increasingly, people are looking for a sense of belonging. We intend to connect people with the land and the fresh local



food basket it can provide in this charming valley location.

"Our plan celebrates the local ecology, provenance and abundance at Edin Rotokauri. It's a holistic model, designed to harmonise people with nature and all the integral ingredients for integrated living, moving, belonging and sharing," he says.

Hamilton is one of the fastest-growing cities in New Zealand. Despite external headwinds, its broad-based, resilient economy continues to have a growth outlook.

Rotokauri to the north is a key growth area for development in the region because it is close to employment, education, retail, transport connections and community amenities.

Interested builders can register online, or email Ray Chan at ray@made.co.nz.



## Robertson appointed Downer NZ CEO

Murray Robertson has been appointed as Downer New Zealand chief executive, succeeding Steve Killeen, who is leaving the business after serving for 18 years, with six of those years as chief executive.

Robertson brings a proven track record of leadership and operational expertise in infrastructure, construction and services. He

began as a contract engineer, and in his 15 years with Downer he's worked across transport, utilities and facilities.

In his new role, Robertson will lead more than 10,000 people who work together towards the purpose of enabling Aotearoa communities to thrive.

"I've always loved working for the Downer whanau, so to be given the opportunity to lead the New Zealand business is extremely humbling," Robertson says.

"We work hard to deliver leading infrastructure for our communities, and I am eager to continue Steve's great work."

Robertson's appointment follows a rigorous recruitment process where a number of excellent candidates were considered.



Murray Robertson

## Architectural hardware consultant joins Miles Nelson

Dave Fear has joined Miles Nelson Architectural Hardware Ltd as an architectural project consultant.

Fear has had past associations with Chant Products Ltd, Sopersmac Auckland and Henry & Kemp in Wellington.

He has extensive knowledge of commercial and residential hardware with his eight years of experience.

He comes to Miles Nelson to introduce the MNC product range of commercial hardware to architects, interior fit-out companies and schedulers.



Dave Fear

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With style and durability in mind, Marley's next generation of designer uPVC spouting and downpipe systems are designed to deliver a premium, sophisticated look, while providing outstanding water flow and supporting the environment as well.

In a country that faces more than its fair share of weather extremes, Marley has been trusted by New Zealand home owners to protect their homes from the elements for more than 40 years.

Now, with style and durability in mind, Marley's next generation of designer uPVC spouting and downpipe systems are designed to deliver a premium, sophisticated look, while providing outstanding water flow and supporting the environment as well.

Marley rainwater products are guaranteed for 15 years and will never rust, no matter what elements your home is exposed to.

Available in New Zealand's favourite roofing and exterior colours, Marley Stratus Design Series® utilises an innovative co-extrusion technology, with outer and inner layers formed and bonded together as they are made.

The coloured external layer provides long lasting protection from New Zealand's

unique environmental conditions, while the strong internal layer reduces heat build-up and minimises thermal expansion.

## Water shortages

As concern looms regarding water shortages driven by climate change, Marley provides innovative solutions to help home owners conserve potable rainwater.

The Marley Curve® leaf diverter combines sleek, sophisticated design with innovative filtering technology to cleanse water of debris, while the Marley Twist® compact rainwater diverter turns a downpipe into a free source of water that can fill a 300-litre tank in an hour.

Marley is committed to creating environmentally-sustainable processes and products, and has earned a long list of credentials.

The company was the first plastics manufacturer in New Zealand to achieve ISO14001 registration, and is also Best Environmental Practice (BEP)-certified for its entire range of manufactured uPVC systems, recognised under the New Zealand Green Building Council's Greenstar rating system.

Marley is also a participant in Meridian Energy's Certified Renewable Energy programme, which will help the company achieve its goal of only sourcing electricity from 100% renewable sources by 2025.

It has recently completed two Environmental Product Declarations (EPDs) for PE and PVC that reaffirms its commitment to measuring and reducing the environmental impact of its products.

And, recently, Marley became one of the first recipients of The Plastics Innovation Fund (PIF), investing in new plastic recycling facilities across New Zealand to recover PVC and HDPE plastic from construction and industrial sources for re-use, completing the loop and reducing overall plastic resin importation.

In 2022, the company recycled 610,000kg of plastic in conjunction with its recycling partners and installers, returning old product and unused construction offcuts.

All of this means Marley can be justifiably proud of its rainwater products, its design aesthetics, durability and environmental focus.

So, when renovating, replacing existing spouting or building a new home, insist on Marley for style without compromise.



Above: Marley Stratus Design Series® Typhoon® spouting and RP80® downpipes in Black.  
Below: Marley Stratus Design Series® Stormcloud® spouting and RP80® downpipes in Grey Friars®.





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DESIGN SERIES

# Northbeam SG10 can help designers meet new H1 Code requirements

Reducing thermal bridging by increasing stud and rafter centres can help designers achieve the R-values needed for recently updated Energy Efficiency H1 insulation requirements.

The Ministry of Business, Innovation and Employment (MBIE) recently updated Energy Efficiency H1 requirements for insulating new homes and commercial buildings in the New Zealand Building code.

These changes take effect from May 1, 2023, and differ depending on what climate zone the building is located in, and the size of that building — as outlined in the graphics on this page.

However, one fact that doesn't change is that less timber equals less thermal bridging.

The thermal resistance (R-value) of a 90 x 45 timber member is R1.0. The least R-value required of a wall is R2.0, so by increasing the stud centres in a wall by specifying SG10 instead of SG8, designers can dramatically improve the construction R-value of their building.

Similarly, by specifying SG10 rafters instead of SG8, designers can increase the rafter centres which will help them achieve the R6.6 requirements in all buildings under 300 square metres.

When SG8-designed walls result in double studs at 600mm centres, and the same wall in SG10 only requires a single stud at 600mm centres, there is no need for the insulation installer to trim standard insulation products to make them fit correctly.

Result? A better construction R-value, easier installation, and only half the studs are required for an equivalent wall.

This is a simple message that adds weight to the fact that designers should be considering substituting SG8 with SG10 to save their clients money.

Designers struggling to achieve the R-values required under the new H1 code need to be made aware of all the tools available to them that will help. Reducing thermal bridging by increasing stud and rafter centres is one of these tools.

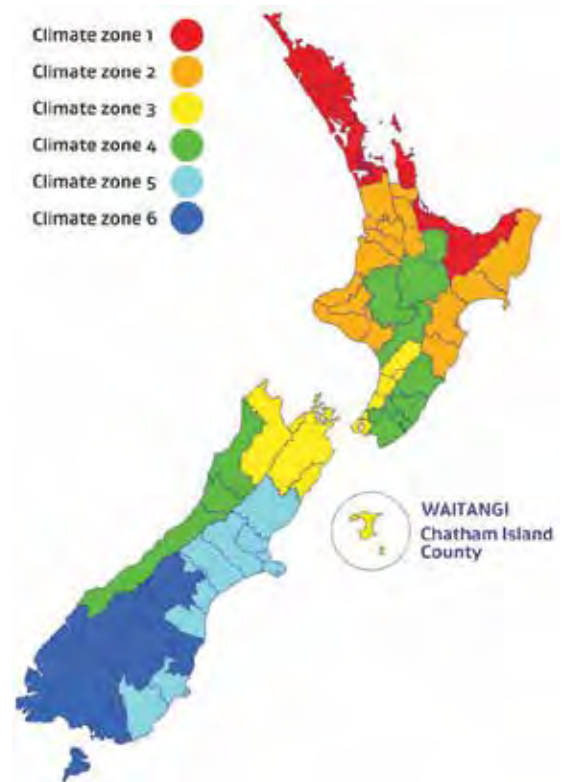
• For more information: [www.northpine.co.nz/northbeam](http://www.northpine.co.nz/northbeam)

CONSTRUCTION R-VALUE CALCULATION			
Timber frame wall with insulation between timber framing (45mm x 90mm @ 600 ctrs) - DOUBLE STUD (SG8)			
External description	Thickness (mm)	Lambda (W/mk)	R-value(m <sup>2</sup> K/W)
External surface resistance			0.030
Layer 1 - Bevel-backed weatherboard	19	0.125	0.152
Layer 2 - Knauf Insulation between timber framing			1.991
Layer 3 - Plasterboard lining	13	0.21	0.062
Internal surface resistance			0.090
TOTAL CONSTRUCTION R-VALUE			2.325

CONSTRUCTION R-VALUE CALCULATION			
Timber frame wall with insulation between timber framing (45mm x 90mm @ 600 ctrs) - SINGLE STUD (SG10)			
External description	Thickness (mm)	Lambda (W/mk)	R-value(m <sup>2</sup> K/W)
External surface resistance			0.030
Layer 1 - Bevel-backed weatherboard	19	0.125	0.152
Layer 2 - Knauf Insulation between timber framing			2.332
Layer 3 - Plasterboard lining	13	0.21	0.062
Internal surface resistance			0.090
TOTAL CONSTRUCTION R-VALUE			2.666

**CONCLUSION:** Using SG10 in place of SG8 can increase construction R-values by over 14% in walls.



ENERGY EFFICIENCY FOR LARGE BUILDINGS (OVER 300M<sup>2</sup>) EXCLUDING INDUSTRIAL

Building element	Climate zone					
	1	2	3	4	5	6
Roof	R3.5	R4.0	R5.0	R5.4	R6.0	R7.0
Windows	R0.33		R0.37		R0.40	
Wall	R2.2	R2.4	R2.7	R3.0		R3.2
Underfloor	R2.2			R2.4	R2.5	R2.6

ENERGY EFFICIENCY FOR SMALL BUILDINGS (UNDER 300M<sup>2</sup>)

Building element	Climate zone					
	1	2	3	4	5	6
Roof	R6.6					
Windows	R0.37		R0.46		R0.50	
Wall	R2.0			R2.0		
Slab-on-ground floors	R1.5		R1.5	R1.6	R1.7	
Other floors	R2.5		R2.8		R3.0	







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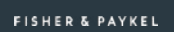
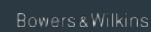
**We love what we do.** No job is too big or too small. Here's some work we've done recently which we're proud of:

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# Build a career with Unitec

Growing up in the Coromandel, Cole Moore had a passion for building and carpentry from a young age.

“My dad was a builder, so I would often accompany him onto site. These were the experiences that shaped my love for carpentry,” Moore says.

When choosing his career path, Moore knew what he wanted to do. He completed the New Zealand Certificate in Carpentry (Level 4) at Unitec in July 2021.

“I had great tutors from Unitec and supervisors from ITAB, which made a huge difference. They had excellent knowledge, so you take in as much as you can.”

Unitec’s track record of a successful practical and industrial-based teaching style means students such as Moore are held in high regard by their employers.

Moore now works for Kiwi Construction Ltd.

“A few projects I have been working on include refurbishing older villas and bungalow-styled homes and extensions,” he says.

“It’s the tricky jobs I find myself enjoying the most. There is a sense of achievement and satisfaction when completing the job and looking at the finished product.”

Kiwi Construction director and Licensed Building Practitioner (LBP) Martin Smith says when he has approached Unitec, he always asks for students who’ll bring effort and enthusiasm to his team, and who show the ability to carry out assignments promptly.

“I can teach anyone the practical ability, but I cannot teach effort and enthusiasm,” Smith says.

“I love the dedication of the Unitec students who show a genuine willingness to learn and apply their skills.

“I have noticed that Unitec students can do tasks exceptionally well, and to



*Cole Moore completed the New Zealand Certificate in Carpentry (Level 4) at Unitec in July 2021.*

trade-like standards within a few years of starting.

## Respectful around clients

“These students and graduates are punctual, hard-working, polite and respectful around clients, which is critical.

“I’d highly recommend any other companies seriously considering Unitec graduates. You won’t be disappointed — it will be money and time well spent teaching

them the trade.”

Moore says for anyone out there thinking of studying building and carpentry at Unitec, to give it a shot.

“Go in with your arms wide open and soak everything in. Ask lots of questions, share, and have a laugh along the way.

“Challenges are part of the journey, and things might seem hard at first, but once you start putting in the effort, the easier they’ll become.”

## Consultation closes on Good Practice Code for New Zealand apprenticeships

The Tertiary Education Commission (TEC) is updating the Good Practice Code for New Zealand Apprenticeships (the Code) to make it technically correct for 2023 and beyond.

The Code sets out the responsibilities and expectations of all parties involved in an apprenticeship — the apprentice, the employer and the tertiary education organisation.

The Code has been impacted by several changes, notably the introduction of

Reform of Vocational Education.

These changes include:

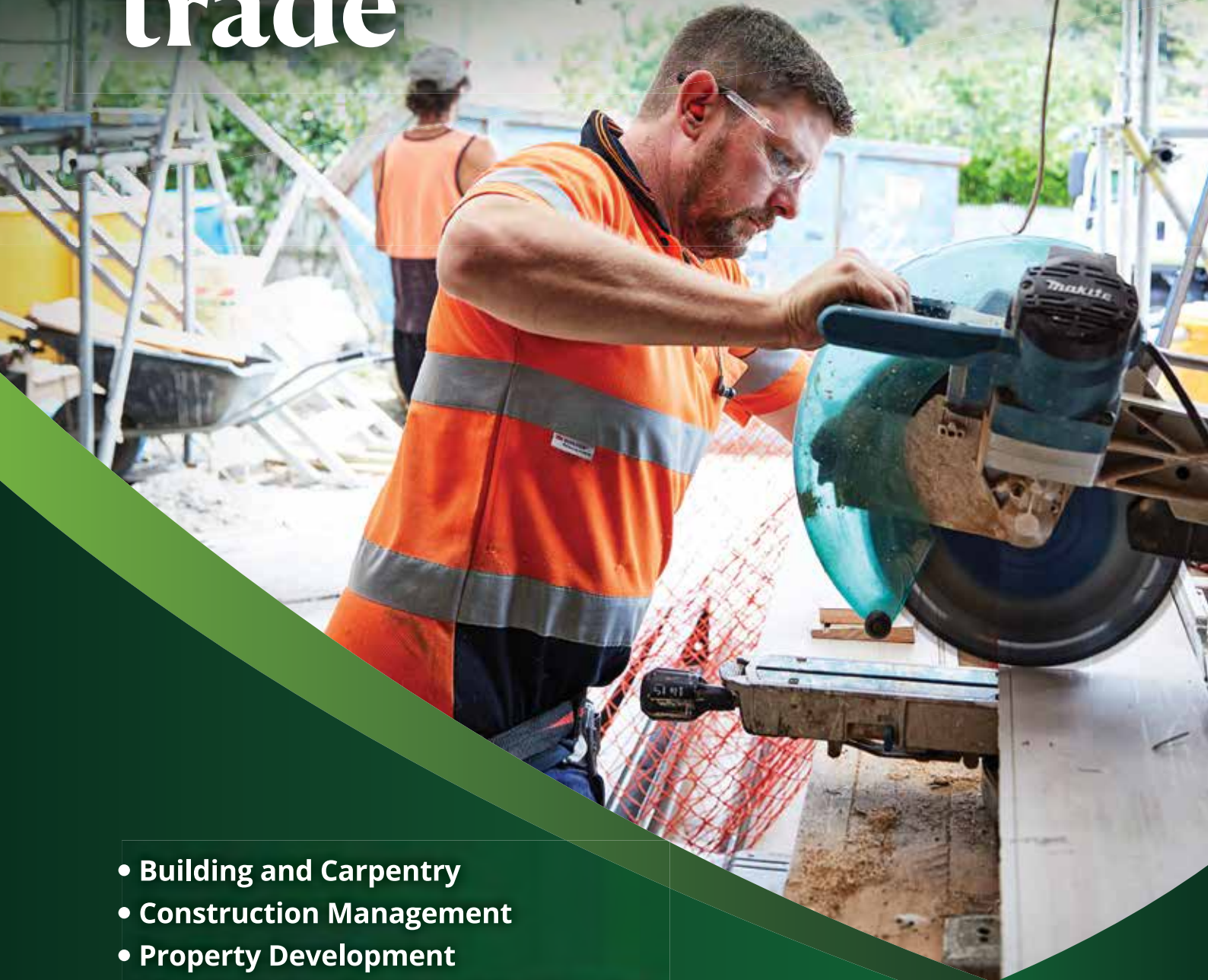
- the introduction of the Education and Training Act 2020,
- the transition of work-based training from transitional industry training organisations to providers,
- the introduction of a code of practice for pastoral care of domestic tertiary learners, and
- the tertiary education disputes resolution scheme.

TEC will be contacting key stakeholders directly, such as those currently supporting apprentices and their employers, Workforce Development Councils, learner representatives, and business and union representatives.

• **For more information visit [www.tec.govt.nz/news-and-consultations/formal-consultation-on-the-code-of-good-practice-for-new-zealand-apprenticeships](http://www.tec.govt.nz/news-and-consultations/formal-consultation-on-the-code-of-good-practice-for-new-zealand-apprenticeships).**



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# Practical approach to building degrees

There's never been a better time to train for a career in the construction industry at the Southern Institute of Technology (SIT) business division of Te Pūkenga.

Catering for training from Level 3 Certificates in Carpentry and Joinery through to Level 7 Bachelors' degrees and Graduate Diplomas, SIT courses combine classroom learning with practical work and employer-based work experience.

## Stand-out degrees

Three stand-out degrees at SIT Invercargill campus are available to study under the Zero Fees Scheme\* (ZFS) in 2023:

- The Bachelor of Architectural Technology is the only degree of its kind in New Zealand.

The focus of this degree is not only architectural design but is targeted at identified industry needs, including strong technical skills, construction knowledge and graduates who are agile, with a broad range of skills.

- The Bachelor of Engineering Technology (Civil Engineering) is a unique, industry-designed degree, where students learn



Qualified chemical engineer Shyam Patel retrained at SIT by completing a Graduate Diploma in Construction (Quantity Surveying).

more than one in-depth discipline until the third year, giving the graduate more skills available for an employer.

This approach is a direct result of SIT engaging in industry consultation, and employer feedback.

- The Bachelor of Construction (L7) (with strands in Quantity Surveying, Project Management or Construction Management) is available under the ZFS at SIT's Invercargill campus.

Students will learn and gain practical experience in construction practices and technology, building services, health and safety management, construction methodologies and more.

Qualified chemical engineer Shyam Patel retrained at SIT by completing a Graduate Diploma in Construction (Quantity

Surveying), which has allowed him to gain employment as a quantity surveyor for a leading Tier 1 main building contractor in Auckland.

"The major upside to the programme was it was only nine months long, and free to New Zealand citizens.

"This worked out well for me, from a time and cost perspective,"

*Continued page 42*

# Construction & Architectural Technology

## SIT's Zero Fees Scheme continues for 2023\*

Enrol at [sit.ac.nz](http://sit.ac.nz)



\*The Zero Fees Scheme (ZFS) is currently approved for 2023 but may be subject to change without prior notice.





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## Practical approach to building degrees

From page 40

Patel says.

In comparison to his university studies, he says SIT classes were much smaller, enabling the tutors to engage with students more directly.

“In this sense, SIT surpassed my expectations and introduced me to a more practical approach to problem-solving,” he says.

### Strong contrast

“This formed a strong contrast to my previous studies — I was accustomed to a more theory-based learning style.

“This practical approach to real-world quantity surveying was the most valuable takeaway from SIT’s programme.”

Enquiries are welcome, so phone 0800 4 0 FEES (0800 403337) or visit [www.sit.ac.nz/courses/construction](http://www.sit.ac.nz/courses/construction).

**\* The SIT Zero Fees Scheme (ZFS) is subject to New Zealand government policies.**

## BCITO wins national marketing award

The BCITO Te Pukenga marketing team has won the Excellence in Long-Term Marketing Strategy Award at the TVNZ-NZ Marketing Awards for its Tricky Chat Trilogy, which ran in 2019-2021.

Research was undertaken on behalf of BCITO in 2018 to understand the barriers young people face to taking on an apprenticeship.

It found there was a significant difference between the perceptions of the trades by parents of school leavers, and the realities of what a career in the trades can deliver.

BCITO set out to challenge and change these perceptions. It developed the Tricky Chat Trilogy mockumentary series, which followed the story of Michael, an aspiring Kiwi tradie, and his accountant father, who struggled to accept his son’s career choice.

Across TV, outdoor and social media, humour was used to reflect the outdated views of parents, while highlighting the benefits of a career in the trades.

BCITO marketing and communications head Asharie Martelletti says the campaign has helped shift the perception

of the industry, and helped bring a career in construction to the forefront for many, and for those looking at a change in career.

“Among our core target audience of parents/whanau, ratings of the trades as a good career doubled from 25% to 50% between March 2018 and November 2021, while parents rating the trades as a poor choice halved from 60% to 32%,” Martelletti says.

“School leaver opinions also improved steadily — those with a positive impression were up 43%, and those rating the trades negatively were down 20% compared to pre-campaign levels.”

Another key objective for the BCITO is to increase the number of Maori and Pasifika peoples in the trades.

“We were also successful in improving Maori and Pasifika peoples’ perceptions of the trades in this campaign. Forty-five percent of Maori now feel positively about the trades, compared to 26% pre-campaign. And for Pasifika peoples, this figure increased from 23% to 43%.”

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# Melteca launches new natural organic look

Laminex New Zealand has announced the launch of Melteca Organic, a new finish for its melamine panels that gives a natural look to the popular product.

The new organic finish emulates the beauty and natural movement of timber, with varying depths of grooves in the texture.

“Global trends see the desire for a connection to the outdoors — bringing nature into our home — which plays an important role in our well-being. The pattern on the organic finish follows this trend,” panels category manager Sarah Evaroa says.

Melteca Organic is not only suitable for woodgrain decors, but also stunning when pressed onto solid colours. It has the same features and benefits that Melteca is known for, such as scratch and stain resistance, UV stability, and a 10-year limited warranty.

“Melteca is manufactured locally in our Laminex New Zealand Hamilton plant,” Evaroa says. “And Melteca product is FSC-certified when pressed to MDF, and has environmental choice certification.”

The Melteca brand carries a strong history of providing highly durable and stylish surfaces for residential and commercial kitchen cabinetry, bathroom vanities, shelving and bespoke furniture.

With this latest release, Laminex New Zealand continues its tradition of innovation and providing customers with the best possible products.

The Melteca Organic finish will be available in 80 out of 85 Melteca decors.

[www.laminex.co.nz](http://www.laminex.co.nz)



# WIN!



We've got another great prize to give away to the lucky winner of this month's Building Today Trivia Question — a pack of 5 Lenox MetalMax diamond abrasive blades worth

# \$230

Visit [www.buildingtoday.co.nz](http://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!

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Congratulations go to Tony Jones of Auckland, who won last month's Estwing Tools prize, worth \$630.

# Do something different in 2023



Andy Burrows — aka The Trades Coach — asks what business owners are actually going to do to make changes that are going to achieve better results than those gained in 2022.

So it's December already. The year is all but done and 2023 is just around the corner — so it's a chance for a fresh start and to really achieve better results than last year.

So what are you going to do differently in 2023 that will actually make a change in your situation more likely?

Having goals of how much extra profits you will make or how much extra time you will spend with the family are great, and essential to drive you forward. But that is only half the story.

The other essential element in the planning process is converting your goals into practical action plans and tactics that affect your day-to-day activities. It's what you actually do that really counts, not what you plan to do.

Start by taking stock of your activities during the past year in various parts of your business.

What marketing activities did you undertake? What generated leads and what did not? How many leads did you convert into sales, and what techniques did you use in the sale process? Did your customers pay on time? How many complaints did you receive? How many mistakes were made on site?

Take stock of what worked in your business and what did not. Then decide to make a fundamental change or two in some areas and reinvent part or all of your business to drive change.

Some areas you may wish to consider:

**Delegation:** Look at your lower level tasks that sucked up too much of your time

last year. Decide to pass these tasks to someone else, and focus more of your time where it will pay you more.

**Plan more:** Make planning a weekly event, both with yourself and key staff. It is easier to make lots of small adjustments as you go through the year than put up with inefficiencies and try to make big changes once or twice a year.

**Learn more:** Read more business books. Listen to podcasts in your vehicle. Attend a seminar or two. Pick a topic you don't know much about and aim to become proficient at it.

**Get rid of that frustration:** Maybe you have an old printer that jams all the time or a vehicle that breaks down too often.

Consider throwing it out and getting a new one. The new equipment will be far more efficient, will reduce everyone's stress, and may even improve customer relations.

**Network:** Join a business network group. This can be a low cost way of making business contacts and promoting your business, especially if you pick a group that is heavy on prospective customers and lighter on competitors.

At worst, you will get to talk to other business owners, share your frustrations and ideas, and learn from others in a similar position as you.

Whatever you do in 2023, aim to do something different to what you have been doing for the past year, or years.

If you keep doing to same stuff you will only get what you have always got, or possibly even less as the competition passes you by.

Drop what hasn't really worked and move on. Something better will turn up if you work at implementing new strategies and tactics consistently through the year.

Want a free "What Can I Do Different?" session to help set some new priorities for 2023? Contact me at [andy@tradescoach.co.nz](mailto:andy@tradescoach.co.nz) to book a session time. I only do two of these a week for free, so take action before my diary is full.

"If you always do what you've always done, you'll always get what you've always got."  
- Henry Ford



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# Supply chain reaction

With policy makers and the industry focusing on better client-head contractor relationships, and risk allocation between those parties, Rob Harris and Nikita Day of Greenwood Roche Project Lawyers offer some insight into subcontract procurement.

In New Zealand, large-scale construction projects are like complex organisms involving the collaboration and integration of many parts, from clients, consultants, contractors, trades and suppliers.

Frequently, the physical work of building is done by subcontractors and suppliers, and managed and overseen by head contractors and clients.

This means much of the value within a project flows beyond head contractors to subcontractors and suppliers.

The nature of subcontract procurement does not seem to be a high priority for policy makers or the industry. For example, the Construction Sector Accord's 2022-2025 Sector Transformation Plan contains a solitary mention of "subcontractors", and assumes that collaboration between clients and head contractors will "flow down" to the subcontract level.

Over at Standards New Zealand, a number of industry leaders are engaged in a project to update and revise the NZS 3910:2013 form of contract.

Understandably, the focus is on the client-head contractor relationship, and risk allocation between those parties. However, this potentially misses an opportunity to view that form of contract as a platform by which to enable an entire project, and efficiently engage subcontractors and suppliers.

There is an opportunity to increase project efficiencies and reduce procurement and administration costs by improving how subcontractors are engaged. We think more focus is due in that direction.

Similar to many industries, construction has enthusiastically adopted outsourcing. This means contractors do not need to spend as much of their own equipment and labour, and can access specialists for particular trades as and when required.

Further, if something goes wrong, there is a third-party subcontractor to hold liable, and mitigate losses owed to the client.

As identified by the Construction Sector Accord, risk is particularly poorly understood, and this leads to inadequate risk pricing, allocation and management.

If unclear risk allocation can be an issue at client-head contractor level, then it is magnified at subcontract level.

Unclear risk allocation injects confusion into project teams when it comes to contract administration, and in the event of a dispute it can be difficult and costly for



Rob Harris



Nikita Day

parties to know where they stand.

A typical subcontract can include a standard or bespoke subcontract form which refers to the head contract terms (usually including an NZS391X form), and includes a collection of pre-contract documents, including pre-let meetings minutes, subcontractor tags and clarifications, technical documents and programmes.

Assembling these documents into a bundle and signing them as a subcontract without further thought can create a mess of risk allocations and a recipe for disputes.

Two examples of unclear risk allocation in subcontracting are:

- The practice of incorporating head contract terms by reference in the subcontract but resisting the provision of such terms to subcontractors.
- The lack of priority clauses in subcontracts to clarify which subcontract documents take priority in the event of inconsistency or conflict.

Understandably, head contractors like "back to back" head contract terms in subcontracts to mitigate the risk of being caught in any "gap" between obligations to the client and enforceable rights against a subcontractor. The resistance to actually providing the head contract terms is more surprising, and cuts directly across fair and transparent contracting.

Equally, including a subcontract term to the effect that "the subcontractor is deemed to have read and understood the head contract, which is available in hard copy at the contractor's head office..." is a practice which the industry would do well to abandon.

Some subcontractors might assume that a term incorporating the head contract is not enforceable if the head contract has not been provided.

Unfortunately, the law does not protect subcontractors that sign such contracts and, as a general rule, terms may be incorporated by reference, regardless of whether the subcontractor has reviewed the document.

Best-practice contracting and procurement is for the parties to spend time discussing and distilling the key points of agreement into special and specific conditions.

However, time and resource pressures mean it is not always feasible to do so and, in some cases, the project or subcontract works will have already started. What then?

At a minimum we suggest including a clear priority clause, setting out the priority order of the various subcontract documents. For example:

"The documents comprising the Subcontract set out in clause [X] above shall be taken as complementary and mutually explanatory of one another, but where any conflict or inconsistency exists between any of those documents, the provisions of the document which appears first in the order of precedence of the Subcontract as set out in clause [X] above shall prevail over the provisions of any other document or documents appearing lower in that order to the extent of the conflict or inconsistency."

Including a clause like this is a minimum step, and would likely look inoffensive to counterparties. The next step is to ensure all subcontract documents are listed, with the most important ones at the top of the list. Documents that have not been provided should not be included.

Unfortunately, the standard form SA2017 falls short of this, and simply states that the Subcontract takes priority over the Head Contract (2.1.1) and the special conditions take priority over the Specific Condition and the General Conditions.

Without a clear order of priority, the status of other subcontract documents is unclear.

## All together now

- Projects should not just be viewed as being a client and head contractor enterprise. Instead, the head contract should be seen as the fuse that starts a wider supply chain.

To do so, New Zealand's standard form contracts should be re-imagined to facilitate engagement and co-ordination of an entire project.

Subcontracts should also not be left behind an industry move towards fair and transparent procurement. Everyone will be better off if they know what they are signing up to.

• *Wishing you a relaxing and well co-ordinated holiday — Meri Kirihimete from the team at Greenwood Roche.*

# Leaving 2022, welcoming 2023

Tradie HR director Leigh Olsen presents some great tips suggesting what to leave behind in 2022, and what you should take with you into 2023.



2022 has been challenging for several small-to-medium businesses. "It's been just another year of business" is something I haven't heard any of my clients say this year.

However, this year has taught us many valuable lessons as employees, managers and business owners.

So before you sit down to celebrate with your team at the annual Christmas party, take a moment to catch the lessons of this year, and plan for the upcoming year.

I'd encourage you to ask yourself these two questions: To successfully grow my people and business next year:

- What will I leave behind in 2022?
- What will I take with me into 2023?

These answers will provide key insights into your business, so don't ignore these valuable lessons that 2022 has taught you. To kick-start your thoughts, here's what I've seen for so many of my clients this year.

## What to leave behind in 2022:

### • Ditch the Covid mindset

Covid has redefined our business like nothing else. Across the country, employers and their people have risen to the challenge, walked through the tough times and reshaped how they do and what they do.

Brilliant initiatives and changes have been made to take businesses to the next level. Embrace the new norm because it is exactly that — it's now our norm.

### • Turning a blind eye to poor employee behaviour to keep staff

Sadly, this was a common theme witnessed this year due to staff shortages occurring in almost every industry.

Yet it doesn't mean you can be held to ransom, just because an employee has decided to book a last-minute personal appointment, or they want time off work and giving you no reason.

Check that you've got decent engagement initiatives in place, performance and conduct policies, keep on top of your 1-2-1s, and say no early to bad behaviour.

### • Stop passing on the blame

For some, employment legislation changes have been difficult to understand and frustrating to implement. However, there comes a point where "it is what it is".

Employment legislation is a reality and an obligation of any employer, even before Covid. Seek to understand what your obligations are as an employer, follow them and get them implemented.

The courts do not look favourably on business owners who claim that they did not know what their employer obligations are or were.

Please don't shoot the messenger here. If you're still confused by any changes, then let Tradie HR help you gain clarity, and check that you've got key HR policies in place so you can walk easier into 2023.

## What to take with you in 2023:

So, what about the wins, the good people stuff that has taken our businesses to the next level? This has been the aspect of kiwi businesses that has excited me the most.

The changes businesses have made this year will not only give business owners and managers success for 2023, but will hopefully bring further success in the ensuing years. Here's my top four:

### • Grow a people mindset

Many employers have clicked that to keep their people, they need to grow their people.

Employers have been finding better ways to transfer staff to projects/work experience they have never been a part of, creating a new challenge and keeping the team member wanting to stay.

The long-term benefit is not only a more engaged and skilled workforce, but also a workforce that stays put.

### • Develop employee experience plans

Several of my clients in construction, electrical, plumbing and painting have worked hard, and define what it means and looks like to work in their businesses.

From this, the owners can clearly articulate what it means to work for them and, in return, they're attracting the right type of people that they want to hire.

From when they start, to when and if they leave, having a road map of an employee's journey (induction, development, reviews) truly fosters your employees in having a more positive experience working at your company.

### • Increase middle managers' and supervisors' development

These people are the "glue" that keeps your company together. More than ever, business owners have started putting time and money aside to develop this significant people asset — these exceptional people that make things happen in your business.

From this investment, we have seen huge benefits, including improved productivity, fewer days off work and, overall, a much happier workforce that is keen to stay.

### • Hold more 1-2-1s

This golden nugget is becoming so much more well-established in workplaces where managers are proactively setting aside time to have regular 1-2-1s with their team members. Issues that could have gotten completely out of control have been caught a lot earlier.

More managers are gaining valuable insights into what's actually going on with their people, noticing subtle changes that they can fix earlier and easier.

If you haven't organised these with your team members yet, open those calendars and get them set up for each month in 2023.

### Don't forget to take a break

Again, this year has challenged business owners and managers like never before. Look back at how hard you have worked over 2022 and take time to celebrate.

Once you're back in the office in 2023, and if you want to take your people to a higher level, then please give us at Tradie HR a call.

In the meantime, we would like to thank all our fabulous clients for an eventful year. We are grateful for the opportunity to work with, and for you. Our passion for helping our clients to get their people stuff right remains strong. Safe and happy holidays!

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

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# Building Consents Information

For all authorisations, October 2022

Dwellings	\$1,650,984,905	Total All Buildings	\$2,499,242,069
Domestic Outbuildings	\$23,506,905	Non-building Construction	\$57,281,720
Total Residential	\$1,674,491,810		
Non-residential	\$824,750,259	<b>Total Authorisations</b>	<b>\$2,556,523,789</b>

## Number of new dwellings consented

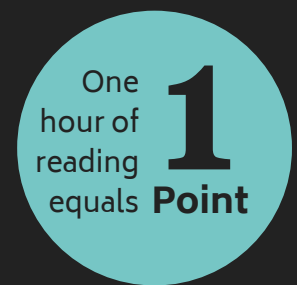
	Oct 2022	Sep 2022	Oct 2021		Oct 2022	Sep 2022	Oct 2021
Far North District	16	25	28	Palmerston North City	24	57	40
Whangarei District	56	71	82	Tararua District	5	4	3
Kaipara District	8	10	19	Horowhenua District	20	11	24
Rodney District	111	126	161	Kapiti Coast District	19	18	22
North Shore/Albany Wards	146	230	329	Porirua City	16	14	45
Waitakere Ward	377	298	166	Upper Hutt City	32	21	57
Auckland Wards	420	845	409	Lower Hutt City	83	34	68
Manukau/Howick Wards	182	326	286	Wellington City	43	207	125
Manurewa-Papakura Ward	246	273	171	Masterton District	26	32	11
Franklin Ward	107	115	92	Carterton District	7	8	5
Thames-Coromandel District	16	14	35	South Wairarapa District	9	7	9
Hauraki District	14	12	16	Tasman District	51	65	35
Waikato District	116	79	93	Nelson City	13	44	33
Matamata-Piako District	13	15	23	Marlborough District	27	20	22
Hamilton City	95	113	98	Kaikoura District	1	7	2
Waipa District	75	68	65	Buller District	5	14	6
Otorohanga District	0	3	7	Grey District	5	2	9
South Waikato District	14	11	8	Westland District	11	3	6
Waitomo District	0	2	0	Hurunui District	15	33	17
Taupo District	42	36	43	Waimakariri District	69	53	52
Western Bay of Plenty District	28	35	31	Christchurch City	434	405	366
Tauranga City	38	91	163	Selwyn District	132	195	205
Rotorua District	28	25	44	Ashburton District	22	34	29
Whakatane District	13	5	27	Timaru District	11	27	15
Opotiki District	4	2	4	Mackenzie District	7	6	6
Gisborne District	3	9	16	Waimate District	2	4	2
Hastings District	10	53	26	Waitaki District	14	9	9
Napier City	10	28	28	Central Otago District	20	19	28
Central Hawke's Bay District	10	4	13	Queenstown-Lakes District	121	172	96
New Plymouth District	27	13	63	Dunedin City	19	44	54
Stratford District	8	2	2	Clutha District	10	5	2
South Taranaki District	3	6	13	Southland District	11	22	9
Ruapehu District	5	5	3	Gore	3	3	3
Whanganui District	9	9	20	Invercargill City	17	16	18
Rangitikei District	4	3	4	Area Outside TA	0	0	0
Manawatu District	9	25	18	<b>Total</b>	<b>3568</b>	<b>4600</b>	<b>4043</b>

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