

BUILDING TODAY



The official magazine of the Registered Master Builders Association

www.buildingtoday.co.nz

February 2023

Volume 33 Number 1

WIN!

Starrett blade,
knife and hole
saw sets worth



\$690

Details, page 35

Inside:

SEISMIC SAFETY CONCERNS

Is the system to determine building safety unclear and potentially dangerous?

AUCKLAND'S CATASTROPHIC DELUGE

Repairing flood-damaged property; Can 'sponge cities' stop serious flooding?

PLANNING FOR THE YEAR AHEAD

RMBA CEO David Kelly says now is the time to plan for another challenging year

ALSO INSIDE: CELEBRATING HEALTH AND SAFETY CHAMPIONS

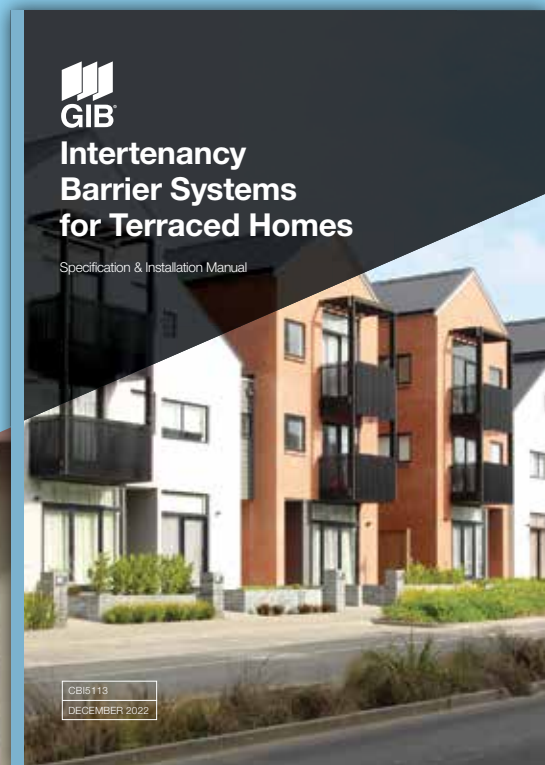


Intertenancy Barrier Systems for Terraced Homes

Now offers more versatility
and easier installation.

- New construction details
- New 30 minute fire resistant rating options
- Cost saving through improved systems
- New steel frame options with a 60 minute fire resistant rating
- Detailed illustrations and assembly videos

For further information, call **0800 100 442**
or go to gib.co.nz/barrierline



NEW MANUAL OUT NOW

BUILDING TODAY

February 2023
Volume 33 Number 1

From the editor

RMBA chief executive David Kelly says it'll be another interesting and challenging year for the sector — and he's not wrong!

After the past few years combating the challenges of a Covid-19 pandemic, the planet now finds itself grappling with assorted natural disasters, both internationally and locally.

What was supposed to be a time for adjusting to what was commonly phrased "the new normal" has turned into, for many, especially in the upper reaches of the country, a nightmarish scenario of personal and infrastructural damage that will take years to repair and recover from.

While this might bolster a construction industry that was preparing for a downturn, it'll be a long haul back for many whose lives have been turned upside down.

In this issue we look at the necessary steps required for thorough flood remediation, and raise questions surrounding the way cities might be built in the future to prevent the type of significant flooding seen in Auckland over recent weeks.

Andrew Darlington
Editor

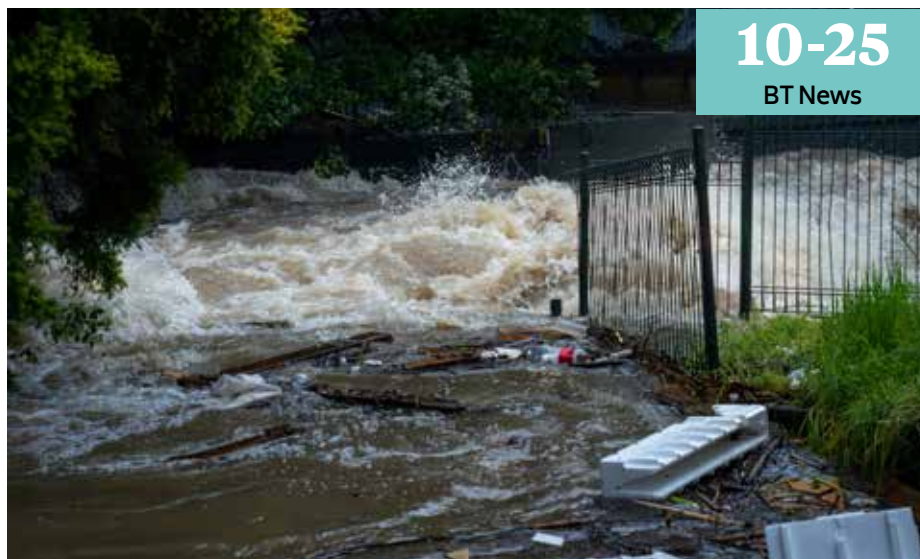
PUBLISHER: Taurean Publications Ltd
PO Box 35343, Browns Bay, Auckland 0753

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

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

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

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



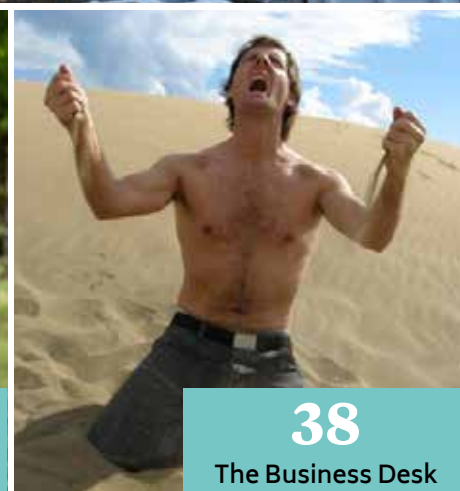
10-25

BT News



32

BCITO News



38

The Business Desk

4 Chief's Chat/RMBA News

RMBA chief executive David Kelly says it'll be another interesting and challenging year for the sector, and that it's time to start planning for it now.

10-25 BT News

Auckland's catastrophic deluge — the clean up and how to avoid a repeat; Seismic activity: Academics deem building standards unclear; Celebrating the health and safety champions of today and tomorrow.

26-31 Timber

Easy installation of laminated timber beams; Helping designers meet new H1 Code requirements; Essential that urgent transition is made from high carbon emission materials to high carbon storage materials.

32 BCITO News

Building diversity — one hire at a time.

34-35 BT Product Review/ Competition

New high-performing products for H1 compliance introduced; Cabinet handles ooze style and elegance; Get the capability to cut almost anything! Win Starrett recip blade, knife and hole saw sets worth \$690!

36-38 Columnists

Are you missing a huge opportunity for your business? Builder liability in leaky building decision; Dig the (marketing) well before you're thirsty.

39 Building Consents information

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

Planning for the year ahead

RMBA chief executive David Kelly says now is the time to act and plan for another interesting and challenging year in New Zealand's construction sector.

Welcome to 2023 — we hope you have taken time to rest and recharge over the summer break.

The year is shaping up to be another interesting one. Changing economic, political and environmental conditions continue to create a sense of uncertainty. While this can be challenging, we are a resilient sector, and we have been here before.

Unlike the last recession where the work stopped suddenly, this is a more gradual decline, which provides a window of opportunity to prepare. Now is the time to plan and act, as many of you have done.

Changing economic outlook

Inflation is likely to be the toughest issue the sector is facing. The latest Statistics New Zealand consumer price index increased 7.2% in the 12 months to December 2022, holding steady from the quarter before.

However, tradable inflation, which includes goods and services that are imported or in competition with foreign goods, was at 8.2%. Everyone in our sector is feeling this strain.

However, material price inflation could be starting to ease. CoreLogic's Construction Cost Index shows that while the rate of quarterly inflation in house building halved in the last quarter of 2022, it is still at an annual high of 10.4%.

Cost increases for the fourth quarter were at 1.7%, down on the 3.5% increase in the quarter before that. We hope this is a trend that continues.

While the cost of building continues to be high, borrowing is also becoming more expensive. Mortgage rates are high and, as a result, house prices are falling.

This can make it a more difficult equation for those weighing up buying existing stock or building new. Many of our members are feeling this change.

What you can do

We all need to focus on planning and adjusting to the new environment. Closely managing your financial situation is essential — understand what it is today, and what you expect it to be in the coming months.

You should also consider the type of work you are doing, and whether you should diversify your workload. I know many of you are already taking proactive steps to shore up your businesses.



I was heartened to speak to a member who is approaching the situation with diligence. With enquiries for new builds decreasing, he is galvanising his network of contacts to find new work and strengthen his business position.

This also required careful planning on his part, as the work would be quite different to what he had been doing — smaller renovation work, with different requirements and different margins.

I'm pleased to hear he was taking these steps now, and I urge all members to follow suit.

While some of us have been through this cycle before, for many it is new, and you may not have the same experience and networks. We want to stress that it is important to seek help, and seek help early.

Investing in professional financial, legal and general business advice is worthwhile, especially in these times of uncertainty. We have a lot of member resources on Elevate and Offsite which can help as well.

And if your mental health is deteriorating, reach out for support. Master Builders offers a free and confidential helpline for members and their staff, which can be found at www.masterbuilder.org.nz/rmba/News/News-items/RMBA_News/Free_helpline_for_members_.aspx.

Advocating for the sector

Master Builders continues to be very active in advocating to Government and

sector organisations on your behalf, with the focus on inflation and the cost of living continuing up to the election in October.

The May budget will also be a critical one for all. We will continue to keep you updated on what this means for the sector.

Last year we submitted on nine Government proposals, including the Building Code Update 2022, Review of the Building Consent System, the Residential Building Supplies Market Study, and the H1 Code Transition Period, among others.

We are currently developing our policy priorities for the new Government, and will share these with you once finalised.

RMA reform, consenting and climate change will continue to be important focus areas for us over the year ahead.

We will also be focusing on labour and immigration settings, to find long-term mechanisms to manage the ongoing skills shortage. The solution requires a mix of training and immigration.

It is great to see apprentice numbers increase over the recent boom period, and our aim now is to ensure these people stay in the sector.

But this only addresses one part of the issue. We also need experienced workers, but this requires immigration settings which are flexible and accessible.

Master Builders is also working with the new Workforce Development Council for Construction and Infrastructure - Waihangā Ara Rau to ensure we have the right skills in place for the delivery of future sector needs.

The new year

For our members affected by the floods, particularly those in Auckland, we know this has not been an easy start to the year, and we are thinking of you.

We understand this will create some additional challenges as the affected areas recover, and it will take a while to understand the extent of the damage.

Master Builders will be working with Government through the Construction Sector Accord to ensure the recovery proceeds as rapidly as possible, and the right support is available.

While the year ahead may include some challenges, we are a resilient sector.

Now is the time to prepare and plan. We at Master Builders look forward to supporting you and your business this year.



Teamwork makes the dream work

Toka Hāpai Selwyn Health Hub

CATEGORY

Health Project

ENTRANT

Naylor Love Canterbury

PROJECT PARTNERS

Canterbury District Health Board
(Client - Fitout), IKON Architects
(Architect/Designer), Inovo (Client PM,
Programmer), Powell Fenwick (Engineer),
Rawlinsons (Client QS)



Successes

Graeme Earl, director of Naylor Love Canterbury, was proud of his team after winning the Health Project category at the 2022 awards.

“It was great to see our team being recognised for their collaboration and hard work on this project. The whole team was invested from the outset in the successful completion of the facility, and the final completed building reflects the strong relationships that were formed.

“The relationship between Naylor Love, Selwyn District Council, consultants and subcontractors was a team environment. We worked cohesively with minimal cost implications to all parties involved. Selwyn District Council sponsored a roof shout/ BBQ on-site during the project, celebrating success and satisfaction with the project. These initiatives were fantastic in creating a positive working environment,” Earl says.

Challenges

With any project like this, Graeme and the team had a few challenges to overcome during the build process.

“This project had several challenges, with additional work required to surrounding civil and road works, including accessways to a neighbouring school. These challenges were advised early, well managed, and efforts were made to keep costs minimal.

“In addition to the extra civil works, some tenant requirements had to be incorporated into the base build contract, which was advised and agreed to in a timely manner. Despite these additional works, our team completed the project within the initially-set budget.”

Judges' comments

This social services hub has been developed by the Selwyn District Council as a strategic solution to service one of New Zealand's fastest growing regions around Rolleston.

The facility provides a flexible shell and innovative common areas to attract key tenants, including Canterbury DHB, a radiology clinic, maternity ward, dental clinic, general practitioners' offices, and associated health services to be closer to their users living in the area.

The building has been elegantly modulated, given its depth and its horizontal form, which has been broken down using three sloping roof forms. The detailing is crisp and well executed.

Teamwork was clearly apparent, and the contract was well managed with a mature approach to Covid. The team showed agility and used their down time well. Overall, this was an excellent project.

REGISTERED MASTER BUILDERS

HOUSE OF THE YEAR

BIG IS BEAUTIFUL!

METZGER BUILDERS LTD (MBL)

National Supreme House of the Year Over \$1 million



Successes

Mark Metzger, director of Metzger Builders Ltd (MBL), was elated when his team took out the National Supreme House of the Year Over \$1 million Award at last year's event.

"I was just so happy for our large contingent of staff at the awards to experience the raw emotion and excitement of victory. Everyone had worked so hard, so it was great to receive that recognition.

"A win like this continues to emphasise our positive profile in the industry, and helps to cement ongoing quality contracts moving forward this year and into 2024," Mark says.

Challenges

This build was no simple feat, and the MBL team had to be strategic and smart.

"This build was a stand-out from the scope and size, to the design and high-end spec of materials used. There was a real degree of difficulty when it came to crafting everything together.

"At almost 1000sq m, the sheer magnitude of the build was a challenge in itself, along with the scale of the structural steel, working with new materials, and improvising unique methods to construct and create details," Mark says.

Judges' comments

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.

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



REGISTERED MASTER BUILDERS

HOUSE OF THE YEAR

LINK TO THE LANDSCAPE

BUILD CRAFT

Supreme House of the Year Under \$1 million



Successes

Hamish O'Carroll, owner of Buildcraft, was blown away when his team took out the House of the Year National Supreme Under \$1 million Award.

"When entering the House of the Year Awards, I thought it would be a great chance to compare the quality of the build and see what we needed to improve on. To then go on and take out a National Supreme Award was a dream come true.

"The design and how the house functions on a small section really made it a unique building. This is credit to the impressive thinking of the architects at AHHA Studio. The team did an especially great job of the gable roof — this aspect took the build to the next level," Hamish says.

Challenges

The Buildcraft team encountered a few challenges throughout the build process.

"Lockdowns, material shortages and increasing costs were definitely major challenges during this build. Construction wise, it was reasonably straight forward, and a priority for us was maintaining quality throughout every aspect of the build," Hamish says.

Judges' comments

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.

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





TAKING THE PLUNGE

PAULO OLIVEIRA

SECOND PLACE AT THE REGISTERED MASTER BUILDERS CARTERS 2022 APPRENTICE OF THE YEAR

NORTHERN REGIONAL WINNER

Paulo Oliveira is employed by TP Builders and his training provider was BCITO, a business division of Te Pūkenga.



SUCCESSES

For Paulo, placing second was just as much of an achievement as placing first would have been.

“I was so happy when it was announced that I had placed second, I couldn’t believe it. It was a result of my hard work and dedication over the last few years since starting my apprenticeship.

“It was also a great opportunity to meet and network with the competition organisers and other competitors. Getting to know some other like-minded builders and apprentices was really rewarding,” Paulo says.



CHALLENGES

Paulo arrived in New Zealand five years ago, and since then he’s not only completed his apprenticeship but also learned English.

“Learning a new language while learning how to build correctly to the New Zealand standards was a challenge, but I never let it become a barrier. I believed in myself, as I knew I could do well in this competition if I set my mind to it.”



EMPLOYER’S COMMENTS

Paulo’s employer, Tony Pexton, was proud of his outstanding performance in the competition.

“Paulo started working for us two and a half years ago, and from very early on he took an interest in entering Apprentice of the Year. He moved to New Zealand from Brazil about five years ago with no understanding of English, so to do this well nationally is incredible, and is a testament to the person he is. We are all incredibly proud of Paulo and absolutely love having him as a part of our team.

“My wife Karen and I started TP Builders about 35 years ago, and we both think taking on apprentices is very important — we see it as a way to “pay it forward”.



JUDGE’S COMMENTS

Having arrived in New Zealand only five years ago with no English, Paulo communicated effectively throughout the competition, and has done exceptionally well to get where he is today.

Paulo’s place in this year’s competition is a testament to his hard work and dedication. He puts a lot of effort into advanced prep, not only for this competition but his work — he even has a basket of technical and product information in his car.

Paulo has a real drive, which we think stems from his strong connection to his family in Brazil, explaining that he wants to work hard to support his family. We found this truly admirable.



OWNED BY



PRINCIPAL PARTNER



EVENT PARTNER

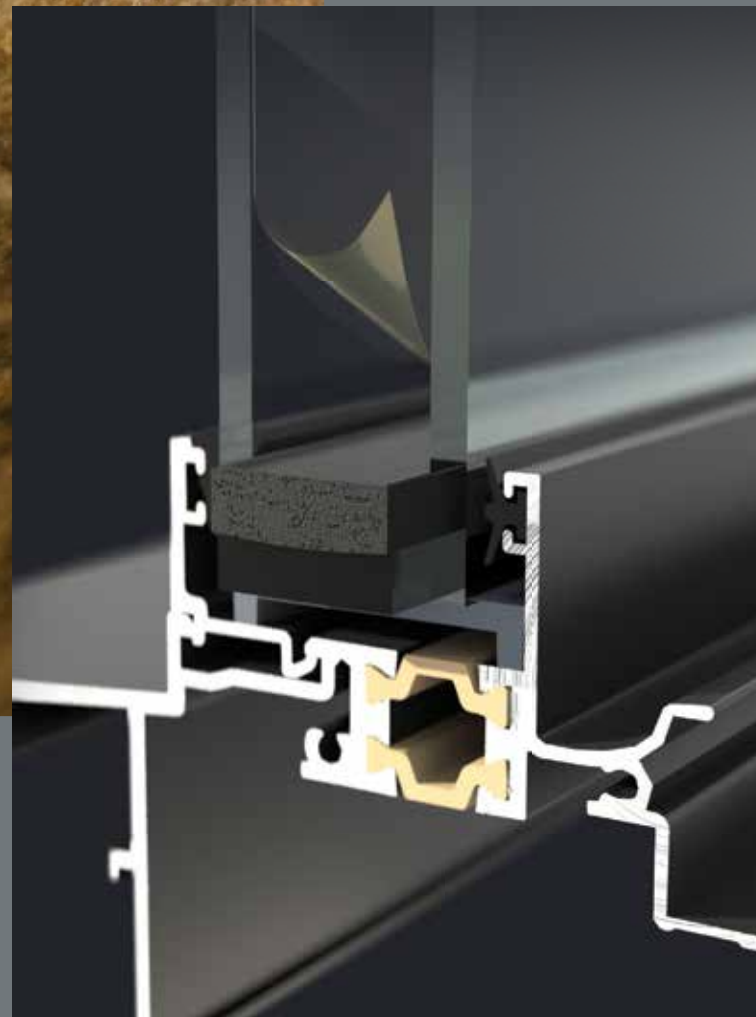


ThermalHeart+ The AGP System

This is state of the art glass

- + ATS – Architectural Thermal Spacer® reduces the transfer of hot and cold temperatures
- + Argon gas creates an additional barrier to heat loss and improves insulation
- + Solux-E® is a low-e coating that reduces heat loss in winter and over-heating in summer
- + Achieve the ultimate in thermal performance by combining with our ThermalHEART® window and door ranges

The AGP System sits at the heart of our product's thermal performance. Precision made, locally finished, high performance glazing designed to deliver for New Zealand's conditions. With a 59% reduction in heat loss,* 34% reduction in over-heating* and 19% reduction in fading* compared with standard double glazing, this is next generation performance you can feel and see.



The future is here. Ready now.
Find out more at thermalheartplus.co.nz

Exclusively
available through:



FIRST
WINDOWS & DOORS



Auckland's catastrophic deluge — the clean

BRANZ: Thorough drying out is top priority before repairing flood-damaged homes

Flood remediation is not a straightforward process. BRANZ has prepared guidelines that describe methods for cleaning and drying different materials, including floor coverings, timber and concrete.

Following the recent devastating floods, many North Islanders are now preparing to repair their damaged homes or business premises. For most, it is a daunting and traumatic undertaking.



BRANZ has prepared comprehensive guidelines to help property owners remediate after a flood.

The guidelines provide advice for staying safe and cleaning up (inside and out) in the immediate aftermath of a flood. They stress the critical importance of thoroughly drying out an affected property before any repair or reconstruction work begins.

BRANZ senior materials scientist Kathryn Stokes says problems can arise later if repair work begins while moisture is still present. These include mould formation, deteriorating structural materials and poor finishes on repaired surfaces.

"Thorough drying should include eliminating water trapped in concealed places such as in cupboards, under stairs, in wall cavities and behind skirting boards," Stokes says.

"Importantly, it should also include locating and removing moisture in timber framing joints and base plate connections, which don't easily facilitate air flow for drying."

Heaters, fans and dehumidifiers can help the drying process. The guidelines describe methods for cleaning and drying different materials, including floor coverings, timber and concrete.

They also note materials such as plasterboard and insulation that don't tolerate water exposure will need to be replaced.

BRANZ notes that if flood damage necessitates major reconstruction of timber-framed houses built before current timber treatment requirements were in place (eg, those constructed during the 1990s), an opportunity exists to upgrade the timber to current H1.2 specifications.

"Even if it is a partial or supplementary upgrade, this will benefit the long-term integrity of the home," Stokes says.

All repairs must comply with relevant building regulations, and some — particularly where structural elements are affected — will require a consent.

It is recommended that home owners check with their local Building Consenting Authority (usually the local council) before starting any repair work.

• Visit www.branz.co.nz/pubs/bulletins/bu666 to view the BRANZ guidelines on flood remediation.

Commission: Infrastructure assets wearing out

The New Zealand Infrastructure Commission - Te Waihanga has highlighted the fact that many of the country's infrastructure assets are wearing out.

Commission infrastructure delivery general manager Blake Lepper made the point while acknowledging everyone who has been affected by the flooding in Auckland and other areas recently.

"We must also rapidly decarbonise the economy, reduce inequalities in infrastructure provision, and deal with changing demographics and ways of living," Lepper says.

Last year, Te Waihanga released Rautaki Hanganga o Aotearoa, the New Zealand Infrastructure Strategy, which highlighted many challenges for New Zealand.

"New Zealanders have confronted infrastructure challenges before. The decisions, labour and foresight of previous generations have built a strong foundation," Lepper says.

"Much of our electricity is renewable, thanks to our hydroelectric power stations. We can travel and move goods to even the most remote parts of the country, often across challenging geography. We have water networks, schools, hospitals and much more.

"But to build on that legacy we must increase our pace and efficiency, building better infrastructure and getting better at building it.

"We must keep in mind that infrastructure is a means to an end, and seeing and managing our investments as interventions on an entire infrastructure system. And look for actions that result in incremental progress instead of an ultimate solution," he says.

"It's also important that we all get much better at working together. Experience shows that innovation and improvement is driven by connecting different perspectives when developing ideas and solutions. So we need to see ourselves as partners in this country's future.

"Having engaged with many of you during 2022, I know first hand the intelligence, dedication and ingenuity of our sector.

"Working together, we can turn New Zealand's first 30-year Infrastructure Strategy into action. I can't wait to get underway."

Relief at \$5m support for business

The Employment and Manufacturers Association (EMA) is relieved the Government has dedicated \$5 million to support Auckland businesses impacted by the recent flooding.

Chief executive Brett O'Riley says that is consistent with discussions the EMA and the Auckland Business Roundtable had been having with the Government, and will be welcome.

"We recognise the quantum is significant, but whether it will be enough will only be determined over time as the true extent of the impacts are better understood," O'Riley says.

"The EMA and the Roundtable members will continue to work closely with the business community and Government on this," he says.

The support package includes:

- \$3 million for flood recovery payments to help significantly affected businesses.
- \$1 million for mental well-being support through a boost to the First Steps programme.
- \$1 million for small business advice focused on business continuity and resilience.
- Inland Revenue will also waive penalties for late payments for Auckland, Northland, the Bay of Plenty, Thames/Coromandel and Waikato.

up and how to avoid a repeat

Can a 'sponge city' really prevent flooding?

Is a sponge city the answer to Auckland's flooding woes? Sharon Brett Kelly, co-host of RNZ's 'The Detail', finds out what the concept is all about.

With the clean up in full swing all over Auckland after the catastrophic flooding recently, people are starting to talk about throwing out old building rules and "unengineering" the city to help it cope with future devastating downpours.

It's about uncovering natural streams that have been tar-sealed and paved over, and replanting natives that will absorb the water, according to Tim Welch, who teaches urban planning at Auckland University, and is co-director of the Future Cities Research Hub.

But it's also about moving people and their homes from the riskiest places.

Auckland is behind other parts of the world where so-called "sponge cities" have been created as a solution to flooding. At least 30 cities in China have been redeveloped in this way, likewise cities in the US and in Singapore, Welch says.

"In Singapore a lot of the natural springs and rivers have been uncovered, with lots of tree plantings along the sides and lots of native plantings to absorb the water.

Natural channel

"That creates a natural channel that's much higher capacity than any pipe we could build. That's just one of a list of many things we could do," Welch says.

He explains why Auckland wasn't able to absorb the record rainfall — traditional town planning and building design, such as metal or shingle roofing, allows the water to flow into the gutters, through the downspout, along a concrete driveway into the road and gutters, then into ageing stormwater pipes and out to streams and beaches.

By contrast, Welch points to two new "spongy" suburbs in Auckland — Hobsonville Point and Stonefields — which he says fared well.

As one example, each new house at Hobsonville Point has to have its own catch basin for rainwater captured from the roofs, to reduce the amount of water running down the road.

Tiered floodable park

At Stonefields a giant, tiered floodable park has been created by preserving some of the existing wetlands, preventing floodwaters flowing into properties.

In Mount Roskill, something similar is happening at Te Auaunga Creek.

"This is definitely a sponge city approach here, and there are more and more of these types of things happening," Auckland



The Te Auaunga Project in Wesley, Auckland. These pics show the same spot in Feb 2016 (before), July 2018, and April 2019.

councillor Julie Fairey says.

It's part of a \$25 million Auckland Council Healthy Waters project, started in 2016, to prevent flooding in nearly 200 homes, mainly owned by Kainga Ora.

The river park includes a natural waterfall, which has been redeveloped from an ugly culvert, and also features a specially designed fale, footbridges and an outdoor classroom.

Fairey shows how the planting of hundreds of natives on tiered banks on both sides of the stream absorbs heavy rainfall.

Some nearby properties were hit badly by the flooding, she says, but overall, there's been less impact on homes in the area since the new infrastructure was built.

"What we've had over the last few days is extreme. Yes, we could do better and we have to build better like this.

"But whether the infrastructure here has made a difference or not in these particular circumstances, it's too soon to tell to be honest, but we will do all that data and investigation in due course," she says.

Welch says some developed parts of Auckland may be beyond help.

"Areas like west Auckland have been built on wetlands. There are two things we can do.

"We can try to shore up those areas, make sure that water doesn't intrude as much by building up a lot of the sponge city concept and just slow down the amount of water that would naturally go there.

"Or, we can retreat, and that may be, for some people, the only option, which is to unbuild our housing, unbuild our neighbourhoods and move back," he says.

• This story first appeared on the RNZ web site. Listen to The Detail's Podcast here: <https://www.newsroom.co.nz/podcast-the-detail/can-a-sponge-city-really-prevent-flooding>.

Soil and small earthquakes help pave way for more resilient buildings

Analysing hundreds of small earthquakes is helping researchers predict how earthquakes could impact people's homes and other buildings, depending on the soil beneath them.

University of Canterbury researcher Felipe Kuncar is working on a ground-motion simulation model that will improve understanding of how different neighbourhoods are impacted by shaking to better inform engineers and make buildings more resilient to large earthquakes.

Kuncar has been using data from the dense Christchurch network of 20 strong motion sensors (accelerometers) to analyse localised seismic activity.

In the next few months, the PhD candidate expects to include more than 50 of these instruments from across New Zealand in his analysis, and says the modelling technique could be used to improve the seismic resilience of buildings all over the world.

By using a combination of data from frequent, smaller earthquakes with data from larger earthquakes too, the model can better simulate how a big earthquake would affect a neighbourhood, based on the make-up of their soil.

Dr Natalie Balfour, Head of Research at Toka Tū Ake EQC, which co-funded the research, believes this research is



During the 2016 Kaikoura earthquake, areas of Wellington experienced shaking differently because of the soil. Near the waterfront (on the right) the soil was softer and deeper, and more noticeable shaking was felt there.

important for the future of resilient buildings in New Zealand.

"We know different soils respond differently in earthquakes. It's really exciting to be building this understanding about ground shaking at such a local level. It means we can plan and build smarter and be better prepared," Dr Balfour says.

Fresh data from small earthquakes is fed back into the model, so it is constantly improved, which will enable engineers to design more resilient buildings for each type of soil.

"If we want engineers to use this modelling technique, they need to have confidence in it. Simulations are very complex, so the important step is to validate the computer simulations with

real-life observations," Kuncar says.

He adds that Christchurch offers a unique scenario as it has a high number of accelerometers producing large quantities of real data from big and small magnitude events.

Many Cantabrians are familiar with how soil can affect the impact of an earthquake. They witnessed first-hand how homes and buildings on softer soil were more affected than areas closer to the airport, where ground conditions were much more stable.

Similar impacts were experienced in Wellington following the Kaikoura earthquake, where buildings on

softer land, like those near the port, experienced more shaking than those on more solid ground.

"The soil is a softer material than the rock beneath it, and as a result it tends to amplify the ground shaking.

"We can compare this with a plate of jelly. If you shake a plate of jelly, the movement will be more severe at the top of the jelly than on the plate itself," Kuncar says.

"The soil has a significant impact on how we feel the ground shaking during an earthquake. The building code currently incorporates the soil, but only in a simplistic way.

"We hope to improve this practice, and think these simulations will be the future of earthquake-resilient design."

Kuncar would like to see the findings used for every new building, and hopes to extend his research to Wellington, Napier and other regions where there is good data about the soil.

He says this modelling approach could eventually be used all over the world.

"We're proud to support this research by Felipe Kuncar, not only for his PhD but also as the next frontier of seismic hazard analysis," Dr Balfour says.

"We fund about \$20 million in natural hazard risk and engineering-related research each year to better understand our natural hazards, so we can support communities, local councils and decision makers to be better prepared by making more informed decisions."

Kuncar's thesis, 'Modelling local site effects in physics-based earthquake ground-motion simulations', was partially funded through the Toka Tū Ake EQC University Research Programme, in The Next Generation of Seismic Hazard Analysis for New Zealand, led by Professor Brendon Bradley.

BRANZ announces CEO's resignation

After more than nine years as chief executive of BRANZ, Chelydra Percy has resigned from her role at the independent research organisation.

Nigel Smith, chair of the BRANZ Board, paid tribute to Percy for her leadership and contribution since joining as chief executive in 2013.

"Chelydra's tireless dedication to, and passionate belief in, the people and the work of BRANZ has been unparalleled," Smith says.

"I believe that BRANZ today is a reflection of her energy and ability to build a strong team, create a positive culture, and champion great science."

Percy is leaving BRANZ to take up a new role as chief executive of GNS Science, continuing her leadership trajectory in the science and research sector.

Her final day at BRANZ will be on April 7, 2023.



Chelydra Percy

PlaceMakers[®]

E-TOOLS

**GET IT SORTED.
ANYTIME.
ANYWHERE.**

Using one login, the **PlaceMakers Trade App** and **Portal** are designed so you can sort everything PlaceMakers, anytime, anywhere. Meaning you save time, money and get the job done faster.



Track and update your orders in real time



Quick pickup, fast delivery, too easy!



20,000+ products with live stock levels and your price



Manage who can view and order on your account



Get all your invoices and statements online



Estimates for you, and Quotes for your customers



Download the app today, or visit...

placemakers.co.nz/e-tools

PlaceMakers[®]

Together we're building
New Zealand

Four hundred-home Putaruru development well underway

A \$200 million residential development of more than 400 homes in the South Waikato town of Putaruru by Ultimate Global Group and its construction arm Ultimate Builders is now well underway.

South Waikato Mayor Gary Petley says the largest new residential development in South Waikato for 50 years is a great boost for housing in the South Waikato.

“Our district is growing significantly in terms of population and business investment. This is just another example of how investors are recognising the strengths of the South Waikato with our central location, strong rail and road links, land availability and a business and investor-friendly council.”

South Waikato economic development head Paul Bowden says the Ultimate Global Group development was another example that post-Covid demand for work-life balance is driving growth in provincial New Zealand towns.

Provincial economic growth

“Economic growth is driving demand for new housing in South Waikato, and this will be a game-changer for housing supply in the district,” Bowden says.

“Also Hamilton, Tauranga and Rotorua are all commutable in under one hour, and Auckland is just two hours away. This development will have ultra-fast broadband which is as critical as road connections for remote working.”

Ultimate Global Group chief operating officer Lloyd Cloughley says houses are being built with the Government’s new

H1 energy efficiency standards in mind, with low-E double-glazed windows and increased R-value insulation to walls and ceilings to ensure new houses are warm and dry.

“Here’s a great opportunity for an average Mum and Dad to buy a standalone house on a 600 square metre section for \$700,000 to \$800,000,” Cloughley says.

A tight labour market and employers’ realisation through the Covid pandemic that people can be just as productive at home has changed everything about where people can live.

“In Putaruru we can bring a house to market for at least \$300,000 less than Tauranga or Rotorua. Our entry level house is \$715,000 — a similar house in Tauranga or the Lakes would be \$1.1 million to \$1.4 million.

“Banks are stress testing clients’ ability to pay interest rates of 8% or 9%. On a million dollar mortgage that is a whole lot of money.

“To get the same as one of our \$750,000 brand new high spec standalone homes in Putaruru you would need to pay \$1.7 million to \$1.8 million in Auckland.

“That requires a huge deposit and a mortgage most people cannot afford to pay. Tauranga is similar.”

Cloughley says stage one of the Putaruru development includes 22 houses, and that a showhome and the first two

houses would be completed by March or April.

“It’s a great opportunity for families to secure their home — with rising labour and material costs the price of building a house is never going to do down.”

Cloughley says a tight labour market and employers’ realisation through the Covid pandemic that people can be just as productive at home has changed everything about where people can live.

“In a post-Covid environment and a time of significant pressure to find employees, many employers are willing for employees to live anywhere as long as they are productive.

“Putaruru is perfect. The general manager of Ultimate Builders has moved from Tauranga to Putaruru. His wife is a graphic designer who works from home.

“Think of Pokeno — eight or nine years ago the only reason you would stop there was if you needed petrol or bacon.

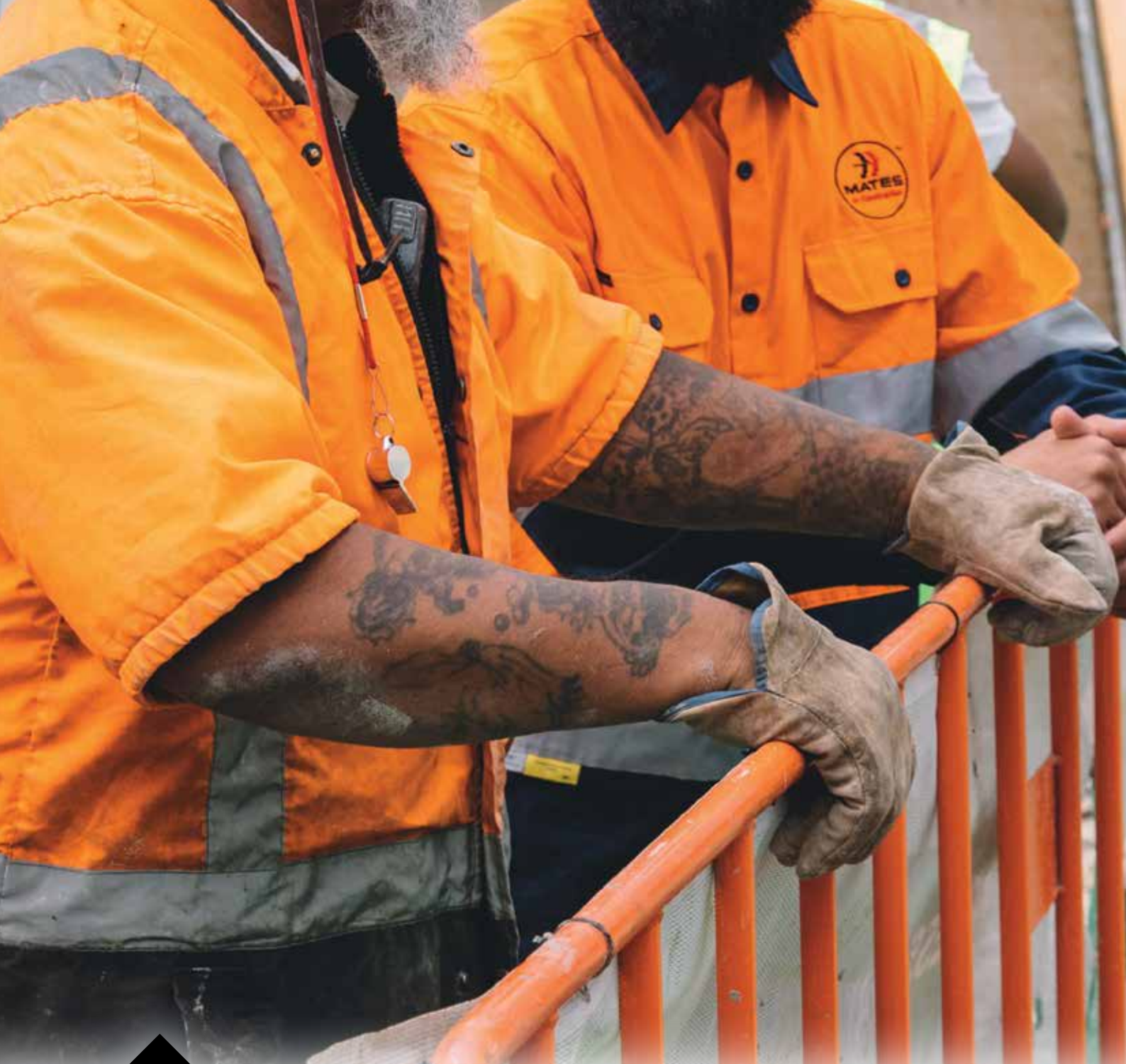
“When Pukekohe prices went through the roof you could buy at Pokeno for \$300,000 to \$400,000 less. When Pokeno prices rose, people opted for Te Kauwhata.”

Cloughley says Ultimate Global Group identified a 38 hectare site in Putaruru several years ago, and has worked closely with the South Waikato District Council to rezone areas.

He says Ultimate Global Group is an experienced company that carries out land development and construction around New Zealand, including Canterbury, Waikato and Bay of Plenty.

Ultimate Global Group’s Putaruru standalone homes start at \$715,000.





Proud to partner MATES in Construction

If your mate is doing it tough, talk to a Connector
or call MATES 24/7 Helpline on 0800 111 315.

www.mitre10.co.nz/trade



MITRE 10
TRADE

Seismic safety: Academics deem building standards unclear

As the anniversary of the Christchurch earthquakes nears, and in light of the recent devastating Turkey-Syria earthquakes, two academics say the system to determine building safety in New Zealand is both unclear and potentially dangerous.

In an earthquake, we need to know we will be safe in the buildings where we work, write Dr Nadia Dabee and Dr Toni Collins in an article that explores building safety regulations.

The two researchers say that, unfortunately, the standard that needs to be met to ensure workplace safety in the event of an earthquake isn't crystal clear.

Dr Dabee, a senior lecturer at the University of Auckland Business School, and Dr Collins, a senior lecturer at the University of Canterbury and associate director of the Institute of Law Emergencies and Disaster, explore business owners' legal obligations regarding the seismic vulnerability of their buildings by examining the Health and Safety at Work Act 2015 and the Building Act 2004.

"Confusingly, there is a different standard to meet under each Act," they write in their article titled 'Caught in the (building) Act? How the Health and Safety at Work Act 2015 exposes the limits of



Dr Toni Collins



Dr Nadia Dabee

seismic resilience for existing buildings in Aotearoa New Zealand'.

The authors say it seems little thought was given to the interplay between the two Acts for regulating building safety in an earthquake.

"This creates a problem because with different standards to meet under each Act, there are, in effect, two regulatory regimes in operation," Dr Collins says.

Dabee and Collins say it's surprising that WorkSafe's resolution of the two standards appears to favour the lower standard in the Building Act 2004 because, confusingly, it also requires business owners to take action to meet the higher standard in the Health and Safety at Work Act 2015.

The researchers argue that the higher standard in the Health and Safety at Work Act 2015 should apply, and that doing so will ensure workers and building occupants are afforded the highest level of protection under the law in relation to the seismic safety of their buildings.

They would like the Government to clarify the situation so building owners can be sure about which standard they need to meet.

"We would like it to be the higher standard, but if that's not what the Government intends, then at least it should be made clear to give business owners certainty about their legal liability should their building fail in an earthquake."

Generation Homes appoints new CEO

Experienced building industry executive manager Craig Hopkins has been appointed chief executive of national home builder Generation Homes.

"The experience Craig has in the building sector and his diverse management capabilities complement our corporate history as one of New Zealand's top 10 residential building companies by volume," Generation Homes board chair Tony Sewell says.

"We are looking forward to Craig sharing his depth of knowledge with our team and enhancing our differentiating factor — the Generation Homes build planning process and project management to deliver a house on an agreed date at a fixed price," he says.

"We are excited to start 2023 by appointing Craig and supporting him as Generation Homes grows under his leadership in years to come."

Hopkins' broad background in the property, retail, veterinary and construction industries includes strategic planning,



New Generation Homes chief executive Craig Hopkins.

project management, asset management, commercial construction, business development, stakeholder management and contract negotiation.

Most recently he has been the Auckland regional manager for Cook Brothers Construction for seven years.

He has extensive executive management experience, and is a board member of the New Zealand Institute of Building.

"I'm looking forward to consolidating and advancing what is already a strong business model as the vision and values of Generation Homes align with my personal integrity and focus on developing people and team building," Hopkins says.

Generation Homes is a national group home builder, having built more than 6500 homes across its key regions.

It is a Joint Venture housing company, comprising eight different partnerships with local owners across the country, more than 100 staff, and an annual turnover of \$250 million.

The partnerships are in Northland, Auckland, Waikato, Bay of Plenty, Rotorua, Kawerau, Taupo and Christchurch.

Hopkins will take up his new position on April 4.

GFB

ADJUSTABLE COUNTERSINK

Adjustable Depth

Extra Wide Clearance
NO JAMMING!

Ball Bearing Depth Stop
NON MARKING!

Tungsten Carbide Tipped
CLEANER CUTTING EDGE

Drills through Hard Wood, Soft
Wood & Pine, MDF & Partical
Board, Cement Sheets

For drilling countersink holes

 PRECISION DESIGN

INDUSTRIAL TOUGH

See full range of bits at
toolware.co.nz

Increase in females in the trades, police and defence force influencing bra design

A growing number of Kiwi women entering manually intensive roles in the workplace is changing the way bras are designed and worn, according to one of the country's largest lingerie exporters.

Latest Government data shows the number of women in trades is up 25% on a decade ago.

Of particular note, more women than ever are joining New Zealand's construction industry, with the proportion of women employed in the industry doubling to 17% over the past 15 years.

Similarly, the number of women on the front line of the police force has increased by 15% over the same period, and women now make up a quarter of New Zealand's defence force personnel.

Rose & Thorne head of design Sue Dunmore says the growing number of women involved in more physical work roles has led to the development of a new category of intimate apparel.

'Active bra'

She says her company has created an "active bra" especially engineered for women working in trades, policing and other physically demanding professions.

Dunmore says unlike sports bras, the active bra is fully wired, and has been designed to be worn throughout the day to support and not compress for comfort.

"In the past, women in these roles have had to rely on a sports bra which



compresses their bust and features a racer back," Dunmore says.

"Regardless of how well engineered these bras are, they are not designed to be worn for long periods of time, and often women complain of discomfort.

"We had been inundated with enquiries from women who were asking us for a comfortable bra that could support them for at least eight hours in a physically demanding role, so we created the active bra," she says.

Rose & Thorne chief executive Richard Carey says sales of active bras are already twice that of traditional sports bras, with the company experiencing 700% growth in the category in the past financial year.

Carey says this sales trajectory is likely to continue across the company's domestic and export markets as more women enter these types of roles.

He points to the US military which is also in the process of creating a "tactical bra" for female soldiers which, along with comfort considerations, could have innovations such as flame-retardant fabrics.

House of the Year celebrates excellence in building

Entries for the 2023 Registered Master Builders House of the Year close on February 24.

The competition is a fantastic opportunity for RMBA members to promote their business, celebrate and recognise the work and skill of their team, and increase their profile.

It offers a range of valuable promotional, marketing and social opportunities to do the above with everyone from media, suppliers, home owners and specifiers, through to clients and potential clients.

The awards celebrate the very best in residential building.

The competition, judged by a team of experts who visit each home at least once, is divided into two parts.

The first is at regional level, with more than 295 properties taking part in 2022.

They are awarded a range of quality marks, and the Regional Supreme Winners (for new builds and renovations) are announced at events around the country from July onwards.

From those entries, up to 100 properties will reach Top 100 status, and go through to a second round of judging for the national competition.

The National House of the Year Awards take place in November, and the National Supreme winners and House of the Year is announced.

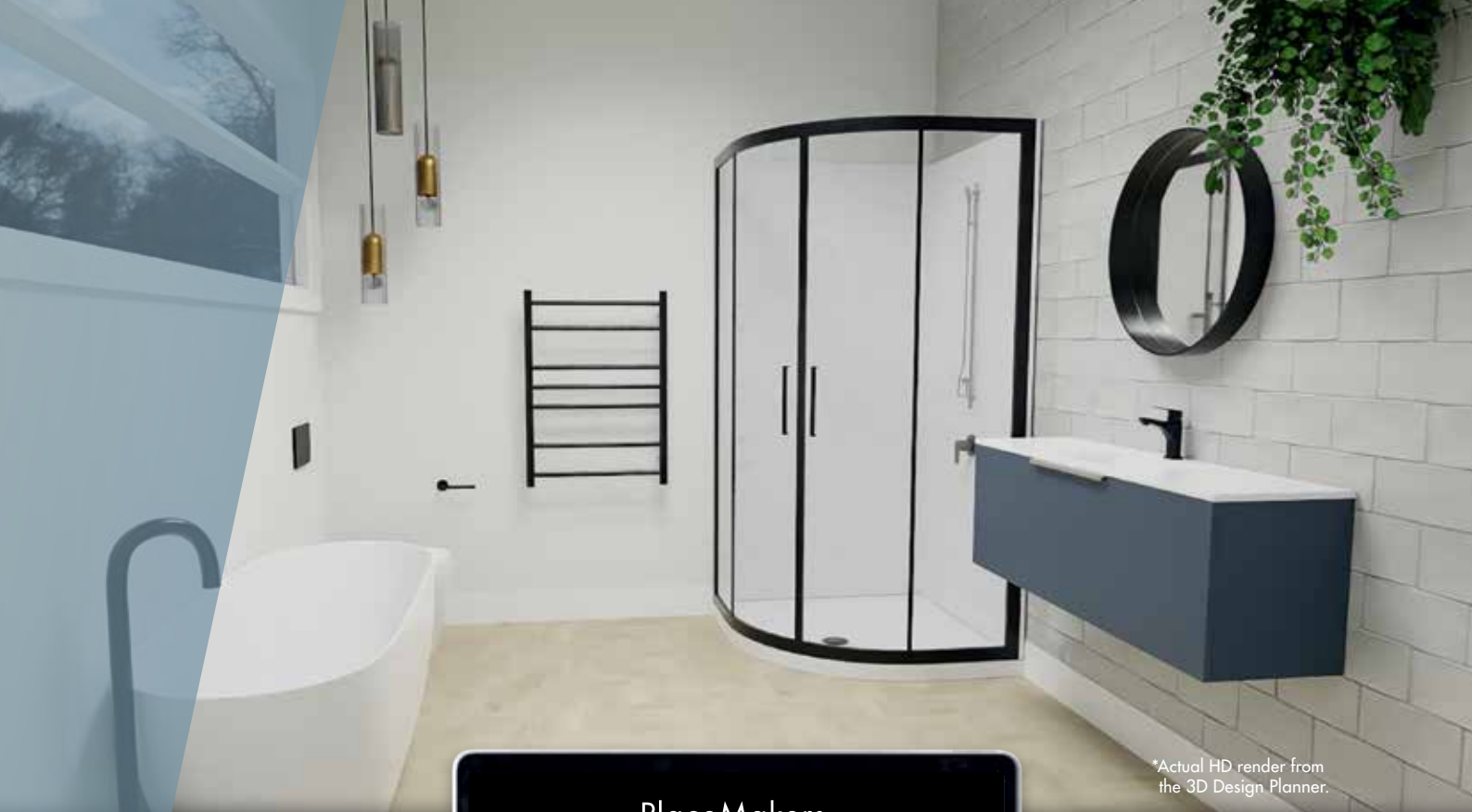


Commercial furniture and appliance solutions tailored for your business. Easy.

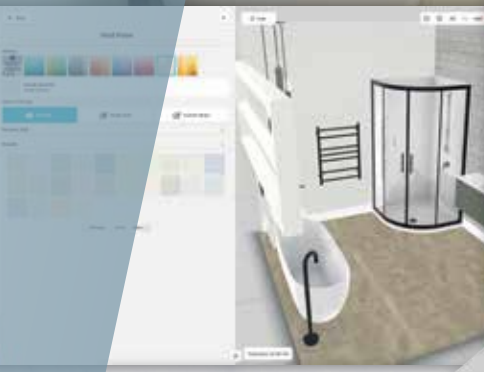
smithscity.co.nz/commercial



Smiths
TRADE & COMMERCIAL



*Actual HD render from the 3D Design Planner.



MAKE IT HOW YOU WANT IT WITH OUR 3D DESIGN PLANNER

Design the perfect space. It's never been easier with PlaceMakers new **3D Design Planner**. Whether it's just a bit of a spruce up or a full rebuild, you can design your bathroom and see it exactly how your client wants it. Everything from tapware and cabinetry, right through to wall paint and floor finishes.



Easy and intuitive to use



3D and 2D visualisations



Design from photo and pull elements into your design



Live cost estimate on cabinetry



Save multiple designs to compare side by side



Full online help centre



Share your design with your friends



Talk with a PlaceMakers Consultant as you go

Get inspired! Start designing your perfect space today...
placemakers.co.nz/3Ddesignplanner



Software solutions merger will help building companies

Payapps Ltd and Autodesk have formed a strategic alliance to strongly align Autodesk Construction Cloud solutions with Payapps' best-in-class global construction payment management solutions in Australia, New Zealand, United Kingdom and Ireland.

The alliance enables both companies to offer their respective customers real-time accounting and faster payment cycles during the construction process.

Payapps provides contractors with solutions that improve the entire subcontractor payment management process, from the inclusion of schedules of values all the way through to electronic payment.

By digitising and automating the payment process and implementing real-time payment exchange, building companies can decrease risk and take steps to improve profitability.

Payapps executive chairman Geoff Tarrant says construction companies are



Payapps executive chairman Geoff Tarrant.

looking for ways to increase profitability through cost efficiencies, and to reduce risks by implementing improved compliance processes.

"The adoption of back-office technology is becoming more critical to automate

what has historically been very time-consuming and error-prone manual processes in managing subcontractor billing," Tarrant says.

"By partnering with Autodesk we are extending the technology benefits to customers of both companies to help improve their accounting and AP processes."

Autodesk head of construction strategy and industry partnerships Sidharth Haksar says the payment process in the construction industry is a tedious and administratively burdensome one for general contractors and their trade partners.

"By collaborating with Payapps, we're able to empower Autodesk Construction Cloud customers to benefit from automating a very spreadsheet-driven workflow to reduce payment cycle time and eliminate potential errors as well."

For more information, visit www.payappscompany.com.

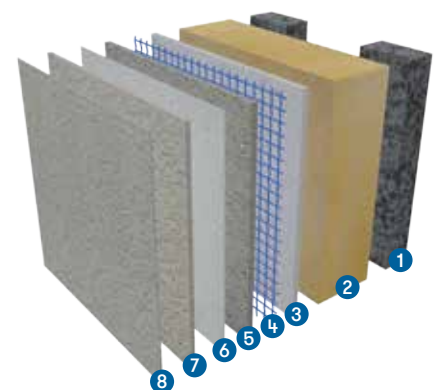


XTherm™ GOLD Insulated Facade System

The contemporary, durable and energy efficient choice for your project.

XTherm™ GOLD provides complete external thermal 'out'sulation whilst protecting the structure and those inside from what mother nature throws at it.

- 1 Cavity Battens
- 2 XTherm™ GOLD 'Out'sulation
- 3 Base Plaster
- 4 Fibreglass Reinforcing
- 5 Levelling Plaster
- 6 Resene Limelock
- 7 Texture Style
- 8 Resene X200



Resene
Construction Systems
www.reseneconstruction.co.nz
0800 50 70 40

ROC COTE | Plaster Systems



BRANZ Appraised
Appraisal No. 325 [2021]

GET THE JOB DONE WITH

less
mess

UPGRADED
**NO STRING
LESS RUN ON**
FORMULA



IF IT'S SELLEYS IT WORKS®

EQCover building cap now doubled for home owners

In 2021, Toka Tu Ake EQC partnered with eight private insurers — representing more than 95% of the New Zealand home insurance market — to deliver a world-leading natural disaster response model.

A new law change that came into effect on October 1, 2022, has meant insured home owners are now covered for \$300,000 of EQCover if their home is damaged by a natural hazard.

This doubled the previous building cap of \$150,000, and takes effect when home owners renew their policies or take out new ones.

The Government announced it would double the EQCover building cap and reduce the rate of levies from 20c to 16c per \$100 of EQCover.

“House prices and building costs have gone up, and this law change responded to those changes,” Toka Tu Ake EQC chief executive Tina Mitchell says.

“When home owners renew their existing policy or take out a new policy, their level of EQCover for natural disaster damage will increase to \$300,000.

“Even if a policy hasn’t been adjusted for the new changes when natural disaster damage occurs, any damage to a home that exceeds EQCover is covered by private insurance, up to the sum insured,” Mitchell says.

Home owners automatically have EQCover for their home and some residential land if they have a current private insurance policy for their home that includes fire insurance, which most do.

EQCover provides natural hazard

insurance for damage to homes and some residential land from volcanic eruptions, earthquakes, tsunamis, land slips, and hydrothermal activity.

It also provides cover for damage to some residential land from storms and floods.

Home owners pay levies for EQCover when they pay for their private insurance premiums. As a result of the increase in EQCover, the levy paid will also increase in most cases.

For a house insured at more than \$300,000, the new maximum EQCover levy will be \$480, based on the levy rate reducing to 16 cents per \$100 of cover.

In 2021, Toka Tu Ake EQC partnered with eight private insurers — representing more than 95% of the New Zealand home insurance market — to deliver a world-leading natural disaster response model, where insurers manage EQCover claims alongside their private insurance claims.

“Our partnership model simplifies the claims process for home owners by giving them a single point of contact if their home is damaged by a natural disaster,” Mitchell says.

“It’s as simple as calling your insurer and they’ll manage the entire claims process, including the EQCover component.”

• All figures are GST exclusive.

Roller coaster ride set to continue as rates rise



Housing Industry Association chief economist Tim Reardon says a return to stable economic growth will not be achieved by putting the housing sector through boom-and-bust cycles.

“Lending for new homes is down by 62.4% since its peak in January 2021, to its lowest level since November 2012,” Reardon says.

“Sales of new homes have stalled in recent months as market confidence declines. This poor data is a consequence of the fastest increase in the cash rate in a generation.”

Reardon says despite this, the impact of last year’s rate increases won’t be fully apparent until late this year.

“The decision by the Reserve Bank to increase rates in 2023 will further erode market confidence and accelerate the downturn that is already evident.

“There are significant lags between a change in the cash rate and its impact on the economy. In this cycle, it will take up to 18 months before the impact of the May 2022 rate increase fully flows through to employment in the sector.

“The supply chain disruptions of the pandemic are easing. Inflation in other economies is slowing, and interest rates are not the only tool at the Government’s disposal to address the inflationary problem,” Reardon says.

Auckland North and Northland regional service manager retires

Long-serving Auckland North and Northland regional service manager (RSM) Grant Hayes has retired.

Hayes was with the Registered Master Builders Association (RMBA) for 17 years, in which he served hundreds of members in the Auckland North and Northland regions.

Members joined the Auckland Master Builders Association in farewelling Hayes, wishing him all the best for his retirement.

Replacement RSM Jason Wallace started with the RMBA at the end of January, and will also be servicing the North Harbour and Northland regions.

Wallace was previously with Auckland Council, so is sure to bring a fresh perspective and a plethora of new skills to the role.



Grant Hayes

JUNE 2022
CATALOGUE

CLADDING

Your complete guide to cladding



PlaceMakers®

Together we're building
New Zealand



YOUR DESTINATION FOR CLADDING

At PlaceMakers we know how important Cladding is to you and your home. We have a comprehensive range of Cladding to choose from. Whether you're after a classic look or a sleek modern style, we have it.

- Fibre Cement Cladding
 - Timber Cladding
 - Metal & Composite Cladding
 - Brick & Concrete Cladding
- ...and so much more

To be inspired, check out the new **Cladding Catalogue** online, or give your local branch a call and have a chat!

placemakers.co.nz/online/cladding

PlaceMakers®

Celebrating the health and safety champions

Site Safe communications advisor Jonathan Guildford says this year's annual Evening of Celebration event in Auckland, and graduation ceremonies in Wellington and Christchurch, will be particularly significant after a three-year hiatus.

Site Safe is proud to celebrate health and safety in the construction industry by hosting regional events that recognise and award people for their hard work in making workplaces safer.

We do this through an annual Evening of Celebration event in Auckland, and graduation ceremonies in Wellington and Christchurch.

This year's events will be particularly significant as it will be the first time we've come together again with the industry after a three-year gap.

Marquee event

The Evening of Celebration, to be hosted in Auckland on March 8, is Site Safe's marquee event.

It gives national recognition to those making a difference in the health and safety of the construction and wider industries in New Zealand.

These events also allow us to celebrate those graduating from our Health and

Safety in Construction programme.

Site Safe is proud to award annual scholarships to the programme, allowing graduates to receive a New Zealand Certificate in Workplace Health and Safety Practice (Level 3).

Site Safe NZ chief executive Brett Murray says the Evening of Celebration and the graduations are a rewarding experience for those in the industry.

"It's really exciting to come together again and recognise the immense efforts of those exceptional individuals and organisations leading the way through outstanding health and safety practices," Murray says.

"It's also an excellent opportunity to recognise the health and safety leaders of tomorrow who are graduating from the Health and Safety in Construction programme.

"As economic pressures bear down on the industry, it is important we don't let that affect health and safety in the workplace.

"Site Safe's ultimate goal is getting Kiwi workers home safe to their whanau at the end of each day, and we will continue to educate and empower those in the industry to ensure we're all proud to be safe in the workplace."

Six award categories are up for grabs this year, providing a diverse range of finalists. They are:

- **The Mental Health and Well-being Award:** For recognising a company, organisation, team or individual that has developed, implemented and championed outstanding approaches in supporting the mental health and well-being of construction workers, colleagues and friends.

- **Safety Contribution Award (small team and individual):** For recognising a team and an individual who light the spark in other people's minds and inspire positive change and action in health and safety.



JOIN US
Get your Site Safe Membership Today!

Gain the tools and knowledge to keep your people & business safe everyday

SIGN UP

0800 SITE SAFE (748 372)
sitesafe.org.nz

SITESAFE
Te Kaitiaki o Haumarū

of today and tomorrow



Site Safe celebrates health and safety in the construction industry by hosting regional events that recognise and award people for their hard work in making workplaces safer.

• **Safety Innovation Award (small-to-medium businesses and large businesses):** For a site or company, small and large, that demonstrates the best new idea or initiative to drive improvements in health and safety systems or behaviours.

This could be addressing or managing a specific hazard or risk, creating a design solution to address a problem, or improving productivity.

• **The Safety Leadership Award:** For a site or company where an initiative has been implemented that involves organisational leaders in driving health and safety performance through visible and active involvement in health and safety activities.

This could include developing a positive safety culture or demonstrating safety leadership at the highest level.

This award is open to organisations of all sizes and all leadership backgrounds.

Attendees in Auckland will have the pleasure of hearing from experienced journalist Wendy Petrie and esteemed Kiwi psychologist Nigel Latta, while former All Black Norm Hewitt and New Zealand rower and two-time Olympic gold medallist Eric Murray will be at the Wellington and Christchurch events, respectively.

A complete list of the award finalists can be found on the Site Safe web site at www.sitesafe.org.nz/news--events/evening-of-celebration/2023-award-finalists.

If you'd like to attend and support the award winners and graduates, links to the Eventbrite web site where you can purchase tickets are available at www.sitesafe.org.nz/news--events/evening-of-celebration.

NEW ZEALAND
1930 90 YEARS OWNED & OPERATED 2022

Half Circle Entrance Pull

3993SB

- This pull handle is a statement piece
- 150mm x 300mm
- Handle thickness 11mm
- Projection 50mm
- Finishes: Satin Brass, Black
- (double doors require 2x sets)

MB SB

superior[®]
architectural hardware

0800 279 582
www.superiorhardware.co.nz

Ease of installation a huge advantage

Manufactured in Motueka New Zealand, the Prolam PLX20 is a game changer for any garage door beam, ridge beam or even floor beam.

With its innovative design, there is now access to a beam that is stronger, more durable, and more versatile than ever before.

The laminated timber beam incorporates a thin strip of steel in the top and bottom laminates, allowing a smaller member beam to span further.

This means it is ideal for use in double and single garage lintels, ridge beams and even floor beams.

One of the key advantages of the PLX20 beam is its ease of installation.

Unlike traditional beams that require time-consuming and labour-intensive preparation, the PLX20 beam is simple to install, and can be done quickly and efficiently.

Being 40% lighter than alternative options, only two people are required to install, and no extra equipment or staff are needed.

Prior to installation, the beam can be easily cut to length on-site. Once in place,



standard fixings are all that's needed to complete the installation.

This quick installation saves time and money, allowing builders to focus on other important aspects of the job.

With significantly reduced lead times, and with a network of stockists of the product located around the country, the PLX20 is readily available on a nationwide basis.

INTERLINK
Repurposing rustic timbers

Specialists in sourcing and supplying reclaimed hardwood timbers, beams and sleepers





Technical information such as alternative charts, span tables, fixings and installation documentation are available online.

In conclusion, the Prolam PLX20 beam is a must-have for those who want to work with a beam that is strong, versatile, lightweight and easy to install.

With its innovative design and high-quality materials, this beam offers builders a cost-effective and efficient solution for those who ply their trade in the residential, commercial or industrial sectors – a solution that will meet their needs for many years to come.



Tired of Heavy Garage Door Lintels?

**Save time. Save money. Save your back.
No more hiabs or extra guys required with the PLX20!**

It is so light that it only requires two people to install!

- Quicker and Easier installs
- 40% lighter than traditional garage door beams
- Span further with smaller beams

Scan the QR Code to learn more!



**Prolam.
PLX20**

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

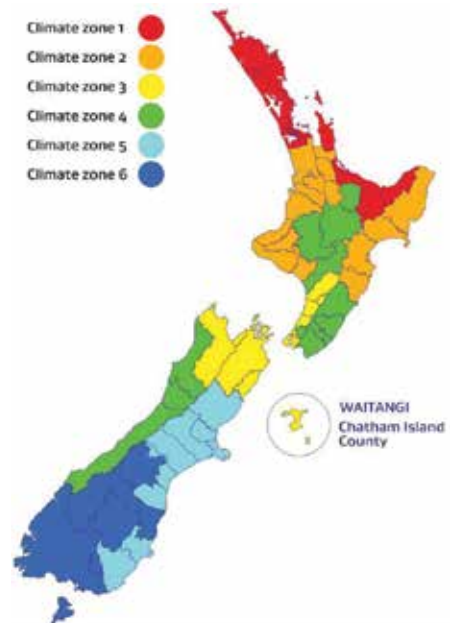
CONSTRUCTION R-VALUE CALCULATION			
Timber frame wall with insulation between timber framing (45mm x 90mm @ 600 ctrs) - DOUBLE STUD (SG8)			
External description	Thickness (mm)	Lambda (W/mk)	R-value(m ² K/W)
External surface resistance			0.030
Layer 1 - Bevel-backed weatherboard	19	0.125	0.152
Layer 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 ² 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.

Attention Builders!

- Northbeam SG10 is available in small 'piece lots'. Order only what you need.
- Lengths up to 7.2m, increasing span capacity by up to 30%.
- Standard products usually available in 3-4 working days following confirmation of order — longer for bespoke sizes or treatment.
- Beams and SG10 are standard sizes — no need to 'pack' timber.



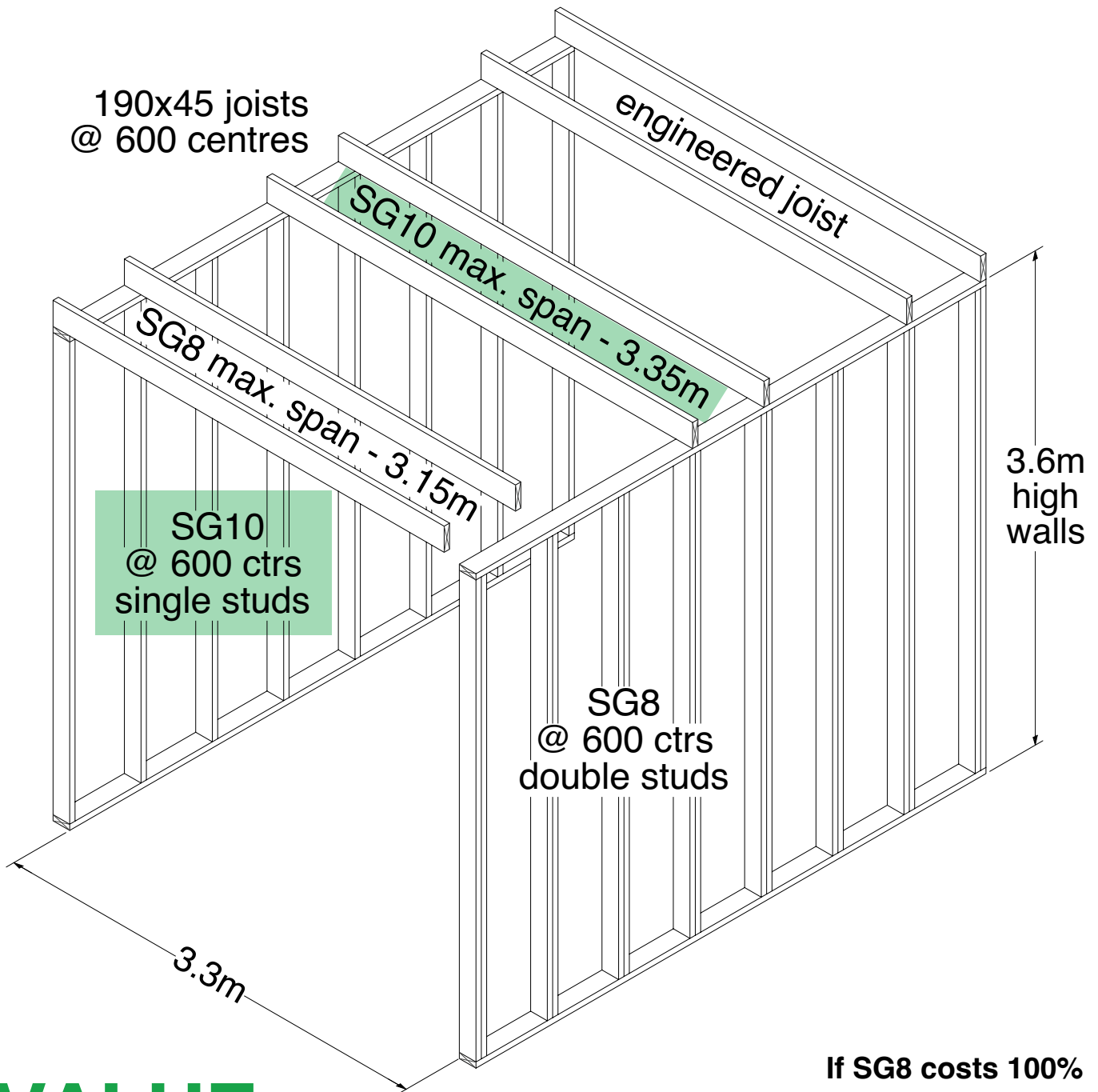
ENERGY EFFICIENCY FOR LARGE BUILDINGS (OVER 300M²) EXCLUDING INDUSTRIAL

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 300M²)

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	

JOISTS & STUDS



VALUE EQUATION

**If SG8 costs 100%
then SG10 costs 125%
and Engineered timber costs 180%***

SG10 single stud wall cost about 65% less than SG8 double stud wall and is much lighter to manoeuvre on site.

*Indicative only, based on prices current February 2023

W: www.northpine.co.nz
A: 34 Cove Road, Waipu, Northland
P: 0508 432 115
E: sales@northpine.co.nz


A product range of Northpine


BRANZ Appraised
Appraisal No.986 [2017]

Architect: Essential that urgent transition is made from high carbon emission materials to high carbon storing materials

Nelson architect Peter Olerenshaw says a pivot from high carbon emission materials to high carbon storing materials — such as timber — is required, and fast.

Bruce Welsh's article in *Building Today* November 2022 ("Insulation trumps building structure") was, I think, misguided.

While I agree that the requirement for R6.6 is not warranted in warmer parts of the country, I think it is unbalanced compared to the requirement of only R2.0 in the walls even in the coldest climates.

However, the Ministry for Business Innovation and Employment's (MBIE's) reasoning for doing that was that the vast majority of our house ceilings have roof trusses — and getting space for the required ceiling insulation takes zero extra structure.

Likewise with walls, leaving the requirement down at a low R2.0 for even the cold climates means you don't have to change from conventional 90x45 framing to get the required insulation.

But even if you wanted to do more than the barely legal minimum wall insulation, that doesn't necessarily mean any additional wall framing is required.

For instance, we can use the timber that we would otherwise have used as nogs, ripped in half and run as horizontal battens along the face of the 90mm studs, giving

space for 135mm insulation without any extra framing.

Furthermore, this gives the advantage of eliminating the thermal bridging through the framing as it's only where a batten and a stud cross that there is a thermal bridge.

Unlike operational carbon emissions that accrue only gradually over the building's lifetime, embodied carbon emissions are up in the atmosphere before the building is even occupied.

If you are using linings for bracing then the horizontal battens can go on the outside of the studs, but it's better to use sheathing for bracing and run the battens on the inside, forming a service cavity (that is, insulated after the services are in).

And with skillion roofs, 240mm rafters are all that is necessary if you insulate under the rafters and between the ceiling battens, as we all should, to again eliminate thermal bridging from the framing.

But missing from all of this is the BRANZ finding that once you have insulated to

these new code minimums, chasing energy reductions further, at least in the warmer areas of the country, does not lead to a low-carbon house.

For that we must look at embodied emissions in the materials and other non-heating energy uses.

And when we look at the need to rapidly reduce carbon in the atmosphere, embodied carbon emissions become even more important.

This is because unlike operational carbon emissions that accrue only gradually over the building's lifetime (and diminish significantly as our grid rapidly becomes 95% renewable), embodied carbon emissions are up in the atmosphere before the building is even occupied.

So what we should actually be doing for the good of the climate is all but eliminating concrete, and reinforcing and structural steel, with their massive embodied energy and CO₂ emissions and, instead, replace them with carbon-storing driven timber piles, timber floors, and timber beams and portals.

We need to pivot from high carbon emission materials to high carbon storing materials — and do this pronto.

Structural flooring you can trust

A new structural flooring product has just been launched onto the market — SuperPine® by Laminex NZ — which is a high-density structural flooring panel manufactured in New Zealand using Pinus Radiata wood particles.

This product is created by bonding wood particles together using heat and pressure to form high density panels.

SuperPine® is BRANZ-appraised and meets the requirements of the New Zealand Building Code B1 and B2 50-year durability clause (refer BRANZ Appraisal #1217).

Although specially designed to be used as pre-laid or post-laid flooring over traditional timber floor joists, engineered timber joists or steel joists, SuperPine® can also be used as:

- An overlay to concrete slabs or wooden floors.
- A floor diaphragm for the transfer of wind and earthquake loads within the scope of NZS 3604.
- First and second layer (T&G) flooring

as part of the Laminex NZ Fire & Acoustic Floor System.

- General stair construction.
- Shelving and packaging.
- A carcass for cabinetry.

SuperPine® is suitable for use within open and closed area kitchens and

laundries, provided installation complies with NZBC E3/AS2, and Internal Wet Area Membrane Code of Practice requirements are met.

SuperPine® has ECNZ and FSC certifications, and is available now from leading building supply merchants.

Type	Exposure Time	Panel Sizes	Weight (kg) Per m ²	Weight (kg) Per Panel	Pack Size
Tongue & Groove	8 weeks	3600x1200x20mm	13.8	60kg	20
		2400x1200x20mm	13.8	40kg	45
Square Edge	8 Weeks	3600x1200x20mm	13.8	60kg	20
		2400x1200x20mm	13.8	40kg	45

Specifications for each sheet, panel and pack size.



Structural flooring you can trust.

SuperPine[®] Tongue & Groove is a high-density structural flooring panel, manufactured in NZ using Pinus Radiata wood particles.

Meeting the requirements of the New Zealand Building Code B1 structural and B2 50 year durability clauses, SuperPine[®] Tongue & Groove is a flooring product you can rely on.

Panel sizes:

- 3600x1200x20mm
- 2400x1200x20mm



Available from your leading building supplies merchant.

Building diversity — one hire at a time

The construction industry is making big strides towards a more diverse and inclusive culture, but there is still work to be done to make the trades more accessible to everyone.

One business owner playing his part in diversifying the industry is Tavita Isaac, co-founder and chief executive of the multidisciplinary trade company, Inspire Living.

He hopes to make a difference with every hiring decision he makes.

"I encourage everyone to be more open minded about who and how they recruit," he says.

Having first qualified as a tiler through a BCITO training programme, Tavita and his wife Jessica first started the tiling business 12 years ago.

But the services they provide have since expanded, and they now lead a team of employees who are experts in tiling, masonry, solid plastering, gib stopping, decorating and bathrooms, and come from all walks of life.

"There has been a positive change in the industry over the last few years, with more of the minority groups being represented — and we are proud to be playing a part in that," he says.

"Around 50% of our employees are Maori or Pasifika, and about 30% are female."

Most recently, Inspire Living has brought on three female painting apprentices. Already having one qualified female painter in the company, Tavita knew they would each make great additions to the team.

"Having different backgrounds, understandings and perspectives is healthy in any working environment. Not only does it improve building outcomes, but it also noticeably improves the work culture.

"Our company feels so much more whanau-oriented and inclusive than it did five years ago, before we had such a diverse team. That's the biggest benefit for me and everyone else in our work team."

Tavita believes strongly in leading by example.

"It's great to see how normal it is to have diversity on the work site, compared to a decade ago. However, there is still a long way to go.

"The way I see it, the more people that know construction is an option for them, and that there are businesses like Inspire Living out there wanting to hire them, the better.

Tavita and Jessica's mission is also a personal one. With a young daughter at home, they want to show her she can succeed in whatever career she chooses to pursue, including any of the trades.



Tavita and Jessica Isaac on their diverse workforce: "We don't need to advertise for staff — people are knocking on our door each week, handing in their CVs, and wanting to come and work with us."

"The feel-good thing for us is showing our daughter what she could achieve in the industry. It's about breaking the stigma that construction or labouring is just for men.

"The incredible women we have in our team are fantastic role models for anyone thinking about getting into the trades."

Inspire Living is reaping the rewards of Tavita's recruitment strategy too. With aspiring employees reaching out to him most days, he is never short of staff, even in today's market.

"We are quickly becoming an employer of choice. The business is really feeling the positive impacts of those hiring decisions.

"We don't need to advertise for staff — people are knocking on our door each week, handing in their CVs, and wanting to come and work with us."

If Tavita could give one piece of advice to other construction businesses looking to hire new staff, it would be to keep an open mind.

"Be open-minded when going through the recruitment process about the benefits of having a diverse team in your workplace, and about the possibilities that it brings — don't put your company in a box."

After training through the BCITO himself over a decade ago, Tavita has come full circle, now helping the next generation get qualified. Over the past five to six years, he has helped more than 10 aspiring tradespeople complete their apprenticeship.

"It's great to give back, and the BCITO has been amazing to deal with. We are lucky to have had some awesome training advisors that really go above and beyond, and probably do more than their job requires of them."

BCITO
He Hunga Hanga Mātou
building people

Te Pūkenga



Inspire Living co-founder and chief executive Tavita Isaac (centre) and the team at Inspire Living.

QUALIFICATIONS THAT FIT WHAT YOU DO



**ARCHITECTURAL
ALUMINIUM JOINERY**



FRAME & TRUSS



**PAINTING &
DECORATING**



BRICK & BLOCK LAYING



GLASS & GLAZING



RESIN FLOORING



CARPENTRY



INTERIOR SYSTEMS



STONEMASONRY



CONCRETE



JOINERY



SUPERVISOR



EXTERIOR PLASTERING



**KITCHEN & BATHROOM
DESIGN**



TILING



FLOORING

**WORK
SMARTER**

**HAVE YOUR TEAM WORK SMARTER,
LEARN UP-TO-DATE SKILLS**

**TRAIN
AN APPRENTICE**

**HELP THEM LEARN THE SKILLS
AND BECOME QUALIFIED**

**ALREADY HAVE
THE EXPERIENCE?**

**GET SKILLS RECOGNISED
WITH A FORMAL QUALIFICATION**

**GROW YOUR BUSINESS
THROUGH TRAINING**

**TRAINING AN APPRENTICE IS AN INVESTMENT
IN YOUR BUSINESS AND THE INDUSTRY**

CALL BCITO TODAY 0800 4 BCITO (422 486)

BCITO.ORG.NZ

BCITO
He Hunga Hanga Mātou
building people



Te Pūkenga

New high performing products for H1 compliance introduced

Creating more liveable and efficient spaces has never been more important, with insulation a key consideration.

Knauf Insulation, one of the world's largest manufacturers of advanced and innovative insulation solutions, has introduced a range of new roof, wall and floor insulation products to help achieve compliance with the H1 New Zealand building code changes for improved energy efficiency.

The updated H1 code aims to create healthier living conditions in buildings with less environmental impact. The newly available products are designed to align with the updated H1 code, and will provide builders, designers and DIYers with the opportunity to choose the best thermal performance for their project needs.

The new products, available in the Earthwool glasswool and ecoinsulation ranges, provide high performance insulation under H1 energy efficiency requirements, making them an environmentally responsible option.

The new regulatory requirements mean the energy needed to heat new buildings will reduce by up to 40% in new housing, and 23% in large non-residential buildings,



all to help create warmer, drier and healthier spaces with less impact on the environment.

Glasswool is a durable material that can help ensure buildings are well insulated, reducing the need for maintenance for many years to come.

Ensuring the right insulation is installed from the start is important as it's more expensive to upgrade a building's insulation over its lifespan.

The Earthwool glasswool and ecoinsulation ranges have several revolutionary features using technology that will guarantee 50 years of moisture and water resistance.

This is achieved with advanced DriTherm technology, which is used during manufacture, and provides a high level of water resistance.

Both products are made using up to 80% recycled glass, are non-combustible, and feature ECOSE technology, Knauf Insulation's unique binder technology which uses no added formaldehyde.

Furthermore, for aesthetics, Earthwool glasswool and ecoinsulation products feature TwinTech Technology, a dual forming technique that produces a smooth finish on both sides.

The new products include options suitable for ceilings, skillion roofs, walls and floors — such as the cost, time and space-effective R7.0 ceiling batt solution.

These thermal ceiling materials are designed as a single layer solution for use in cold roof applications — essential in New Zealand where pitched roofs may need to be insulated at ceiling level.

The skillion batts are designed for use in warm skillion roofs where the roof is insulated at rafter level, offering a combination of great thermal and acoustic performance.

The thermal and acoustic wall batts are designed for use in timber frame applications between studwork, providing thermal performance to meet evolving construction requirements.

Keep an eye out for the new range at local supplier outlets.

www.knaufinsulation.co.nz/h1



Cabinet handles ooze style and elegance

In recent years home renovators and interiors designers have been experimenting with a wider range of cabinet handle finish colours. Now discerning interior designers are reaching for cabinet handle shapes that set kitchens or furniture apart.

The stylish new Sylvan EU78 cabinet handle pull with 64mm hole centres, in four modern colours — satin brass, black, white, and satin nickel — will add elegance and style to any new kitchen.

The curved designed is not only functional but offers a smooth sleek appearance.

The wide range of colours provides consumers with the choice to complement their kitchen design, whether it's light on dark tones, or a finish to match cabinetry.

For more information see ad, page 25.

www.sylvan.co.nz



Get the capability to cut almost anything!

Starrett offers a comprehensive range of kits supporting the hole saw range.

Suitable for tradesmen, installation engineers, industry in general and the DIY enthusiast, Starrett hole saw kits feature a range of saws with sizes selected specifically to suit the relevant application.

Packed in sturdy carry cases, the kits are an invaluable addition to any toolbox.

The Starrett 12-piece Master reciprocating blade set is an innovative offering from Starrett ideally suited to the building, renovation and construction industry.

The set gives the purchaser the capability to cut almost anything!

Cement board, brick, structural steel beams, heavy wall pipe — you name it, there is likely to be a solution in this set that will cut it.

One side of the kit has a range of five heavy duty demolition blades from



The Starrett recip blade set, barbecue knife set and hole saw set.

6"/150mm up to 12"/300mm that are all certified to fire and rescue capability.

On the flip side of the kit is seven specialty blades for stainless sheet metals, alloys and plaster board, and a wood blade that doubles as a fast cut pruning tool if you need access through heavy or thorny

vegetation.

This kit is a builder's best friend, and will be suitable for the most demanding applications for the professional tradesman.

www.toolware.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 Starrett recip blade set, barbecue knife set and hole saw set worth

\$690

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

WITH
BUILDING TODAY

Congratulations go to Blair Woolcott of Upper Hutt, who won last month's Lenox MetalMax diamond abrasive blades prize, worth \$230.

Are you missing a huge opportunity for your business?



Building Recruitment managing director Kevin Everett says with a slowdown in the economy pretty evident, and more people either looking for a more secure company or being made redundant due to a drop-off in projects, now is a great opportunity to invest in skill levels across your business.

During the past few years we have experienced a massive skills shortage which has resulted in many businesses placing round pegs in square holes in the hope they will eventually reshape and fit.

We have seen carpenters with no previous experience in project management being thrust into site or project manager roles, resulting in poor project delivery.

And skilled labour has not been as skilled as hoped, and quality of build has suffered.

This is not a poor reflection on those doing that type of work. They have tried to step up, but have been thrown in the deep end without having the proper opportunity to learn on the job.

And you can't really blame employers as they have had to make do with what skills have been available.

However, the tide is turning which could result in employers now being able to take businesses to a whole new level. People are the most vital part of any business, which is why now is their best opportunity.

Having to make do with inexperienced workers has resulted in lower profitability as more resources are required on re-work. An increase in stress, along with mental well-being issues during such a massive boom, has taken its toll on business owners and employees.

With this slowdown, business owners can now take stock, and possibly look at re-training staff that have been placed in unfamiliar positions.

Employers should have more time to do this but, if not, they should possibly look to replace them with more experienced staff.

I believe that, currently, there is an opportunity to make positive changes, especially when indicators such as the Reserve Bank looking to start cutting

interest rates in 2023 are suggesting this could be a short-term slow down.

Employers have two choices — stay as they are and struggle, or become proactive and snap up experienced people who can drive their business forward, close the skills gaps, improve project delivery and increase quality and margin.

To help you identify where to start, look to rate your staff as As, Bs and Cs:

- A — rated as being the ones you cannot do without.
- B — rated as the ones that are steady but not world beaters.
- C — rated as problem workers, unreliable, and do not have the skills or attitude but you need them out of necessity.

Once you have identified who is who in this matrix, plan accordingly.

What would my business look like if I could develop the Bs to As and the Cs to Bs?

Look at those B and C workers and ask yourself what training you can provide that could make them an A or B?

If your business is experiencing a slowing down of the market, take time to carry out that training and invest in your people now while you have the time.

If you feel it's more about attitude, and training has previously been provided with no improvement, then look at replacement staff.

Online advertising dropped by approximately 3% in November 2022, and finding skilled labour improved by 14% in the same period. I see these numbers increasing through the first quarter of 2023.

Fewer companies advertising and more people looking is the perfect situation employers want to find themselves in.

Another positive for an employer is the drop in salary expectation — so you

may be able to upskill your team and not have to pay more in wages/salaries to the people you already have.

What should your concerns be regarding retaining staff?

Some trends we are noticing that you need to be aware of as an employer are:

- Contractor v Wage: We are noticing project managers, site managers and builders who are on contract are feeling very uncertain now. We are seeing more of them approaching us looking for wages, but many companies are not interested in offering them a waged role when the market is so fragmented.

If you are in this situation, ask yourself how you will replace this person if another company takes them from you. Would they be an A or B or C? If an A then you face a huge issue, and even a B could cause you concern.

- Lack of transparency: As businesses are slowing down, it is not always a bad thing. It gives the business time to take stock and review, improve systems and develop training in preparation for the market lifting again.

However, if there is a lack of communication around this then workers may start to add one and one and make five. They will be nervous about losing their job or being put on reduced hours.

Meanwhile, the household costs are increasing and possibly mortgage payments too. This can be a reason for them to look elsewhere and, needlessly, if only there was better communication.

- Overseas work: With Australia offering higher wages and cheaper housing, we are seeing this becoming a more attractive option for Kiwis. You need to look at how you can retain your key staff.

This is more important for keeping your As in the business as they will be the ones being hunted by aggressive Australian companies wanting New Zealand trades and managers

- Mental well-being: Many workers are feeling burnt out due to the demands over the past five years and from Covid. They may feel this is a great opportunity for

Continued page 38



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

Leaky building decision — builder liability



Tim Bates of Auckland company TM Bates & Co analyses a March 2022 decision where the court considered the liability of various trades involved in the construction of a leaky home.

The decision in the case of *Johns v Hamilton City Council & Others* included careful analysis of expert testimony, and made some general statements of law as to builder and trade liability in this context.

However, the analysis was fairly lengthy, so this article is limited to addressing the findings against the building trades only.

Facts

- Mr Davey was a builder of some 30 years' experience, and was the owner of a property from June 13, 2007.
- In February 22, 2008, Mr Davey obtained building consent to build two x two-storey houses on the property, with attached garages.
- Construction began in March 2008, with Mr Davey, as project manager, contracting the builders and subcontractors.
- ECDL worked on site on a labour-only basis, carrying out carpentry services. ECDL was responsible for laying the foundations and concrete slab, erecting light timber frames, installing the first floor on a suspended timber frame, constructing the low-pitched timber rafter and a truss roof system, installing the aluminium joinery, excluding ranch slider, closing in, installing interior lining and doors, and finishing lines and hardware fit-out.
- ECDL work was supervised by Mr Davey with the odd exception.
- Other trades were engaged by Mr Davey, including roofing and plastering.
- The work thereafter progressed, and a Code Compliance Certificate was issued on April 1, 2009.
- On August 2, 2009, Mr Johns purchased one of the now two properties from Mr Davey.
- Mr Johns went to sell the property in April 2014, but defects were discovered by a potential purchaser.
- Minor targeted repairs were completed in 2014 without a building consent.
- Ultimately, further defects were identified such that by 2018, Mr Johns knew he had a full-blown leaky building that he required to be reclad.
- The remedial work began in August 2018, and the work was completed in February 2019.
- The property was sold on May 17, 2019 in a fully remediated state.

ECDL's role in construction

ECDL operated as a building construction company. It had a verbal contract with Mr Davey to provide labour-only services in respect of parts of the construction.

They worked as builders "on the tools". An hourly rate was agreed but nothing was confirmed in writing.

The directors worked together on site with some apprentices, but Mr Davey organised materials and council inspections. He managed all subtrades and was on site daily. ECDL denied any liability for any of the defects.

The defects

The following defects were established to exist, although defects 3 to 5 were determined to be causative of the need to reclad the house:

- Poorly sealed or unsealed gaps between the cladding and joinery.
- Lack of sufficient cladding cavity drainage and ventilation.
- Poorly formed roof metal parapet cap flashing junctions.
- No provision to seal or flash rivet penetration through the roof metal parapet flashing.
- Poorly formed parapet to wall junctions.
- Incorrectly installed deck membrane to wall upstairs.
- Poorly installed balustrade fixings.

Claim against Mr Davey

The claim brought against Mr Davey was twofold — both as developer and as project managing builder — and was brought in negligence.

The case for Mr Davey was that whilst he accepted he owed a duty of care to the plaintiff as developer and builder, he says he did not breach that duty of care.

His subcontractors were responsible for all the defects, and if he was found liable, then he should be completely indemnified by those that he contracted the works out to.

Ultimately, he was found liable for all defects both as developer and builder. When considering the claim brought against Mr Davey, the court stated as a useful restatement of the law:

"Builders owe a duty to take reasonable care to prevent damage to persons reasonably expected to be affected by their work, including purchasers.

"The scope of this duty is to ensure compliance with the building code, good trade practice and other relevant statutory requirements. The duty cannot be avoided by delegation to subcontractors."

Claim against ECDL

The claim brought by the council and Mr Davey against the labour-only builders (ECDL) was also in negligence.

They were held liable for defects 5 and 6 only because of their involvement in the installation of the saddle flashings (defect 5), and their involvement in the sequencing of the building paper/membrane interface on the deck (defect 6).

The court ultimately ruled in favour of the plaintiff in a judgment sum in excess of \$600,000. The apportionment applied to the Mr Davey was 40%.

ECDL, together with its directors, were apportioned 10% of the total liability. The plaintiff also succeeded in obtaining \$25,000 in general damages for stress and suffering.

Postscript

This decision is a timely reminder of the wealth of law provided by leaky building cases, and that some of these claims are still making their way through the courts, in this case 14 years after the CCC was issued.

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



TM Bates & Co

BARRISTERS · SOLICITORS

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

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

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

Dig the well before you're thirsty

Andy Burrows — aka The Trades Coach — says even if you're busy now, developing and implementing a proactive marketing plan will help smooth out the usual ups and downs common in the construction industry.



I was talking to a new client not so long ago on the subject of his “forward order book” and what the next year was looking like. “Not good”, was the response.

I was a bit shocked because he gave the outwards signs of being a pretty successful builder, and had not raised the issue of marketing with me during our initial discussions.

The truth was he had been so wrapped up on a complex 18-month renovation project that had grown an extra arm and leg, he had not done anything to generate some leads for more than a year. He had almost, in effect, become invisible in the market.

And that's the problem if you have no marketing strategy in place. Because the construction industry has been so buoyant for almost a



A Trades Coach recommendation: Dig the (marketing) well before you're thirsty.

Are you missing a huge opportunity for your business?

From page 36

them to look elsewhere to gain a better work/life balance.

Temp labour v permanent hire

It is worth considering that during these more difficult times we see an increase in demand for labour hire across many sectors. The reasoning is pretty much self-explanatory because it helps with the stop-start workload we experience.

With only a week's notice you can reduce or increase your staff numbers, depending on your requirements.

With a skill shortage still evident, it would pay to plan accordingly, and book workers with as much notice as possible to ensure you do not miss out.

To top everything off, as a result of the market uncertainty, we are hearing many migrant workers scheduled to arrive in New Zealand have been postponed. This could have a huge negative impact on available skilled labour.

decade there is the risk of developing a “mass transit mentality”.

If you miss the bus, don't worry. There'll be another one along in 10 minutes.

A longer gap between buses

Now with the economic outlook changing, there may be a much longer gap between buses, and you may get pretty cold and hungry in the meantime.

There is a habit of many business owners in the trades to just take what the market dishes up, and not put some proactive systems in place to generate work.

“I get all my work from word-of-mouth”, owners proudly tell me. That's great when WoM is working, but what if it isn't? What's the back-up plan? Usually there is none.

This is particularly true when you are busy, and the perceived need to generate leads is less. But as the title of this article suggests, I recommend people dig the (marketing) well before they're thirsty.

Putting a proactive marketing plan in place will help smooth out the usual ups and downs common in the construction industry. It will not eliminate them altogether, but it will help smooth out the ride.

Even if you have a lot of opportunities to price, a well targeted marketing plan will improve the quality of lead.

Premium pricing and increased margins

Rather than just taking whatever is dished up, by deciding on the ideal work you want and targeting your marketing to that goal, you will be surprised at what you will achieve.

By targeting your marketing you will also be able to command premium pricing and increase your margins.

Targeted marketing, consistently applied over time, will help you achieve a higher level of trust in the market, and a reputation as the “go-to guys” in your chosen market segment.

It makes it easier to make contact with your ideal type of client and repel the tyre kickers and dreamers who can suck up your time and go nowhere.

So, even if you are busy now with projects that were committed to over the past year or so, I suggest you develop and implement a simple marketing plan for your business.

I have a marketing audit process that will help with this — a low-cost way to reset your marketing and sales strategies and processes for the future.

Email me at andy@tradescoach.co.nz to find out more.

STRESS!
Is that what you went into business for?

If not, call Andy
027 688 6721
www.tradescoach.co.nz

Building Consents Information

For all authorisations, December 2022

Dwellings	\$1,614,306,948	Total All Buildings	\$2,488,277,972
Domestic Outbuildings	\$17,585,369	Non-building Construction	\$36,933,281
Total Residential	\$1,631,892,317		
Non-residential	\$856,385,655	Total Authorisations	\$2,525,211,253

Number of new dwellings consented

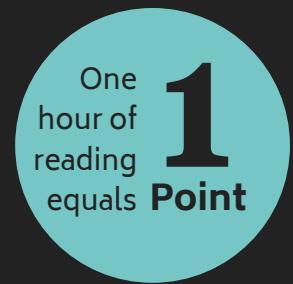
	Dec 2022	Nov 2022	Dec 2021		Dec 2022	Nov 2022	Dec 2021
Far North District	47	36	52	Palmerston North City	23	38	32
Whangarei District	32	157	26	Tararua District	7	4	1
Kaipara District	12	13	22	Horowhenua District	40	30	16
Rodney District	63	141	109	Kapiti Coast District	39	23	80
North Shore/Albany Wards	140	337	378	Porirua City	5	16	40
Waitakere Ward	168	274	209	Upper Hutt City	43	37	37
Auckland Wards	391	472	475	Lower Hutt City	169	152	31
Manukau/Howick Wards	315	280	332	Wellington City	192	268	169
Manurewa-Papakura Ward	165	369	148	Masterton District	8	12	27
Franklin Ward	60	88	83	Carterton District	9	8	8
Thames-Coromandel District	25	20	32	South Wairarapa District	11	11	18
Hauraki District	9	4	9	Tasman District	30	67	45
Waikato District	52	64	84	Nelson City	25	8	16
Matamata-Piako District	26	28	28	Marlborough District	30	23	10
Hamilton City	110	125	138	Kaikoura District	0	1	5
Waipa District	60	111	66	Buller District	6	5	6
Otorohanga District	3	4	3	Grey District	2	11	7
South Waikato District	1	11	9	Westland District	2	4	4
Waitomo District	1	4	10	Hurunui District	22	13	29
Taupo District	33	35	24	Waimakariri District	80	72	85
Western Bay of Plenty District	27	46	57	Christchurch City	436	456	424
Tauranga City	53	89	100	Selwyn District	136	170	90
Rotorua District	31	18	27	Ashburton District	31	27	25
Whakatane District	5	13	12	Timaru District	4	23	22
Opotiki District	7	0	5	Mackenzie District	2	11	6
Gisborne District	8	21	14	Waimate District	1	4	0
Hastings District	25	31	53	Waitaki District	12	8	5
Napier City	15	17	35	Central Otago District	17	31	24
Central Hawke's Bay District	7	16	6	Queenstown-Lakes District	76	94	116
New Plymouth District	16	51	44	Dunedin City	22	41	51
Stratford District	6	5	1	Clutha District	5	8	5
South Taranaki District	5	8	4	Southland District	13	18	10
Ruapehu District	0	7	7	Gore	2	4	3
Whanganui District	9	15	19	Invercargill City	18	23	27
Rangitikei District	3	5	6	Area Outside TA	0	0	0
Manawatu District	9	10	23	Total	3457	4649	4128

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

Read...



... and earn Skills Maintenance Points!



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

Advertiser's Index

APL	9
BCITO	33
Building Recruitment	36
Carters	40
G D Rutter	25
GIB	2
Interlink	26
Laminex	31
Mitre 10	15
Northpine	28-29
PlaceMakers	13, 19, 23
Prolam	27
Rockcote Systems	20
Selleys	21
Site Safe	24
Smiths City	18
The Trades Coach	38
TM Bates & Co	37
Toolware Sales	17

CARTERS 
Your **Building** Partner

GETTING BACK INTO THE SWING OF IT

New Year, new projects? We're ready to help you get back into the swing of things onsite with 50 branches and 9 manufacturing plants nationwide, but you'll only need one account with CARTERS.

Let's partner together.



0800 CARTERS | www.carters.co.nz

150
YEARS

50
BRANCHES

1
ACCOUNT