

BUILDING TODAY



The official magazine of the Registered Master Builders Association

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April 2023

Volume 33 Number 3

WIN!

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\$190

Details, page 30



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BETTER PROTECTION FOR SUBBIES

Legislative changes give subcontractors more confidence they'll get paid

CONCRETE INDUSTRY AWARDS

Big win for the team behind New Zealand's highest residential building

CALL FOR MODULAR HOUSING TO BE KEY PART OF RECOVERY

Can the modular housing industry speed up cyclone recovery efforts?

ALSO INSIDE: BUILDNZ RETURNS IN JUNE THIS YEAR

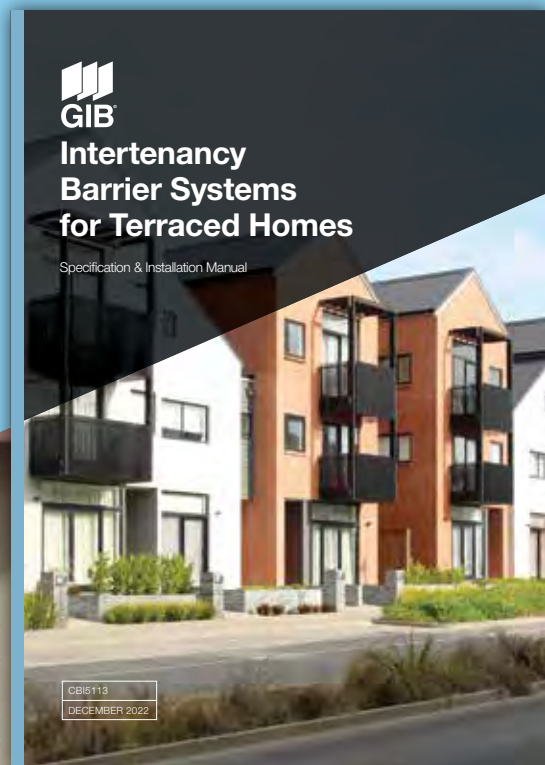


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NEW MANUAL OUT NOW

BUILDING TODAY

April 2023
Volume 33 Number 3

From the editor

New Zealand's construction industry has been working hard to respond to the recent extreme weather events that have severely impacted the country.

There is sure to be a focus on ensuring that new infrastructure is designed to be more resilient in the face of future extreme weather events, with an emphasis on improving drainage and flood protection.

The industry has also been working to provide temporary and ongoing accommodation for those most affected.

Niche Modular Construction has called for modular housing to be a key part of the recovery response — initially to house tradesmen in the worst-affected areas, who can then get to work building the hundreds of units for locals in desperate need of them.

Elsewhere, this month's cover story highlights the success of the project team responsible for the country's highest residential building — a supreme effort that took out the top award at the recent Concrete NZ Nauhria Awards event.

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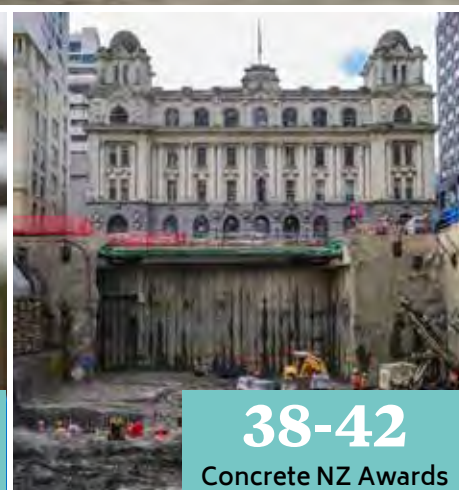
ISSN 1171-0225 (Print) ISSN 1171-1264 (Online)



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

A year for advocacy

RMBA chief executive David Kelly provides an overview on a number of issues the RMBA is currently tackling – and the good progress being made.

The 2023 year is now well underway following a disruptive and uncertain start. Severe weather events, including Cyclone Gabrielle and the Auckland floods, have created significant stress for many people across the country.

Many of our members have also been impacted and/or are working hard to support the clean-up. The majority were able to get back to work quickly, but some have been more severely impacted.

We have been advocating to ensure these businesses receive the support they need, and providing information as we have it available.

A real benefit of our regional structure has been our ability to bring people together, including the council and other infrastructure and building providers, to help manage the local responses.

This approach will continue as we work through the necessary recovery discussions needed.

Conversations are quickly turning to consenting and the RMA reform. While people in these communities are looking for answers, these are complex issues, and they will take time.

Decisions regarding where and how we build in the future must be carefully considered by all stakeholders – the community, council, insurers, and our sector.

However, there are other issues from the consenting review and RMA reforms that can move more quickly.

Good progress made on consent changes

Master Builders firmly believe that consenting needs to be overhauled in New Zealand. In our submission to the Ministry of Business, Innovation and Employment's (MBIE's) Review of the Building Consent System, we called for consenting authorities to be consolidated, with greater sanctions for under-performing councils.

The current 67 consenting authorities are too fragmented and should be consolidated to improve consistency. We also called for the MBIE to make better use of its regulatory powers to instruct BCAs.

We also noted the need for a system that recognises those businesses that have a reliable track record, and to limit the compliance burden accordingly.

Finally, we discussed the role of technology in streamlining the consenting approach.

We have had follow-up meetings with policymakers at the MBIE following our submission, and are pleased with the discussions and progress being made.

Our understanding is that a discussion



paper will come out in the middle of the year on potential options for improving the system. We will continue to keep you updated on developments.

RMA reform – will it deliver the step-change required?

Master Builders has raised concerns regarding the RMA reform. Like most in the sector, we support the need for reform.

The current Act has not provided for appropriate environmental protection, and makes infrastructure development slow and overly complex.

However, we are concerned the proposed replacement will not create the step-change required. We do not want to wait for details to be worked through the courts to stifle development needed today.

Both the Natural and Built Environment Bill and Spatial Planning Bill need more detail on how councils will implement the regimes in practice, and require more local voices and expertise within the proposed planning and decision-making processes.

We are watching both bills closely, and will continue to advocate on your behalf at every available opportunity.

Our election priorities

A key focus for us is the build-up to the election, which is set for October 14. We are meeting with political leaders across parliament to share our insights into the issues and solutions needed for the sector, and to hear their views and priorities.

Master Builders has identified six critical policy areas where government and the sector can work better together to lift the sector's productivity and performance and, through that, the national economy.

They are:

- Smoothing the boom-bust cycles that have beset the sector for the past 50 years.
- Addressing the housing challenge by ensuring the right houses are being built in the right places, a first principle issue accentuated by Cyclone Gabrielle.

- Managing the impacts of climate change.
- Sector workforce capability and capacity issues.
- Reforming consenting to lift productivity.
- Revamping procurement processes to deliver better taxpayer outcomes.

One of our priorities will be addressing the boom-bust cycle that has stifled our sector for the past five decades. The impacts are felt not only by us, but across the wider New Zealand economy.

Following the GFC, house building declined by more than 50%, contributing to the current housing crisis.

The sector also lost 25% of its workforce, taking seven years to recover to pre-GFC levels.

This cycle is unproductive and unsustainable, and we are advocating strongly to take action to limit the impact that the boom-bust cycle creates.

During this period, the Government must continue to prioritise its own building and infrastructure projects. We also believe there is a place for time-limited, counter-cyclical measures, including partial Government underwriting of key developments to maintain a steady construction pipeline.

These are similar measures to those used in Australia following the GFC, and which resulted in a much shallower recession there than experienced here.

We also believe the Apprenticeship Boost scheme should be extended to support companies to maintain their apprentices during this period of uncertainty.

We also require more flexible and responsive immigration settings to ensure we have the specialist skill sets needed for the complexity of New Zealand's construction projects.

We are pleased to see that commercial construction continues to have a solid pipeline of work.

However, procurement is still an area of concern, and a major drain on productivity. This is an area where Government can lead, and we continue to advocate for Government to ensure policies are delivered at an agency level.

We are also calling for specialised procurement functions for some areas of infrastructure development to be established.

We are also working with Government to ensure there is greater clarity around the emissions reduction plan, including waste management. We are able to share much of the good work already underway across our sector.

We will continue to keep you posted regarding these conversations.



Stylish, but practical

Steelfort Showroom and Distribution Centre

CATEGORY

Industrial Project Award

ENTRANT

Form Building & Developments

PROJECT PARTNERS

ASC Architects (Architect/Designer),
Form Building & Developments
(Construction Company), MSC Consulting
Engineers (Engineer)



About the build

The vision was to produce a building of high standards, with a facade that draws attention to the architecturally-designed showroom that showcases the wide range of products under the Steelfort and Miele banner. In what is traditionally an industrial area, the building's visual presence is a stand-out element, and demonstrates that practical does not have to be harsh.



Challenges

Before completion, several challenging technical problems were overcome. Previous use of the site had left high levels of ground contamination, which needed to be dealt with in the closed confines of neighbouring properties. In addition, due to the site sitting on the edge of a volcanic basalt field, all foundations required cutting into bedrock and prolonged rock breaking. Maintaining good relations with neighbours also proved to be an essential component of the project.



Judges' comments

This new showroom and distribution warehouse is providing the Steelfort Engineering Company with a central hub in its largest market. A well-considered design presents an attractive face to Auckland's busy Great South Road, while addressing the varying brief requirements of the showroom, office, workshop and warehouse spaces.

This project was built on strong existing relationships between client, contractor and consultants, and this paid dividends, especially when it came to overcoming challenges. The contractor maintained a "no fuss" approach when it came to solving issues, while still successfully focusing on delivering a high-quality result.

REGISTERED MASTER BUILDERS

HOUSE OF THE YEAR

FROM START TO FINISH

ARC BUILD

Altus Window Systems New Home \$750,000 - \$1 million



Successes

David Gare from ARCbuild was stunned and proud of his team when it was announced they had won the Altus Window Systems New Home \$750,000 - \$1 million category at the National Awards.

"Winning the award was such an awesome moment, and I was beyond proud of the team. I think there are a lot of things that made this home stand out from the rest. There was so much thought and consideration put into every detail — for example, no skirting boards. It was also special as ARCbuild was the creator of every part of the build from the design to the concrete, to putting the roof on," David says.

Challenges

David and the ARCbuild team were faced with several challenges throughout the build.

"Covid-19 lockdowns one and two created a lot of delays and slowed everything down in general. Despite this, the team did a stellar job of bringing the build together.

"Even though the build process was tough at times, for a small company like ARCbuild, this is huge. Our name has been mentioned in our small town so much and we are getting more and more clients. We have so much pride in what we do and seeing other people enjoy the work is really exciting," David says.

Judges' comments

This is a special project for the qualified architect and builder who designed and crafted this property — it is a retirement home for his parents. His mum and dad wanted a single-level house that reflected the Central Otago landscape and was suited to the climate, and that's exactly what they've got with this lovely three-bedroom, three-bathroom home that captures the sun and views to the Pisa and Dunstan ranges. Natural materials feature throughout.

The vaulted open-plan, L-shaped living area features extensive glazing and a wood fire, and connects to a sheltered courtyard created by a recess in the rectangular 225sq m floor plan. There are places to cosy up, inside and out. Landscaping takes cues from its Central Otago location, and the flair — including a yellow front door — is courtesy of the architect and craftsman behind this labour of love.

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REGISTERED MASTER BUILDERS

HOUSE OF THE YEAR

SMALL BUT MIGHTY

KIT MARKIN HOMES

National New Home up to \$500,000 category



Successes

The team at Kit Markin Homes were absolutely elated to pick up their award at the 2022 National House of the Year competition.

“It’s reward enough to build a home that meets the high standard required to enter House of the Year, but then to win at regionals and nationals was fantastic,” Kit Markin Homes contracts manager Susan Wiltshire says.

“We believe that ancillary buildings are becoming very desirable, and it makes sense to utilise your land as efficiently as possible — whether you need more space for the family or an additional income stream for the household. This home stands out as proof that a small footprint can be light, spacious, smart and very stylish,” Susan says.

Challenges

Susan and the team had to work through a few challenges while building this home.

“The biggest challenge with this minimalist build was the high level of finishings which were required, as they took a little longer to achieve. Regardless, this win helps us to cement our brand as a building company of high quality, producing award-winning homes. We have been pleasantly surprised by the level of enquiry created because of the exposure from this competition.”

Judges’ comments

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

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

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ZONING EVERYONE OUT, TO ZONE IN

VISHAL TOI TOI

BAY OF PLENTY/CENTRAL PLATEAU REGIONAL WINNER

Vishal Toi Toi is employed by 90 Degrees Construction and his training provider was BCITO, a business division of Te Pūkenga.



SUCCESSSES

For Vishal, the competition was a great opportunity to challenge himself and see how he measured up to others in a similar position.

"I thoroughly enjoyed the variety of tasks involved in this competition and the challenges that came with it. However, having my bosses, family and partner around me during the practical component of the competition not only put me at ease but made me feel incredibly supported," Vishal says.

"The competition was a huge learning curve — it reinforced the importance of remaining calm under pressure and to take your time when reading through the plans. If you can do this, it will provide you with a better understanding of what you need to do, in order to achieve the task," Vishal says.



ADVICE FOR APPRENTICES

"My main advice for anyone wanting to get into the industry and give the competition a go, is to have a positive can-do attitude, have a willingness to learn, and don't be afraid to ask questions."



CHALLENGES

The biggest challenge for Vishal throughout the competition was the day of the practical build.

"Working in an environment where you can look over at your peers and see what stage they are at can make you question if you are on the right track. I learnt very quickly to block out what they were doing and purely focus on the project I was working on," Vishal says.



JUDGE'S COMMENTS

Vishal's passion and enthusiasm for his job really shone through. He demonstrated a positive attitude and willingness to learn, enabling him to acquire the fundamental skills required to be a good builder. He has developed great self-management skills and is able to think critically to achieve his goals. Co-running his site has given Vishal the valuable opportunity of managing a build from start to finish, teaching him the skills of planning, people and time management.



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Law changed to protect subcontractors

Legislative changes have been made to give subcontractors the confidence that they will be paid the retention money they are owed should the head contractor's business fail.

Minister for Building and Construction Megan Woods has announced changes passed in the Construction Contracts (Retention Money) Amendment Act that safeguard subcontractors who are often the first to miss out in the event a construction company becomes insolvent.

"While it is not a requirement to hold retention money, many head contractors choose to withhold part of their payment to specialist tradespeople for up to 12 months," Woods says.

"This is one way to help ensure building work is done right first time, and acts as an insurance that the subcontractor will return if there are any defects.

"The changes made provide important protections for subcontractors so they can be certain their payment is kept safe, can't be used for any other purpose, and will



Minister for Building and Construction
Megan Woods.

be paid out should the head contractor's business fail."

Companies and directors who choose to hold retention money against

subcontractors will now be required to hold retention money on trust in a separate bank account, which is unable to be mixed with other company money or assets.

Information about the retention money held must be reported to subcontractors on a regular basis, at least once every three months.

Where retention money is kept, there will be a strict liability offence for failing to hold retention money properly: for every breach of the retentions regime directors will face fines of up to \$50,000, and companies will face fines of up to \$200,000.

It will also be an offence to intentionally provide false information about retentions money held for a subcontractor, with a fine of up to \$50,000 for each breach.

The Ministry of Business, Innovation and Employment will have the ability to investigate and enforce retentions money offences, and further penalties will be incurred if head contractors fail to provide the Ministry with information necessary to support investigations.

"Everyone should have the confidence they will be paid for their work.

"The changes announced ensure there are strict penalties in place for companies who fail to meet their obligations to those who carry out work for them," Woods says.

Contractors looking to hold retention money have six months to ensure processes are established and standard contracts are amended before the new offences and penalties apply.

The changes to the retention money regime will apply to new commercial construction contracts and existing contracts if they are amended from six months after the Act is passed.

Background to the CCA 2002's development

A review into the Construction Contracts Act 2002 began in 2010. The "Proposals for Change" Cabinet Paper recommended amendments be made to the Act to make the existing adjudication process a faster, more cost-effective and efficient resolution option for people with disputes under construction contracts.

Following the review, the Construction Contracts Amendment Act 2015 was passed by Parliament on October 20, 2015.

The amendments ensure the Construction Contracts Act provides:

- protection of retention money withheld under construction contracts,
- a fair, balanced and appropriate payment regime,
- access to fast and cost-effective dispute resolution, and
- cost-effective and timely enforcement of rights and obligations.

The Regulatory System (Commercial Matters) Amendment Act 2017 made some additional changes to the retention money provisions to support the sector's ability to comply with the new regime.

New legislation passed recently to safeguard subcontractors' retention money ensures strict penalties for companies who fail to meet their obligations to subcontractors.

It also helps ensure building work is done right first time, and acts as an insurance that the subcontractor will return if there are any defects.



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Call for modular housing to be key part of cyclone recovery response

A modular building company executive is calling for modular housing to be part of the Government's cyclone recovery response.

"Fast action is needed to ease the suffering of people affected by Cyclone Gabrielle flooding — and modular housing could get many flood-stricken families into new homes faster," according to Niche Modular Construction chief executive Dave Andrew.

"We could have hundreds of flood-affected families living in comfortable, healthy modular homes by the end of the year," Andrew says.

After more than a decade at some of New Zealand's best known home building companies, Andrew made the move from traditional building to offsite manufacturing of modular houses.

"More than 10,000 people have been forced out of their homes because of the cyclone, and many of them don't have any idea where they will be living for the rest of this year, let alone next year," he says.

"Conventional building methods can't possibly respond to the sheer scale of the challenge — we have to think outside the box."

According to Andrew, high-quality modular homes can be built in a factory and put on site in just 12 weeks, rather than the 12 months it takes for a conventional build.

"When you combine that speed with the ability to pick up and move modular accommodation to where it is most needed,



Niche Modular Construction chief executive Dave Andrew.

then we have a cyclone recovery solution.

"Modular housing manufactured offsite addresses the problem without creating a new problem of its own," he says.

"We can build modular accommodation for tradespeople in the worst affected areas, then those workers can make hundreds more units for locals whose homes need repair or have been written off.

"The situation is so serious that we have to consider all options and all combinations of options. Units manufactured in a nearby factory and craned into place are a neat solution to a serious problem. This could be combined with conventional building, flat packs, you name it."

Andrew says his company has already been approached by iwi, an insurance company and a building supply company — all keen to explore options for cyclone recovery.

He believes the ideal solution is for a building supply company and an offsite manufacturing company to work side by side — "then we could really start pumping out homes for locals".

Niche is already identifying suitable factory spaces in the worst affected areas, and has equipment standing by ready to be moved.

"As soon as we get signed contracts in place, we can bring in accommodation and workers from outside the region in just six weeks, and they can then start building accommodation for local communities.

"The land could come from the Government, iwi, council, or it could be privately-owned land. We can also build homes for individuals.

"We are primed and ready to go. All that's standing in the way of us starting work is signed contracts.

"That's the message we are taking to the all-of-government Cyclone Recovery Unit and the Cyclone Recovery Taskforce," Andrew says.

Based in Petone, Lower Hutt, Niche Modular Construction is currently the Ministry of Education's preferred supplier of offsite manufactured buildings for the lower North Island. It produces residential units for a retirement living provider, and builds homes for individual customers.



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Kiwi company deploying wearable tech to reduce injuries

A New Zealand company is deploying integrated and wearable robotic solutions and technology that could save businesses from losing money to workplace injuries while simultaneously future-proofing workforces worldwide.

Exxovantage combines exoskeletons and exosuits, workplace wearables, Artificial Intelligence, data analytics and cutting-edge risk management tools to increase operational efficiencies for the logistics, manufacturing, retail, aviation, defence, construction, dairy farming, horticulture, mining and healthcare sectors.

In the current climate of stark skill shortages, lost time to injuries and a focus on the mental health of the nation's workforce, supporting manual labour tasks with robotics and data analytics may reduce the cost of staff turnover and close the skills gap — while boosting staff engagement and productivity.

The way of the future

Exxovantage founder and global chief executive Arnaud Daurat says supportive structures worn on the body to relieve strain on the musculoskeletal system are the way of the future.

"Worldwide, the use of exoskeletons for rehabilitation purposes has grown. With an increase in the number of people with physical disabilities and our ageing workforce, it's common sense that ergonomic support is used to prevent repetitive stress injuries," Daurat says.

"Our objective is zero harm, to allow workers to perform their daily tasks without injury or musculoskeletal disorders."

In New Zealand, musculoskeletal disorders (MSDs) account for almost a quarter of all sick days.

Daurat says Exxovantage solutions and technologies have been proven to reduce injury-causing bends by 75%, sprains and strains by 30%, downtime due to injury by 25%, and absenteeism by 25% — while increasing staff attraction and retention by 20%, and productivity by 16%.

"With biomechanical augmentation, we can enhance what people can do with their natural abilities. Exoskeletons support the upper limbs of the wearer, using their strength and saving energy when in motion."

Daurat is passionate about offering organisations workforce solutions based around predictive injury prevention,



Exxovantage founder and global chief executive Arnaud Daurat.

working with them early to undertake an audit of the internal processes, and giving workers access to wearable devices that inform them of health and safety issues before they happen.

"Our wearable devices are embedded with built-in sensors that keep track of body movements, and provide real-time biometric data to help highlight risks to a person's health due to impacts such as repeated movements and posture at work."

A flag for dehydration

"These devices alert them to efficiencies, and flag if they are too close to a hazard. They will even flag dehydration, reminding people to increase their water consumption while working."

While the deployment of wearables has started to take off in New Zealand, globally, Daurat cites that their manufacturer has already distributed 150,000 wearables to the world's largest e-commerce organisation, with an additional 400 warehouses to receive the technology.

Auckland business, Wrapid Man, specialises in commercial and residential shrink wrapping. Their team has consistently

been wearing Exoskeleton HAPO back exoskeletons for the past few months since participating in an onsite audit and fitting by Exxovantage.

Increased endurance and quicker recovery

Director Christo Botha says while his team was keen to adopt the technology from the start, they were thrilled to see the positive difference the exoskeletons have made in their job — citing increased endurance and a quicker recovery from the day's work after wearing the supportive structure.

Botha discovered the products at a scaffolding conference, and was intrigued to discover a potential solution for reducing the risk of injuries in his team.

"It's a manual job — it's hard on your knees and back. We're lifting heavy materials and do a huge amount of crouching down."

"The guys tell me wearing it helps to reduce fatigue and gives them strength to stand up from kneeling," Botha says.

Comfortable to wear and taking the strain off his back, he plans to keep using his exoskeleton, believing they have a future in his industry.

The business has expanded to Australia, the USA, Africa and Singapore, with bold plans to become the global leader in wearable robotics technology.

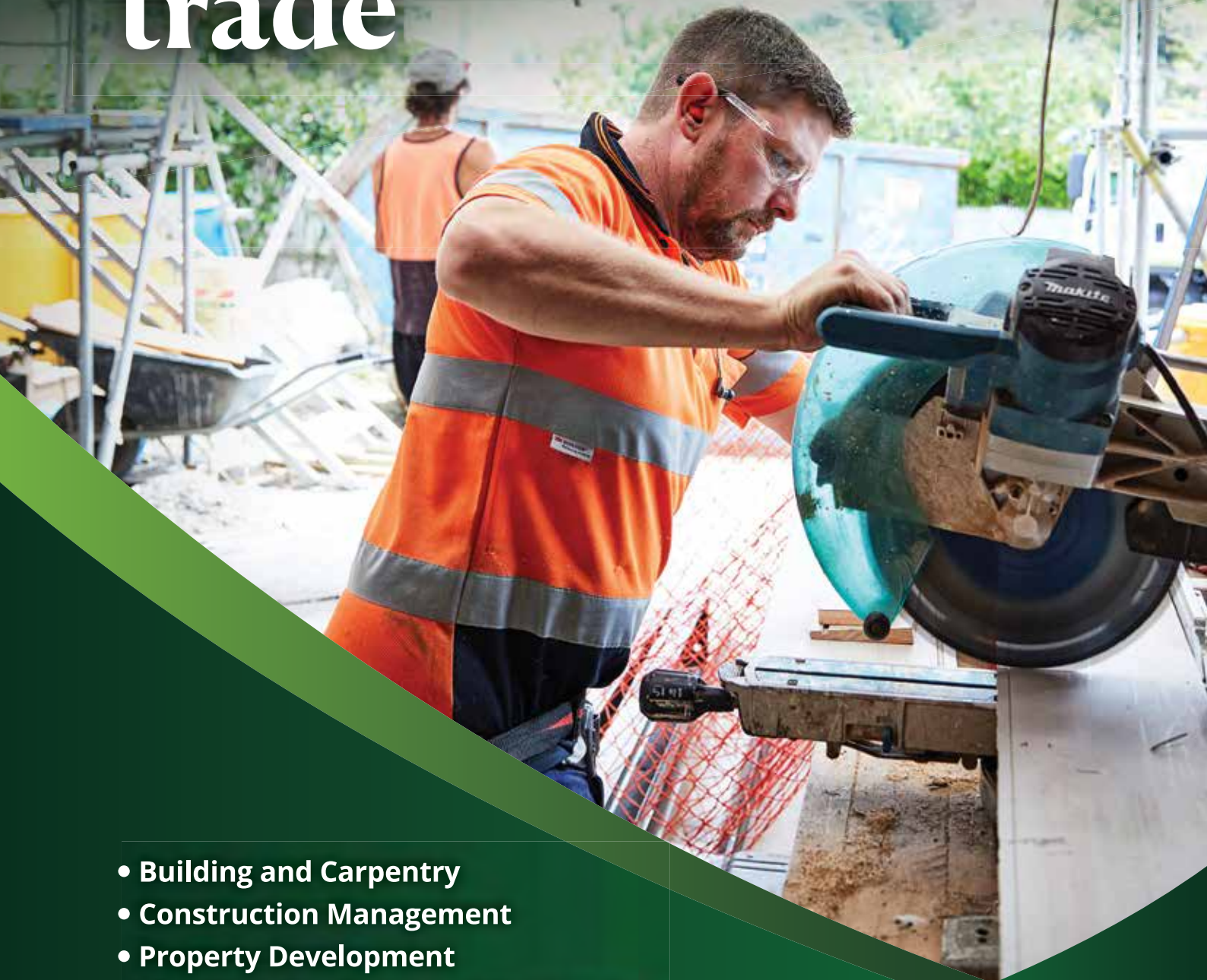
Daurat is excited about the business' innovation pipeline and what this means for humankind.

"We are solving human, technical and business challenges to increase productivity and staff well-being. It's a privilege to partner with sectors and businesses to protect their most important asset — their people."



From left: Amos Taihia, Rudi Clote and Christo Botha from Wrapid Man, a company that has adopted the new technology.

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Industry health and safety champions shine at Site Safe Awards

By Site Safe communications advisor
Jonathan Guildford

It was all glitz and glam at the Due Drop Event Centre in Manukau, Auckland, for the 15th Site Safe Evening of Celebration awards and graduations held in March.

The Evening of Celebration is exactly as advertised. It is a recognition of the industry's commitment to investing in its biggest asset — its people.

This year's event was particularly significant as it was the first time Site Safe had come together again with the industry after a three-year gap because of the Covid pandemic.

The evening was a tremendous success, with many prominent faces from across the industry in attendance.

Fifty-four out of 194 graduates from Site Safe's Health and Safety in Construction programme made their way across the stage to receive their New Zealand Certificate in Workplace Health and Safety Practice.

Six hard-working organisations and individuals walked away with an award for championing health, safety and well-being within their workplaces.

They were:

- Master Plumbers, Gasfitters & Drainlayers NZ, for the Kalmar Mental Health and Wellbeing Award.
- BTW Company and Sayer Drainage, for the Safety Contribution Award for a small team.
- Karyn Beattie from ICON Co Pty (NZ), for the Safety Contribution Award for an individual.
- Core Drill Block Ltd, for the Dominion Constructors Safety Innovation Award for small-to-medium businesses.
- ICON Co Pty (NZ), for the Bettabuilt Safety Innovation Award for large businesses.
- Ben Clisby from Protech Roofing, for the Mitre 10 Safety Leadership Award.

It was a pleasure to celebrate those who are working hard to make our industry and workplaces safer and healthier.

Those lucky enough to be in attendance were kept entertained throughout the night by the amazing MC Wendy Petrie, while also hearing from Site Safe



MC Wendy Petrie was MC for the 15th Site Safe Evening of Celebration awards and graduations held in Auckland in March.

chief executive Brett Murray and special guest speakers psychologist Nigel Latta, Minister for Workplace Relations and Safety Michael Wood, and WorkSafe chief executive Phil Parkes.

Each year, Site Safe supports the health and safety leaders of tomorrow by providing scholarships to complete higher-level learning through the Health and Safety in Construction programme.

This year, six scholarship categories were offered — Under 25, Maori, Pasifika, Women in Construction, Open, and Site Safe's newest category, Accessibility.

This scholarship allows those who identify as neurodiverse, have a disability, or if English is not their first language, an opportunity to join the programme.

Site Safe was pleased to acknowledge 26 scholarship recipients at this year's Evening of Celebration.

For further details about the award winners, visit www.sitesafe.org.nz/news-events/evening-of-celebration/2023-award-finalists.



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Taking homework literally: Students build new healthy homes



Giving new meaning to “homework”, a group of students at Unitec built four new transportable homes on their Mt Albert campus — and more are in the pipeline.

Two two-bedroom houses, one three-bedroom and one four-bedroom house will be homes for families in need.

All were built to the New Zealand Green Building Council 6 Homestar standards.

The homes are the product of a partnership between Unitec and Kainga Ora - Homes and Communities.

The students are enrolled in the School of Trades and Services, and their construction work is supervised by lecturer Joseph Pitovao.

He says Unitec offers the students the opportunity to build a house as part of the practical training towards their qualification.

“This partnership came about after Kainga Ora approached Unitec in 2021 to contribute to this programme and help resolve the housing shortage,” Pitovao says.

“Building homes has given our students the opportunity to hone their skills and get real-world experience.

“It engages them in an industry standard with 6 Homestar-quality homes that go directly into the community, giving them a far better connection with their learning.

“The programme provides a pathway into the industry and trains the next generation of builders, while helping to meet an urgent need for more social housing.

“The results to date have been excellent, and the Unitec community is pleased to be

playing a role in this important mahi.”

Former student Josef Chang Tung, who worked on a house in 2021, says he wanted to do building, and found the Unitec course through high school.

“It was fun and a good course. I learned the basics of house building and it got me into the job I’m in now.”

While Unitec has included house building in its syllabus for around 14 years, Pitovao says it was in 2020 that Unitec invested in the building site to bring it to industry standard, and add as much value as possible for students.

“It is an ideal landing pad for school leavers, and the perfect pathway into the NZCC Apprenticeship Programme with Unitec.”

Visit the Unitec web site at unitec.ac.nz to find out more.

SARNZ achieves ISO 9001 Certification for Quality Management System

Scaffolding, Access and Rigging New Zealand Inc (SARNZ) has achieved ISO 9001 certification for its quality management system.

The certification demonstrates the organisation’s commitment to providing high-quality services to its members and stakeholders.

ISO 9001 is an internationally-recognised standard that sets out the requirements for a quality management system.

It helps organisations to consistently meet customer and stakeholder needs, while improving internal processes and reducing risks.

Achieving ISO 9001 certification is a

significant accomplishment for SARNZ.

“This is an excellent step for us, and we have learnt much about how we operate as an association and how we see ourselves being placed in the future,” SARNZ chief executive Tina Wieczorek says.

“We are committed to providing exceptional service, and strongly encourage continual betterment for all of our members, so it’s only right we are leading by example,” Wieczorek says.

“To achieve certification, we underwent a rigorous audit process by an accredited certification body. This involved demonstrating that our quality management system meets the

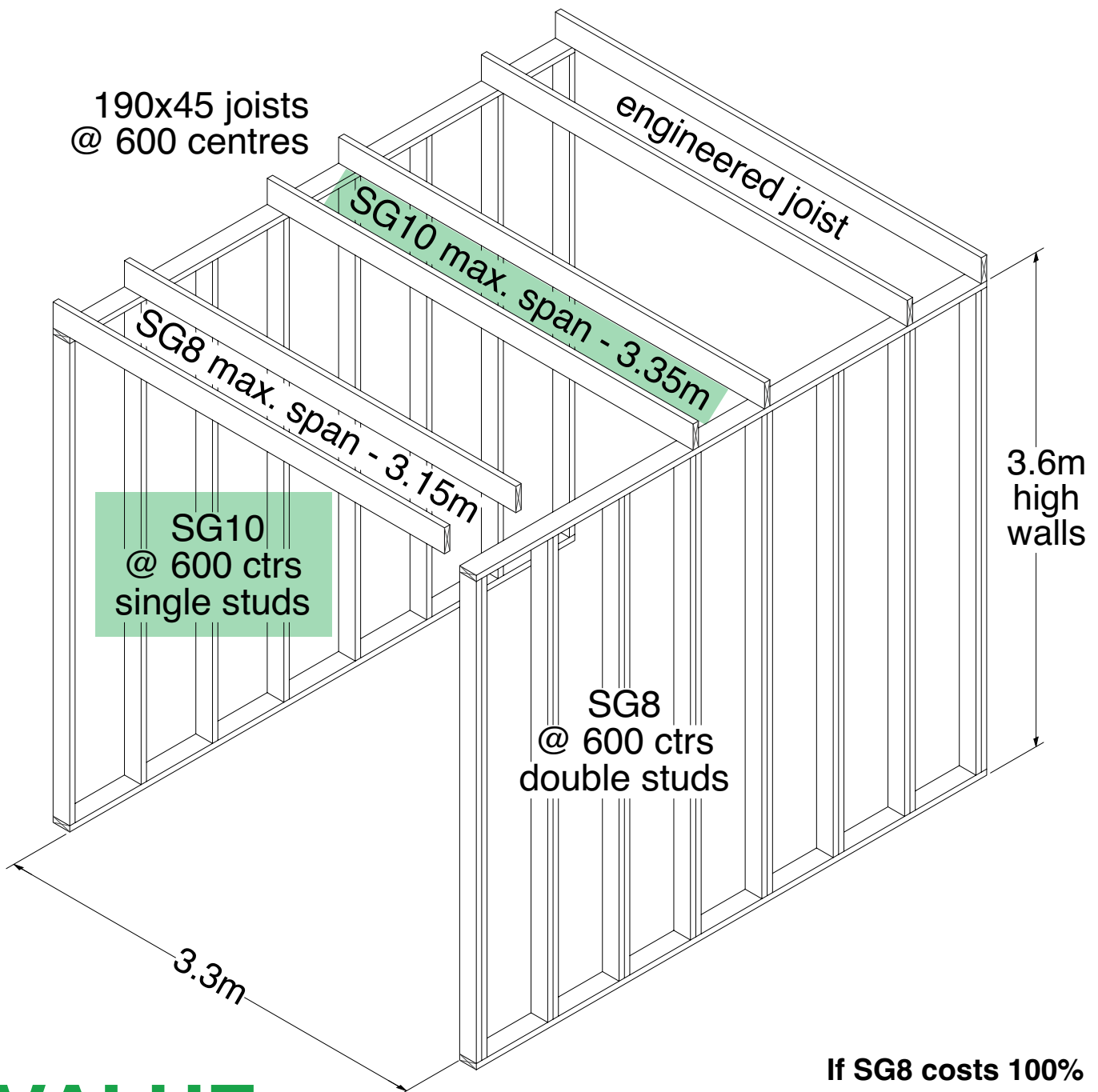
requirements of the ISO 9001 standard, and that we have implemented effective processes and procedures to ensure ongoing compliance.

“Our quality management system encompasses all aspects of our operations, from membership services and the issuing of Certificates of Competence, to our internal courses.

It ensures we deliver high-quality services to our members and stakeholders, while continuously improving our processes and systems.”

For more information, visit www.sarnz.co.nz.

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Showtime: Three great industry events under one roof

Discover the newest construction industry innovations all under one roof in Auckland at BuildNZ, Facilities Integrate and The National Safety Show.

New Zealand's largest trade event for the construction industry returns to the Auckland Showgrounds on June 20-21, and event organiser XPO Exhibitions says it's one event not to miss.

It says there is no other industry-specific event of this size and scale in New Zealand. More than 200 exhibiting suppliers have signed up for the event, of which no less than 100 will be new to BuildNZ in 2023.

Attendees will be spoilt for choice as they explore hundreds of new product and service solutions," XPO says.

Trade events such as BuildNZ continue to be a vital sourcing and networking platform.

As it has done so for more than 30 years, it demonstrates there is no compromise for the power of being face-to-face with customers, colleagues and industry peers — and the 2023 edition of this industry-specific event won't disappoint.

All events free to attend

With leading national and international suppliers on display, a full programme of LBP and CPD learning, networking functions, keynote speakers, product demonstrations and show-only specials, there's something for everyone. And all events are free to attend for the industry.

Attendees can secure additional LBP and CPD points, as organisers confirm an exceptional line-up of industry experts who will take to the stage.

Over two full days, attendees will be able to learn all they need to know about the latest topics affecting the industry in 2023, and beyond.



A snapshot of the seminar content includes:

- navigating immigration changes in the construction industry,
- business preparedness in uncertain times,
- important changes to the building code,
- safety in design through BIM,
- preventing workplace incidents and increasing productivity, and
- how to attract more women into the industry.

The event will also host an exclusive panel discussion led by construction research leader BCI Central, as it discusses the construction market outlook for New Zealand and the challenges and opportunities for the year ahead.

Supported by leading industry associations and event partners, this is the only large-scale event of its kind in 2023 for the industry.

To find out more, and to register to attend free of charge, visit buildnz.com.

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CATALOGUE

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Toolbox breakfasts encourage environmentally safe sites

Site Safe, in partnership with Auckland Council, is hosting barbecue breakfasts on GJ Gardner development sites across the Auckland region over the coming months to encourage residential builders to think about their work's impact on the environment.

"It was great to see a solid showing at our first session in Glendowie, Auckland, in early March," Site Safe northern regional manager Chris Jobson says.

"We're excited to be hosting more toolbox breakfasts at GJ sites across Auckland over the next few weeks. It'll be great to hear from others from across the industry, and discuss how they can reduce their environmental impact when on site."

There will be a hearty barbecue breakfast, and Site Safe's expert safety advisors will be on hand to give a taste test of Environmental Site Management training courses, and to help answer any questions.

The two-hour online course, developed with Auckland Council, is designed to improve environmental practices on small residential building sites.

Those participating in the course will learn about erosion and sediment control, on-site waste management, chemical and pollutant control practices, and much more.

The next breakfast sessions, to be held between 7.30am and 9am, are:

- Settlement Rd, Papakura: May 5



• Clarks Beach/Park Green: June 2
Auckland Council waste solutions general manager Parul Sood says it has been rewarding to collaborate with a leading health and safety solution provider such as Site Safe to deliver the Environmental Site Management course.

"It's crucial we know that even the simplest of actions on site can impact our environment, and how the slightest change could help reduce environmental harm.

"The Environmental Site Management course is here to support our residential builders with changing their practices so that together we can help lift the standards

and environmental controls across all sites."

There's no better time to hone your knowledge of environmentally-safe site practices, with the online course costing \$40 + GST.

For more information, visit www.sitesafe.org.nz/training/our-training-courses/environmental-site-management.

Learners who complete the course will not only better understand how to operate while mitigating environmental harm, but they will also receive an e-certificate and two Licensed Building Practitioner points.

For any other information, contact the customer service team at 0800 SITE SAFE.

New initiative lowers construction workers' risk of stroke

A new health initiative with the potential to save lives in the construction industry was launched recently.

Health15 is a new one-of-a-kind programme that brings free blood pressure tests and expert health and well-being advice directly to construction workers, to lower the risk of stroke amongst this vulnerable group.

Construction workers often work long hours, carrying out physically demanding work at a fast pace. This can make it hard to prioritise a healthy lifestyle or take the time to attend important health appointments.

It's an industry where the "she'll be right" attitude is common, and the foundations for future long-term health conditions are laid.

That's why the Stroke Foundation of New Zealand has partnered with project managers The Building Intelligence Group (TBIG) to develop an exciting new initiative to help construction workers spot the early warning signs of stroke, and ease an economic burden which costs the country \$1.1 billion per year.

Guests, including the Naylor Love

construction team and TBIG, received a full demonstration of the Health15 programme, a chance to explore one of the Stroke Foundation's mobile testing vans, and a free blood pressure check at the launch in Wainuomata.

Feedback on the scheme has been overwhelmingly positive. Following a successful pilot event in November last year, 77% of guests said they learned something new from Health15, 83% planned to make lifestyle changes based on what they learned, and 4% had to seek immediate follow-up medical advice because of the results of their screening.

Stroke Foundation chief executive Jo Lambert says around 9500 New Zealanders experience a stroke every year.

"Long-term sick leave taken by a single employee can cost a company up to \$1000 a year, with an estimated economic price tag of \$1.79 billion per year nationwide," Lambert says.

"That's why prevention is so important. We know workers have busy lives, but the earlier they spot the signs of stroke, the better.

"Health15 makes it easy for workers to

have their blood pressure checked by coming directly to their work sites and paying for any fees they incur in immediate follow-up medical appointments."

TBIG project director Jamie Summers says TBIG is delighted to partner with the Stroke Foundation of New Zealand to bring this exciting new health initiative to life for construction workers across New Zealand.

"Projects are about people. It's a core value we've maintained as project managers for more 30 years. With national coverage, TBIG is well placed to support this amazing initiative," Summers says.

"As a stroke survivor with over 25 years' experience in construction, I know the risks that come with carrying out physically demanding work in a high-stress environment, and how important it is to look after your health and well-being.

"The good news is 75% of strokes are preventable, which is why Health15 is so important. We have a chance to save lives by reaching workers who wouldn't usually have time to access this vital health screening."

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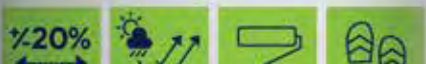
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Stock and slash — getting to grips with

What is happening in the structural timber market? How could the timber manufacturing industry be so short of timber in June 2022 that suppliers were rationing it, then three months later sawmills were overstocked and begging merchants to increase purchases?

Bruce Larsen explains, and comments on the issue of forestry slash that has been the scourge of East Coast beaches after recent extreme weather events.

Over the past few months many timber producers have taken extended breaks. In some cases, work hours are being tightly controlled, as businesses big and small struggle to manage stock levels and working capital issues.

Although there is an abundance of structural timber available, the Government's Forestry and Wood Processing Industry Transformation Plan (ITP) calls for significant increases in total timber production over the next 10 years.

Tree planting is often noted as an important part of our response to climate change, and it is well recognised that, even after harvest, much of the carbon from the tree remains "locked up" within the resulting timber products, continuing the sequestration of carbon within buildings.

However, we now also have a slowing house-building environment — further reducing timber demand — but many families still have inadequate housing.

Consequently, builders and construction companies face lower volumes of work in front of them, and potential job losses, and much of the North Island has significant storm damage to deal with urgently.

Forestry in the spotlight

Forestry is in the spotlight for perceived poor land use practices on the East Coast. The sight of slash all around the Gisborne and Hawke's Bay regions has been difficult to look at — and, undoubtedly, something needs to be done. But what?

While there are thousands of tonnes of highly visible slash, the media seems to be overlooking the damage done by even larger volumes of silt and soil.

No attention is being placed on how much greater the erosion and consequent destruction of landscape and infrastructure may have been if the land had still been predominantly in farming.

While the idea of converting the whole region back to native forests seems compelling, serious thought should be given to how communities will survive and flourish if the land is not "worked" in some manner.

Much of the forest land was established after Cyclone Bola tore through in March 1988. The devastation was so bad that forestry was seen as both an economic



*New Zealand Timber Industry Federation president
Bruce Larsen.*

and environmental answer — but it has its risks.

Careful broadcast burning

Many years ago, when I was a young forester, we used fire as a tool to manage slash and debris. The careful use of broadcast burning, where appropriate, and certainly the burning of slash around landing sites (known as birds nests), was an effective way of reducing the woody mass and weight of timber on these vulnerable areas.

However, fire was deemed to be environmentally detrimental, so the practice was largely abandoned. I believe that now we are likely to see this forestry slash burned on the beaches of Tairāwhiti

after it has caused destruction and mayhem. I'm not sure that is what you'd call progress.

What does all this mean for structural timber? First, it is likely log prices will increase. There will be a significant reduction in log supply from New Zealand.

The worst affected areas on the East Coast of the North Island contain the ports of Gisborne and Napier, which account for about 25% of our log exports. These ports were closed for several weeks and are now opening with restrictions.

Log production in this area is very unlikely to be above 50% short term. Some operations were also slowed in Tauranga due to the wet weather, and others were severely limited in Northland because of damage to public roading infrastructure.

There is also significant storm damage to forest areas in the Taupo and Central North Island regions which will need to be cleared and dealt with. This is likely to create disruption, short and long term, if age class structures are impacted.

There have been plenty of building consents recently but they are not translating into projects starting — a result of poor weather, high interest rates and business uncertainty. And it's election year.

Increased timber demand unlikely

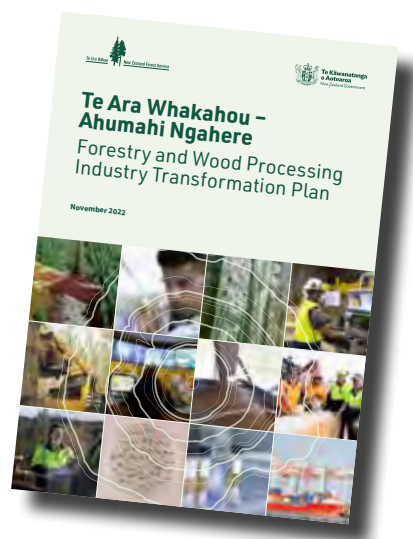
Demand for timber is unlikely to increase in the short term, while the cost of production will — especially the cost of the raw material. So it would seem sensible that timber manufacturers either limit production to what they can sell, look for new markets, or develop new products. Price reductions in the face of increasing costs will not "grow the market".

Will the Government's proposed ITP assist with market and product development? Will New Zealand timber processors be able to work together to grow the industry?

These initiatives often look for co-operation, consensus and contribution, forgetting that these industry players are all competitors who will only contribute to what they see as good for them.

The idea of doing "good for the industry" often doesn't tick the boxes of managers' KPIs.

And project development time frames



two vital forestry sector issues

are often quite long, so they won't reward the incumbent.

Therefore, Government-backed initiatives face strong headwinds.

Right now, there is also the doubt about the "social licence" of the industry.

Is forestry a significant part of New Zealand's global warming response, or an extractive industry that degrades the environment and risks devastation to infrastructure?

If New Zealand is to make use of the commercial forest resource it has available, both for climate mitigation and economic growth, the Government needs to lead the way because the industry by itself will never reach consensus.

Te Uru Rakau - New Zealand Forest Service needs to consult and canvass different opinions, but expecting the various different players to agree and contribute to projects that don't directly benefit them will likely fail.

One possible solution to the funding issue would be for the Government to "release" the carbon credits that it claims from the harvested wood (ie carbon embedded in sawn timber) to the industry

on the proviso that a proportion is used for implementation of the ITP.

This move would improve the profitability of timber processors and likely drive the price of timber lower, but the Government insists that it must be part of the current Emissions Trading Scheme. This is proving to have problems perceived to be insurmountable.

In summary, in my opinion it's unlikely we will see any significant growth or diversification in the New Zealand timber market in the short term. Most likely, we

will see a continuation of the cyclical boom-bust market.

At the moment we are surely heading into the bust cycle. Expect structural timber to get cheaper, and businesses throughout the supply chain to struggle.

• **Bruce Larsen is general manager of timber manufacturer Northpine Ltd and president of the New Zealand Timber Industry Federation. The opinions expressed here are his own.**



Forestry slash has been washed off the surrounding hills and into rivers discharging into the ocean here at Tolaga Bay and other East Coast beaches.

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Colorsteel Awards back to celebrate NZ's best roofers, designers and architects

From residential dwellings to commercial builds, Colorsteel® has been used extensively across New Zealand for more than 40 years.

This year, the Colorsteel Awards are back to celebrate the workmanship and creativity of New Zealand's best roofers, designers and architects.

There are several awards to be won in 2023, including:

Colorsteel Roofer of the Year:

Acknowledges the significant contribution roofers make to the industry.

To celebrate the true depth of the exceptional roofing talent across New Zealand, there are three separate categories for tray, trapezoidal and corrugate profiles.

The overall Supreme Roofer of the Year will be chosen from the winners of the three categories.

Colorsteel New Roofer of the Year:

Recognises the best of emerging new talent. The winning roofer will have demonstrated excellent workmanship and tenacious problem solving, whilst managing the project from inception to completion.

To be eligible for this award, this roofer must be new to the roofing profession.

Colorsteel Residential Building of the Year:

This prestigious award celebrates the exceptional use of Colorsteel in the residential sector.

Judged on the overall physical building, entry is open to architects, architectural designers and builders.

The winner will have showcased Colorsteel as the dominant feature of the project, with the building's visual

aesthetics, functionality and the quality of finishing all taken into consideration.

Colorsteel Commercial Building of the Year:

Judged similarly to the Residential Building of the Year category, the esteemed Colorsteel Commercial Building of the Year Award will recognise the best application of Colorsteel in the commercial sector.

Colorsteel Service to Roofing Award:

New Zealand roofing wouldn't be where it is today without the key people who have dedicated their time and resources to training and educating others, and

ensuring continued innovation of products and processes.

This award will recognise and celebrate someone who has made a significant contribution to the industry.

The judging panel brings strong experience in technical roofing know-how and leading architectural design.

The panel is:

- Graham Moor, Roofing Association of NZ (RANZ) chief executive,
- Mark Bishop, Roof Safe NZ managing director,
- Rod Newbold, NZ Steel product launch manager,
- Ken Crosson, Crosson Architects director, and
- Lindley Naismith, Scarlet Architects co-founder.

Crosson says he's excited to be judging the awards again, saying it's always impressive to see the breadth and quality of design and workmanship around Aotearoa.

The winner of each category will walk away with a \$10,000 cash prize. The Supreme Roofer of the Year will earn an additional \$5000 cash prize.

Entries are now open, and will close on June 30. For more information, visit <https://awardscolorsteel.co.nz>.



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But discounts aren't the only benefit of partnering with Z Business, according to Legacy Construction managing director Shane Hartner.



"It's just very simple. The guys can use it easily, they can pay at the pumps — there's a lot of things that speed up that transaction and get them out on the road quicker. And all that stuff's money to us," Hartner says.

Every great partnership starts with a single step. If you're curious as to how the Z Business fuel card could benefit your operation, visit z.co.nz/building to partner with Z Business today.

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Black push and pull plates for doors have become increasingly popular in recent years due to the increase in use of black hardware fittings.

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This makes them an ideal choice for commercial buildings, hospitals and other public spaces where doors are frequently opened and closed.

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Congratulations go to Aaron Botherway of Hamilton, who won last month's Camo Marksman Tool and 700 Camo Stainless Steel Deck Screws, worth \$440.

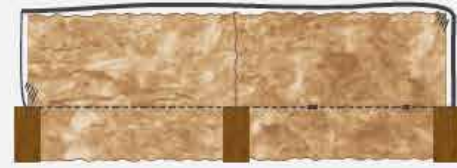
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Learning modules will help builders better understand H1 requirements

In November 2021, the Ministry for Business, Innovation and Employment (MBIE) announced the biggest energy efficiency changes to the Building Code in over a decade – changes that take effect from May 1, 2023. Learning modules are available on the MBIE's Building Performance learning centre web site to help tradespeople better understand new roof, window, wall and underfloor insulation requirements.



The MBIE's wholesale energy efficiency changes aim to reduce the energy needed for heating residential homes and commercial buildings by approximately 40%.

These changes were formalised in the updated versions of Acceptable Solutions H1/AS1 and AS2 and Verification Methods H1/VM1, VM2 and VM3 which were published on the MBIE's Building Performance web site in August last year.

To help tradies understand the updated requirements, the Building Performance team has created three learning modules covering insulation, energy efficiency and climate zones:

- **Module 1** is aimed at home owners and the general public. It helps them understand why insulation is important in buildings to increase energy efficiency, and the benefits of installing better insulation.

It explains how to identify the new climate zones that different parts of the country fall into, and the background to the new requirements for houses that will apply from May 2023.

- **Module 2** explains the different compliance pathways for the Building Code's energy efficiency requirements, including how to choose the appropriate Acceptable Solution or Verification Method

for any building.

It covers how to choose the compliance pathway for housing and other building uses.

- **Module 3** provides a more in-depth look at the three different compliance pathways – the Schedule method, Calculation method and Modelling method – and when these can be used to demonstrate compliance with the Building Code's energy efficiency requirements.

It will also help the user to identify potential trouble points, and where

Continued page 34

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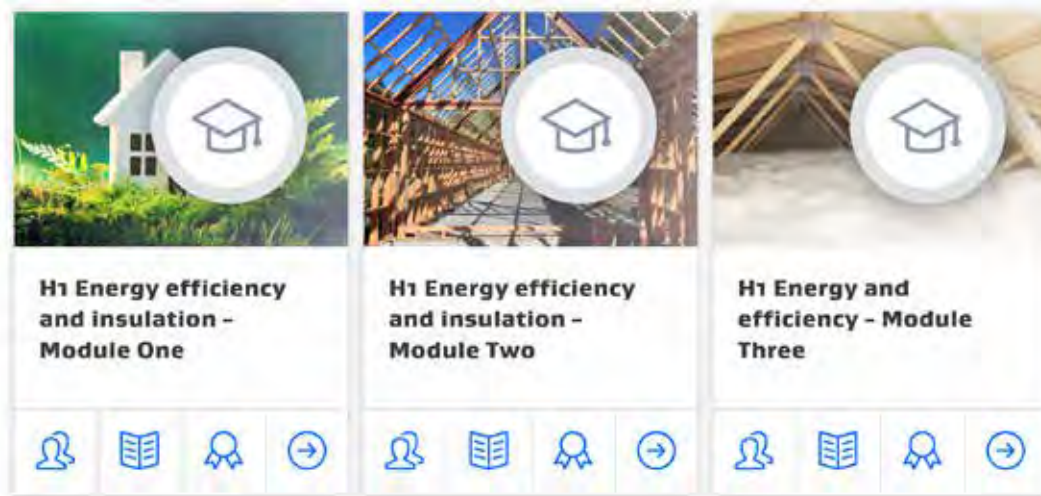
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Learning modules will help builders better understand H1 requirements



From page 32

additional considerations may be necessary for a building's design.

The modules also provide a series of

questions based on an example building that will walk the user through H1 compliance documents for housing and small buildings, and large buildings.

It then explains how to use the different

methods to comply with H1 Energy Efficiency.

To get started on the learning modules, visit <https://learning.building.govt.nz/course/index.php?categoryid=29>.



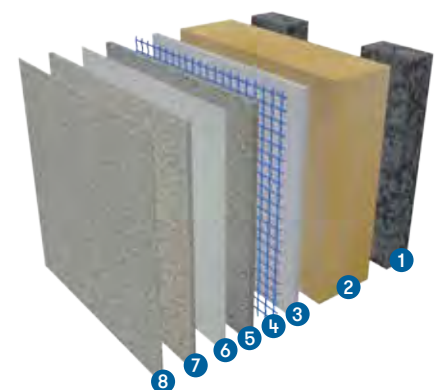
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04/2023

New generation solutions guarantee floor and slab compliance

Compliant insulation solutions will be essential for the construction industry when substantial energy efficiency changes to the Building Code come into force on May 1.

With substantial changes to the Building Code coming into force in May, Expol's research and development team has been hard at work to ensure the building industry will have access to compliant insulation solutions from day one.

Expol technical sales manager Wayne Watson explains the business was eager to introduce a comprehensive range of solutions well in advance of the changes.

"We've invested significantly to ensure Expol has specific solutions that cater for every part of New Zealand.

"Each product has been developed and tested to perform to the new Code requirements," he says.

Engineered solutions, independently tested to meet H1

With specifiers looking for solutions that meet the 2023 Code's Clause H1 requirements, Expol has launched a new range of engineered floor and slab insulation products.

"Meeting the energy efficiency provisions of the updated Code will be a key focus for specifiers and trade in 2023," Watson says.

"Our new range provides guaranteed performance for floors and slab insulation, giving peace of mind that the build will be compliant."

He adds one of Expol's strengths is the lengths it goes to in order to deliver on its promise of guaranteed performance.

"For example, instead of a single product development team, we have experienced technical experts based in the North and South Islands.

"That means the people developing our range know first-hand what it's like to live and work in the climates they're designing for," he says.

Making the specification process simple

In addition to its updated range, Expol has also launched an online calculator that simplifies the process of specifying floor and slab insulation.



"The online calculator, which is available on the Expol web site, is a game changer for specifiers and builders," Watson says.

"After entering the required R value, simply add your slab area and perimeter, and the area-to-perimeter ratio, then you can submit the details to our technical team.

"We'll provide a solution with an R value that will suit your region," he says.

Committed to sustainability

Expol has invested hundreds of thousands of dollars to develop new production facilities that enable the company to recycle polystyrene waste into new products.

"As a manufacturer, we're keenly aware of reducing our impact on the planet.

"That's why we've taken the major step of adding recycling plant to each of our seven factories around Aotearoa," Watson says.

"Along with our in-house recycling capability, we've made sustainability a core focus of our product development efforts.

"As a result, many Expol products are now made of either partially or fully recycled polystyrene," he says.

Guaranteed to deliver

Proudly Kiwi-owned and operated, Expol is a family business with a 40-year history of consistent performance.

Strong relationships with key trade merchants, along with nationwide manufacturing facilities and a dedicated fleet of delivery vehicles, means that Expol is well placed to ensure continuous supply.

"We know that certainty means everything to our customers, so we work hard to maintain production levels that meet market demand — even during challenging periods like the lockdowns of 2020 and 2021," Watson says.

Interested in learning more about Expol's new generation floor and slab insulation solutions? Visit expol.co.nz.

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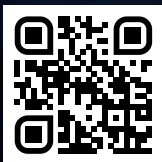
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**ALL
OVER**



Pacifica Tower wins top honour at concrete industry awards

The project team responsible for the Pacifica Tower in Auckland's CBD, New Zealand's highest residential building, has taken home the 2023 Nauhria Premier Concrete Award.

Presented at the Concrete NZ Nauhria Industry Awards event at the Royal New Zealand Yacht Squadron in Auckland during March, the award celebrated concrete's role in one of the first examples of a new high-rise construction method being used in New Zealand.

The judging panel commended the project team which, along with BBR Contech, also included Hengyi Pacific, Plus Architecture, BGT Structures, WSP, ICON and Dominion Constructors, for the adoption of innovative design and construction techniques that are emerging in New Zealand.

Elegant solution

In particular, the judging panel felt the use of in-situ post-tensioned concrete floors was an elegant solution to architectural and structural performance requirements for multi-storey buildings.

The six-day floor cycle achieved during construction — where a new storey was erected every six days — is testament to the careful consideration of structural design and construction methodology, as well as the skill and expertise of the project team.

Concrete New Zealand chief executive



The project team responsible for the Pacifica Tower in Auckland's CBD, New Zealand's highest residential building, has taken home the 2023 Nauhria Premier Concrete Award. Image: David Calder-Flynn

Rob Gaimster believes the Pacifica Tower sets a new standard for multi-storey reinforced concrete builds, demonstrating concrete can be used for the tallest commercial and residential structures in New Zealand.

"The Pacifica Tower is a prominent and celebrated addition to the Auckland skyline, and all those involved can be proud of our biggest city's newest landmark," Gaimster says.

Concrete's ongoing decarbonisation

"It is also an example of how the implementation of technologies such

post-tensioning and high strength mix designs will be part of concrete's ongoing decarbonisation journey."

On their way to the top prize, the Pacifica Tower team also won the Firth Industries - Excellence in Commercial Concrete category award.

The Awards set a new benchmark for excellence in all aspects of concrete design, construction, rehabilitation, research, and innovation, while also recognising the leaders and teams who are building and preserving New Zealand's low-carbon built environment of tomorrow.

Other Categories:

The Awards produced winners in other categories for projects and initiatives that demonstrated outstanding concrete achievement. They are highlighted below and on pages 39 to 42.

Canzac - Excellence in Concrete Innovation: Allied Concrete, for e-crete

With a reliable supply of ground granulated blast furnace slag now available in New Zealand, Allied Concrete undertook an R&D programme to develop a range of lower embodied carbon concretes known as e-crete, which are being used on a limited

scale in Auckland, with wider release planned for later in the year.

These concretes are designed to utilise SCMs and other concrete mix technology to achieve lower carbon outcomes through cement substitution of up to 60%.

Project team: Allied Concrete.

Holcim - Excellence for Architectural Concrete (Monte Craven Award): Hynds Pipe Systems, for Te Pae North Piha Surf Life Saving Tower, West Auckland

The brief was for the lifeguard tower at North Piha — one of the most beautiful but dangerous surf beaches in New Zealand — to be a robust, low-maintenance building that would withstand the severe coastal environment.

As the site is remote, precast concrete was chosen for factory manufacture and assembly on-site. The tower is made up of 10 bespoke elements, with the shaft sitting on an in-situ concrete foundation to support the podium elements that cantilever towards the sea.

The result is a facility that meets community needs now and into the future.

Project team: United North Piha Lifeguard Service, Crosson Architects, BGT Structures, Scarborough Construction, Hynds Pipe Systems.



Te Pae North Piha Surf Life Saving Tower, West Auckland.

Image: Sam Hartnett

GPIL - Mateenbar - Excellence in Concrete Landscaping: Allied Concrete, for the Opuke Thermal Pools & Spa, Methven

The entire complex was conceived as a journey through nature, emulating the context of the Canterbury Plains as they meet the majestic Southern Alps.

The main feature is the hard landscaping, which uses shotcrete and decorative concretes. A striking element of the facility is the cave system that features complex shapes formed using large bags of sawdust as the backform.

Project team: Methven Adventures, Sheppard & Rout, Bradford Group, Allied Concrete, Peter Fell Ltd.



Opuke Thermal Pools & Spa, Methven.

Image: Lisa Gane - Lumo Photography

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Golden Bay - Excellence in Concrete Infrastructure: Fulton Hogan Taylors Joint Venture, for the Waimea Community Dam, Tasman

The dam is one of the region's most important infrastructure projects, and the largest dam built in New Zealand for more than 20 years.

The project team developed new approaches to achieve a high-quality concrete outcome. Key to success was placing more than 30,000 cubic metres of concrete in a remote location for a range of structures that included a diversion outlet, starter dam, plinth, spillway and the embankment's concrete face.

Project team: Waimea Water, Fulton Hogan Taylors Joint Venture, Damwatch Engineering, Allied Concrete.



Waimea Community Dam, Tasman District.

Golden Bay - Excellence in Concrete Infrastructure, Highly Commended: Downer New Zealand, for the Tekapo A, Intake and Shaft, Canterbury

This unique engineering project protects one of the South Island's key hydro-power schemes by allowing the flow of water to Tekapo A, Power Station to be stopped in an emergency shutdown.

Engineering smarts were developed that maintained live operations throughout construction. These included using shotcrete to build the shaft in layers, expediting the construction programme and building a permanent stent to sustain power generation.

Project team: Genesis Energy, Downer New Zealand, AECOM, Parfitt Construction, Kiwi Concrete, Complete Reinforcing.



Tekapo A, Intake and Shaft, Canterbury.

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**BCITO Te Pukenga - Excellence in Residential Concrete:
Young Architects, for Scarborough Beton Brut, Christchurch**

Strong and efficient, concrete was used to retain the hillside and for the finished internal walls. The structure itself was insulated and left exposed, allowing concrete's thermal mass to optimise a passive solar design that allows for comfort all year round.

Resilient in the face of strong winds and seismic threats, the concrete also offers honest beauty, with the strong timber grain shuttering giving a raw aesthetic.

Project team: Young Architects, Hoogervorst Builders, ENGCO.



Scarborough Beton Brut, Christchurch.

Image: Dennis Rademacher

**Formshore - Excellence in Concrete Remediation and Reuse:
Downer New Zealand, for City Rail Link (CRL) C1, Auckland**

The CRL Contract 1 and enabling works at Britomart involved extending the rail network from Britomart Station underneath the historic Chief Post Office and Lower Queen Street, one of the busiest areas of the Auckland CBD.

The construction of twin rail tunnels beneath the Post Office presented challenges for the project team, which led to innovations such as post-tensioning, cement jet grouting, and the construction of concrete diaphragm walls as part of the underpinning works.

Project team: Auckland Transport, Soletanche Bachy, Aurecon, Freyssinet, Downer New Zealand, Allied Concrete, Acrow.



City Rail Link C1, Chief Post Office and Lower Queen Street, Auckland.

**Powerpac Group - Excellence in Concrete for the Community:
Downer New Zealand, for the Downtown Infrastructure Development Programme, Auckland**

This \$350 million redevelopment of the downtown area had an ambitious time line, with the America's Cup and other events on the horizon.

There were numerous large concrete-based components erected and cast over the water, and significant architectural concrete finishes that enhance the streetscapes.

Notable amongst these were the seismic strengthening of the 100-year-old seawall on Quay Street and the Te Wananga Downtown Public Space — the project's centrepiece.

Project team: Auckland Transport, Tonkin & Taylor, Aurecon, HEB Construction, Soletanche-Bachy, Downer New Zealand, Allied Concrete, Firth Industries.



Downtown Infrastructure Development Programme, Auckland.

**Powerpac Group - Excellence in Concrete for the Community,
Highly Commended: Aurecon, for Nga Hau Mangere, Auckland**

In partnership with mana whenua, the project team replaced the 105-year-old Old Mangere Bridge with a new, stunning piece of structural engineering which, at 260 metres long, has an elegant, curved design with a wide deck that allows pedestrians and cyclists to travel safely.

The cornerstone of the bridge is a dramatic 60-metre central arch, supported by a concrete superstructure, which provides a fitting sense of scale to the neighbouring motorway bridges.

Challenges during construction included the tidal environment and the complex structure.

Project team: Waka Kotahi NZTA, Aurecon, Pete Bossley Architects, Isthmus, McConnell Dowell.



Nga Hau Mangere, Auckland.

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Te Pūkenga

It's budget time!

Andy Burrows — aka The Trades Coach — says it's important for construction firms to prepare for a possible slowdown by developing a simple budget process.



A construction business can be a lucrative enterprise, but it can also suffer dramatic rises and falls in revenue and profit.

These changes are caused by a variety of reasons, many of which are out of the control of the business owner.

Because the average size of building projects is large compared to, say, a retail business, a change in demand patterns for construction services can have a huge effect on finances — and quite quickly.

To prepare for a possible slowdown over the next year or two, it is important for construction businesses to develop a simple budget process.

This process can help business owners plan for the future, identify areas where they can reduce expenses, and ensure that they have the financial resources necessary to weather any downturn.

The first step in developing a simple budget process is to assess the business' current financial situation.

This means looking at your business' income and expenses over the past year or two to get a sense of how much money is coming in and going out.

I suggest to start with the broad picture, and then drill down in more detail to help identify areas where expenses can be cut if necessary.

A high proportion of my clients haven't seriously gone through a budget review process. So I tend to start with a high-level Net Variable Cash Flow analysis to identify key numbers, and run a couple of different scenarios to see what may happen if different paths unfold.

Once the current financial situation has been assessed, the next step is to develop a simple budget for the upcoming year.

This budget should take into account the expected income and expenses for the business, as well as any anticipated changes in the market that could impact



the business' revenue stream.

It is important to be conservative when developing a budget, as it is better to overestimate expenses and underestimate income rather than the other way around.

In addition to developing a budget, it is also important for the owner(s) to regularly review and update their financial statements.

This means looking at income statements, balance sheets, and cash flow statements on a regular basis to ensure the business is on track to meet its financial goals.

If any issues are identified during these reviews, the budget can be adjusted accordingly.

Another key component of developing a simple budget process is to establish a cash reserve — a pool of money set aside specifically to help the business weather any downturns or unexpected expenses.

The amount of money that should be set aside will depend on the size of the

business and its financial situation but, generally, it is recommended that small businesses have a cash reserve equal to at least three months' worth of expenses.

Having a cash reserve can give business owners peace of mind, knowing that they

have the financial resources necessary to weather any unexpected expenses or dips in the market.

It can also help business owners reduce the need for taking on or increasing debt, which can be a major source of stress.

Budget essential for possible slowdown

In summary, developing a simple budget process is essential for construction businesses that want to prepare for a possible industry slowdown.

By assessing their current financial situation, developing a budget, regularly reviewing and updating financial statements, establishing a cash reserve, and being proactive in their approach to the market can position the business for long-term success.

While the process may seem daunting at first, the benefits of a simple budget process far outweigh the costs.

By taking the time to develop a budget and implement sound financial practices, owners can better prepare and plan for a change to the market, and be ready to take advantage of any opportunities that present themselves.

If nothing else, the process owners go through in stepping back and objectively reviewing their business and considering some what-if scenarios will help increase a feeling of control.

Knowledge is power, and so an increase in financial knowledge about the business will improve the power owners have over their future.



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Knowledge of leaks only does not equate to late knowledge

Tim Bates and Fiona Dobroschi of Auckland legal firm TM Bates & Co look at how the court construed the late knowledge period of the Limitation Act 2010 in respect of a construction defects claim.



This decision in the case of Body Corporate 449665 v CMP Construction Ltd & Auckland Council centred on an application made by CMP Construction Ltd (“CMP”) to obtain summary judgment, or, to strike out, the Body Corporate’s negligence claim against them.

TM Bates & Co successfully acted for the Body Corporate in this instance.

Facts

- The plaintiff comprised the Body Corporate for the Victoria Park Market (VPM) complex and the registered proprietor of one of the principal units within the complex.
- The defendant, CMP, was the head contractor for the substantive renovation of the VPM complex, which included the construction of new buildings and the renovation of old buildings.

- The Body Corporate brought a negligence claim against CMP. The Body Corporate claimed the roof terrace of the complex was defective as the waterproof membrane was installed incorrectly.

This has resulted in the degradation of the roof terrace, thus requiring substantial repairs.

- The Body Corporate claims the negligence arose from CMP failing, as head contractor, to ensure the performance of its subcontractor, Aquastop Ltd, adhered to the requisite level.

It bore the risk of loss, resulting in Aquastop’s failure to exercise reasonable skill and care when completing the membrane work. CMP denied the claim and stated the Body Corporate was contributorily negligent.

- They also asserted the plaintiffs brought their claim out of time.

Subject matter of the case

- CMP sought orders from the court to enter summary judgment in favour of CMP in respect of all causes of action pertaining to the claim, or, alternatively, for the Body Corporate’s claims to be struck out.

- The basis for this application was that once the plaintiff was aware of the defects of the building to the point in which it brought proceedings against CMP, it surpassed the six-year primary knowledge date and the three-year late knowledge date and, therefore, the claim was statute barred under the Act.

Key provisions

- Under section 11(1) of the Limitation Act 2010 (“the Act”), it is a defence to a money claim if the defendant proves that the date on which the claim is filed is at least six years after the date of the act or omission on which the claim is based (the claim’s primary period).

- However, this primary period can be extended by three years if late knowledge is established. Under section 11(3) of the Act, it is a defence to a money claim if the defendant, in this case CMP, proves that the date on which the claim is at least three years after the late knowledge date (the claim’s late knowledge period).

- Section 14(1) of the Act defines the late knowledge period as the date on which the claimant, in this case the Body Corporate, gained knowledge or ought reasonably to have gained knowledge of all of the following facts:

- the fact that the act or omission on which the claim is based had occurred.
- the fact that the act or omission on which the claim is based was attributable (wholly or in part) to, or involved, the defendant.
- if the defendant’s liability or alleged liability is dependent on the claimant suffering damage or loss, the fact that the claimant had suffered damage or loss.

Late knowledge issue in this case

- The key contention in the application brought by CMP was that by the time the proceeding commenced on December 6, 2021, it was outside the late knowledge period.

- Counsel for CMP argued that by August 20, 2018 (or earlier), the plaintiffs had late knowledge of the claim. Therefore, the claim was statute barred.

- There was an email of August 20, 2018 in evidence for scrutiny by the court, where an agent of the Body Corporate had sought from CMP the name of the waterproof membrane applicator.

- CMP argued that at this point the requisite elements of late knowledge in section 14 above were present, such as the fact the omission had occurred, the fact the omission was attributable to CMP, and that loss occurred.

- However, counsel for the Body Corporate argued the August 20, 2018 email was more accurately construed as an “information

gathering” communication to determine who supplied and installed the membrane.

Counsel stated that while the plaintiffs were aware of the leak, it could not be conflated with the knowledge of an act or omission that would form the basis of a legal claim against CMP.

Outcome

Ultimately, the judge decided in favour of the plaintiff, noting that the late knowledge date arose when a third-party investigation revealed a systemic problem with the membrane, to which the facilities manager knew enough information to obtain expert advice.

Cautionary tale

While the plaintiff came within the late knowledge period in this instance (on a summary judgment basis), this case is an important reminder for those with leaky building issues that the clock starts running, and to act promptly to bring these matters to court.

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



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New visa changes and categories from INZ — how can you benefit?



The New Zealand Government has announced changes to the Holiday Work Visa for UK citizens, and introduced the Recovery Visa to support regions affected by the recent extreme weather events.

Building Recruitment managing director Kevin Everett outlines the changes — and benefits — as they relate to the construction sector.

Changes to the Holiday Work Visa for UK citizens, and the introduction of the Recovery Visa have been announced recently, but how will they impact the construction sector?

The Recovery Visa is designed to enable employers to quickly bring in much-needed labour to help with weather-related clean-up work, and to carry out building work.

Employers will be required to pay the workers' visa costs, but this will be credited back.

This seems a great initiative, but is the six-month time line long enough? Employers will be required to pay workers' return flights, and training may be required before they are effective in the job.

My understanding is this visa has not been as popular as you would expect, with most of the visa applications coming from the fruit-picking industry in the Hawke's Bay.

My understanding is that, at this stage, very few construction sector companies have applied.

Recovery Visa:

- Open for six months only.
 - Worker must leave New Zealand after six months.
 - To extend the worker's visa requires employers to be accredited. Accredited Employer Work Visa (AEWV) requirements then apply, such as wage rates, job checks and job advertising.
 - It is fast-tracked so there are minimal delays.
 - There is no wage cap for this visa only above minimum wage.
- If you are a construction

company needing workers to help with flood damage work this is an ideal solution for you.

However, if construction company owners use this visa, here are a couple of tips when bringing workers to New Zealand:

- Opening bank accounts is a nightmare in New Zealand. It can take weeks to have workers' accounts opened, and if workers don't have a bank account they can't get an IRD number, causing payroll issues.
- Accommodation in a region with so many displaced locals will be an issue.

I suggest construction company owners talk to their bank in advance and plan ahead for accounts being opened. I bring workers to New Zealand, and this is by far the most difficult part of the process.

Holiday Work Visa for UK citizens:

This is a very helpful visa change and one I suggest construction company owners look at.

Current visa requirements:

- This visa is an open visa, meaning workers can work for any company.
- Only open for one year.
- Age capped at 31.
- No AEWV requirements.

New changes:

- Open for three years
- Open to age 35.

The benefit of this visa is that if

employers are paying the minimum wage or above, they can employ anyone with it. Employers can also have workers on a casual contract, especially if the worker is looking to move around New Zealand.

Because the visa is open for three years, employers can invest in training, and then the worker can apply for a resident visa long term.

The visa application is quicker than other work visas which also reduces the wait time. Employers do not need to advertise before employing someone on a Holiday Work Visa.

I see the hospitality sector taking advantage of this type of visa type, but it can also be a great opportunity to attract workers from the UK for general labour.

This visa change comes into effect on June 23, 2023. As a result of these changes, I am heading to the UK on May 23 on a recruitment drive to attract skilled and unskilled workers to New Zealand.

However, persuading people to move to New Zealand will not be easy as the country's cost of living will be an issue.

Rent in New Zealand is approximately three to four times the UK rate, and food is two to three times the cost. Beer is more than double the price.

However, if workers come here for lifestyle reasons then we can overcome these issues with some persuasion.

If people are looking to emigrate to New Zealand this visa option would be ideal to use as a trial before committing fully to a move. Workers can come here on this visa and then apply for residency while they remain working.

The people I will be targeting on my UK trip

My company's experience in bringing skilled workers from the UK has been very positive. Their workers build with timber framing a lot, which suits our residential sector more than it has previously.

I will also be looking at project managers, cabinetmakers, and quantity surveyors for the civil, commercial and residential sectors.

Please contact me if you are interested in knowing more about our recruitment drive.

Average wages in the UK:	
Job title	Hourly rate
General Labourer	£8 - £10
Builder	£15 - £22.50
Carpenter/Joiner	£15 - £22.50
Bricklayer	£15 - £22.50
Plumber	£18 - £25.00
Electrician	£18 - £25.00
Project Manager	£40,000 - £65,000
Quantity Surveyor	£40,000 - £65,000

Figures from Indeed UK



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

Building Consents Information

For all authorisations, February 2023

Dwellings	\$1,505,251,211	Total All Buildings	\$2,361,669,552
Domestic Outbuildings	\$21,790,261	Non-building Construction	\$82,326,424
Total Residential	\$1,527,041,472		
Non-residential	\$834,628,080	Total Authorisations	\$2,443,995,976

Number of new dwellings consented

	Feb 2023	Jan 2023	Feb 2022		Feb 2023	Jan 2023	Feb 2022
Far North District	62	30	48	Palmerston North City	31	17	33
Whangarei District	31	39	69	Tararua District	3	3	2
Kaipara District	15	10	27	Horowhenua District	18	57	39
Rodney District	127	106	126	Kapiti Coast District	9	49	21
North Shore/Albany Wards	313	314	230	Porirua City	16	8	48
Waitakere Ward	102	134	286	Upper Hutt City	15	27	27
Auckland Wards	262	150	394	Lower Hutt City	57	23	107
Manukau/Howick Wards	206	165	350	Wellington City	76	66	60
Manurewa-Papakura Ward	206	144	190	Masterton District	17	28	18
Franklin Ward	73	51	65	Carterton District	6	3	23
Thames-Coromandel District	15	23	21	South Wairarapa District	6	11	8
Hauraki District	9	6	12	Tasman District	46	25	61
Waikato District	56	40	85	Nelson City	9	24	25
Matamata-Piako District	25	35	35	Marlborough District	13	15	12
Hamilton City	93	75	102	Kaikoura District	3	2	4
Waipa District	62	35	57	Buller District	7	6	8
Otorohanga District	5	5	5	Grey District	4	3	5
South Waikato District	4	2	7	Westland District	2	1	7
Waitomo District	0	0	1	Hurunui District	12	24	25
Taupo District	27	24	24	Waimakariri District	48	32	124
Western Bay of Plenty District	25	31	23	Christchurch City	275	287	601
Tauranga City	89	56	93	Selwyn District	138	129	150
Rotorua District	44	7	37	Ashburton District	16	26	27
Whakatane District	6	4	6	Timaru District	14	21	12
Opotiki District	1	6	3	Mackenzie District	8	3	8
Gisborne District	6	13	15	Waimate District	2	5	4
Hastings District	20	16	22	Waitaki District	8	9	18
Napier City	20	62	22	Central Otago District	14	28	23
Central Hawke's Bay District	5	4	9	Queenstown-Lakes District	67	53	152
New Plymouth District	19	104	50	Dunedin City	36	52	42
Stratford District	1	62	3	Clutha District	4	3	9
South Taranaki District	4	0	15	Southland District	11	10	15
Ruapehu District	2	3	5	Gore	3	3	2
Whanganui District	13	13	6	Invercargill City	7	12	12
Rangitikei District	4	1	4	Area Outside TA	0	0	0
Manawatu District	18	11	15	Total	2972	2777	4195

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