

BUILDING TODAY



The official magazine of the Registered Master Builders Association

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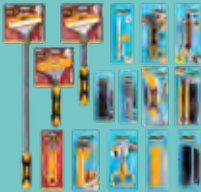
June 2023

Volume 33 Number 5

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construction contract
closing on June 30

NZ COMMERCIAL PROJECT AWARDS

All the results, images and
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this year's awards

RESIDENTIAL BUILDING SUPPLIES COMPETITION

Delving deeper into the
Commerce Commission's
recent Market Survey

ALSO INSIDE: 2023 CONSTRUCTIVE FORUM A NOT-TO-BE-MISSED EVENT

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BUILDING TODAY

June 2023
Volume 33 Number 5

From the editor

The upcoming Registered Master Builders-led Constructive Forum to be held in Auckland in August takes on added importance for the industry this year with the general election looming in October.

In his column this month, RMBA chief executive David Kelly says it's essential that politicians are made aware of the issues facing the industry as the country goes to the polls in four months' time.

Constructive has had a great track record since its inception a few years ago in getting the industry together with the political policy-makers to thrash out the problems of the day. This year's edition will be no different.

Elsewhere in this issue, Legal columnists Tim Bates and Fiona Dobrovski delve a little deeper to explain what came out of the Commerce Commission's recent Residential Building Supplies Market Survey, which focused on materials competition at the supplier and merchant level.

Andrew Darlington
Editor

PUBLISHER: Taurean Publications Ltd

EDITOR: Andrew Darlington
andrew@buildingtoday.co.nz

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

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Election '23: Working better together

RMBA chief executive David Kelly says it's important for Registered Master Builders to make the political parties aware of the significant issues the organisation faces in the construction sector as the country goes to the polls later this year.

2023 is shaping up as a closely fought election contest.

Cost of living pressures and the state of the economy are front and centre in voters' minds.

The polls are tight. In these circumstances, it's important for Master Builders to set out for the political parties the significant issues we face in the construction sector.

Not only does the sector have a significant impact on the economy, but it is also responsible for our social fabric — including affordable housing, schools, hospitals and other important facilities.

Yet New Zealand's housing and construction system is under pressure, and is unable to deliver what the country requires.

These are urgent issues, and while we understand some solutions will take time to implement, it is vital we begin to tackle them now.

There are some quick wins we can achieve which will make a difference to



productivity immediately.

These issues are not new to the sector — we have been grappling with them as a country for decades.

Many have solutions that are simple, but successfully achieving change has not appeared easy.

To that end, we will shortly be publicly releasing an Election Manifesto.

It will lay out the issues we think are the most important to the future well-being

of the construction sector in this country today.

We have put a lot of thought into the manifesto although, for most in the industry, the key issues discussed will likely not be a surprise.

As already stated, most have been with us for a long time and, in my view, for far too long.

I have also been talking to politicians from across the political spectrum to gauge where parties are positioned on the issues facing the sector and what gaps may exist.

The significant issues identified in the manifesto are:

- Smoothing the boom/bust cycle to address the housing deficit.
- Building current and future workforce capability and capacity.
- Improving productivity through the Resource Management Act (RMA), consenting, and procurement reform.
- Managing the impacts of climate change.

Constructive Forum — working better to build new futures

The RMBA's soon to be released Election Manifesto will help clarify the issues for whomever forms the next Government, but it is not all that we will be doing during this election year.

This year's Constructive, to be held in Auckland on August 30-31, is an important forum for us to showcase the best of the sector's innovation and resilience strategies, while also hearing from and discussing with leading political leaders, ideas about the path forward.

A key focus for the forum is to address the boom/bust cycle that has been evident in our sector for the past 50 years. The peaks and troughs of this cycle are much more extreme for construction than other sectors.

As a country, we must not continue to accept this cycle as there are solutions that can help us avoid the extreme volatility.

This will require action, some bold, from Government, the sector and individual businesses.

Many in our sector have been through this cycle before. We want to share the actions that businesses can take now to



ensure they emerge stronger.

Constructive 2023 is a not-to-be missed opportunity for the sector to come together to hear about and discuss strategies for navigating the down cycle, how to keep and develop your

workforce, and how we can play our part in lifting the sector's performance.

Constructive provides an opportunity for our sector to develop solutions to lift productivity, including looking at consenting and RMA reform, and procurement.

We will also address the critical role our sector has to play in addressing emissions and waste, and we'll hear from the innovators who are driving change.

I encourage you to get involved to have your say.

Master Builders will continue to look for opportunities to keep the issues facing members front and centre in the public's and policy maker's minds.

We are focused on working closely with the Government to find solutions and take the bold action required — and there's not a day to waste.



CONCENTRATION AND FOCUS UNTIL THE END

JEREMY PEARCE

UPPER SOUTH ISLAND REGIONAL WINNER

Jeremy Pearce is employed by Scott Construction and his training provider was BCITO, a business division of Te Pūkenga.



SUCCESSSES

For Jeremy, being challenged in a high-stress environment and continuing to persevere was a stand-out aspect of the competition.

“I’ve really learnt a lot about myself and my abilities — being able to manage the pressure and to remain calm in the face of new challenges was a skill I didn’t realise I had. Taking part in the competition fostered personal growth and development, and I’m really grateful for that,” Jeremy says.



CHALLENGES

The biggest challenge for Jeremy was the intensity of the competition environment.

“The six-hour practical component was high-stakes. Not only was it physically and mentally demanding with time constraints and fierce competition, but it was also daunting because at times there was a large live audience that was analysing our every move,” Jeremy says.

“Once I got started, I was able to get into a composed head space and concentrate on the task ahead. I hardly noticed the spectators, and instead focused on doing the best that I could,” Jeremy says.



ADVICE FOR APPRENTICES

“The main piece of advice I have for anyone in the industry is to make the most of any and every opportunity that is offered. Saying yes and being willing to learn is one of the best things you can do for yourself — you won’t regret it.”



JUDGE’S COMMENTS

Jeremy Pearce is an apprentice who is well regarded by his peers. He showed very good knowledge of his worksite, health and safety, and understanding all facets of the build. Jeremy demonstrated professionalism and good communication skills during his interview. He was able to clearly explain his plans, materials, and the legislative requirements, and if he didn’t know the answer, he knew where to find the information.



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REGISTERED MASTER BUILDERS

HOUSE OF THE YEAR

OPENING NEW DOORS

CALLEY HOMES

Resene New Home
\$2 million - \$4 million



Successes

Johnny Calley, director at Calley Homes, was overwhelmed and proud when it was announced that the team had won the Resene New Home \$2 million - \$4 million category at the 2022 National House of the Year Awards.

"It was an incredible feeling to win because there were so many outstanding homes in the category. Celebrating the win alongside our client and project architect at the event was a special moment that I won't forget," Johnny says.

"The hexagonal roofline that drapes over large, glazed stacking sliding doors that open out to the panoramic view is my favourite part of the home. A combination of the clever design and attention to detail throughout the home elevated the final build," Johnny says.

Challenges

Johnny and the Calley Homes team were faced with significant challenges over the course of the build.

"Building took place throughout the Covid-19 lockdown period, which made procuring the vast number of materials exceptionally difficult.

"Fortunately, our collaboration with architect Cate Creemers throughout the pre-build meant we were able to resolve many of the complex construction details prior, making the build more meticulous and efficient. Winning has helped lift the profile of our business, and instills confidence in our clients that they will receive a quality-built home," Johnny says.

Judges' comments

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

A large pivot oak door welcomes visitors into the lobby which features a burnished polished concrete floor. This attention to detail is followed throughout the interior joinery, with another feature pivot door revealing the main living wing, which is terraced down to a sunken lounge. The attention to detail is evident wherever you look in this house. It has resulted in a beautiful and functional family home.

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REGISTERED MASTER BUILDERS

HOUSE OF THE YEAR

LABOUR OF LOVE

DAVID REID HOMES QUEENSTOWN

GIB Show Home



Successes

The team at David Reid Homes Queenstown was overjoyed to have won the GIB Show Home category at the 2022 National House of the Year Awards.

“Winning felt phenomenal. The award is recognition of our commitment to excellence in craftsmanship and design,” David Reid Homes Queenstown director Fraser Mackenzie says.

“The entire build was a labour of love. We paid meticulous attention to detail and focused on creating a seamless integration of architectural design and functionality, ensuring every aspect of the home was thoughtfully considered. The integration of natural light throughout the home is particularly remarkable. Large windows and skylights were strategically positioned to flood the interiors with sunlight, creating an inviting and uplifting atmosphere,” Fraser says.

Challenges

Fraser and the team faced a few challenges throughout the build.

“The key challenge of this build revolved around balancing design aspirations with practical considerations. Incorporating complex architectural elements while ensuring structural integrity and functionality required careful planning and coordination. Additionally, working with unconventional materials and implementing cutting-edge technologies posed unique difficulties that demanded creative problem-solving and expert craftsmanship,” Fraser says.

Judges' comments

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

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

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NEW ZEALAND COMMERCIAL PROJECT AWARDS 2023 SUPREME AWARD WINNER

A STRONG CONTENDER FOR MOST ELEGANT HIGH RISE IN AUCKLAND

The skilful sequencing and planning for this entire project were a major factor in its success, and one we are proud to call our Supreme Winner for 2023.



**REGISTERED MASTER BUILDERS SUPREME AWARD,
COMMERCIAL PROJECT OVER \$25 MILLION VALUE AWARD,
BUILT TOURISM AND LEISURE PROJECT AWARD AND
GOLD AWARD**

Project: VOCO-HIE, Auckland
Entrant: Icon NZ (Construction Company)

Judges' comments:

The project has achieved this status by skilfully exploiting its unique brief of accommodating two independent hotels, one atop the other, on a constrained inner-city site.

VOCO-HIE is a unique 39-storey, 140-metre-tall hotel development, with two independently operated hotel chains 'stacked' one above the other. The two hotels have completely different requirements, such as separate entries, receptions, gyms, kitchens, and banks of lifts. The rooms are of differing quality, finish and size. This resulted in a major transfer structure involving the team effectively constructing heavy building foundations 20 storeys in the air.

Outside of its core guest room function it also features a well-designed and executed top floor bar and sky-deck.

Careful articulation of the different building forms was required — a concrete core was constructed with a self-climbing jump form system. This enabled the core to be built in a highly efficient 'workshop-like' environment, with health and safety front of mind.

The articulation and materiality of the exterior design was critical to the build's success. It is comprised of a mix of insitu concrete, non-load bearing pre-cast elements, and high-performance articulated curtain wall systems.







NEW ZEALAND COMMERCIAL PROJECT AWARDS 2023 FEATURE AWARD WINNERS

SPECIAL AWARD

Project: Cambridge Police Hub
Entrant: Alaska Construction Interiors (Construction Company)
Project Partners: Paua Architects (Architect/Designer), Tainui Group Holdings (Developer)

Judges' comments:

The Cambridge Police Hub is unlike any other in New Zealand. It is the first police hub to be developed under a partnership agreement between Tainui Group Holdings and NZ Police to support the build of modern, sustainable, community-minded police facilities across the Waikato. Designed to house 15 staff, while incorporating co-location spaces for community groups and local iwi, this new hub moves away from the traditional look and feel of a police station, and incorporates the concept of "manaakitanga". The space provides services to the community, while enabling public safety.



SPECIAL AWARD

Project: Karamea Area School
Owner: Ministry of Education
Entrant: Brosnan (Construction Company, Project Manager)
Project Partners: MOAA Architects (Architect/Designer), The Building Intelligence Group (Project Manager)

Judges' comments:

This project saw the remodel of Karamea Area School, including the rebuild of a library, hall, gymnasium, administration building, various technology subject facilities, and new classrooms. Due to historical connections, there was some resistance at first. Brosnan won over the locals by relocating the old hall so it could be retained and repurposed by the community. The team also supported the community fundraising, alongside the Ministry of Education, to construct a full-sized multi-purpose hall that has become the heart and centre of the whole community, including as a Civil Defence base.



SPECIAL AWARD

Project: South East Asia Precinct, Auckland Zoo
Entrant: NZ Strong Group (Construction Company)
Project Partner: Ignite Architects (Architect/Designer)

Judges' comments:

The South East Asia Precinct Project was the biggest project in Auckland Zoo's 100-year history. The goal was to replace its aging facility and create the best possible habitats for the wildlife, while also delivering an immersive experience for the public. The team went above and beyond to facilitate the design and manufacture of unique components, such as the large ropes weighing over a tonne for the orangutans, tiger holding fences, and treatment and filtration facilities for sustainable water usage. The new precinct features a globally unique jungle track with lowland habitats for tigers and otters, high canopy primate habitats for orangutans and siamangs, and swamp forest habitats for South East Asian fish species.



SUSTAINABILITY AWARD AND INDUSTRIAL PROJECT AWARD

Project: APL, Cambridge
Owner: Profile Group Ltd
Entrant: Foster Group (Construction Company)
Project Partners: BCD Group (Engineer), Jasmx (Architect/Designer)

Judges' comments:

Sustainability was a major focus throughout this build, gaining a 5-star Green Star certification. Stand-out sustainability aspects included 90% of construction waste being diverted from landfill, collection and re-use of roof water, skylights reducing the need for artificial lighting, and timber replacing concrete where possible. With 20% of the site dedicated to wetland and riparian planting, enhanced ecology and water sensitive design principles were used to replicate natural water systems and recharge the wetlands basin. Collecting three million litres of water run-off annually provides water for fire-fighting storage, toilets, and irrigation.





NEW ZEALAND COMMERCIAL PROJECT AWARDS 2023 FEATURE AND VALUE AWARD WINNERS

INNOVATION AWARD

Project: Mahana House Duplex, Christchurch
Owner: Ōtautahi Community Housing Trust
Entrant: Naylor Love Canterbury (Construction Company)
Project Partners: Isthmus Architects (Architect/Designer), PTL Structural Consultants (Engineer)

Judges' comments:

Mahana House Duplex needed a time and a resource-efficient response to the pressing acute community housing demand. The six community houses have been built to help families for a "whole of life" option at a cheaper cost, which resulted in bringing a new product to the market. These New Zealand Green Building Council Homestar homes are better than carbon-neutral, environmentally friendly, and maximise the available space. They were built to withstand the cold and be thermally efficient, and have been designed to be low maintenance homes for those least able to afford them.



COMMERCIAL PROJECT \$1 - \$3 MILLION VALUE AWARD AND HERITAGE AND RESTORATION PROJECT AWARD

Project: St Faith's Church, Christchurch
Owner: Anglican Parish of East Christchurch
Entrant: HRS Construction (Construction Company)
Project Partners: Isthmus Architects (Architect/Designer), Tony Ussher (Heritage Architect), Aurecon (Structural Engineer), PTL Structural Consultants (Engineer)

Judges' comments:

St Faith's has been standing since 1886 but was seriously damaged in the Christchurch earthquakes. Insurance was not sufficient to rebuild, so this was a restoration project on a budget, with St Faith's Church combining with another parish to restore the heritage building. Structural engineers overcame challenges faced at every turn. The restoration team salvaged and reused as much as possible to maintain the character of the building. This all resulted in a restoration of outstanding quality.



COMMERCIAL PROJECT UNDER \$1 MILLION VALUE AWARD AND RESENE COMMERCIAL FIT OUT PROJECT AWARD

Project: BLACK, Auckland
Owner: BLACK
Entrant: BLACK (Construction Company)
Project Partners: Cheshire Architects (Architect/Designer), Norman Disney & Young (Engineer)

Judges' comments:

This beautifully constructed space creates a deep connection between the inside and outside — the Kauri floors flow outside to the deck giving the feeling of being on a ship — a nod to Ports of Auckland below. The timeless sustainable use of materials and space has contributed towards the fit-out becoming a WELL Certified office, a first for any New Zealand construction company. It provides access to extensive amenities, ensuring alignment with the wellness of employees and the environment they work in.



COMMERCIAL PROJECT \$3 - \$10 MILLION VALUE AWARD AND ALTUS WINDOW SYSTEMS HEALTH PROJECT AWARD

Project: Waipapa, ICU Pod 4, Christchurch Hospital
Owner: Te Whatu Ora, Waitaha Canterbury
Entrant: Leighs Construction (Construction Company, Project Manager)
Project Partners: Chow:Hill (Architect/Designer), Proj-X Solutions (Client Project Manager)

Judges' comments:

Collaboration and speed were critical in addressing the urgent need for additional ICU beds, with a tight time frame of 42 weeks being given for the project. A high-trust culture underpinned the relationship between the client, main contractor and designer. This resulted in the project being completed within 24 weeks. Construction was undertaken beside the current ICU and immediately above the emergency department, both of which operate under huge pressure around the clock.





NEW ZEALAND COMMERCIAL PROJECT AWARDS 2023

VALUE AND CATEGORY WINNERS

COMMERCIAL PROJECT \$10 – \$25 MILLION VALUE AWARD

Project: Ōpuke Thermal Pools & Spa, Methven
Owner: Methven Adventures Ltd T/A Ōpuke Thermal Pools & Spa
Entrant: Bradford Building (Construction Company)
Project Partners: Josephs & Associates (Project Manager), Powell Fenwick (Engineer), Ruamoko Solutions (Engineer), Sheppard & Rout Architects (Architect/Designer)

Judges' comments:

This highly sustainable hot pools facility is located in Methven at the base of Mt Hutt. It provides a high-end experience for families and adult groups and incorporates raw natural materials throughout. Stand-out features include an adult-only pool, a swim-up bar, a luxury sauna, and massage facilities. Prioritising end-user experience and sustainability, the project was highly complex to co-ordinate and deliver. The pools have been a unique and positive addition for the local tourism industry and employment.



SPECADVISOR EDUCATION PROJECT AWARD

Project: Hanleys Farm Primary School, Queenstown
Owner: Ministry of Education
Entrant: Southbase Construction (Construction Company)
Project Partners: CO-STUDIO (Architect/Designer), The Building Intelligence Group (Engineer)

Judges' comments:

Built in a new settlement on the outskirts of Queenstown, this new primary and intermediate school acknowledges the community's vibrancy. Catering for 600 students, it also provides for the local community outside of school hours. The site comprises a school hall, an administration block, an intermediate student teaching space, and a two-storey teaching space for primary students. Good collaboration and planning with other trades enabled the project to be delivered to a tight deadline and on budget.



CIVIC PROJECT AWARD

Project: Lansdowne Sports Hub, Blenheim
Owner: Marlborough District Council
Entrant: Robinson Construction (Construction Company)
Project Partners: APL Property Blenheim (Project Manager), Arthouse Architecture (Architect/Designer), Brendan Blackmur Consulting (Quantity Surveyor), Smart Alliances (Engineer)

Judges' comments:

Forming the central hub of fields and courts that cater for a range of sports including rugby, netball, touch, softball, and beach volleyball, this multi-sports pavilion has been developed with the community in mind. The upper roof was shaped to mimic the peaks and valleys of the local landscape. Its irregular shapes and timber plywood with negative joints were carefully planned and beautifully executed. There was a special effort made to continue the lines beyond the walls to make it feel as though it's floating.



RETAIL PROJECT AWARD

Project: O'Connells Mall, Queenstown
Owner: O'Connells Pavilion Limited
Entrant: Naylor Love Central Otago (Construction Company)
Project Partners: Holmes NZ LP (Engineer), McAuliffe Stevens (Architect/Designer)

Judges' comments:

The construction team was tasked with the transformation of O'Connell's Mall, an existing 1980s era commercial building, located in the heart of Queenstown. Seismic strengthening, transformation of tenant spaces, enlarging the third floor, and improving the public facilities, including the food hall, were all part of the transformation. The copper cladding and the floating cantilevered canopy are stand-out features. As is the large, bright atrium within the building and hanging walkways that lead across it.





NEW ZEALAND COMMERCIAL PROJECT AWARDS 2023 CATEGORY WINNERS

CARTERS COMMERCIAL PROJECT AWARD

Project: Stewart Dawson's Corner Redevelopment, Wellington
Owner: Argosy Property (No.1) Limited
Entrant: McKee Fehl Constructors (Construction Company)
Project Partners: 335 (Architect/Designer), CORA (Architect/Designer)
Architecture Plus (Architect/Designer), Beca (Engineer), Benmax (Engineer), BlackYard Engineering (Engineer), Michael Stretton (Engineer)

Judges' comments:

Located on one of the busiest corners in Wellington, the new Stewart Dawson's Corner boasts 13,000 square metres of quality office and retail space. Ensuring the building's ability to withstand future seismic events, this project was one of the first in New Zealand to source fluid viscous dampers from the United States, resulting in the building achieving 130% of NBS. The heritage facade which has housed the Stewart Dawson's name there for a century has been strengthened and beautifully restored.



WINSTONE WALLBOARDS RESIDENTIAL PROJECT AWARD

Project: The CAB Apartments, Auckland
Entrant: Naylor Love Auckland (Construction Company)
Project Partners: Beca (Engineer), Jasmax (Architect/Designer), MATES IN CONSTRUCTION (Project Manager)

Judges' comments:

This 19-storey former Civic Administration building was converted into a luxury apartment building, located in Central Auckland. During construction, builders and heavy equipment were operating 20 storeys in the air next to Aotea Square. The heritage-listed building has significant existing inground services that had to be worked around, making the build even more complex due to the extensive basement piling. This was one of the largest and most involved asbestos removal projects in New Zealand. This transformative project was successful because of the build team's commitment to innovation and excellence.



PLATINUM AWARD WINNER

Awarded to: HRS Construction

National Category winning projects:

- 2022: Winner Tourism and Leisure Project Award for Ravenscar House, Christchurch
- 2022: Winner Supreme Award for Ravenscar House, Christchurch
- 2022: Winner Value Award Commercial Project \$10 – \$25 million for Ravenscar House, Christchurch
- 2023: Winner Heritage/Restoration Project Award for St Faith's Church, Christchurch
- 2023: Winner Value Award Commercial Project \$1 – \$3 million for St Faith's Church, Christchurch



SPONSORS



Built





NEW ZEALAND COMMERCIAL PROJECT AWARDS 2023

WINNERS



Gold Award Winners

Altus Window Systems Health Project

Cardiac Catheter Theatre and Dialysis Unit Extension, Auckland – Savory Construction
 Lower Queen Street Health, Nelson – Gibbons Naylor
 Te Wao Nui, Wellington Children's Hospital – McKee Fehl Constructors
 Waipapa, ICU Pod 4, Christchurch Hospital – Leighs Construction

Built Tourism and Leisure Project

Cordis Hotel Pinnacle Tower, Auckland – Hawkins
 Flock Hill Station Homestead, Canterbury – Hoogervorst Builders
 Hawke's Bay Regional Aquatic Centre – Apollo Projects
 Holy Trinity Church – Avonside, Christchurch – RPC Construction
 Hornby Club Redevelopment, Christchurch – Contract Construction
 Old Boys Collegians Cricket Club, Christchurch – Cook Brothers Construction
 Ōpuke Thermal Pools & Spa, Methven – Bradford Building
 South East Asia Precinct, Auckland Zoo – NZ Strong Group
 Stratford Aquatic Centre – Apollo Projects
 Te Arai Links Visitors Accommodation, Auckland – Macrennie Commercial Construction
 The Langlands Hotel, Invercargill – Leighs Construction
 VOCO-HIE, Auckland – Icon NZ

CARTERS Commercial Project

40 Bowen Street, Wellington – LT McGuinness
 Site 9 Redevelopment, Wellington – LT McGuinness
 Stewart Dawson's Corner Redevelopment, Wellington – McKee Fehl Constructors

Civic Project

Chatham Islands Office and Museum – Apollo Projects
 Lansdowne Sports Hub, Blenheim – Robinson Construction

Heritage and Restoration Project

Generator, Wellington – LT McGuinness
 Sir Howard Morrison Centre, Rotorua – Hawkins
 Stewart Dawson's Corner Heritage & Restoration, Wellington – McKee Fehl Constructors
 St Faith's Church, Christchurch – HRS Construction
 St James Theatre Seismic and Condition Upgrade, Wellington – Maycroft Construction
 Te Matatiki Toi Ora The Arts Centre, Christchurch – Leighs Construction
 Thomas Edmonds Band Rotunda, Christchurch – Dominion Constructors

Industrial Project

AFDC Woolworths, Auckland – Macrennie Commercial Construction
 APL, Cambridge – Foster Group
 Oji Fibre Solutions Ltd – Project Sakura, Christchurch – Calder Stewart Construction
 Project Goldrush, Hokitika – First Principles Constructors

Resene Commercial Fit Out Project

Anderson Lloyd, Dunedin – Gaze Commercial
 BLACK, Auckland – BLACK
 Dinosaur Polo Club, Wellington – Catalyst Group
 NZX, Auckland – BLACK
 Stats NZ Commercial Fit-out, Wellington – McKee Fehl Constructors

Retail Project

Kitchen Things Lunn Ave, Auckland – Gartshore
 O'Connells Mall, Queenstown – Naylor Love Central Otago
 Winger Suzuki Showroom, Auckland – N Cole Construction

SpecAdvisor Education Project

Hanleys Farm Primary School, Queenstown – Southbase Construction
 Karamea Area School – Brosnan
 Linwood College, Christchurch – Southbase Construction
 Mairehau Primary School Redevelopment, Christchurch – Hawkins
 Manurewa High School, Auckland – Naylor Love Auckland
 Onehunga High School Major Redevelopment, Auckland – Naylor Love Auckland
 Paerata School, Auckland – ASC Architects
 Scott Point Primary School, Auckland – Hawkins
 Tāwharau Ora – School of Veterinary Science, Palmerston North – Lab-works Architecture

Winstone Wallboards Residential Project

308 Remuera, Auckland – Kalmar Construction
 Bupa Crofton Downs, Wellington – Naylor Love Wellington
 Mahana House Duplex, Christchurch – Naylor Love Canterbury
 Malthouse Lane Apartments, Nelson – Scott Construction
 One Enfield Apartments, Auckland – Waide Commercial Construction
 The Marlborough, Auckland – Kalmar Construction
 The CAB Apartments, Auckland – Naylor Love Auckland



Silver Award Winners

Altus Window Systems Health Project

Carlton Dental, Christchurch – Canterbury Builders
 Selwyn Health Hub CDHB Fit-out, Christchurch – Contract Construction

Built Tourism & Leisure Project

Christchurch City Hotel – Cook Brothers Construction
 Driftaway Queenstown – Ferguson Builders
 Holiday Inn Remarkables Park, Queenstown – Naylor Love Central Otago
 LDS Kirkbride Stake Centre, Auckland – Shield Group
 Sir Richard Hadlee Sports Centre, Christchurch – Naylor Love Canterbury
 St Paul's Presbyterian Church Kaikōura – New Restaurant & Hall – Contract Construction



NEW ZEALAND COMMERCIAL PROJECT AWARDS 2023

WINNERS

CARTERS Commercial Project

CDC Data Centre, Silverdale, Auckland – NZ Strong Group
 St John National Call Centre Resilience Project, Auckland – Accent Construction
 Takiri South, Wellington – Holmes Construction NZ

Civic Project

Cambridge Police Hub – Alaska Construction Interiors
 Christchurch City Fire Station – Cook Brothers Construction
 East Coast Bays Fire Station, Auckland – N Cole Construction

Heritage and Restoration Project

Embassy Theatre Entrance Restoration, Wellington – A Sparks Builders
 Stevenson Building, Whanganui – Shane Stone Builders

Industrial Project

4 Unit Industrial Development, Auckland – SAM Property
 NZ Post, Auckland – Macrennie Commercial Construction

Resene Commercial Fit Out Project

Ōtorohanga District Council – Unispace
 Silver Fern Farms, Dunedin – Unispace
 Squirrel, Auckland – Unispace

Retail Project

Cambridge Retail – Swayne Rd – RM Designs
 Invercargill PAK'nSAVE Alterations – Amalgamated Builders
 TSB Bank Riverside, Christchurch – Angus Interiors
 Upper Village, Queenstown – Cook Brothers Construction

SpecAdvisor Education Project

Auckland University of Technology WQ Fit-out – Icon NZ
 AUT WZ Building Fit-out L9 – 12, Auckland – Naylor Love Auckland
 Gaia Earth Forest Preschool, Auckland – Keola
 Hagley Community College Block Wainuku (Z) & Auripo (Y), Christchurch – Naylor Love Canterbury
 Pareawa Banks Avenue School, Christchurch – Hawkins
 S.I.T Centre for Creative Industries – Te Rau o Te Huia, Invercargill – Amalgamated Builders
 St John the Evangelist School Redevelopment, Auckland – Accent Construction
 Tamaoho School, Auckland – ASC Architects

Winstone Wallboards Residential Project

Ōtautahi Community Housing Trust, Christchurch – Southbase Construction
 Point & Miller Apartments, Auckland – Naylor Love Auckland
 Te Ara o Puanga (Mary Potter Apartments), Wellington – McKee Fehl Constructors



Bronze Award Winners

Civic Project

Constellation Bus Station, Auckland – Brosnan

Industrial Project

Daman Packing Factory, Auckland – Unique Constructions
 Estuary Business Park, Nelson – Inhaus Developments

SpecAdvisor Education Project

Pakuranga College Redevelopment, Auckland – Accent Construction



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Big changes likely for standard construction contract

Consultation on NZS 3910 closes on June 30, 2023

After extensive review, New Zealand's standard contract for the construction of building and civil engineering projects has been revised and released for consultation.

NZS 3910 is the contract most commonly used in New Zealand's construction industry. However, recent industry and government reports have pointed to significant issues with the contract's use that may erode relationships between clients and contractors.

Such relationships play a critical role in driving construction sector productivity, as well as value for money in public sector infrastructure spending — around \$10 billion each year.

"There's been overwhelming consensus from the construction sector that the contract needed a comprehensive update," Construction Sector Accord co-chair Tracey Ryan says.

"The proliferation of special conditions of contract that are often added to address shortcomings in the standard contract was a big focus.

"The fairness of some special conditions and the continual fiddling with the standard contract has caused big problems for the construction industry."

In response, the New Zealand Infrastructure Commission, Te Waihanga and the Construction Sector Accord jointly commissioned a comprehensive revision of the contract, with support from many within the sector.

Standards New Zealand was appointed in late 2021 to lead and manage the revision process, which was done by a committee of representatives from across the construction sector.

This review of NZS 3910 is the biggest revision the contract has had since 1987, and the draft version of the revised NZS 3910 is now out for consultation.

"This revised contract aims to bring NZS 3910 in line with the current legislative environment and market conditions," Accord co-chair Andrew Crisp says.

"The goal is a balanced contract that is fair and reasonable for all parties. This is expected to reduce some need for parties to insert their own lengthy and complex special conditions, and help ensure that the contract is fit for the industry in 2023 and beyond."



New Zealand Infrastructure Commission, Te Waihanga chief executive Ross Copland.

However, the revised contract is only a tool, and its use must be accompanied by a major culture shift, New Zealand Infrastructure Commission, Te Waihanga chief executive Ross Copland says.

"While these updates to NZS 3910 are an important enabler of better construction relationships, I want to emphasise the importance of a cultural shift in our industry from a mindset of contractual 'winners and losers', to one where public and private client-side leaders champion fair risk allocation, and strive to eliminate, manage or accept some risk, rather than just transferring it," Copland says.

"In order to rebuild a strong domestic construction industry and attract the talent we desperately need, the sector needs to be profitable, fair and sustainable.

"Over the past decade we have seen far too many leading New Zealand construction firms fail, and clients are most certainly worse off as a result.

"Client behaviour will make the biggest difference, so I'm asking our construction industry leaders to take this opportunity to think about their contract and procurement processes, and become champions for better contracting practice."

The consultation document with the proposed revised standard form contract is now available on the Standards NZ web site, and consultation on it closes on June 30, 2023.

All feedback needs to be submitted through the Standards NZ consultation tool.

Standards NZ aims to release the final NZS 3910:2023 contract in October 2023.

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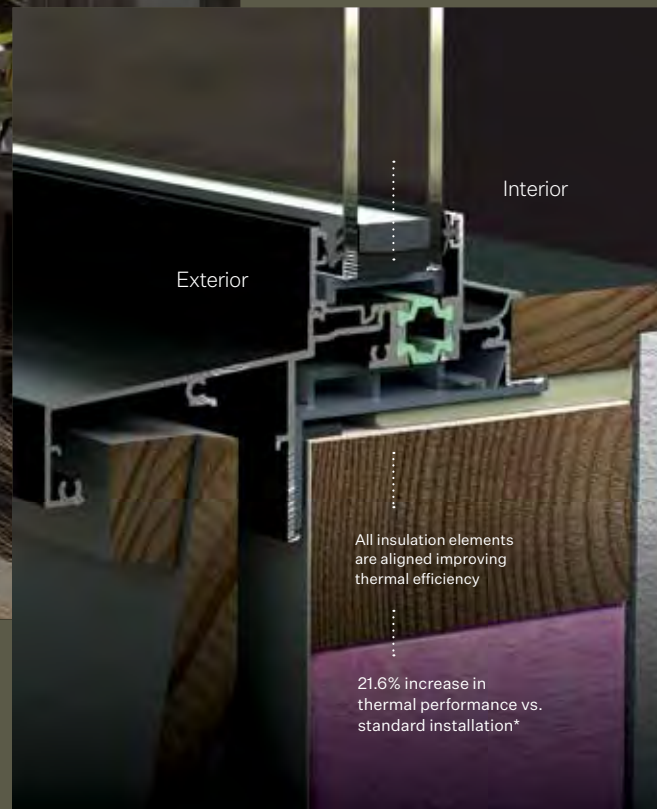
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Low-budget housing made possible

Timber company Abodo has showcased three stylish, low-budget homes in Cardrona, Wanaka, known to be one of New Zealand's most expensive places to build.

Built for around \$3500/sq m, the Homestar 7 houses are highly insulated with wool, and feature New Zealand-grown natural materials such as Bremworth carpets, and Abodo's own exterior and interior timbers.

Local experts indicated a minimum budget of \$5000 to \$6000/sq m would be required to complete the builds.

Abodo partnered with FLiP Healthy Homes to have the prefabricated houses built offsite in Christchurch and trucked to site, near the iconic Cardrona Hotel.

These dual-purpose homes not only serve as a showcase of Abodo products, but are also available for short stay rental via Air BnB, giving visitors to the area a taste of what can be achieved with locally-sourced materials and carefully crafted design.

Each of the three homes features a different suite of timbers, profiles and finishes — from a dark and moody aesthetic through to an alpine feel.

A combination of 16 timber profiles in six different finishes were used throughout

the villas, which are showcased through the exterior claddings, decking, and post and rail fencing — along with the interior feature walls, ceiling linings and kitchen joinery.

Stage One includes the three eco-villas, with a planned Stage Two adding nine units to complete the village.

About Abodo

A family-owned New Zealand company, Abodo produces high-performance architectural and structural timbers, as designed by nature.

The company has a deep respect for the materials it uses, the people who use them, and where they come from.

Abodo timbers are crafted to be enjoyed for years to come.

Designed to age with grace, its timbers have exceptional weatherability, and maintain their durability and beauty for a lifetime.

Abodo's timbers are harvested from sustainable plantation forests.

They are crafted with respect from beginning to end, allowing the



Timber company Abodo has showcased three stylish, low-budget homes in Cardrona, Wanaka.

company to meet today's needs without disadvantaging future generations.

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Thermal modification is achieved simply by using steam and high temperatures in excess of 200° Celsius.

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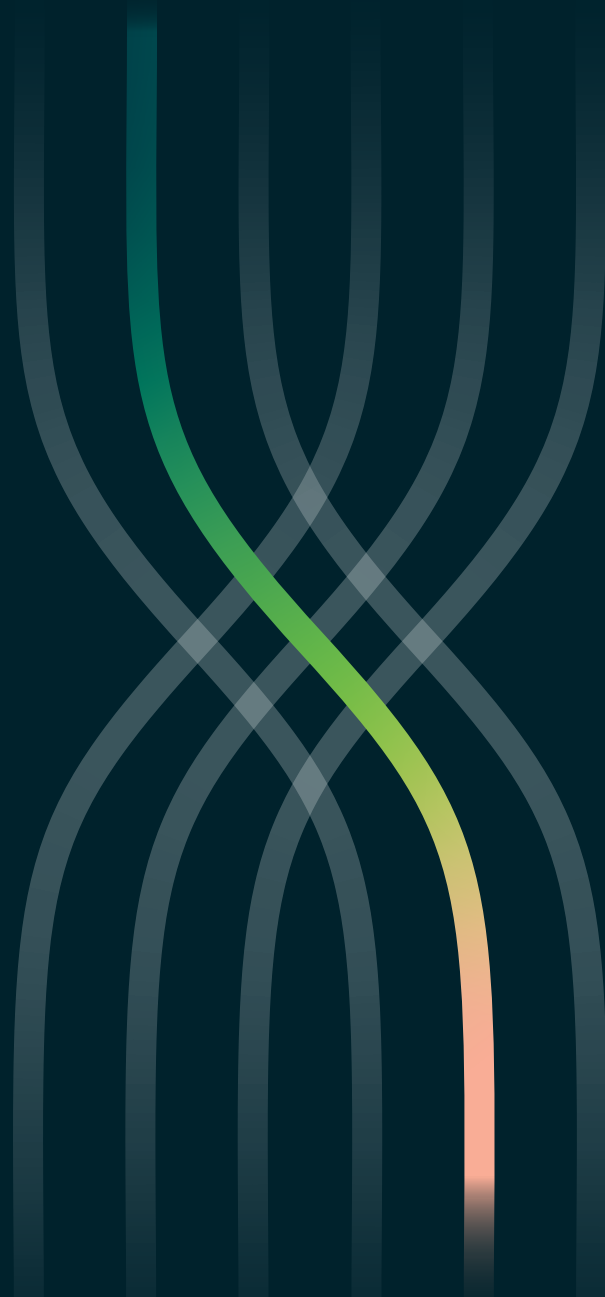


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Workforce Development Council

BUT TOGETHER WE CAN BUILD IT.

Building Belonging: Paving the way for more inclusivity in the trades

Free resources, including a new podcast series, video series and interactive training modules for employers, are now available for trade employers.

The aim of these resources is to create inclusive worksites and a construction and infrastructure sector that is better for everyone.

The resources are a joint initiative by Waihangā Ara Rau, the Workforce Development Council for Construction and Infrastructure, and BCITO Te Pukenga, and are funded through TEC.

They are a response to a request from the construction and infrastructure industry to support employers and business owners through upskilling in leadership, business resilience and diversity.

Waihangā Ara Rau chief executive Philip Aldridge says they're pleased to offer Building Belonging in response to the upskilling and growth needs of the industry.

"This suite of free resources for trade employers, created with our partner BCITO Te Pukenga, includes a podcast series, videos, articles and interactive training modules to help pave the way for more inclusiveness in the trades," Aldridge says.

In the Building Belonging podcast series, hosts Genevieve Black and builder Chris Donnelly talk to industry leaders about how they create worksites that are inclusive for everyone.

The five-part interview video series, also hosted by Black and Donnelly, features key industry employers, providers and associations, as well as apprentices and subject matter experts.

This series tackles topics such as gender diversity, sexual harassment, recruitment, retention, and how to become a better people manager, with each topic including an informative article.

Donnelly says as an employer, he is very aware of the challenges faced in the trades.



Waihangā Ara Rau chief executive Philip Aldridge.

"Taking part in creating these resources has been an honour, and working with Genevieve has been fantastic. It's important to me that we provide tools to help our industry look after our people."

Nine interactive training modules have also been developed, covering:

- Numeracy and literacy in construction

- Creating a learning space
- Tips and tricks for numeracy
- Tips and tricks for literacy
- Tips and tricks for communication
- Diversity and inclusion
- Cultural awareness
- Cultural awareness in practice
- Mental health and well-being

BCITO Business Division of Te Pukenga executive director Jason Hungerford says these interactive training modules give employers the tools and resources to help them be the best employers they can be, and to support their apprentices to deliver the best work in a safe and inclusive workplace.

"All the interactive modules are specifically developed in collaboration with key subject matter experts to support employers and business owners to upskill to become better leaders with more sustainable businesses."

Available for free, the podcast, video and article resources are at www.tradecareers.co, with the interactive training modules available at www.builtbyyou.org.nz.



Huge benefits in Selleys handovers



Two of Selleys' recent customer promotions came to an end recently. The first of these handovers was the winner of the company's Mitre 10 Exclusive Promotion, which saw Josh (above left, second from right) win \$10,000 worth of Mitre 10 gift vouchers — which is going to come in handy on his first home renovation.

The second handover was for Selleys' PlaceMakers promotion, with the company, in partnership with PlaceMakers, donating \$5000 to MATES in Construction NZ from their latest customer activation (above right).

MATES is a fantastic organisation, raising awareness around suicide in the construction industry, and providing mental health support on the job site.

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Design Awards finalists announced

The Window and Glass Association New Zealand has announced the finalists for its 2023 Design Awards.

Winners will be announced at a Gala Dinner in Auckland on June 23.

Finalists are:

Residential – under \$50,000

- Design Windows Central Otago – Fowler Homes Showhome
- Design Windows Nelson – Stringer House
- ENH Windows – Murrays Bay Home

Residential – \$51,000 to \$150,000

- Design Windows Dunedin – Cliffs Road
- Design Windows Nelson – Marlborough Sounds Private Retreat
- Hagley & Thermaseal Group – Home Trends

Residential – over \$151,000

- Altherm Northland – Herne Bay Project
- Design Windows West Coast – Hanmer Terrace, Greymouth

Commercial – under \$100,000

- Design Windows West Coast – Thirsty Acres

Commercial – over \$101,000

- Design Windows Central Otago – Southern Cross Hospital
- Design Windows Nelson – Marlborough



The 2022 Window and Glass Association Design Awards Supreme Winner was Thermaseal Smart Glass Solutions for its Hotel Ebb, Dunedin, entry.

- Hospitality Hub
- Wight Aluminium – SDC/8 Willis Street
- Woods Glass – Ravenscar House

Designing With Glass – Residential

- Altherm Northland – Herne Bay Project
- Hagley & Thermaseal Group – Totara Street
- Metro Performance Glass – Beton Point Residential

Designing With Glass – Commercial

- Metro Performance Glass – Sonata Apartments

Sustainability

- Design Windows Dunedin – Kew Place
- McNaughton Windows & Doors – Benson Road Contemporary Villa
- Wight Aluminium – SDC/8 Willis Street

Showroom

- Design Windows Central Otago – Design Windows Wanaka Showroom
- The Glassroom – The Glassroom Showroom
- View Master Windows & Doors – View Master Showroom

Innovation

- Hardie Fasteners – Hinge Repair Screw
- PPL Plastic Solutions – PPL Closed Loop Recycled Coil
- Richmond Glass – Te Runanga - Westfleet Vessel

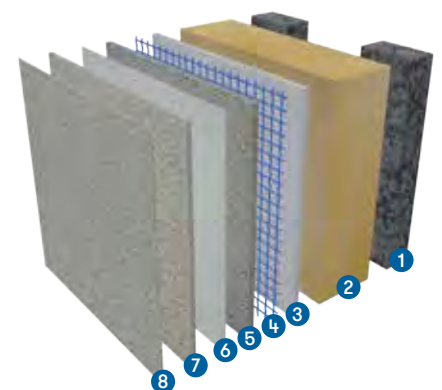


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SWDC business park government grant will help district thrive



Development of the Maraetai Road Intermodal Business Park in Tokoroa will start this year, with further staged development through to the end of 2024.

South Waikato District Council (SWDC) says a \$3 million government grant towards the \$20 million Maraetai Road Intermodal Business Park development in Tokoroa will help the district thrive.

The grant from the Regional Strategic Partnership Fund (RSPF) was announced recently by Regional Development Minister Kiri Allan as part of \$20 million to be invested in nine projects around the country.

Located just off State Highway 1, the business park sits at the southern edge of the country's golden triangle economic zone.

It is being developed by SWDC with support from the South Waikato Investment Fund Trust (SWIFT) and the Government to attract new businesses, jobs and prosperity to South Waikato.

SWDC mayor Gary Petley says the development will enable significant

expansion of container rail freight volumes through the existing Tokoroa Road/Rail Terminal, which provides intermodal (road and rail) connectivity to Ports of Tauranga, Ports of Auckland and into international markets.

"South Waikato is the smart choice for manufacturers and processing industries — affordable, connected and accessible with a highly skilled workforce," Petley says.

The park will provide 13 fully serviced lots for sale, all with freight access through the adjoining terminal, ranging in size from 1696sq m to two hectares, with the flexibility to combine lots to meet investor/occupier requirements.

Development of the business park will start this year, with further staged development through to the end of 2024. It is expected to generate between 150 to 200 new jobs in the district.

Petley says the project started in late 2018, and has involved significant advocacy, discussion and engagement with many stakeholders in Tokoroa, the wider Waikato region, and with Kanoa — Regional Economic Development & Investment Unit.

About South Waikato

The South Waikato District lies at the heart of New Zealand's North Island, with State Highway 1 running through three of its main towns — Tokoroa, Putaruru and Tirau.

The other main town is Arapuni village, home to the Arapuni hydro power station near Putaruru.

The district's close proximity to Hamilton, Tauranga and Auckland, all less than a two-hour drive away, makes it an attractive place to live and do business.

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Don't let the cold get to you . . .

By Site Safe Business Development, Marketing and Communications Manager Adam Still

Winter weather can lead to more injuries as the cold affects decision-making.

In turn, this can cause injuries to workers, as well as leading to damaged plant and equipment.

Site Safe Regional Manager Dave Smallwood says our southern-based advisors know all about cold frosty starts.

“Canterbury and the lower south can have some tough, frosty mornings, and warming up before getting into any hard yakka is always useful in avoiding cold-start injuries,” Smallwood says.

“Starting with one of the easier jobs of the day is a productive way to warm up.”

People working outside should try to eliminate, or at best minimise, cold hazards.

Consider the following controls when working in the elements.

Food, shelter and well-being

- Food and liquid intake are essential to maintain body heat and prevent dehydration.

- WorkSafe says if continuous work is carried out in temperatures below 0°C, heated shelters should be available.

- A timetable for breaks should be considered to allow employees to warm up and change clothes if needed.

Training

- Workers and supervisors should be trained to recognise the symptoms of cold exposure, such as hypothermia. Having a trained first aid person is also highly recommended.

- Employees should be informed about personal protective equipment (PPE), safe work practices and emergency procedures in case of injury.

PPE

- Clothing should be worn in multiple layers. The bottom layer can be a range of materials, including polypropylene, polyester or wool.

- The outer layer should be hi-vis, rain and wind-proof, and allow for easy



The outer layer of all winter clothing should be hi-vis, rain and wind-proof, and allow for easy opening and removal.

opening and removal.

Smallwood says with layering it is vital to get the base layer next to the skin right for everyone.

“Good thermals that draw the sweat away from the body are a godsend. There are many brands on the market, but remember, you get what you pay for!”

Following these steps will ensure that winter does not slow you down, and everyone stays productive, happy and keen.

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FTMA planning to 'Sharpen Your Vision'



By Frame and Truss Manufacturers Association Chair Seith Harrison

It's 2019 and the Frame and Truss Manufacturers Association (FTMA) has just created a Conference Working Group to start planning for the next New Zealand Frame and Truss conference, following on from the successful 2018 edition in Rotorua.

The first thing required was to book a date and come up with a slogan which would encompass the concept of what the Association wanted the conference to cover.



Te Papa, Wellington, was booked for September 2020, and it was decided that "Sharpen Your Vision" was a great play on words on the year the conference would be delivered.

Pleased with ourselves, we logged off for the year only to arrive back to Covid carnage. Little did we know that our first postponement was only going to be the first of four times that we had to rearrange this conference, one of them less than a month out from the conference itself.

But through sheer willpower, or stupidity, we have remained confident that the FTMA "Sharpen Your Vision" Conference will be delivered. And in 2023 it will finally happen.

After four years of planning, the long-awaited FTMA New Zealand conference will be held at Te Papa on July 25-27.

We have been blessed with local sponsors and suppliers coming on board, and are proud that Spida NZ are the main sponsors of the conference.

With a programme of speakers that includes well-known economist Brad Olsen, sports psychologist and business coach John Shackleton, and respected TV psychologist Nigel Latta, along with presentations from a range of industry experts, it will give attendees a great insight into the current and future frame and truss industry in New Zealand.

We haven't forgotten the social side either, and have Icebreaker and Cocktail functions along with our Gala Dinner, all proudly sponsored by our suppliers.

As we head into some uncertain economic times, we can be certain that the frame and truss industry is ready to meet all the challenges ahead, and support the New Zealand building industry as we always have.

Celebrating who we are and what we have achieved so far is a big part of our 2023 conference, and we'll take the opportunity to Sharpen Our Vision, regardless of what year it is.

FTMA NEW ZEALAND
Frame and Truss Manufacturers' Association
2023 National Conference

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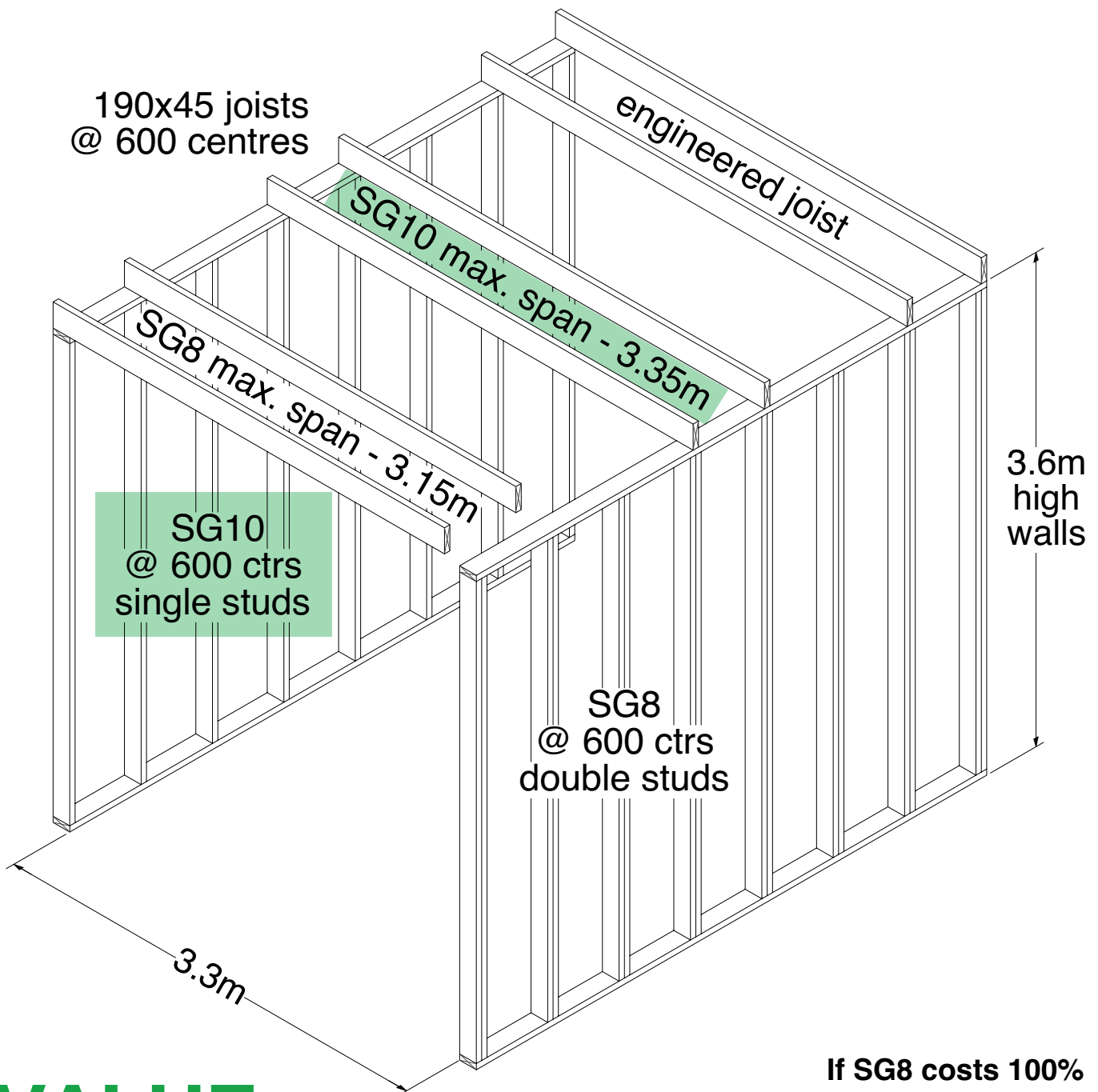
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BuildLink — back, bigger and better than ever!

After a three-year forced hiatus due to Covid-19, the BuildLink Tradeshow and Awards were back, bigger and better than ever before.

Attended by 54 supplier exhibitors at the Viaduct Events Centre in Auckland, the Tradeshow was a huge success.

Members got the opportunity to network with a wide range of suppliers, from paint to timber poles and everything in between.

There was something for everyone — not to mention spot prizes and buying deals.

After the Tradeshow wrapped, everyone headed straight into the BuildLink Awards dinner.

This year was slightly different, as there were more supplier categories. It is important to recognise the effort and relationship put in by the BuildLink supply chain — you can't have an event like this



Supreme Store of the Year:
Value Building Supplies

without them.

The supplier winners were:

- Premium Supply Partner of the Year: Toolware
- Supplier of the Year (Hardware, Tools & Garden): Toolware
- Supplier of the Year (Paint, Sealants and Adhesives): Sika
- Supplier of the Year (Building Supplies): Pukepine
- Supplier of the Year (Rural and Farm Supplies): Permapine

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Category 3 Store of the Year: Kiwi Building Supplies

The store winners were:

- Sprit of BuildLink: James Lithgow, BuildLink Timaru
- Team member of the Year: Sean Waite
- Store of the Year (voted by suppliers): Sticks Building Supplies
- Category 1: BuildLink Cooks Beach
- Category 2: BuildLink Selwyn
- Category 3: Kiwi Timber Supplies
- Supreme Store of the Year: Value Building Supplies

The past few years have been a roller coaster, and the next few will probably be no different. But members are in the industry of selling building materials, and they've seen it before.

There's a real buzz and positivity within the BuildLink membership about the future. They're excited, united, and motivated to take on any challenges that might arise.



Supplier of the Year (Building Supplies): Pukepine



Category 2 Store of the Year: Buildlink Selwyn



Store of the Year (voted by suppliers): Sticks Building Supplies



Team member of the Year: Sean Waite, Value Building Supplies



Sprit of BuildLink: James Lithgow, BuildLink Timaru



Supplier of the Year (Paint, Sealants and Adhesives): Sika



Premium Supply Partner of the Year and Supplier of the Year (Hardware, Tools & Garden): Toolware



Supplier of the Year (Rural and Farm Supplies): Permapine



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Permapine is a supplier of Roundwood, poles, machine rounds, battens and timber to the BuildLink group. We're very proud to receive the award for the Supplier of the Year 2023 (Rural and Farm Supplies). We'd like to thank all of our loyal customers – we appreciate your support.



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Selleys showcased its brand new 650FC Adhesive Sealant product. BuildLink members were impressed by the strength and versatility the product provides, and were eager to give their samples a try.



Coating Technologies Ltd 09 837 0897 orders@cotec.co.nz
Cotec has been supplying BuildLink stores for decades, and offers a full range of architectural paints, stains, epoxies and polyurethanes, fillers, and preparation products.



Delfast sales@delfast.com delfast.com
Delfast was privileged to attend the BuildLink conference to meet, greet and showcase the great fastening solutions we have to offer. It was good to meet you!



DGL Bondlast 09 267 2772 sales.bondlast@dglgroup.com
DGL Bondlast is a New Zealand-owned manufacturer and distributor of a wide range of high-quality adhesives and coatings for ceramic tiles, vinyl and carpets, wallboard and PVC pipe. The company also handles waterproofing systems and tile roof sealers, mortar and paint.



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HTL services all building merchant stores across New Zealand with a full range of specialised and engineered wood products. People and fun are at the heart of HTL.



Independent Wholesale Distribution sales@iwd.co.nz
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ITI Timspec is a proud premium supply partner to the BuildLink stores. We offer an extensive range of timber products, including cedar, plywood, kwila and weathertex.



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Kingspan Thermakraft is New Zealand's leading provider of premium wall and roof underlay, high performance insulation products and roof safety mesh. A trusted name in the industry, Kingspan Thermakraft products are available at all major builders merchants throughout New Zealand.



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SmartTrade 0800 99 76278
Business development general manager Quinton Scheurich and sales representative Charlie-Grace Chapman (pictured) represented SmartTrade Rewards, BuildLink's B2B loyalty programme, at the annual BuildLink conference in Auckland on May 18.



Soudal https://soudal.co.nz/products/construction_adhesives/gorilla-grab
Soudal's new Gorilla Grab is a polystyrene-safe, high-grab adhesive, providing excellent adhesion to most building materials. Application is easy, with good viscosity and reduced shrinkage.



Southern Pine Products sales@sppnz.co.nz www.sppnz.co.nz
Southern Pine Products supplies an extensive range of radiata mouldings and weatherboards to the New Zealand market through merchants such as BuildLink. We know these finishing touches can make all the difference for a new or freshly renovated home.



Staffy Scaffolding 0800STAFFY www.staffy.co.nz
Staffy Ltd presented Staffy modular scaffold systems and the Little Giant Ladder Range to the BuildLink Group. Staffy's innovation provides affordable safety solutions when working at height to prevent injuries and save lives.



Steel & Tube 0800 478 335
Ask your local building supplies store for our group product guide, From the Ground Up, for an overview of our products and services across the building, construction and rural sectors.



Strol www.strol.co.nz
Strol provides a range of landscaping solutions that help Enhance Your Tomorrow – from retaining walls to permeable paving, silt supplies to stormwater and drainage.



Tenaru NZ Ltd 027 2044 573 tricia@tenaru.co.nz
Tenaru introduced the Mirka Dust Free Sanding System and NIX portable colour sensors to make colour selection easy. Please call or email for more information.

Unique invention becomes worldwide best-seller

In 1956 Yoshio Okada, the founder of Olfa Corporation, invented the world's first snap-off blade cutter.

The inspiration for this incredible idea came from breaking off segments of chocolate bars and analysing the snap edges of broken glass.

This unique invention has since become a worldwide best-seller, and is often referred to as an Olfa Cutter.

The name Olfa comes from two Japanese words which, when translated, mean "to break a blade".



More info about Olfa:

- Olfa is now the best-selling and fastest-moving cutting tool in the world.
- Olfa cutters are renowned for their sharpness and durability.
- Other product features include auto-lock, comfort grip and suitability for left and right hand users.
- The Olfa product range includes heavy-duty cutters, standard models, safety models, industrial safety models and scrapers. All of these snap-off blade cutters come with accessories such as replacement blades and blade disposal cases.
- Olfa also produces a number of products for the crafty consumer. These include rotary cutters, scissors, quilt rulers, art knives and cutting mats.

toolware.co.nz

Left: The Olfa product range includes heavy-duty cutters, standard models, safety models, industrial safety models and scrapers.

Right: The Olfa XH-AL extra heavy duty cutter with auto-lock.



Compressors, air hoses and fuel cells a thing of the past!

Combining true pneumatic feel, speed and power with the convenience of cordless, the F-15XP delivers the ultimate in job site efficiency.

Leaving behind noisy compressors, tangled air hoses, and expensive fuel cells, the F-15XP drives 32mm to 65mm 15-gauge DA-style nails into the hardest substrates, fires up to 700 shots per charge, and features a lightweight, durable design for all-day use.

It's ideal for the professional contractor, remodeller, and any finish and trim project where cordless convenience is essential.

Features include:

- Fusion cordless air-power technology.
- No hose, compressor or fuel cell.
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- Jam reduction intelligence for fewer nail jams.
- Selectable drive modes for bump fire or sequential firing.



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- **550 shots per charge**
- **18V Li-Ion battery, with charger**



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New design features make ironworkers even safer

The new generation MAX Rebar-Tier — the RB441T TwinTier — has been introduced with three new design features to provide the greatest efficiency and highest level of safety reinforcing ironworkers will have ever experienced.

The TwinTier's dual wire feeding mechanism increases tying speed by reducing the time needed to twist and feed the wire, consequently reducing the cost, and shortening the time required for construction.

The tool's dual-wire wrap ensures each tie is reinforced for maximum hold.

The TwinTier's wire pull back mechanism firmly pulls the tie wire in to adjust the tie to the rebar's size to maximise the strength of the tie.

When forming a tie, the tool makes a loop with the wire and then pulls the wire to tightly secure and lock the rebar in place.

The wire bending mechanism feeds a precise amount of wire to match the thickness of the rebar being tied, cutting

down on the use of unnecessary wire.

This bending mechanism consistently feeds, pulls back, twists and releases the perfect sized tie for each application.

This generation of the MAX Rebar-Tier produces ties that are approximately 50% shorter in height, allowing for thinner concrete pours.

Also, the ends of each tie are positioned downwards to increase safety. Additionally, wire spools now produce up to 240 ties (when tying D12 x D12 rebar).

Added features also include a jaw that is constructed to tie D10 x D10 up to D22 x D22 rebar. This wide jaw accommodates larger gauge rebar, while its slim arm offers the freedom to work in tight spaces.

The TwinTier's quick load magazine makes changing wire spools a piece of cake, and its forward position provides improved balance/ergonomics, making flatwork easier.

A low battery power consumption design allows the tool to produce 5000 ties per charge using a 5.0Ah, 14.4V Lithium-ion battery, which recharges in just 60 minutes.

The tool's 6-step torque adjustment dial allows its



user to adjust the strength of the tie based on the application. Steel, electrogalvanised and polyester coated wire are all available for use with the MAX TwinTier.

The tool works at double the speed and produces double the number of ties from a single roll of wire than the previous model, and far exceeds that of any of its competitors.

Overall, no matter the application, the MAX TwinTier reduces the time it takes to complete a job, saves businesses money by cutting man hours needed for each project, and increases the productivity of its workers.

For more information visit the Sifco web site at www.sifco.co.nz.



MAX

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Unique Jorgensen E-Z HOLD bar clamps allow for rapid and easy clamping and can easily be converted to spreader clamps. The contoured comfort grip and quick-release lever make it simple to get a firm grasp, and our exclusive patented feature lets you join two clamps together to create a clamp with more than double the opening capacity of a single clamp. Deep-reach pads help protect your work.

136KG (300LB) CAPACITY



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Introducing our Jorgensen heavy-duty E-Z HOLD expandable bar clamps, now with an impressive 272kg (600lb) capacity! These exceptional clamps embody all the fantastic attributes of our medium-duty E-Z HOLD clamps, while offering an extended reach and twice the clamping force! Crafted from resilient materials, they're true powerhouses for dedicated woodworkers seeking reliable and enduring tools.

272KG (600LB) CAPACITY

The future of residential construction is steel framing

In the rapidly evolving world of residential construction, innovation is key to staying ahead of the game.

One such innovation gaining momentum in New Zealand is cold-formed steel framing. With its numerous advantages over traditional timber framing, steel framing is emerging as the future of residential construction.

Following its success in Australia, where steel framing comprises at least 20% of the residential market, New Zealand builders and developers are now turning their attention to this modern method of construction.

The rise of cold-formed steel framing in Australia serves as a testament to its effectiveness and popularity.

Framecad has a network of customers supplying steel framing across New Zealand. These suppliers have the expertise and resources to support builders and developers in making a seamless transition to cold-formed steel frames.

Architects, designers, engineers, and detailers are now well versed in working with this versatile material.

They understand the intricacies and benefits of steel framing, ensuring that projects are executed with precision and efficiency.

This collaborative network provides builders and developers with a wealth of knowledge and expertise to successfully implement steel framing in their projects.

While timber has been a traditional choice for residential framing, it does come with its limitations.

Timber is susceptible to warping, shrinking, and insect damage, leading to structural issues over time.

It requires regular maintenance, and is



Cold-formed steel framing offers superior durability, stability, and resistance to environmental factors.

prone to rotting in damp environments.

In contrast, cold-formed steel framing offers superior durability, stability, and resistance to environmental factors.

Steel frames are not affected by moisture, pests or rot, ensuring longevity and peace of mind for home owners.

For home builders and developers seeking to embark on their next project, it is worth considering the advantages of cold-formed steel framing.



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‘Killing two birds with one stone’ — learning English while tackling the tools

Paulo Oliveira moved from Brazil to New Zealand five years ago. What was meant to be a four-month exchange to learn English turned into a decision to stay and enter the trades. Now nearing the end of his BCITO/Te Pukenga training to become a builder, he spoke about his unique journey into the industry in New Zealand.

Before coming to New Zealand, Paulo Oliveira worked for the world’s biggest, multinational, open-cast mining company.

“I would hear English spoken around me, but I could never understand what they were saying. I found this frustrating, so I decided to move to New Zealand for four months and learn English,” he says.

“My life changed after getting to know the country and seeing the opportunities Aotearoa has to offer.”

One of the main opportunities Paulo identified was the chance to do his building apprenticeship through the BCITO.

From an early age he’d always been interested in construction, and when he got to New Zealand he reflected on his life goals and wrote these down — his top one, was to become a builder.

“When I first got here, I set some goals for myself, so if I ever got the opportunity to stay, I had an idea of what I’d like to do.

“Becoming a builder here in New Zealand was top of my list, as it’s always been a dream of mine. So I feel very fortunate that this dream is coming true,” he says.

For Paulo the biggest challenge throughout his BCITO training was learning the theory and skills in a second language that he’d only been practising for a short period of time.

“I’ll admit, doing my apprenticeship in English has been hard, but I knew it was an obstacle I could overcome.

“I like to think I ‘killed two birds with one stone’ as I use my study materials and books about construction to get better at English.

“My training advisor, Blair Hendren, has been very patient with me, particularly at the beginning when my English was not so good.

“He always supports me and helps me whenever I need it. The BCITO also has an excellent teaching platform which is easy to access and has several language options,” Paulo says.

Since becoming an apprentice, Paulo has taken part in the Registered Master Builders Apprentice of the Year competition, placing second at the 2022 national event.

Due to finish his apprenticeship soon, Paulo is already setting himself new goals



Paulo Oliveira has forged a unique journey into the New Zealand construction industry.

so he can continue to upskill.

“Next step for me is to do a construction management course, another great opportunity that will add to my CV. I’m also working on a 500sq m, three-storey build, which has been a very rewarding challenge.

“My advice for anyone thinking of doing a BCITO apprenticeship is to believe in

yourself! It’s the best way to get into the industry, meet like-minded people, and network for opportunities — and don’t be afraid to ask questions.”

Aotearoa New Zealand construction needs more people to consider an apprenticeship. For more information and to learn what support is available, visit <https://bcito.org.nz/apprentices>.

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Knauf Insulation has developed an innovative insulation solution to support designers with high performing ventilated facades, and to help projects meet stringent construction regulations.

Smart Facade is a new, cost-effective insulation solution with higher thermal performance than traditional non-combustible solutions, and has low levels of embodied carbon, contributing to evolving environmental and sustainability targets.

As part of a ventilated facade system, Smart Facade helps to future-proof buildings by offering improved energy efficiency, protection from external weather elements, noise reduction, and increased comfort.

It is weather resistant, non-combustible, and is optimised to meet stringent sustainability and energy efficiency ratings.

Smart Facade features an innovative wind-wash barrier which mitigates windy conditions and also acts as a first line of defence against moisture.

It also features Knauf Insulation's advanced DriTherm Technology, which provides a high-level of water repellence to increase moisture resistance and extend durability.

Smart Facade is manufactured using up to 80% recycled glass, and has an excellent thermal conductivity of 0.032W/(mK). It has been tested and certified to meet the highest quality and safety standards, including the best possible A1 non-combustible reaction to fire classification in accordance with EN 13501-1.

It also has EUCEB certification for added reassurance in line



with health and safety requirements.

Smart Facade is currently available in 50mm, 75mm, and 100mm batts. It is lined with a black woven veil that protects the product during installation and enhances performance.

www.knaufinsulation.co.nz/facades

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We've got a great prize to give away to the lucky winner of this month's Building Today Trivia Question — a range of Olfa cutters, scrapers and blades worth

\$335

courtesy of Toolware Sales.

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

Congratulations go to Brian Campbell who won last month's DIY Showerdome kit worth \$339.

Building supplies competition — what did the Commerce Commission find in its market study?

Tim Bates and Fiona Dobroschi of Auckland legal firm TM Bates & Co discuss the Commerce Commission (“the Commission”) report on its Residential Building Supplies Market Study.



In 2018, Parliament amended the Commerce Act, empowering the Commission to undertake market studies.

The Residential Building Supplies Market Study report endeavoured to reveal whether competition for the supply and acquisition of key building supplies is working well. It also made recommendations on its findings.

Focus and method of the study

The Commission’s focus was on factors affecting competition for these supplies on the supplier (manufacturer/importer) level and merchant (distribution) level.

The Commission investigated the industry structure for key building supplies, the nature of competition for these key building supplies — such as industry pricing practices that impact on competition — and finally, impediments to entry or expansion of new or innovative building supplies, such as “green” building supplies.

Three case studies were used — plasterboard, structural timber, and ready-mix concrete (including cement).

Core finding

Ultimately, the report found that competition for the supply and acquisition of key building supplies is not working as well as it could.

This is in terms of the ease for building products to be introduced into the New Zealand market and, in turn, for competing suppliers to expand their businesses.

Two main factors were identified as negatively impacting on this. They were:

- The building regulatory system encourages designers, builders and Building Consent Authorities (BCAs) to prefer familiar building products over new or competing products.
- Quantity-forcing rebates are paid by established suppliers to merchants. Effectively, under certain conditions, this is reinforcing regulatory factors impacting entry and expansion, and making it challenging for new or competing products to access distribution channels and increase sales.

While the report discusses other findings regarding Maori needs, the impact of widespread use of land covenants/exclusive leases/contractual arrangements on competition, offsite manufacturing and vertical integration, this article elaborates on the two factors above.

Few competing suppliers for many categories of key building supplies

Currently, relatively few suppliers control a large share of key building supplies in New Zealand.

Consequently, designers, builders and home owners are faced with fewer options in materials to choose from.

For example, from the nine out of 13 categories of key building supplies distributed to merchants, the three largest suppliers in the category have a combined share of more than 70% of the supply to major merchants.

This issue is partly driven by New Zealand’s small market size, making it difficult for domestic manufacturers to reach efficient scale, and its isolated geographic location (with associated transport costs). Combined with the market size, it is less appealing to import products here.

Features of the building regulatory system

How does the building regulatory system boost the preference towards familiar products and, therefore, bigger existing suppliers?

First is the complex nature of the Building Code and associated instruments and processes. For example, clear compliance pathways for building products are narrow, with few streamlined processes.

Further, the regulatory system’s response to changing markets and innovations in building products is inefficient. The risk of potential liability for defects makes BCAs reluctant to approve the use of unfamiliar products.

Market participants regarded the 67 BCAs’ decision making as inconsistent, with no formal or authoritative system for coordinating consent decisions.

Consequently, designers and builders anticipate BCAs’ responses to new concepts, and tend to choose the least-resistant option when specifying and purchasing key building supplies, given the additional time and costs related to delays in the consent process.

This is further reinforced by the fact that home owners expect building projects to be completed on time and within budget.

The Commission regards this as a “mutually-reinforcing cycle” — a long-standing feature of the industry.

Quantity-forcing rebates

Under certain conditions, rebates are impeding competing suppliers from entering or expanding in the market. Rebates are beneficial in that they lower costs per unit from supplying great volumes of supplies.

However, given our market enables few suppliers to control a large share of the market, this impacts on competition from smaller or new competitors.

Merchants are also less inclined to vary its sale range when some suppliers promise to provide higher rebate percentages if a merchant exceeds its set volume or sale thresholds.

Recommendations

Various recommendations were provided about how matters can be improved. The Commission recommends that measures be designed to “enhance the regulatory system”, “support sound decision making”, and “address strategic business conduct”.

Examples of measures given include:

- creating more compliance pathways for a broader range of key building supplies,
- the establishment of a national system to share information, which includes

Continued page 46



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iRobot – the rise of AI in construction

Andy Burrows – The Trades Coach – explores the possible uses of Artificial Intelligence in the construction industry, and where you can start to make practical use of this new-ish technology.



Unless you have been living under a rock, you have no doubt heard or read about the explosion of Artificial Intelligence (AI) tools in business.

It has become a game changer across various industries, and the construction sector is no exception.

While large construction firms have embraced AI technologies, smaller construction companies are also starting to recognise the potential of AI to streamline their operations and improve efficiency.

Enhanced project management

AI-driven project management solutions are starting to be used by construction companies to improve project flow and increase equipment usage efficiency.

AI-powered algorithms can analyse large volumes of data, including project schedules, resource allocation, and budgeting. By leveraging this data, AI systems can generate accurate forecasts, identify potential bottlenecks, and optimise resource allocation.

Software solution providers such as Nyfty.ai, Kwant.ai, BuildStream and Procure are using AI to analyse data and help decision makers by providing more meaningful reports.

AI can also assist in risk management by identifying potential safety hazards, minimising accidents, and ensuring compliance with safety regulations.

For more detail on these providers you can check out aimagazine.com/technology/top-10-construction-companies-offering-ai-solutions.

Design optimisation and prefabrication

AI technology is also revolutionising the

design phase of construction projects. Construction companies can utilise AI algorithms to generate optimised designs that consider factors such as structural integrity, energy efficiency, and material usage.

By simulating various design iterations, AI can help companies identify the most cost-effective and sustainable design options, resulting in reduced material wastage and increased project efficiency.

Additionally, AI can assist in automating the creation of detailed 3D models and generating precise construction plans, saving valuable time and reducing human errors.

BIM has been used for a while now in 3D building modelling. Adding a layer of AI into BIM modelling effectively puts it on steroids, and provides even greater visibility and modelling power.

Improved safety measures

Safety is a top priority in the construction industry, and AI can play a significant role in enhancing safety measures for all construction companies, big or small.

AI-powered computer vision systems can analyse video feeds from construction sites to detect potential safety hazards, such as workers not wearing protective gear, or unsafe working conditions.

By providing real-time alerts and generating safety reports, AI can help companies identify and rectify safety issues promptly.

Additionally, AI algorithms can analyse accident data to identify patterns and suggest preventive measures, enabling companies to proactively mitigate risks and enhance workplace safety.

Intelligent content creation

Content marketing plays a pivotal role in the success of any marketing strategy. AI offers the owners of construction companies the ability to automate content creation, saving time and resources.

This is probably the area of AI that you have heard of mostly – the rise of ChatGPT.

Natural Language Processing (NLP) algorithms such as ChatGPT can generate engaging and informative blog

posts, social media captions, and email newsletters, helping businesses maintain a consistent online presence.

AI-powered tools can also assist in optimising content for search engines, ensuring that potential customers can easily find and engage with the company's content.

One of the hardest parts of content marketing is coming up with content ideas and making a start on an article, especially if you are not a natural writer.

With ChatGPT you can just ask the system to generate a list of relevant topics for you, or even write the whole article. If you don't like it, just ask for another version.

However, one important caveat is to not just take what ChatGPT dishes up and use it verbatim. ChatGPT is just grabbing existing content on the internet and stitching it together in a slightly different way.

You need to personalise the information and make sure it is relevant to your particular situation and your company look-and-feel.

AI is transforming the construction landscape by providing all construction companies with advanced tools and capabilities previously available only to just the largest players.

By leveraging AI technologies, you can optimise project management, enhance design efficiency, prioritise safety measures, and improve marketing communications.

The integration of AI in construction companies marks a new era of innovation, where technology-driven solutions are levelling the playing field and driving growth in the construction sector.

NB: This article was produced with the help of ChatGPT. It didn't write it all for me, but it sure made the gathering of ideas and drafting some of the content a whole lot easier.

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information on new products and the basis on which they have been granted consent, and

- the promotion of compliance with the Commerce Act to discourage anti-competitive practices such as quantity-forcing rebates.

It will be interesting to see whether this report and its recommendations trigger further action in this area.

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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Building Consents Information

For all authorisations, April 2023

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Domestic Outbuildings	\$14,639,806	Non-building Construction	\$38,575,519
Total Residential	\$1,345,072,431		
Non-residential	\$663,335,033	Total Authorisations	\$2,008,407,464

Number of new dwellings consented

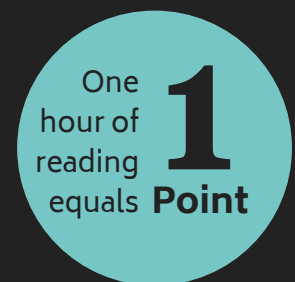
	Apr 2023	Mar 2023	Apr 2022		Apr 2023	Mar 2023	Apr 2022
Far North District	15	62	41	Palmerston North City	63	31	33
Whangarei District	59	31	48	Tararua District	1	3	7
Kaipara District	7	15	16	Horowhenua District	12	18	13
Rodney District	39	127	112	Kapiti Coast District	14	9	9
North Shore/Albany Wards	199	313	345	Porirua City	11	16	26
Waitakere Ward	190	102	253	Upper Hutt City	20	15	22
Auckland Wards	331	262	286	Lower Hutt City	43	57	143
Manukau/Howick Wards	227	206	383	Wellington City	11	76	65
Manurewa-Papakura Ward	286	206	247	Masterton District	8	17	14
Franklin Ward	59	73	88	Carterton District	6	6	4
Thames-Coromandel District	14	15	31	South Wairarapa District	9	6	7
Hauraki District	6	9	6	Tasman District	27	46	62
Waikato District	35	56	69	Nelson City	42	9	31
Matamata-Piako District	7	25	30	Marlborough District	28	13	39
Hamilton City	80	93	121	Kaikoura District	1	3	1
Waipa District	29	62	77	Buller District	6	7	7
Otorohanga District	1	5	1	Grey District	5	4	0
South Waikato District	7	4	11	Westland District	3	2	8
Waitomo District	1	0	0	Hurunui District	12	12	12
Taupo District	22	27	20	Waimakariri District	50	48	50
Western Bay of Plenty District	14	25	39	Christchurch City	239	275	326
Tauranga City	41	89	105	Selwyn District	84	138	148
Rotorua District	32	44	29	Ashburton District	25	16	14
Whakatane District	4	6	2	Timaru District	14	14	13
Opotiki District	3	1	2	Mackenzie District	0	8	9
Gisborne District	21	6	17	Waimate District	1	2	6
Hastings District	35	20	27	Waitaki District	5	8	13
Napier City	25	20	19	Central Otago District	29	14	14
Central Hawke's Bay District	7	5	2	Queenstown-Lakes District	96	67	106
New Plymouth District	16	19	34	Dunedin City	35	36	45
Stratford District	1	1	12	Clutha District	1	4	10
South Taranaki District	7	4	5	Southland District	7	11	11
Ruapehu District	3	2	4	Gore	3	3	3
Whanganui District	10	13	19	Invercargill City	5	7	14
Rangitikei District	4	4	8	Area Outside TA	0	0	0
Manawatu District	4	18	24	Total	2757	2972	3719

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