

BUILDING TODAY



The official magazine of the Registered Master Builders Association

www.buildingtoday.co.nz

March 2024

Volume 34 Number 2

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a Showerdome worth

\$339



Details, page 34

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The RMBA forms a JV with Builders Academy to improve apprenticeship training

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SUSTAINABILITY COLUMN KICKS OFF

The newly-formed EIC outlines how to dispose of construction waste

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FRESH FRAMING.
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BUILDING TODAY

March 2024
Volume 34 Number 2

From the editor

Did you know that an average residential build in New Zealand produces plastic construction waste equivalent to around 634,000 plastic bags?

Approximately 25,000 tonnes of plastic waste ends up in landfills annually — and that's just in Auckland alone!

This month *Building Today* kicks off a new Sustainability column which will help readers navigate the process of properly disposing of construction waste from building sites.

We're teaming up with Dr Terri-Ann Berry and her colleagues at the Environmental Innovation Centre (EIC), along with experienced Auckland Registered Master Builder Nigel Benton, to present a monthly guide on minimising construction waste.

You'll find plenty of practical tips on doing just that over the coming months.

Elsewhere we reveal the formation of a joint venture between the Registered Master Builders Association and Builders Academy aimed at developing a more robust and skilled carpentry workforce for the future.

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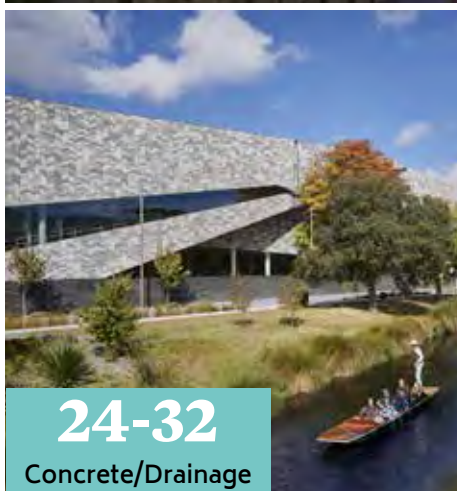
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1-year subscription (11 issues): **\$83.60**

2024 builds off successful foundations set in 2023

RMBA president Johnny Calley says key questions still remain after having digested the coalition Government's policy programme but that, as advocates for the construction industry, the RMBA will continue to raise important issues whenever it gets the chance.

Time does have a habit of passing by very quickly when you're kept busy – and the start to 2024 has certainly been busy.

To begin, I'd like to use this opportunity to congratulate outgoing chief executive David Kelly on a remarkable tenure.

His relentless advocacy and stewardship for the construction sector over the past decade has seen Master Builders go from strength to strength.

David will continue in an advocacy role at the RMBA for the next year which, thankfully, means we still have access to his wealth of knowledge and experience for the year ahead.



We know the Government has been explicit about its desire to rein in spending and balance the books. History has taught us when times are tough, construction projects tend to be relegated to the back seat.

Hitting the pause button, for instance, on school buildings creates uncertainty, which will be unsettling for those involved in the work.

The need for that infrastructure and housing doesn't go away. When things do eventually bounce back, we find ourselves having to play catch up.

Boom and bust impacts

As you'll know, this boom and bust cycle is a topic that is well traversed. It impacts our sector more than any other, and has done so for the past five decades.

As advocates for construction, we will continue to raise these issues on your behalf whenever we get the chance.

To date, we have secured and attended a very positive meeting with Minister Penk, and are meeting with Minister Bishop in the coming weeks.

It was encouraging to hear from Minister Penk that he is keen to move quickly on changes to allow the sector to build better and build more.

We have been given an assurance that the new Government views the RMBA and its members as a leading voice on construction, and we look forward to working alongside the coalition in 2024 and beyond.

Engaging 2024 Constructive Forum being lined up in Wellington

As we look to the rest of the year, please make sure you've blocked out August 14-15 in your calendar for this year's Constructive Forum.

This year Constructive is being held at Takina Convention Centre in Wellington, and we're already working hard to line up another engaging two-day event.

In the past, this forum has been a real highlight – so if you've not attended before then I highly encourage you to do so.

RMBA forms JV with Builders Academy

Skills and training continue to be a critical factor for our sector. Registered Master Builders is delighted to have made a major development in February regarding vocational training.

Master Builders and Builders Academy New Zealand have formed a joint venture which aims to develop a more robust and skilled carpentry workforce for the future.

Builders Academy takes an industry-led approach to vocational training, and shares a vision with Master Builders that sectoral

partnerships are critically important to a thriving workforce.

Key to this joint venture is Master Builders' representation on the Builders Academy Board, which provides tight and high-quality alignment between the training we will provide and the needs of apprentices and the industry.

Builders Academy operates nationally, with more than 50 workplace educators and 800 apprentices undertaking training.

They will focus solely on carpentry

apprentices, and are offering no fees for the year for those who sign up before June 30.

Employers are still eligible for the Government Apprentice Boost through the Builders Academy.

We believe this is a really powerful partnership that will expand in the medium to long-term, and ensure the young talent coming through the system is well placed to fill the skill gaps we have in the sector.

• Full story, page 9.

Kate Moses, Coralie Pollard, Heather Harding, Andrea Lee and Belinda Pearce are all members of the Registered Master Builders Executive in the Canterbury Region.



A FORCE FOR CHANGE

After focused efforts on increasing the number of women entering the construction industry, a real shift is underway.

However, the real test of how much the industry is changing is not just the number of new female tradies, but how many are in leadership roles. The increasing number of female leaders in building organisations shows the industry is truly becoming more representative, helping create a snowball effect as more future builders see themselves in successful construction careers.

In the Canterbury region, Registered Master Builders have five female Executives. Coralie Pollard, Kate Moses, Andrea Lee, Belinda Pearce and Heather Harding all have managerial roles and extensive construction industry knowledge and experience. To honour the theme of this year's International Women's Day, inspiring inclusion, we talked to them about their experience and advice for other women in the sector.

The message was clear — women have a lot to bring to the sector, and attitudes among colleagues are key to building confidence and encouraging more women to give it a go.

Heather Harding is a member of the South Canterbury Registered Master Builders Executive. She has long-standing links to the construction industry through her general manager roles at Harding Construction and Coresteel Buildings South Canterbury, as well as concept design.

Speaking of her experience as a woman entering the industry after a career in the education sector, Heather had to learn to trust herself and her abilities. The attitude of her new colleagues was invaluable in helping her feel at home.

"At first, I was unsure of myself. I had a lot to learn and lacked confidence at times. When I started attending Master Builders meetings, I was concerned I wouldn't fit in because I was female, and I wasn't a tradie, but everyone was welcoming and inclusive. Over time I became more confident and comfortable in the environment," she says.

President of the Ashburton Branch and managing director of Fowler Homes Ashburton, Andrea Lee says construction is becoming much more supportive of women.

"When I first started in the industry there was a lot of old-school thinking, but it's so refreshing to know this is changing. There are now far fewer barriers than there were, something we can all be proud of. I have loved my time on the exec, where I've focused on bringing members together and fostering that supportive environment," she says.

Belinda Pearce agrees an open-minded approach is the vital ingredient in the change happening across the industry. As sales and customer liaison at Milestone Homes, Belinda runs the office and management side of the business that she owns with her husband, Steve. She was keen to step up as a member of the Master Builders Executive in

Ashburton not only to grow her own skills, but also to ensure a female presence in a typically male-dominated industry, and to show others what is possible.

"People need to realise that everyone brings different skills to the table. Just because there's a way things have always been done, that doesn't mean that it's the right way. Be open-minded and let people prove themselves, regardless of gender — give them a shot," she says.

Jennian Homes project manager and fellow Ashburton representative, Kate Moses, had a similar observation.

"Women in the industry fit in better than they think. We possess so many skills that are important for the success of the sector. It's all about being down to earth and building relationships," she says.

All emphasised it's not just about having more women on the tools.

Coralie Pollard, commercial manager at Landmark Homes, sits on the Canterbury Executive. Her involvement in the industry has been varied, and draws on her double diploma in quantity surveying and construction management.

"Women can wear many hats within the industry. I have spent plenty of time working on sites, and am handy on a set of tools, but there are so many different roles. From consultants and architects to designers and tradies, it's exciting to see more women being encouraged to take on different parts of the trade," Coralie says.

REGISTERED MASTER BUILDERS

HOUSE OF THE YEAR

SEAMLESS INTEGRATION

GLENBUILD

National Supreme Renovation of the Year and Renovation Over \$1.5 million category winner



Successes

Glenbuild director Finn Glengarry was elated when it was announced that his team had taken out the National Supreme Renovation of the Year award and the Renovation over \$1.5 million category at the 2023 National House of the Year Awards.

"I felt incredibly proud of the team — it was so great to see their hard work and dedication recognised. Receiving these awards tells us we are on the right track in our pursuit for excellent standards. It also lets prospective clients know that we will work tirelessly with them to create their dream home," Finn says.

Challenges

Finn and the team worked extremely hard to deliver stellar results.

"It took a massive amounts of effort, collaboration, and commitment by all of the designers, sub-trades and our team to create a home like this. It was a very technical renovation, requiring broad skill sets across multiple trades to achieve a seamless transition between the existing high level of finish and the new aspects of the home," Finn says.

"The existing home was a large masonry build; this was a challenge as the project involved a lot of block removal and additional structural elements which had to be installed into already finished parts of the home," Finn says.

Judges' comments

This remarkable renovation showcased an unwavering commitment to architectural integrity and seamless transitions. The complex structural changes, including the expansion of the middle floor and the addition of a new gym, were executed with precision, blending seamlessly with the existing architectural details and landscaping.

Despite the challenges posed by the existing masonry structure, the renovation achieved a remarkable flow throughout the house. The refurbishments of various areas were completed to an exceptional standard. Glenbuild did an outstanding job and are very deserving of this award.

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REGISTERED MASTER BUILDERS

HOUSE OF THE YEAR

EXPERT WORKMANSHIP

FORM CONSTRUCTION (LAKE HAYES)

National Pink Batts Craftsmanship Award and Builder's Own Home category winner



Successes

Form Construction (Lake Hayes) co-owner Hamish Norton was honoured to be awarded the National Pink Batts Craftsmanship Award.

"I was very humbled as I knew the calibre of the competition was extraordinarily high. Very few builders will ever win this award, so for me this is a career highlight," Hamish says.

"There are so many features of the build that I love, but if I had to pick a favourite it would be the stairway. The entire project is a commitment to seamless detailed integration of products and materials. This elevates the home and makes it stand out," he says.

Challenges

The build was not without its challenges, but the overall result demonstrates commitment to excellence from Form Construction (Lake Hayes).

"The site has been absolutely transformed which was a big undertaking. We also installed twin skin concrete systems to enhance thermal performance. Additionally, the interior fit out was complicated as virtually everything was bespoke.

"We have always prided ourselves on our detailed workmanship, and this win really affirms the level that Form Construction (Lake Hayes) operates at," Hamish says.

Judges' comments

This home is a masterpiece of design, detail, and craftsmanship, and is testament to what a highly skilled builder can achieve. The home is cut deeply into the Lake Hayes site, with schist pushed back over the roof, offering spectacular uninterrupted views across the lake to Coronet Peak.

The home was built on what was deemed an "unbuildable site", and features details that take things to a new level — from a suspended, folded steel stair to a second concrete and timber stair welcoming guests at the entrance. The judges were blown away by the level of care and skill displayed, which was second to none, making this home a very worthy winner of the Pink Batts Craftsmanship Award.

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For the greater good

Mahana House Duplex

CATEGORY

Innovation Award

ENTRANT

Naylor Love Canterbury

PROJECT PARTNERS

Isthmus Architects (Architect/Designer),
Naylor Love Canterbury (Construction
Company), PTL Structural Consultants
(Engineer)



Successes

Craig Dixon, project director at Naylor Love Canterbury, felt incredibly proud of the team after taking out the Innovation Award at the 2023 Registered Master Builders Commercial Project Awards.

“The team worked so hard on the project and there were lots of challenges to overcome. It’s satisfying to know that all of our efforts were recognised by the wider industry. Through this project, we aimed to build good quality homes for social housing. We were motivated to go above and beyond in terms of innovation and sustainability to provide healthy, spacious, and beautiful houses for those in need,” Craig says.



Challenges

Craig and the team had to overcome a series of design challenges.

“The Mahana House Duplex on Glovers Road is a representation of how we should be designing and delivering sustainable, healthy homes. The issues we faced challenged the team to innovate. In particular, the skillion roof design, recessed windows and the use of PIR roof panels were seen by the team as opportunities to stretch the boundaries and think outside the box,” he says.

“Naylor Love have engaged with social housing as a way of giving back and doing the right thing in a very challenging environment. We’re proud of what is being achieved, and this brings a sense of cohesion and purpose to those who work here. It also drives the company to continue on the path of innovation around sustainability, the use of mass timber and purposeful design,” Craig says.



Judges’ comments

Mahana House duplex was built for the Otautahi Community Housing Trust. It needed time and 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.

Beautifully incorporating Maori design principles, the duplex was co-designed by Naylor Love and Shigeru Ban, the architect behind the Christchurch Transitional Cathedral, and built using large scale off-site fabrication.

RMBA and Builders Academy announce joint venture

Registered Master Builders New Zealand and Builders Academy New Zealand (Builders Academy) have announced a newly-formed joint venture aimed at lifting the quality and accessibility of vocational education to support a better built New Zealand.

This significant partnership marks a step towards developing a more robust and skilled workforce, and offering more choice for aspiring carpentry apprentices.

As the sector continues to focus on building a strong, highly skilled future workforce, both organisations recognised that industry involvement is critical to successful vocational training and a thriving construction sector workforce.

Master Builders chief executive David Kelly says during a time

when more apprentices are being trained than ever before, the choice of education providers is extremely important.

“Our partnership with Builders Academy reflects our commitment to providing more choice and greater industry involvement when it comes to training and talent development,” Kelly says.

“Working closely with Builders Academy is an opportunity for our members to help shape how we train our apprentices to best suit the needs of our sector.”

Shared vision for inclusive vocational education

The partnership is founded on a shared vision for inclusive vocational education and training. Builders Academy general manager Glenn Duncan explains its industry-led approach and deep understanding of the needs of construction employers.

“We believe industry involvement is pivotal to successful vocational training. This is part of our DNA — Builders Academy is laser focused on lifting the standards of the industry and optimising learning outcomes.

“From our Board down, we are focused on listening to, and serving the construction sector. This comes through in our approach to education that has been developed with builders in mind.

“As we continue to expand across New Zealand, having a partnership with Registered Master Builders is central to our growth. We want to make sure we are delivering in a way that suits and supports Kiwi builders.”

Builders Academy is part of UP Education, the leading independent vocational training provider in New Zealand, with a 30+ year track record across a range of different education sectors, such as tourism, early childhood education, health and hospitality.

Now turning its focus to the construction industry, UP Education aims to drive an industry leading education service for carpentry apprentices.

Builders Academy is built around providing best in class service to apprentices and employers, with a minimum of six site visits per year per apprentice, a favourable apprentice-to-trainer ratio, additional pastoral care, and learner support services to enhance the overall learner experience.

Fee waiver

Builders Academy now operates nationwide, with more than 50 workplace educators, and more than 800 apprentices on its books. It is encouraging more to sign on, with a fee waiver for sign-ups before June 30, 2024.

As Master Builders widens its support across the vocational training network, it will continue work with other workplace learning providers in the vocational training network.



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Hey Google, name the most beautiful, innovative, iconic building

Scion's Rotorua headquarters have gone head-to-head with the Silicon Valley campus of top tech company Google — and come out on top.

But there are no hard feelings between the architects behind the two incredible buildings.

The Dubai International Best Practices Award for Sustainable Development was presented last month, and it was Scion's Innovation hub Te Whare Nui o Tuteata that won "The Most Beautiful, Innovative and Iconic Building" award.

Designed by RTA Studios and Irving Smith Architects, it was a finalist alongside Google Bay View in the United States, designed by Danish studio Bjarke Ingels Group (BIG) and London-based Heatherwick Studio.

This week, Jeremy Smith of Irving Smith gave BIG partner Kai-Uwe Bergmann the grand tour of the Rotorua building while Bergmann was visiting New Zealand for an architecture conference.

Walking through the doors of Te Whare Nui o Tuteata for the first time, Bergmann says he was struck by the timber building's warmth.

"Being a finalist in the same category is a great honour. The Dubai award celebrates work that innovates the building industry, and Te Whare Nui o Tuteata and Google's building both achieve that."

Almost 3000 entries

The awards were held for the first time since 2019 in Dubai at the World Governments Summit. They featured five categories, and attracted almost 3000 entries from around the globe.

The Most Beautiful, Innovative and Iconic Building category recognises iconic, smart, innovative, human-centric sustainable projects that innovatively combine green design and construction practices with modern architectural excellence.

The win adds to the list of more than 20 national and international awards Te Whare Nui o Tuteata has taken home since opening in 2021.

The building's name, meaning the great



From left: BIG partner Kai-Uwe Bergmann, Scion Forests to Timber Products general manager Dr Henri Bailleres, and architect Jeremy Smith inside Scion's award-winning building Te Whare Nui o Tuteata in Rotorua.

house of Tuteata, acknowledges Tuteata who is the ancestor of the three hapu who are the tangata whenua there — Ngati Hurungaterangi, Ngati Taeotu and Ngati Te Kahu. The name was gifted to Scion by the three hapu.

The three-storey, 2000sq m building was built using a diagrid timber structure, using less material than traditional structures. Scion tested the strength of the diagrid components during the building's construction.

Carbon-zero building

The building has also been designed to be carbon-zero, meaning it stores as much carbon as was emitted during its construction.

Google Bay View opened in 2022 on a 42-acre site in Silicon Valley. It consists of three buildings totaling 1.1 millionsq ft — including two workspace buildings, an events centre and accommodation.

The campus aims to operate on 24/7 carbon-free energy by 2030, and renewable energy and solar potential were prioritised.

Globally, the built environment is responsible for about 40% of energy-related carbon emissions. Bergmann says architects are increasingly finding new ways to incorporate timber into their multi-storey designs, but more education is needed.

"We look at the operational energy of a building often, but more important is the embodied energy, and that's the building materials that we use. Fortunately, we are at a time when timber is an option," he says.

"There are structural advancements and pre-engineered wood manufacturing

advancements happening alongside changes to building codes.

"High rises built using timber are getting up to 20 or 30 floors tall around the world," Bergmann says.

Smith says winning the award is fantastic. "It feels amazing to be doing this kind of innovative work and to get noticed internationally. This building is achieving exactly what Scion is doing with its research — having an impact on the world stage."

Scion's Forests to Timber Products

general manager Henri Bailleres says the win solidifies the building as an "international timber architecture icon".

He says the building was carefully designed in a process involving engineers, architects, designers and Scion scientists, and collaboration was the key to its success.

"It's an iconic building because there are a lot of elements attached to it. There are the Maori cultural elements, innovative design elements, seismic resistance, elegant design, and maximal use of timber.

"It's a showcase technically and aesthetically of what can be done with timber. It couldn't have been done without having this synergy," Bailleres says.

He says Scion led the sustainable building charge which has had flow-on effects, with the new Fisher and Paykel global headquarters being designed by RTA Studios using similar principles of sustainability and timber technology.

'Great honour'

RTA design lead Rich Naish accepted the award in Dubai, and says it is a "great honour" to receive recognition on the world stage for innovation developed in New Zealand with partners.

"What I believe has been recognised is a prototype for change to mitigate the effects of climate change in the construction industry, not just applicable to our region but the whole world," Naish says.

"Being present at the World Government Summit in Dubai provided acute relevance to me, the intent of this region of the world with UN Habitat to find immediate sustainable architectural solutions for our future."

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Sands of time running out

Auckland ran out of sand for construction before Christmas, with the quarry industry head saying urgent interim fixes are needed to avoid further shortfalls impacting building and roading projects across the upper North Island.

Aggregate & Quarry Association chief executive Wayne Scott says he'd written to the previous Government in March last year warning of a looming shortage of sand, and seeking solutions.

"The sector has done a good job at trying to cover for shortfalls, particularly in Auckland and Waikato," Scott says.

"One major supplier is ramping up manufactured sand supply to be more readily available from mid-year.

"Manufactured sand may well be a key to future supply, but in the interim we urgently need to access traditional supplies which come off coasts and river mouths.

"As predicted, Auckland ran out of sand during the lead up to Christmas. Some concrete plants were simply unable to produce for their customers."

Scott says Auckland has not yet reached the peak of demand that emerged late last year and caused some delays in concrete production for projects.

"We may also have a bit of softening



Aggregate & Quarry Association chief executive Wayne Scott.

happening in housing, but infrastructure projects are ramping up and with that, demand for sand will continue to rise and shortages will see project delays."

He says the Government's recent outline of new fast-track legislation is welcome, but even if sand extraction is among projects getting approval, this would still be many months away.

As well as being a key ingredient in the manufacture of concrete, sand is a bedding material for roads and pipes, and has many other uses.

Scott says several factors are causing

the shortage, with a key one being delays in renewing resource consents for sand extracted off the coast north of Auckland, which used to supply half the region's construction sand requirements.

"Interim consenting now sees less than a third being provided."

He says the new National Policy Statements on Highly Productive Land and Indigenous Biodiversity are also holding up resource consent applications for a number of potential sand extraction operations.

"Unless there is urgent action to allow resource consents to proceed and resolve issues relating to extraction off the coast near Mangawhai, construction projects across the upper North Island will suffer delays waiting for sand and concrete."

Scott says he's been talking to Government officials about these issues for months, but is now seeking an intervention from Ministers.

"This will impact across transport, infrastructure, economic development, housing and much more. We know this is not of the Government's making, but interim solutions are desperately needed.

"The quarry industry has done all it can to issue the warnings and meet the shortfall, but it's beyond us to resolve."

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Proposed stadium linked to regenerated eastern CBD precinct

The design of a proposed stadium in downtown Auckland has been released by a global team who say Auckland is in need of better stadium infrastructure.

The stadium has been proposed as part of a precinct, known as Te Toangaroa, in Auckland's Quay Park, and would also include four hotels, bars, restaurants, retail, commercial office space, apartments, public plazas and green spaces.

Better stadium infrastructure

Former Warriors chief executive Jim Doyle, who is backing the proposal, designed by HKS Architects, says he always felt as though Auckland "deserved" better stadium infrastructure.

Doyle believes the proposed stadium, which could hold around 55,000 people, would provide that.

The new stadium would be situated in Quay Park in Auckland's CBD next to Spark Arena, and near Britomart train station and lots of other bus options.

Cruise ships would also be anchored nearby on Princess and Queens Wharf, just minutes walk away.

Being in downtown Auckland, the stadium is also surrounded by hospitality options for pre and post-game dining.

The design of the proposed stadium was unlike any other in Australasia, Doyle says, and HKS Architects want to help create something "unique" to Auckland and New Zealand.

Doyle says the design is "radical and innovative", and is inspired by traditional Maori culture and historic features of the city.

The arena will also be opened out at one end, allowing views of the Waitemata Harbour and Rangitoto Island.

The stadium will allow for sports and other events such as concerts to be held there, and will be able to be reconfigured to suit what event is taking place.

Retractable roof

The new design also includes a retractable roof, allowing for indoor and outdoor events to take place, irrespective of the weather.

"It's an iconic stadium and could be used for concerts as well as sports. We wanted something that wasn't just a concrete box looking inwards on itself," Doyle says.

The Quay Park area where the proposed precinct would go, was largely unused, with old railway tracks.



The stadium has been proposed as part of a precinct, known as Te Toangaroa, in Auckland's Quay Park, and would also include four hotels, bars, restaurants, retail, commercial office space, apartments, public plazas and green spaces.



The arena will be opened out at one end, allowing views of the Waitemata Harbour and Rangitoto Island.

Since the building of Spark Arena in 2007, the area behind the old Auckland train station has been largely disused, making it ripe for development options.

As early as 2016, people were floating the land at Quay Park, which is owned by Ngati Whatua Orakei, as an option for a new stadium.

Several bars, restaurants and retail outlets, as well as commercial office space and potential for residential apartment buildings, have also been included in the proposal.

The regeneration of the area would be the last in a chain along the waterfront, after Wynyard Point, the Viaduct, Britomart and Commercial Bay.

The stadium proposal comes with four new hotels in the Quay Park area, including

one in the form of an All Blacks-themed hotel.

The hotel, which has the support of NZ Rugby, would be incorporated into the side of the stadium, and would be the first of its kind in New Zealand.

Since releasing artists' impressions of the stadium, Doyle says feedback from the public had been "very positive".

"It's a striking building, and I think it's something Aucklanders really want in their city."

The proposal of the Quay Park precinct is one of eight bids under consideration by an Auckland Council working group.

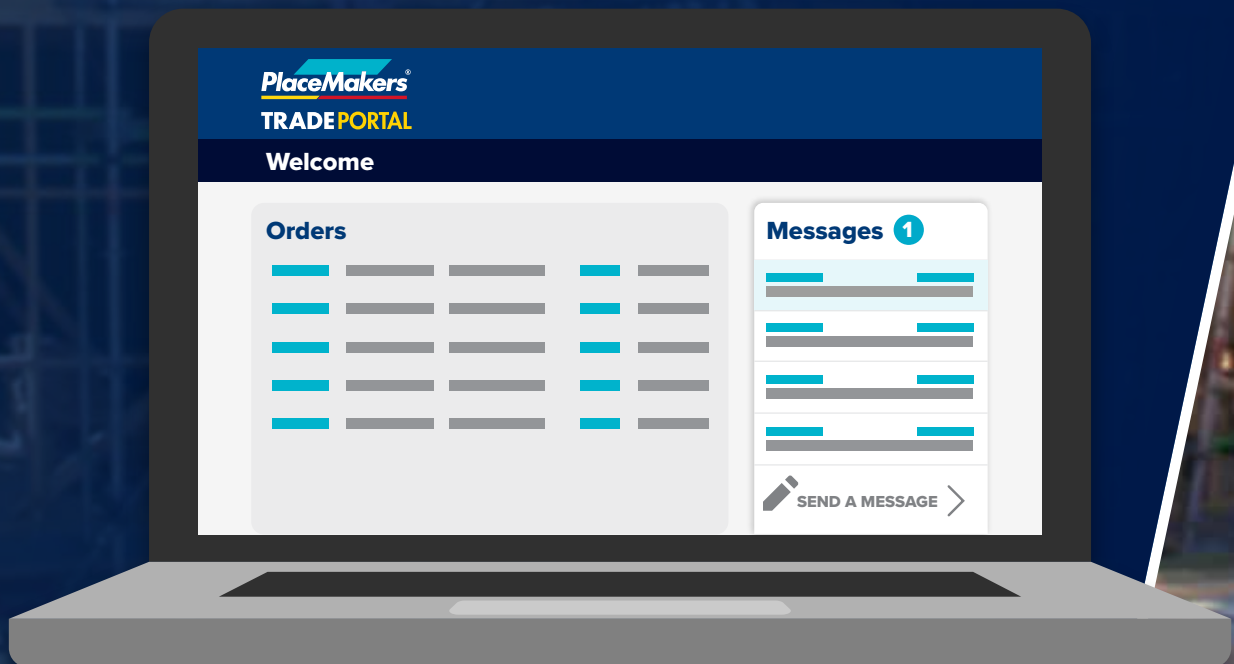
Doyle says it would then be up to the council to decide on its preference for Auckland's future main stadium.

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Australian construction on slimmest profit margin since mid-2021

While Australian manufacturing in general is seeing healthy profitability, the construction manufacturing sector is in a tough spot, according to a new report from inventory management software provider Unleashed.

Amidst a broader constriction of the Australian construction industry, SMB manufacturers in the sector saw profit margins on revenue down to \$1.32 of Gross Margin Return On Inventory (GMROI), almost a whole dollar below the Australian average of \$2.22.

This is the lowest profit margin for the industry since mid-2021, and is a measure of the issues facing the sector.

Adding insult to injury are bloated overstock levels within the sector, with businesses on average holding \$216,548 more than they needed in Q4 2023 – nearly \$30,000 higher than the Australian average of \$187,314.

Unleashed head of product Jarrod Adam says the desire to remain above optimum stock levels was likely a reaction to supply chain issues in the previous years but,

nevertheless, was putting a damper on profitability for the industry.

“The supply chain issues the construction industry faced during the pandemic have created a cultural mindset shift, where manufacturers would prefer to go overstocked than to run into the understocking problems they were having three years ago,” Adam says.

“The stubbornly high overstock levels also reflect the exposure to international supply chains in the construction industry, when compared to other types of manufacturing.”

Despite remaining higher than average, Q4’s overstock levels still amount to progress for the construction industry, which has more than halved its levels within the calendar year, from \$433,042 in Q1 2023, down to \$216,548 in Q4 2023.

The difficulties facing the industry have proven too much for several high profile construction companies which have gone into liquidation this year, as manufacturers feel the bite of price pressure on materials.

In general, Australia had a roller coaster

year which saw profitability drop to the lowest point since 2021, before Australian manufacturers ended Q4 with an average profitability of \$2.22 for each dollar invested in inventory.

Steady sales in Q4 came as a pleasant surprise for many manufacturers, with 74% of those surveyed saying demand had been either better than, or as they’d expected.

Despite the broad positivity, 64% of manufacturers said high costs of goods and services remains the number one concern for business.

Which means there remains work to be done if businesses are to feel completely at ease going into 2024, Adam says.

“The Q4 2023 results reflect the strength of Aussie manufacturers in a difficult environment. But the broad uptick in profitability was not spread equally across all industries, and sentiment from businesses shows many believe there remain difficulties ahead.

“However the fact remains that Q4 2023 has set Aus Inc in a good position heading into 2024,” Adam says.



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Hospital infrastructure deficit shows a different future approach is needed

We must change how we plan, build and maintain our public hospitals if we are to address their ageing infrastructure and meet changing population needs.

This finding results from a new report commissioned by the New Zealand Infrastructure Commission, Te Waihangā into the cost of maintaining and renewing public hospitals.

The *Building a Healthy Future* report reveals that over the next 30 years New Zealand will have to spend \$115 billion — four times more than we currently do — on hospitals, unless we change how we do things.

A key factor in this is that half of our hospital estate is more than 40 years old — an issue also for many other public infrastructure assets.

“We built a lot of public infrastructure in the 1950s, 60s and 70s which is now reaching the end of its design life,” Te Waihangā chief executive Ross Copland says.

“Hospitals make up around 10% of this. As New Zealand’s wider social infrastructure assets such as our schools, courthouses and prisons are ageing too, it is forcing us to consider how we can extend the useful life of existing assets while reducing the cost of their replacements.”

In *Building a Healthy Future*, Te Waihangā asked the New Zealand Institute of Economic Research to model hospital building costs 30 years into the future, considering the growing demand for healthcare services, the physical space

needed to deliver services, and the cost of building and maintaining those spaces.

More than half of the \$115 billion projected costs of this are for maintaining and renewing hospitals, while 25% are from a predicted increase in need for hospital space from an ageing population.

Copland says the results are a significant increase on previous estimates, which ranged from \$1.4b to \$2b annually over the next decade, and points to the need for change.

“This has been driven by alarming increases in the cost per metre to build new hospitals, which are now over \$20,000 per square metre. Our design efficiency also ranks poorly by comparison to international benchmarks,” Copland says.

“There is a lot we can learn from other countries about how to build infrastructure more efficiently, including concepts like ‘long-life, loose fit’ — where buildings are planned for the long term and allow for changing uses.”

International research shows that having standardised design, a long-term work programme, and long-term relationships with trusted suppliers can reduce costs



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

significantly.

Copland says examples from education, commercial property and private health providers provide a useful reference for the magnitude of savings that are possible if we change our approach.

He adds that agencies with empowered staff, clear outcomes and autonomy to get on with the job can deliver significant efficiencies. This point was made in a Te Waihangā report that intended to guide New Zealand’s 2022 health infrastructure reforms.

An important step in preparing public hospital infrastructure for the future will be having an integrated, national plan. Health New Zealand, Te Whatu Ora is currently working to deliver a National Infrastructure Investment Plan and Asset Management Strategy which is expected this year.

Building a Healthy Future also says that Government should continue to explore non-built options.

This includes re-purposing existing assets and complimentary models of healthcare, a shift from inpatient to outpatient care models, medical innovation and improvements in clinical procedures, virtual care, and increased levels of primary care community management.

While *Building a Healthy Future* looks at hospitals specifically, Te Waihangā will soon release a report that looks at renewal and investment needs across a broad range of public infrastructure assets over the next 30 years.

This research will also help inform New Zealand’s next Infrastructure Strategy.

Environmental Site Management

Activities carried out onsite can harmfully impact local environments. With some simple changes, builders can reduce impacts and create efficiencies, leading to environmentally safe sites.

This online course covers how to maximise the re-use of materials, and:

- »» what do good practices look like
- »» consequences of poor practices
- »» why managing waste matters
- »» how to minimise waste on projects
- »» what to include in a site waste plan

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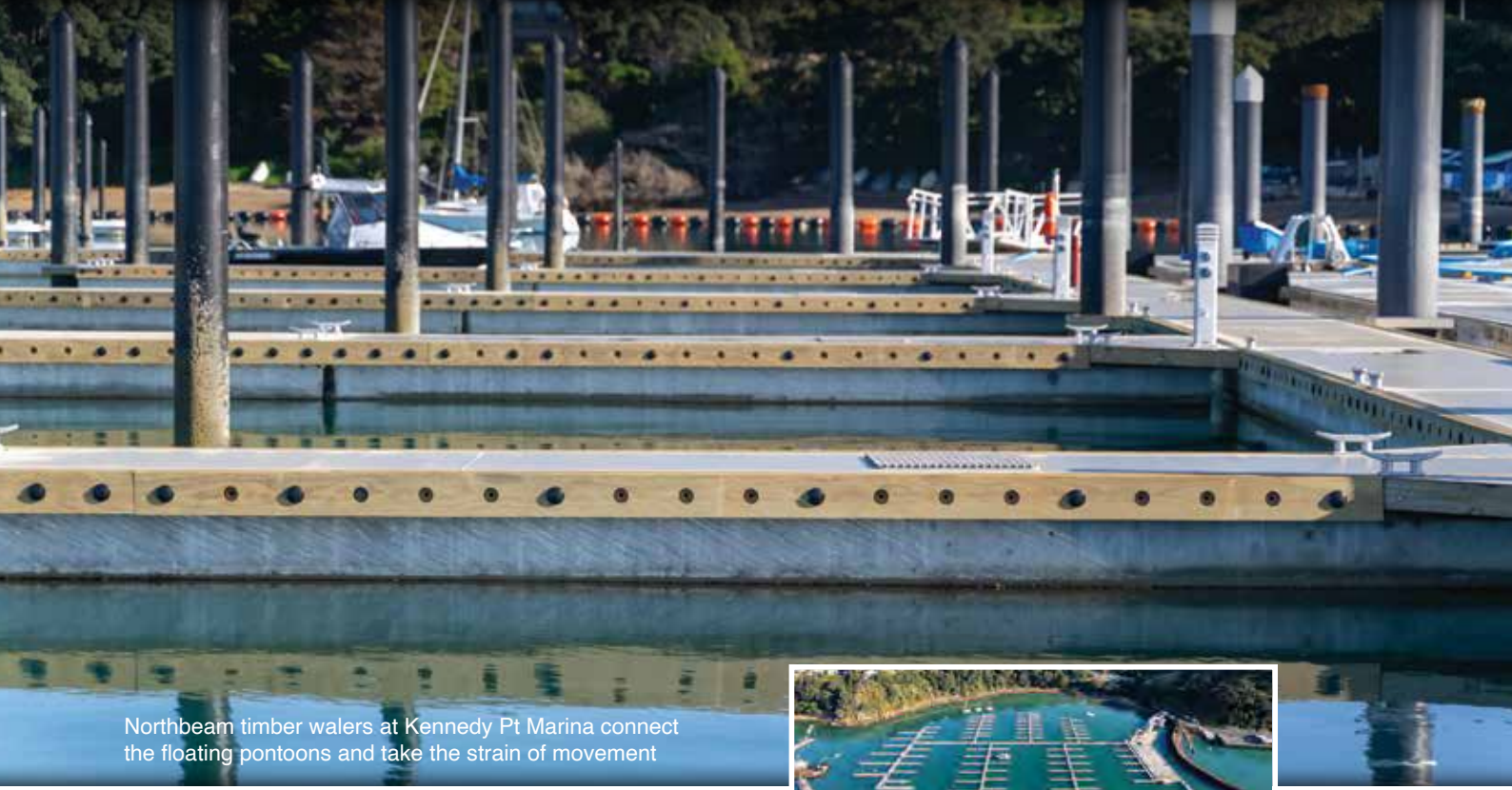
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Construction cost growth continuing to cool

The average cost of building a home in New Zealand's main centres has increased by 0.3% this quarter, and 5.2% since February 2023.

This is in stark contrast to previous CostBuilder construction cost updates in the Covid-19 era, which showed the cost of building a standard three-bedroom home increased by an average of 20.9% in the year ending June 2022, and by an average of 9.5% in the year ending June 2023.

"Since the onset of Covid-19, we've seen some very rapid building cost inflation," CostBuilder spokesperson and quantity surveyor Martin Bisset says.

"I'm pleased to say this is now firmly on the downward trend, reflecting a somewhat improved economic outlook internationally, and the easing in many of the global supply chain difficulties that arose throughout the pandemic.

"However, there is an abundance of

economic and political uncertainty that could still impact construction costs in the future — including the Israel-Hamas conflict and the ongoing disorder on the Red Sea."

More than 10,700 rates were updated in CostBuilder's February update, producing roughly 25,000 changes to the data across six centres, with trade rates falling by 0.1%.

This included a decrease of 28% for T&G plywood flooring panels and a 4% fall in diesel prices.

Elemental rates increased by 0.2% on average since CostBuilder's last update in December. The cost of ceiling finishes increased by 0.7%, structural walls increased by 0.6%, and exterior walls/ exterior finish also went up 0.5%.

"There are no significant reasons for these increases, but some are related to a small increase in the labour rate. Fuel costs have come down, inflation is in decline, and increased migration is helping to fill labour

shortages, which is helping to keep most costs in check," Bisset says.

"It's important to remember these figures are averages, and the cost of building will always be dependent on the level of finishes, internal layout, and all manner of other elements, including whether or not a home has a single or double garage."

- CostBuilder is an online subscription-based building cost platform, powered by state-owned enterprise Quotable Value (QV), with a database of more than 60,000 rates across Auckland, Hamilton, Palmerston North, Wellington, Christchurch and Dunedin.

It covers everything from the building costs per square metre for warehouses, schools and office buildings, to the approximate retail supply cost of gib and more than 8000 other items, plus labour rates, labour constants and more.

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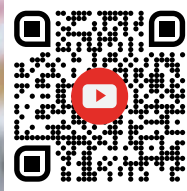
Simpson Strong-Tie's collated Trim Head stainless steel weatherboard screws are BRANZ Appraised (No. 1044) for performance you can trust. The collated versions install easily with the Quik Drive tool and have two sizes available in 7g x 65mm and 7g x 75mm. The compact head means minimal filling and ensures consistent depth with every drive, eliminating the need for punching.

The Quik Drive® Weatherboard PRO is designed specifically for installing timber bevel back weatherboards on timber-framed houses. It was developed to provide builders with a faster, easier, and more accurate method for installing timber weatherboard cladding.

The Quik Drive® Weatherboard PRO Attachment, which has a weatherboard clip built-in, offers several unique features that make it a valuable tool for weatherboard installation.



Installation action on TikTok. See how quickly these builders fix their weatherboards



Installation action on YouTube. See how easily these builders get the depth bang on every time



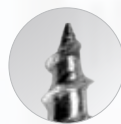
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Trim Head ideal for a less noticeable fixing



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Industry urged to follow code following fatalities

The construction industry is being urged to be aware of, and follow the code for, electrical safe distances after life-changing power line-related worker injuries.

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

An Auckland scaffolder needed both arms amputated after the metal pole he was holding while dismantling a scaffolding structure struck power lines.

Again, in Auckland, a worker delivering timber to a construction site was killed after a raised crane touched power lines.

"With the amount of development occurring, we're seeing and hearing of a concerning number of incidences where structures are being put up too close to overhead power lines, and people working too close to existing power poles and lines," Powerco general manager electricity Karen Frew says.

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

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

Did you know?

The minimum distance between a structure and an overhead line varies, depending on the voltage the line is carrying. Find out the minimum distance by visiting powerco.co.nz/building.

Building near power lines? Follow the code.

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



Visit powerco.co.nz/building or scan the QR code to know what's safe.

Think twice. Think safety.



Make sure before the work starts . . .

Before designing, planning or carrying out any work under or near power lines, poles, stay wires or other electricity network equipment, contact 0800 Powerco (0800 769 372) if the work is in Powerco's electricity network area, and the team can help with the plans.

If the work is outside Powerco's area, contact the local electricity lines company for advice. If in doubt, keep at least 10m — the length of a bus — away from lines.



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International concrete gathering making its way to NZ

The Concrete NZ Learned Society is honoured and excited to be hosting the fib Symposium at Te Pae Christchurch Convention Centre on November 11-13 2024.

fib — Federation Internationale du Beton (International Federation for Structural Concrete) is a not-for-profit association committed to advancing the technical, economic, aesthetic and environmental performances of concrete structures worldwide.

With its head office in Switzerland, it is one of the largest international communities of concrete enthusiasts, with more than 2500 members from more than 100 countries.

The Learned Society, and before that the New Zealand Concrete Society, is a long time national member of fib.

The fib Symposium is an annual event that covers issues related to concrete and innovative materials, structural performance and design, construction methods and management, and outstanding structures.

It serves as a global platform for showcasing and discussing cutting-edge practices, recent breakthroughs and research, standards and guidelines, and forthcoming outlooks on durability, sustainability and resilience in structural and civil engineering.

The event is a chance for the New Zealand concrete industry, the wider construction sector, and engineering-focused academia to engage with like-minded international colleagues and collaborators.

Symposium themes

The series of earthquakes that struck Christchurch in 2010 and 2011 resulted in the city centre being devastated, and the demolition of many structures across the Canterbury region.



The fib Symposium will be held at Te Pae Christchurch Convention Centre on November 11-13 2024, and will be immediately followed by a condensed 1-day Concrete NZ conference.

However, a decade on, and the city has been rebuilt using seismic-resilient designs and innovative construction technologies.

As such, the organisers have chosen the title ReConStruct — Resilient Concrete Structures — for the Symposium.

In addition to resilient structures, sustainable design and construction are a key focus of the Symposium, with New Zealand having committed to achieve net zero emissions by 2050, a pledge supported by the concrete industry's own

A Net-Zero Carbon Concrete Industry for Aotearoa New Zealand: Roadmap to 2050 (see story, page 25).

It is the Society's pleasure to extend an invitation to delegates and sponsors to the Symposium, which will take place in New Zealand for the very first time.

Visit the fib Symposium web site (which includes the Concrete NZ conference) to register and arrange your accommodation: www.fibsymposium2024.org.

Concrete NZ one-day 2024 Conference — call for papers

The fib Symposium will be immediately followed at Te Pae Christchurch Convention Centre by a condensed one-day Concrete NZ conference, for which the call for papers, including 5-minute Lightning Talks, is now open.

The annual Concrete NZ conference is an important event on the concrete industry's and construction sector's calendar, offering a chance for an exchange of concrete-focused knowledge and practice amongst passionate

individuals within a respected forum.

Conference awards

The annual Concrete NZ Conference Awards will again celebrate achievements in, and to raise the profile of, the concrete industry.

These awards are open to Concrete NZ members from all the Sector Groups and the Learned Society.

They will be presented across the following categories:

- Honorary Life Member
- Outstanding Contribution
- Producer — Extra Distance
- Producer — Technical Excellence
- Carbon Reduction
- Health, Safety & Wellbeing Achievement
- Inclusion & Diversity
- Plant Audit Scheme Gold
- Concrete Industry Apprentice of the Year

Concrete industry sets out plan to decarbonise

A central focus at the upcoming 2024 fib Symposium in Christchurch will be worldwide initiatives to reduce carbon emissions in the cement and concrete industry.

New Zealand has taken a significant step by introducing its own unique blueprint titled A Net-Zero Carbon Concrete Industry for Aotearoa New Zealand: Roadmap to 2050.

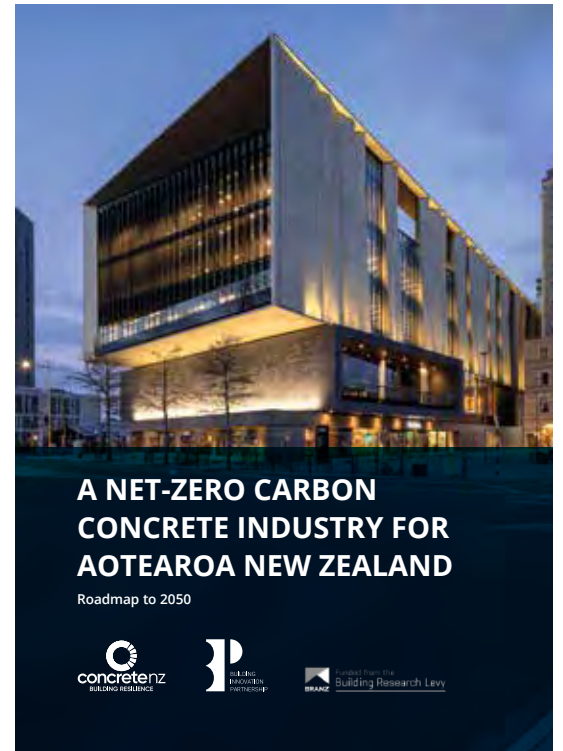
This roadmap reflects a collaborative endeavour, uniting the knowledge, innovation and dedication of the concrete industry and construction sector in fulfilling environmental obligations.

The strategies, or “levers”, designed to guide industry towards achieving its ambitious 2050 net zero carbon goal include:

- Increasing the use of waste as alternative fuels and raw materials to make cement clinker.
- The increased use of Supplementary Cementitious Materials (SCMs) with low-carbon recycled or natural materials.
- Efficiencies in concrete production.
- Carbon uptake, which sees exposed concrete absorb CO₂.
- Design and construction optimisation.
- Further decarbonising New Zealand’s electricity grid and supply chains.
- Capturing remaining CO₂.

Concrete NZ will assess the roadmap annually and provide updates on advancements across the levers every five years.

- Visit the Concrete NZ web site to download the roadmap:
www.concretenz.org.nz.




BUILDING RESILIENCE

AUDITED PLANT
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The Plant Audit Scheme audits Concrete NZ Readymix Sector Group member’s concrete plants as defined in *NZS 3104:2021 Specification for Concrete Production*.

The Scheme provides a rigorous audit of the quality systems in place at a ready mixed concrete plant.

FOR A FULL LIST OF SCHEME MEMBERS AND THEIR AUDITED READY MIXED CONCRETE PLANTS VISIT THE SCHEME WEBSITE www.rmplantaudit.org.nz

Board ‘showed leadership in difficult operating environment’

By Concrete NZ chair Dene Cook, from the Concrete NZ annual report 2022/23

Having emerged from the global pandemic New Zealand has, along with the rest of the world, had to grapple with a slowing economy over the past 12 months.

However, as an industry we must not be distracted from our commitment to quality and ambition to become net zero carbon by 2050.

Our post-pandemic economy has felt Covid-19’s sting, with a period of recession bringing stubborn inflation and rising interest rates.

The default construction industry metrics of ready mixed concrete production showed a 4% drop in the year to June 2023 compared to the 12 months prior.

Despite these challenging conditions, it was pleasing to see that the concrete industry remained focused on the twin imperatives of supplying quality product while, at the same time, making real progress along the decarbonisation path.

Enhanced and promoted during 2022/23, our Precast Certification Scheme and ready mixed concrete Plant Audit



Scheme continue to be an important part of Concrete NZ’s operations, with both offering purchasers and specifiers a cost-effective and rigorous assurance that supplied products meet exacting standards.

The 2022/23 year also saw the development of the New Zealand concrete industry’s 2050 roadmap to net zero carbon, which represents a collective effort — combining the expertise, ingenuity and commitment of the concrete industry and wider construction sector — to meeting our environmental responsibilities.

Also worth highlighting is the Concrete NZ

conference held in Rotorua during October 2022. The industry’s first large gathering since 2019 attracted record delegate numbers, as well as sponsorship support.

A return to business as usual, the conference was a clear demonstration of the role Concrete NZ plays in bringing together all areas of the concrete industry and connecting them with the wider construction sector.

The Concrete NZ Board again showed leadership in a difficult operating environment, offering oversight to advance the whole industry.

I would like to acknowledge outgoing Learned Society representative Alessandro Palermo and Readymix representative Bob Officer, as well as to welcome their replacements Rick Henry and Hans Fuchs.

Also deserving of praise is Concrete NZ chief executive Rob Gaimster who, ably assisted by the Concrete NZ team, has worked tirelessly across multiple fronts to advance pan-industry interests.

Although the next 12 months won’t be without challenge, our industry has set out its stall in terms of priorities around climate change, and I know Concrete NZ will play a major role in facilitating successful outcomes.

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BUILDING TRUST



Weathertight concrete construction course on in April

Concrete NZ, with support from Firth Industries, has developed a course for architects, designers, building officials and construction experts to achieve an understanding of weathertight concrete and concrete masonry construction, and of NZBC E2 External Moisture code compliance.

This one-day course qualifies for 60 NZIA and 6 ADNZ CPD points. It is aimed at architects, designers, facade engineers, building officials and construction experts in general.

Attendees will achieve an understanding of the requirements of weathertight concrete and concrete masonry construction based on the CCANZ publication *Code of Practice for Weathertight Concrete and Concrete Masonry Construction (CP 01:2014)* and, respectively, New Zealand Building Code compliance.

Apart from weathertightness requirements, the course also covers various typical New Zealand wall construction systems based on their location of thermal insulation, including strapped, lined and insulated internally, composite and core insulated systems and external insulation finishing systems.

It is of benefit if attendees have obtained basic knowledge of NZS 3604 and NZS 4229, but is not a prerequisite.

However, it helps to put the course

content into perspective which supports applying any gained knowledge in a practical situation, either in the workplace or in a simulated situation.

The course includes:

- Tutor presentation
 - Tutor-led activities, group work and discussion
 - Student learning resources
 - Assessment activities
- To complete the course participants will be required to:
- Actively participate in all sessions
 - Work in pairs or teams to complete some exercises
 - Individually complete (and pass) the final assessment
 - Provide feedback/evaluation of the course.

Course content

The course contains eight modules which align with the structure of CP 01. A summary of the role of the New Zealand Building Act and New Zealand Building Code will be given at the beginning of the course.

Module 1: Scope

- Geometry
- Loads
- Construction excluded

Module 2: General

- Materials
- Cracking

- Maintenance

Module 3 : Wall Construction

- Concrete masonry wall construction
- In-situ concrete wall construction
- Precast concrete wall construction

Module 4: Wall Weathertightness

Systems

- EIFS system — external insulation
- Plaster system
- Coating system
- Weathertight concrete
- Masonry veneer

Module 5: Flashings

- Required properties of flashing materials
- Acceptable flashing materials
- Fixings

Module 6: Concrete Roofs and Decks

Module 7: Concrete Slab-On-Ground and Footings

Module 8: Construction Moisture

Target Audience

- Architects, designers, facade engineers, building experts — it would be beneficial if trainees were familiar with NZS 4229 or NZS 3604
- Other building professionals

When: April 24, 2024

Where: Home Ideas Centre, 165 The Strand, Parnell, Auckland

Contact: Angelique van Schaik, 04 499 8820, admin@concretenz.org.nz.

Cement producers strive to mitigate substantial carbon footprint

Cement production and processes emit more than 5% of all carbon dioxide emitted by human activity — and reducing that environmental impact is a high priority among cement producers worldwide.

Cement producers are now publishing their Environmental, Social, and Governance (ESG) credentials concerning energy use in their operations, Greenhouse Gas (GHG) emissions, and water usage.

Digital technologies will enable companies to collate and analyse the data to identify process improvements. Furthermore, investments in optimising production equipment and cement quality will also drive investments in digitalisation.

According to global technology intelligence firm ABI Research, total spending on digitalisation is forecast to reach US\$3.54 billion in 2033 — a 5.5% Compound Annual Growth Rate (CAGR).

“With all of the above in mind, cement producers are developing risk frameworks that present opportunities for technology suppliers to help firms assimilate information for presenting credentials and performing scenario planning exercises,” ABI Research industrial and manufacturing markets research director Michael Lerner says.

Cement production accounts for 4% of global warming. However, concrete, from which cement is the main element, is the key material used in the construction industry, and will continue to be required for buildings, roads and infrastructure projects.

“This is the dilemma for the industry, and can be considered an opportunity for engineers and technology suppliers to devise solutions to develop cement that can fulfil industries’ requirements, while not decimating the environment,” Lerner says.

Digital technologies will have a role to play at the production level,

and companies are developing and commercialising their expertise, with Titan Cement Group and Heidelberg Materials already commercialising their digital expertise in predictive maintenance and application development respectively.

The findings are from ABI Research’s Digital Transformation in the Cement Industry report — part of the company’s Industrial and Manufacturing Markets research service, which includes research, data, and ABI Insights.

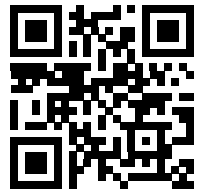
• About ABI Research

ABI Research is a global technology intelligence firm delivering actionable research and strategic guidance to technology leaders, innovators, and decision makers around the world.

Its research focuses on the transformative technologies that are dramatically reshaping industries, economies and workforces today.

ACO StormBrixx - Underground Stormwater Tanks

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Use ACO's free, online Technical Services, featuring intuitive DIY Configurators and innovative StormBrixx tools to streamline your specification process.



Fully certified | High void ratio | 3D inspection access

Premium drainage solution for chip production facility

One of New Zealand's leading snack brands has spent 150 years building a strong reputation as a quality food manufacturer, with their potato chips being an integral part of their success as a market-leading brand with a large range of products on New Zealand supermarket shelves.

As a result of this success, its production facility has been expanded to increase capacity and efficiency. Designed by Designgroup Architects h + k and completed in 2020, the new

Continued page 32

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SL SERIES
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Premium drainage solution for chip production facility

From page 30

facility currently processes an average of 400 tonnes of potatoes per week, equating to approximately 720,000 packets of chips per week.

The equipment used at the Auckland facility is industry-leading. This includes automated machinery along large production lines, where the processing stages are separated into defined locations so that the infrastructure in the areas can cater to the requirements of each stage.

The separating, washing and cooking stages presented unique challenges that the design team had to address.

During these stages, large volumes of water and other liquids are used.

The building needed to be designed to cater to daily operations and weekly boil-outs/deep cleans, but also to withstand significant dumps of water to keep floors clear of hazards should they occur.

Griffins also recycles wastewater from the production cleaning process to be reused, adding another layer of consideration for drainage, as other facilities interact with the overall system.

Robust, durable and hygienic solution

The drainage systems around the large and high-tech equipment needed to be designed to work efficiently through all the anticipated scenarios that could be foreseen, as well as provide a robust, durable and hygienic solution.

Allproof Industries, a specialist in commercial food and beverage production facility drainage, was engaged to assist in the design and manufacture of a system that would meet the operational requirements over the lifetime of the facility.

Allproof worked closely with the design team to create the optimal drainage solution for the challenges faced.

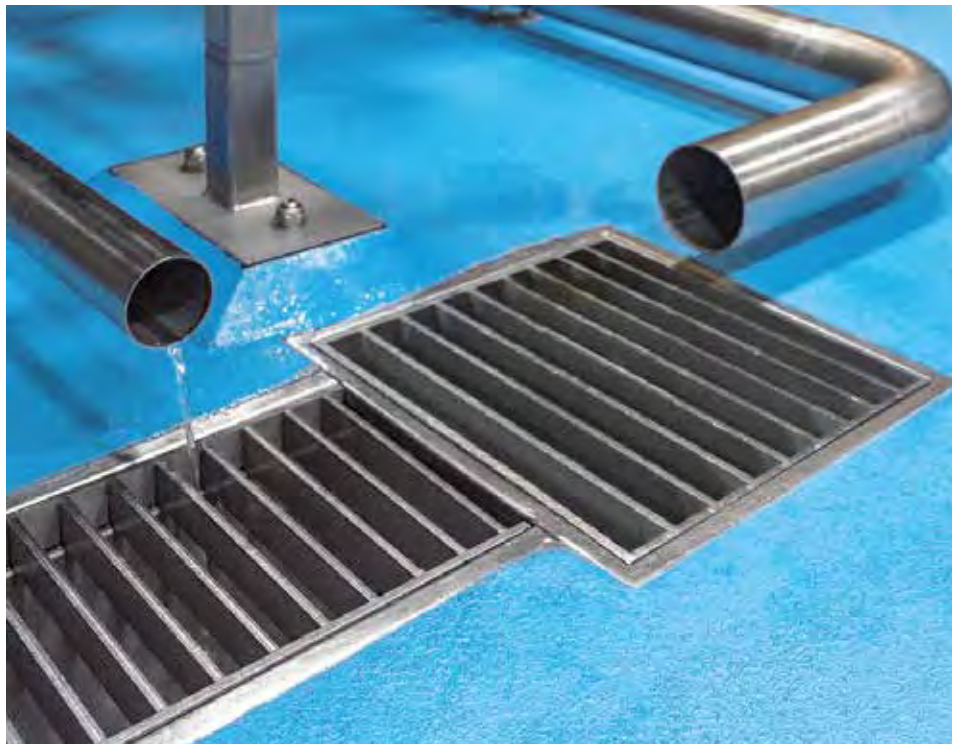
Drainage systems were built into the floor slab to suit the layout and operation of the production facility.

It was imperative that the system was designed to fulfill all the requirements, as it can be costly to remedy if it does not perform as needed.

A good drainage system contributes to food safety, hygiene and cost control — all vital factors in a successful commercial food operation.

The ladder grate with a load class C rating (AS3996) was selected, as large machinery will often pass over drainage systems due to the nature of the facility being a production factory.

Furthermore, the ladder grate openings are large, which improves hydraulic



performance and can remove solids (potatoes) from the floor surface, catching them in the sump's strainer basket and reducing trip hazards.

Channel depth is a factor in wastewater catchment and hydraulics. The channels were selected/ designed to provide enough capacity to capture the surface wastewater, so as not to cause flooding or safety hazards.

Each channel section terminates at a sump, and an outlet performs better hydraulically if there is a head of water creating pressure.

This increases the flow rate and, thus, the speed at which wastewater is removed from the drainage channel system.

Therefore, the depth of the sump was created to a requested measurement, as determined by the hydraulic design.

Stainless steel

The drainage system is made from stainless steel as it makes an excellent

hygienic material for food processing facilities.

It contains no pores, cracks or open spaces for bacteria, including odour, to embed itself in, as it is a self-contained piece of material.

Its great mechanical properties mean it's also resistant to dents and surface defects, ensuring the surface remains sealed for hygiene purposes.

Easy to maintain and clean

It is also easy to maintain and clean, ensuring that bacteria don't have an opportunity to grow or spread.

Overall, Allproof manufactured and supplied 69 metres of stainless steel channel drain with 22 sumps, either connected to or separate from the channel drain system.

By using other local knowledge and manufacturers, the potato chip brand ensured the success of its project, positioning the company to meet growing demand for its own product offering.



Women making construction history

The number of women entering construction continues to grow, resulting in a shift across the sector.

But it's not just the numbers that are proving construction is for everyone. From stonemasonry to joinery, women are leading and excelling in their trades, winning some of the industry's most prestigious competitions.

Kiri Cooper was the first woman to win the Brick and Block Laying Firth Apprentice of the Year Silver Trowel in the award's 35-year history, while Jess Nielsen was the first woman in the two-decade history of the Registered Master Builders' CARTERS 2023 Apprentice of the Year to place, taking out third place.

Cooper started her apprenticeship with the BCITO, and has been going from strength to strength ever since. Winning her award was the best possible validation of everything she's achieved since being on the tools.

'Speechless and overwhelmed'

"At first, I was speechless and overwhelmed. Once it sunk in, I just felt so proud of myself for all the time and effort I had put into my training," Cooper says.

"Everything I had worked hard for had finally paid off.

"Being the youngest, and the first woman to receive this award, exemplified

Did you know?

In 2023, 6.12% of apprentices training through the BCITO were female, up from less than 1% in 2015.



Kiri Cooper was the first woman to win the Brick and Block Laying Firth Apprentice of the Year Silver Trowel in the award's 35-year history.

to me that as women, we are equally as good, if not sometimes better than men. We deserve to be here," Cooper says.

Her training advisor, Shaun Gibson, pushed her to apply for the Brick and Block Laying Firth Apprentice of the Year competition, and supported her throughout her apprenticeship.

"During my first year, we spoke about the award, and he told me that I had the potential to win it. He gave me confidence in myself to just go for it, and he made the process of getting qualified much easier," Cooper says.

"I can't thank him enough for everything he's done to help me get to where I am now."

Reflecting on the challenges of being a woman in a male-dominated industry,

Cooper acknowledged that whilst most people she met on site were incredibly welcoming, she found herself trying to prove to others that she belonged.

"I thought that I had to push myself and keep up with the pace of my male co-workers. However, with time I've realised that my strengths weren't in how fast I worked, but in the calibre and quality of work I produced," she explains.

Jess Nielsen, who received her carpentry apprenticeship through the BCITO, is equally adamant there is nothing to be afraid of, and that the trades are a career path for anyone.

'Speak up for yourself'

"My advice for young women considering a trade is simply to go in with confidence and learn to speak up for yourself. I also think it's important to focus on the here and now. Everyone progresses at different rates, everyone is on their own journey," she says.

Despite the historical significance, placing third in the Apprentice of the Year competition was only the cherry on top for Jess.

"I loved meeting the other apprentices and representatives from the BCITO, Carters and Registered Master Builders.

"It's not often you're in a room with so many knowledgeable tradespeople — the competition was an invaluable learning experience," she says.

New Zealand needs more women with a passion for the trades to upskill and grow their knowledge to create much-needed quality homes and infrastructure.

To learn more about how the BCITO can help with a rewarding apprenticeship, head to <https://bcito.org.nz>.



Jess Nielsen was the first-ever woman to gain a placing at the Registered Master Builders' CARTERS Apprentice of the Year.

Enjoy a warmer healthier home

A lot of the moisture in a house comes from shower steam causing foggy mirrors, wet walls and ceilings, and worn out paint, which can add significant costs to house maintenance.

A dry warm home is also a healthy home, as damp surfaces are the perfect place for fungus and bacteria to grow, which can cause serious health problems.

Showerdome reduces these problems, controlling steam, reducing condensation, and making the home healthier and warmer.

It is a clear acrylic dome that simply attaches to the shower cubicle top to prevent steam forming in the bathroom.

Steam occurs when warm moist air mixes with cold air, so it acts as a barrier between those two air masses, which means no steam forms in the shower or bathroom.

Mould and mildew are caused by humidity and, beyond the strong smell and unpleasant aesthetics, can cause a range of allergies, eczema, inflammation and respiratory discomfort.

One of the main sources of house humidity is the shower, which can make the bathroom and adjacent rooms damp and moist.

According to the Energy Efficiency and Conservation Authority (EECA), the average shower releases 1.5 litres of moisture into the air. In a home of four people, this represents six litres being released into the air daily.

To prevent this, EECA recommends putting a lid on shower cubicles to avoid dampness. Another major safety concern related to moisture is slippery floors.

Apart from the health benefits, safety and comfort, a



Showerdome helps savings on gas and electricity. Research conducted by the University of Waikato proves that when used correctly, it can pay for itself within two years.

Independent tests conducted over eight months to take into account summer and winter temperatures proved Showerdome to be successful at lowering humidity and sustaining air temperature in the bathroom.

The study estimated that heating a bathroom for half an hour per day with a 2.4kw electric heater costs around \$100 a year, while using a 0.15kw heated towel rail for 12 hours per day costs around \$156 a year.

Installing a New Zealand-invented Showerdome can save home owners around \$250 per year in energy costs alone.

www.showerdome.co.nz.

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We've got another great prize to give away to the lucky winner of this month's Building Today Trivia Question — a Showerdome worth

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Congratulations go to Grant Rayner of Wellington, who won last month's prize of a range of Apexon staplers and tackers, worth \$250.

Overseas cladding product manufacturer and distributors litigated under the CGA and FTA

Tim Bates and Fiona Dobroschi of Auckland legal firm TM Bates & Co focus on a case concerning an aluminium composite panel cladding product used on buildings in New Zealand.



This month, we report on the Court of Appeal decision, *Body Corporate Number DPS 91535 v 3A Composites (3AC) & Others*.

This case concerned Alucobond, an aluminium composite panel (ACP) cladding product used on buildings in New Zealand.

Alucobond is manufactured by a German corporation, 3AC, who filed a protest to jurisdiction in the High Court against the six causes of action brought against it.

After 3AC succeeded in its protest to jurisdiction on the Consumer Guarantees Act and Fair Trading Act causes of action, the appellants sought to appeal the High Court decision.

Facts

- Two Alucobond products formed the subject of this proceeding.
- Body Corporate 91535 (the first appellant) stated Alucobond was supplied to it and affixed to the exterior of the apartment block, that being Cutterscove Building in Mount Maunganui. The contractor was supplied with Alucobond by Skellerup Industries Ltd (the third respondent).
- Several properties owned by Argosy Property No. 1 Ltd (the second appellant) used Alucobond.

Causes of action

The three causes of action that were subject to this appeal were the:

- breach of the guarantee of acceptable quality in section 6 of the Consumer Guarantees Act 1993 (CGA),
- breach of section 9 of the Fair Trading Act 1986 (FTA) in respect of misleading or deceptive conduct, and
- breach of section 13 of the FTA in respect of false or misleading representation.

The appellants pleaded there was a material risk the Alucobond products would cause or contribute to the rapid spread and severity of a fire.

The appellants regarded it as unsuitable for exterior cladding because of its combustibility, and that it did not comply with the Building Code, particularly clause C, in respect of fire protection.

Protest of jurisdiction

3AC filed a protest to jurisdiction. One factor in determining a protest to jurisdiction is to assess whether there is a serious question to be tried.

Analysis and outcome

Consumer Guarantees Act

Section 6 of the CGA states that “where goods are supplied to a consumer there is a guarantee that the goods are of acceptable quality”.

To identify whether there was a serious issue to be tried in relation to the CGA claim in respect of 3AC’s liability, the court considered:

- whether Alucobond came within the scope of the defined term “goods”,
- whether Alucobond was supplied to the appellants as “consumers”, and
- the circumstances in which the CGA applied to a manufacturer without a presence in New Zealand.

The court accepted that the CGA applies to overseas manufacturers of goods supplied in New Zealand. The definition of “manufacturer” includes overseas manufacturers that deal in the business “of assembling, producing or processing goods”.

Further, the court stated that “supply to a consumer in New Zealand is the central focus”. In other words, the relevant conduct establishes the territorial connection.

The Act then provides consequences for those goods being defective or unsafe. The court argued this is consistent with private international law and the approach of the Australian courts with corresponding legislation.

Despite this, the court’s analysis of the other two questions led it to conclude that the appellants’ claim did not raise any serious issue to be tried such that the appeal failed on this cause of action.

On the “goods” issue, the court was reliant on “goods” being defined to exclude whole, or part of a whole building attached to land. Important to that discussion was whether the “goods” in question retain a separate identity.

It determined that exterior cladding incorporated into a building did not retain a separate identity. On the consumer issue, the court concluded it was not seriously arguable that Alucobond was a product that would be “ordinarily acquired for personal, domestic or household use or consumption”.

It considered that building professionals would acquire Alucobond to incorporate into buildings.

Fair Trading Act

The court considered the FTA extends

to conduct that took place overseas where the defendant carries on business in New Zealand and the conduct relates to the supply of products in New Zealand.

When assessing each appellant’s claim against 3AC for compensation, the appellants were unable to establish in their evidence that they relied on 3AC’s conduct, and that the reliance caused them to suffer loss.

However, the court found it arguable that conduct in New Zealand by, or on behalf of, 3AC created a general misleading impression regarding the suitability of the Alucobond products for certain uses, and its regulatory compliance.

This impression on the market influenced designers and others in the industry to recommend Alucobond cladding for the appellants’ buildings. Therefore, the appellants succeeded in this cause of action.

It will be interesting to see whether this proceeding leads to 3AC appealing. If 3AC chooses to appeal and are granted leave by the Supreme Court, the appellants may cross-appeal on the adverse CGA finding.

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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What to do about your plastic

Exploring ways to minimise construction and building waste is a passion for Dr Terri-Ann Berry, director of the newly formed Environmental Innovation Centre (EIC). Dr Berry has partnered with experienced Master Builder Nigel Benton to develop practical environmental solutions for the construction industry. In a new monthly Building Today column, the team at the Environmental Innovation Centre (EIC) will present practical advice for managing construction waste and other environmental issues builders might encounter.



Have you ever wondered what happens to all the plastic waste on-site?

The answer is not pretty, with the majority of construction industry plastic waste ending up in landfills.

Currently, construction waste represents 50% of the waste filling up New Zealand's landfills, with plastics as a major contributor.

In Auckland alone, approximately 25,000 tonnes of plastic waste ends up in landfills annually. A residential build, on average, produces waste equivalent to around 634,000 plastic bags.

Construction plastic is detrimental to landfills as, with its low density, it takes up a lot of space, and will not break down for hundreds of years. This occupies valuable land that could be used for more sustainable purposes.

When not sent to a landfill it often ends up in waterways, contributing to environmental pollution and posing long-term hazards to ecosystems.

But is there anything you can do about it?

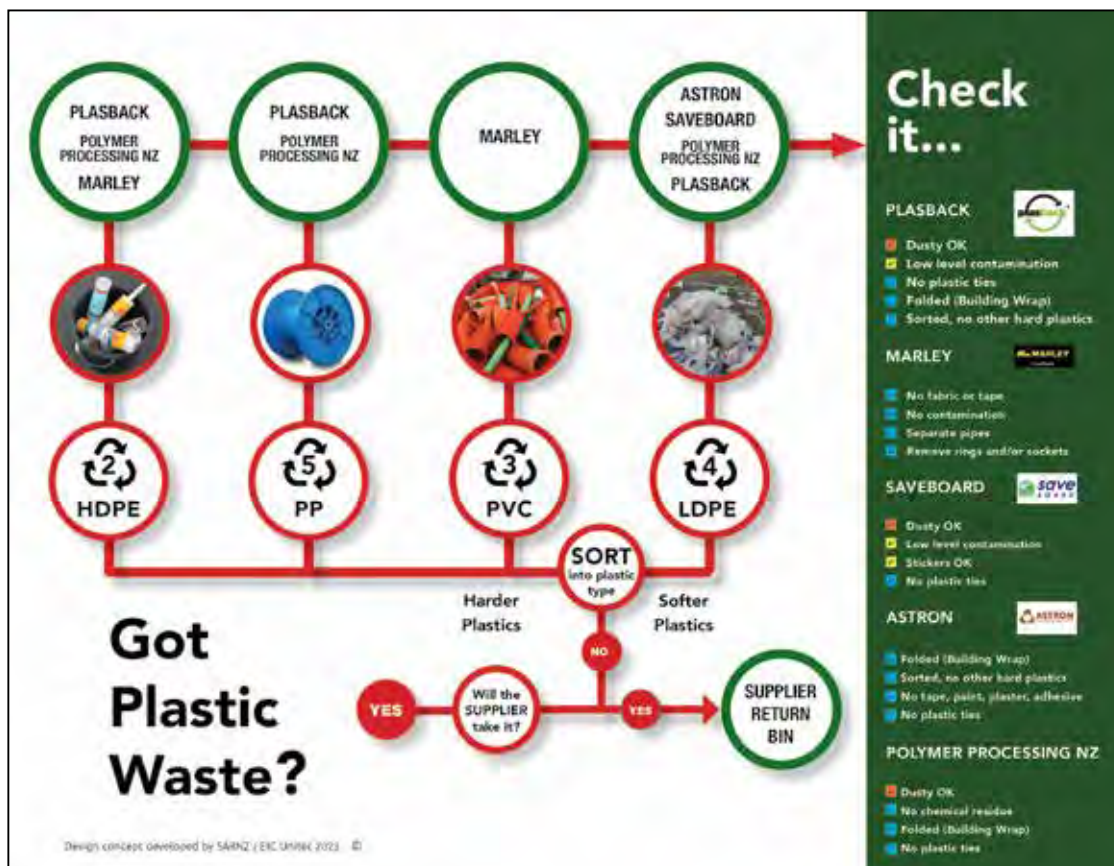
Yes! Essentially, to reuse or recycle plastic, it must be sorted into plastic types — a bit like your domestic waste. Unfortunately, there are a lot of different plastic products in the industry, so how

Plastic Construction Waste

1x = 634,000 plastic bags



construction waste?



Sorting is the key, so the main plastic waste streams on-site can be either returned to the supplier or recycled, preventing them from going to landfill.

could anyone know which ones to sort where?

To address this, BRANZ has funded a project where Dr Terri-Ann Berry and her team partnered with six contractors to trial a practical, new plastic sorting system.

An example of one of these trials was with Master Builder Nigel Benton, who was alarmed at sending skip after skip of construction and demolition waste to landfill.

Benton and the EIC team, then still known as the Environmental Solutions Research Centre, undertook a trial to reduce waste on-site at a new project to build eight terraced townhouses in west Auckland where they aimed to divert 90% of waste generated on-site from the landfill.

Similar developments typically produce approximately 16 tonnes of waste, equivalent to about eight cars!

To prepare staff and subcontractors for this multi-build project, EIC delivered training on the “how-to” of waste sorting. Bins were clearly labelled and included pictures for quick reference.

The sorting system meant plastic could either be sent back to the supplier or sorted into the right types for recycling.

The results were excellent! A total of 22.4 tonnes of materials were collected and

audited, of which 18.4 tonnes were recycled or repurposed, including 830kg of plastic waste, a third of which was soft plastic.

Most of the soft plastic was recycled by Hamilton-based SaveBOARD. Best of all, the target was exceeded, with 91% of waste diverted from the landfill, making Benton very happy.

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

Got plastic waste? Get it sorted!

Sorting is the key, so the main plastic waste streams on-site can be either returned to the supplier or recycled, preventing them from going to landfill.

As an example of how this can be done, refer to the decision tree above that EIC has developed for Scaffolding, Access and Rigging NZ to help their members and other participants in the industry.

These decision trees will vary between different industry sub-sectors and regions in New Zealand, and EIC is working on making more bespoke material to support the industry.

Here is the process broken down into five steps:

- Identify plastic waste streams. Common ones include soft plastics, polypropylene, polystyrene, pipes, food, and drink waste.
- Return to the supplier? Check if your supplier will take it back.
- Find local recyclers/transport options.
- Set up a recycling area with signs and bags.
- Train your staff to use the signs to identify plastic, and sort it in the right condition. Currently, EIC is developing an education hub for construction companies with a series of resources to make it easier to divert plastic waste from landfill, including training videos, a plastic catalogue, signage, and bags.

• EIC will present a monthly column in Building Today, and will keep readers updated on progress with construction waste trials focusing on key plastic waste streams, including suppliers with take-back schemes, recycling options, and case studies of companies successfully diverting waste from landfill.

If you have any questions for the team that you would like answered in this column, please contact ta@environmental-innovation.nz.

How to bake a successful business

Andy Burrows — The Trades Coach — sees many parallels between running a successful construction business and baking a cake. He explains . . .



I'm not much of a baker. However, one thing I do know is if you rush the process you may end up with a cake that's either flat, burnt, or doesn't taste right — or maybe even all three!

When I thought about developing successful businesses recently, I saw some similarities to the baking process.

Both endeavours require careful planning, the right ingredients, precise execution, and a dash of creativity. In this article, I'll explore how to grow a profitable building company by drawing parallels to the art of baking a delicious cake.

• Recipe development — the strategic plan

Just as a baker begins with a recipe, a business owner starts with a business plan. This blueprint outlines the company's goals, core business strategy, target market, services offered, and financial projections.

Like adjusting ingredients in a recipe, the plan should be flexible enough to adapt to market changes and unforeseen challenges.

• Quality ingredients — a skilled workforce

Just as a cake relies on quality ingredients, a building company depends on skilled workers. Hiring experienced architects, engineers and carpenters ensures that each project is completed to the required standards.

The same thing applies to materials and sub-trades. Using cheaper alternatives here may save you a few dollars in the short term, but will definitely affect the end result and cost you more.

• Precise measurements — project budgeting and cost control

In baking, precise measurements are crucial for achieving the desired texture and flavour. Similarly, accurate budgeting and cost control are absolutely essential for

the financial health of a building company.

Monitoring project expenses, negotiating supplier contracts and minimising waste ensures that projects remain profitable. Margins in the building industry are notoriously low, so there is little room for mistakes.



• Mixing technique — teamwork

Just as a baker must mix ingredients thoroughly, successful building projects require seamless collaboration among team members.

Effective communication, co-ordination, and co-operation ensures everyone works towards a common goal.

Like achieving the right consistency in cake batter, fostering a harmonious work environment leads to smooth project execution. By proactively setting the right "mixing technique" to your team you will achieve more consistent results with less management input.

• Oven temperature — macro financial analysis

Baking a cake at the right temperature is crucial for consistent baking and the right texture. Too hot and you'll burn it — too cool and it won't bake at all. Similarly, understanding what is the optimal

growth rate for your company is essential for its long-term survival and success.

It's easy to go too hot and grow a building company too fast. Just quote cheap and you will see that top line revenue rocket. The danger is you will burn the company out. Similarly, take the zero-risk approach and your competition will pass you by.

• Baking time — project management

Just as a cake requires the right amount of time in the oven, construction projects must be carefully managed to meet deadlines and budget constraints. Small gains or losses here can have a massive effect on your bottom line. Like monitoring a cake's progress to prevent over-baking, regular oversight ensures projects stay on track.

• Decoration — branding and marketing

A beautifully decorated cake catches the eye and entices the taste buds. Similarly, effective branding and marketing distinguish a building company from its competitors. This is where a bit of creativity will pay dividends, and will also encourage some strategic thought into what type of customers and projects you are looking to attract.

• Taste test — feedback and improvement

Finally, just as a baker seeks feedback on their creation, a successful building company seeks input from clients and stakeholders. Listening to feedback, addressing areas for improvement, and continuously refining processes ensure ongoing success. Like tweaking a recipe to perfection, embracing feedback leads to refinement and profitable growth.

It will soon be a new financial year — a great time to have a mini reset of your business and to re-commit to some business improvement plans for the balance of this year — tweaking your business recipe, as it were.

Of course, growing a business profitably is way more complex than baking a cake.

However, by following the recipe outlined above, owners can build thriving businesses that stand the test of time.

Just as a well-baked cake brings joy to those who indulge, a successful building company brings happiness to clients and prosperity to its founders.

If you want help to improve your business recipe reach out to me at andy@tradescoach.co.nz.



STRESS!

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If not, call Andy
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Building Consents Information

For all authorisations, January 2024

Dwellings	\$1,039,206,160	Total All Buildings	\$2,015,732,499
Domestic Outbuildings	\$13,759,955	Non-building Construction	\$30,177,804
Total Residential	\$1,052,966,115		
Non-residential	\$962,766,384	Total Authorisations	\$2,045,910,303

Number of new dwellings consented

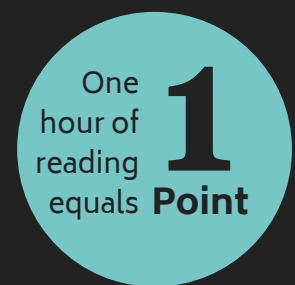
	Jan 2024	Dec 2023	Jan 2023		Jan 2024	Dec 2023	Jan 2023
Far North District	15	12	30	Palmerston North City	61	43	17
Whangarei District	42	51	39	Tararua District	8	1	3
Kaipara District	1	7	10	Horowhenua District	40	8	57
Rodney District	47	58	106	Kapiti Coast District	16	67	49
North Shore/Albany Wards	160	146	314	Porirua City	4	4	8
Waitakere Ward	143	124	135	Upper Hutt City	5	7	27
Auckland Wards	198	181	150	Lower Hutt City	22	50	23
Manukau/Howick Wards	171	233	165	Wellington City	26	14	66
Manurewa-Papakura Ward	116	132	144	Masterton District	28	10	28
Franklin Ward	50	44	51	Carterton District	4	7	3
Thames-Coromandel District	4	12	23	South Wairarapa District	5	1	7
Hauraki District	3	11	6	Tasman District	11	14	25
Waikato District	52	51	40	Nelson City	8	13	24
Matamata-Piako District	4	26	35	Marlborough District	35	8	15
Hamilton City	28	127	75	Kaikoura District	6	1	2
Waipa District	29	20	35	Buller District	5	15	6
Otorohanga District	1	2	5	Grey District	3	2	3
South Waikato District	3	3	2	Westland District	0	10	1
Waitomo District	0	2	0	Hurunui District	9	6	24
Taupo District	9	25	24	Waimakariri District	54	63	32
Western Bay of Plenty District	13	24	31	Christchurch City	184	345	287
Tauranga City	28	22	56	Selwyn District	52	60	129
Rotorua District	22	30	7	Ashburton District	19	19	26
Whakatane District	2	7	4	Timaru District	5	16	21
Opotiki District	2	8	6	Mackenzie District	3	2	3
Gisborne District	7	6	13	Waimate District	1	1	5
Hastings District	30	26	16	Waitaki District	3	5	9
Napier City	12	105	62	Central Otago District	18	15	28
Central Hawke's Bay District	5	4	4	Queenstown-Lakes District	58	64	53
New Plymouth District	17	24	104	Dunedin City	31	32	52
Stratford District	1	3	2	Clutha District	2	2	3
South Taranaki District	2	3	0	Southland District	8	8	10
Ruapehu District	2	2	3	Gore	1	0	3
Whanganui District	13	12	13	Invercargill City	14	12	12
Rangitikei District	2	2	1	Area Outside TA	0	0	0
Manawatu District	8	17	11	Total	1991	2487	2777

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