

BUILDING TODAY



The official magazine of the Registered Master Builders Association

www.buildingtoday.co.nz

July 2024

Volume 34 Number 6



WIN!

a pair of
Blundstone
work boots
worth up to

\$340

Details, page 33



Inside:

BOOSTING WOMEN'S NUMBERS

The BCITO is urging building industry employers to "hire boldly"

WINDOW AND GLASS AWARDS: SECTOR IS THRIVING

Judges comment that this year's awards contain a "rich harvest of entries"

NZ HOUSING MARKET TURNS ICE COLD

House hunters in hibernation until conditions – and temperatures – improve

ALSO INSIDE: CONSTRUCTIVE 2024 – TOGETHER WE BUILD BETTER

LBP TRAINING 2024

ALL NEW CONTENT!

CHRISTCHURCH

Thursday, 5th September
Addington Raceway
8am - 3:30pm

HAMILTON

Wednesday, 18th September
Claudelands Events Centre
8am - 3:30pm

PALMERSTON NORTH

Friday, 11th October
Awapuni Racing Centre
8am - 3:30pm

AUCKLAND

Wednesday, 16th October
North Harbour Stadium
8am - 3:30pm



GOODIE BAGS



SPOT PRIZES



MAJOR PRIZE



Register at: itm.co.nz/LBPtraining



"We'll see you right"

BUILDING TODAY

July 2024
Volume 34 Number 6

From the editor

In his column for *Building Today* this month, RMBA chief executive Ankit Sharma reveals the impressive line-up of speakers scheduled to appear at this year's Constructive Forum to be held in Wellington next month.

More than any recent Constructive event, this year's instalment feels like a real catalyst for change, for industry participants to analyse the way they work and run their businesses in a sector that, like many others in New Zealand, is under some pressure.

More than at any other time in recent memory, innovation and outside-the-square thinking is surely required to find answers to industry problems, and to increase productivity in the sector.

Government Ministers, a change strategist and best-selling author, and other key construction personnel will present practical tips on how to keep businesses competitive, and how to steer them through the country's economic downturn.

Q&A sessions will ensure the debate remains lively throughout, so make sure you don't miss this one.

Andrew Darlington
Editor

PUBLISHER: Taurean Publications Ltd

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

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

BUILDING TODAY is the official magazine of the Registered Master Builders Association of New Zealand. Advertising statements and editorial opinions expressed in Building Today do not necessarily reflect the views of RMBA members, its executive or committees; or of the chief executive and staff unless expressly stated.

Further, the RMBA and members are not liable for any statements made in Building Today unless otherwise stated. The editor reserves the right to edit, amend or reject copy where necessary.

The publisher does not assume any responsibility or liability for any loss or damage which may result from any inaccuracy or omission in this publication, or from the use of the information contained herein.

No warranties, express or implied, are made with respect to any of the material contained herein.

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



4-9 RMBA News

RMBA chief executive Ankit Sharma says this year's Constructive Forum is more than just an annual event — it's a catalyst for change and an invaluable opportunity to network with the industry's best and brightest.

10-20 BT News

NZ's top 50 builders of 2023 revealed; The BCITO calls for employers to "hire boldly" and boost women's numbers in the construction industry; NZ Infrastructure Commission chief executive Ross Copland to step down; House hunters "in hibernation" until conditions improve; Easy-to-use mobile app replaces paper timesheets.

21 BCITO News

Swapping a pension for a new passion in carpentry — the BCITO's oldest recent graduate still going strong at 66.

22-25 Adhesives/Coatings

New crystal-clear universal sealant and adhesive now available; Versatile one-component adhesive and sealing compound good for internal and external use.

26-32 Window & Glass Awards

Judges comment that this year's awards contain a "rich harvest of entries".

33 Product Review/Competition

Work boots feature award-winning design and innovation; Win a pair of Blundstone work boots worth up to \$340.

34-38 Columnists

The Disclosure Document — weaponise a boring legal form; Company director found legally liable; Difficult plastic wastes in construction, and how to avoid them; Alternative and sustainable construction in New Zealand.

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

Constructive 2024 — together, we build better

RMBA chief executive Ankit Sharma says this year's Constructive Forum is more than just an annual event — it's a catalyst for change, providing an invaluable opportunity to network with the best and brightest in the New Zealand construction sector.

Constructive 2024 is only one month away, and this is the year for change.

You'll be aware of the saying — diamonds are formed under pressure — and there is no denying the fact that the construction sector is under some pressure.

However, the Government also appears acutely aware of the need to work with the industry to find innovative solutions to the problems our people and companies face.

We have told ministers that our members should be front of mind when it comes to piloting initiatives such as fast-track consenting in partnership with Government.

The saying goes — innovation is the future delivered — which is a particularly pertinent point as it applies to the construction sector.

Our job is to deliver the future urban environment, including schools, hospitals, homes and communities.

Innovating our sector's processes will be key to addressing our productivity challenges. Which is why this year we've included multi-award-winning speaker, change strategist and best-selling author Michael McQueen to the programme for Constructive.

He will cover off key technological trends that will shape the next five years for the construction sector, especially as it relates to generative AI's transformational potential for building design.

You can expect some practical tips for how to stay competitive in fast-moving times.



We'll also hear from two ministers — Hon Chris Penk (Building and Construction) and Hon Chris Bishop (Housing, Infrastructure, RMA Reform) about what is planned for their portfolios, and the overall direction of the Government.

Plus, we'll hear from Labour leader Chris Hipkins and the opposition spokesperson for Finance, Economic Development and Infrastructure, Barbara Edmonds.

As attendees, you'll also be able to put your own questions to our political leaders during the Q&A session.

Housing affordability

One of the enduring issues New Zealand faces is the housing and infrastructure deficit.

This is not just about how and what we build, but also how we deliver the infrastructure that is going to enable development.

This issue is complex, and often not articulated well. Going forward, we need a

more joined up approach across the wider sector to help us balance development and affordability.

We've lined up a diverse panel of experts to provide their thoughts.

Building resilient cities and resilient people

New Zealand's position on the map unfortunately means we are vulnerable to wild weather events and earthquakes and, as a result, we need resilient cities.

But what does resilient actually mean and how do we, as a sector, ensure that we are building buildings for the future, whilst also making sure we retain what exists?

Constructive 2024 will take a deep dive into the growing need for future-focused, sustainable urban development.

This is not just a regional issue but a national one, as we build homes and buildings designed to stand the test of time.

Constructive 2024 is more than just a yearly event — it is a catalyst for change. It provides an invaluable opportunity to network with the best and brightest in the New Zealand construction sector.

We've also worked hard to ensure this year's event is more practical than ever before, with break-out sessions designed to help you tailor your experience to what interests you.

I encourage all members to register and join us in Wellington on August 14-15 at the Takina Convention Centre — because together, we build better.



PROFIT!

Are you making enough, considering the time and risk you put in?

If not, email me for help:
andy@tradescoach.co.nz

www.tradescoach.co.nz



LEADING THE PACK

JAKE ROCHFORD

CENTRAL SOUTH ISLAND REGIONAL WINNER

Jake Rochford is employed by LOC Construction and his training provider was Ara



JUDGE'S COMMENT

Jake impressed the judges with his exceptional skills in the practical and theoretical aspects of the competition. The judges noted that Jake displayed leadership qualities during his interview and demonstrated competence in completing tasks given to him. He is already involved with solving complex issues onsite with senior colleagues, and he is a valued team member who works well alongside his workmates.



APPRENTICE OF THE YEAR 2024: WHAT'S NEXT

In June, carpentry apprentices all around New Zealand went head-to-head at the Master Builders CARTERS Apprentice of the Year Regional Practical Challenge.

The top apprentices for each region will progress to the next stage of the competition. This involves presenting a project build they have worked on to a set of judges, and a site visit.

Next month, the top tradies for each region will be announced at award ceremonies taking place nationwide.

The winner for each region will progress to the national finals in Auckland in November. The top eight apprentices will go head-to-head at a two-day event involving a six-hour practical skills test, and a 45-minute interview with the national judging panel. Last year, the finalists crafted work benches, which were donated to early learning centres through Evolve Education Group.



OWNED BY



PRINCIPAL PARTNER



EVENT PARTNERS



REGISTERED MASTER BUILDERS

HOUSE OF THE YEAR

LIFE OF LUXURY

LEGENDARY HOMES

National Volume/Group Housing New Home \$500,000 - \$750,000 category winner



Successes

Legendary Homes director Shijie Chen was elated when his team won the National Volume/Group Housing New Home \$500,000 - \$750,000 category at the 2023 National House of the Year Awards, for their outstanding project.

"This is the second time we have won a national award in this category, and we are incredibly proud. It's a testament to all the hard work we put into every project. The competition was high, so it's an honour to win among all the other beautiful houses," Chen says.

"All our staff are involved in the entries. It's an incredible team building experience; everyone was super excited when we were announced as the winner. As a result, confidence within the company grew, proving to each team member that hard work pays off," he says.

Challenges

This award-winning build was not without its challenges.

"Balancing an innovative design with budget constraints and timeline considerations was tough. Ensuring that the unique design elements did not compromise the usability and practicality of the home was a key consideration," Chen says.

"I believe the superior quality of craftsmanship and attention to detail made the build stand out. Winning a House of the Year award helps promote our business and build confidence for our clients — it assures them that they are working with a capable housing company."

Judges' comments

This volume-built home captivates with its exceptional qualities, including an eye-catching and distinctive street appeal, which sets it apart from its neighbours.

Alongside standard modern home requirements, the inclusion of solar panels, an EV charger, and central air-conditioning demonstrates a forward-thinking approach, ensuring the home is equipped for changes in the future. The attention to detail on the external cladding and the consistent high-quality workmanship throughout the interior showcases Legendary Homes' pride in their craft.

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



REGISTERED MASTER BUILDERS

HOUSE OF THE YEAR

REACHING NEW HEIGHTS

HODSON CONSTRUCTION

National Renovation up to \$750,000 category winner



About the Build

This charming three-bedroom single-bay villa was originally built in 1905. A stellar renovation by Hodson Construction expanded the living area despite the limited land space to incorporate an additional bedroom, lounge, toilet and office. Instead of extending outward, the team built upward, creating a functional and stylish mezzanine.

The extension involved removing the lowered ceiling to gain the necessary space. The new mezzanine, accessible by a stylish timber-turned staircase from the dining room, provides much-needed additional living, sleeping and working areas. Oak is used throughout, adding warmth and visual interest, while a skylight in the gable roof lets light stream through the home.

Judges' comments

Amidst the challenges of a tight site and limited access, the transformation of this cottage into a modern, stylish home stands as a testament to exceptional workmanship. The 90% internal alteration, including the addition of a large skylight and the creation of a wonderfully proportioned open plan living space, showcases great attention to detail.

The use of portal frames and ridge beams to lift the ceiling to a new height demonstrates forward planning and skill. This internally focused alteration has not only revitalised a century-old cottage, but has also set a new standard for modern renovations, earning Hodson Construction this much-deserved win.



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





Team work makes the dream work

Whangārei Civic Centre

CATEGORY

Supreme over \$10 Million Award, Value Award - Commercial Project over \$25 million, Civic Project Category Winner

ENTRANT

Canam Commercial

PROJECT PARTNERS

Babbage Consultants (Engineer), Barnes Beagley Doherr (Quantity Surveyor), Brown & Thomson (Engineer), Team Architects Auckland (Architect/Designer), The Building Intelligence Group (Project Manager)



Successes

Canam Construction director Stephen Jones was overwhelmed when it was announced that they had won the Supreme over \$10 Million Award at the 2024 Commercial Project Awards.

“The whole team was ecstatic. The Canam team, the client, and the consultants who worked on the project were all in attendance. It was great to experience this together; the celebrations went on well into the night,” Jones says.

“We’re extremely proud of this project and its achievements. We hope that our success demonstrates that when you have the right team for the right project, a robust project governance structure, and shared common goals, great things can be achieved,” he says.



Challenges

The project faced significant challenges, particularly with Covid-19 constraints.

“We were in the first design meeting when New Zealand went into lockdown. Despite these challenges, we managed to keep the design on track, working from home and conducting numerous virtual design coordination meetings. We managed to lodge the building consent on the date originally planned,” Jones says.

“I think the project stood out due to the bold procurement approach adopted by the Whangārei District Council. Assembling a team that had successfully worked together from an early stage fostered an open and collaborative environment throughout the project. It also meant we were able to navigate these challenges effectively.”

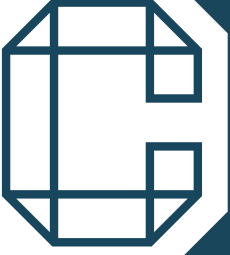


Judges' comments

The Whangārei Civic Centre project embodies the essence of the Commercial Project Awards. With thorough attention to detail and team collaboration, it was well worthy of the Supreme Award over \$10 million.

Positioned at a key intersection in Whangārei, it is a central hub for the community and local government activities. The architecture of the building extends an open invitation to all through the bold colours and elements. The innovative model of procurement allowed for exceptional collaboration within the team to develop a special, joyful, and highly functional facility. It has been built with passion and purpose to provide a great asset and enduring legacy to the Northland community.

CONSTRUCTIVE



JOIN US AT CONSTRUCTIVE 2024

Building Connections, Building Better Together

Drive the debate and be part of the solution

14-15 August 2024, Tākina Convention Centre, Wellington

As the country continues to navigate challenging economic conditions, it's more important than ever for the sector to come together and push for bold, creative solutions that set us up for the future.

Constructive 2024 brings together the wider sector and Government to discuss the challenges ahead and what we're going to do about them.

Speakers include:

- Leaders from across the commercial and residential sectors
- Government leaders including Housing, Infrastructure & RMA Reform Minister Chris Bishop along with Building and Construction Minister Chris Penk.
- International keynote speaker and trend forecaster Michael McQueen

REGISTER NOW: constructive.org.nz

LED BY



GOLD SPONSORS



DINNER SPONSOR



SILVER SPONSORS

Altus Window Systems
CreditWorks
Scenario

NZ's top 50 builders of 2023 revealed

Despite facing many challenges in 2023, New Zealand's top construction firms are continuing to get projects off the ground and are delivering significant city-shaping developments.

According to the latest edition of the BCI Construction League, which ranks New Zealand's top construction firms by the total value of projects that commenced construction the year prior, the top 50 builders collectively broke ground on 612 projects in 2023, valued at a combined \$8.4 billion.

Within the top 10 builders as a collective, only 6% of project commencements in 2023 were in the residential (3+ houses/units) space, while 31% were in the community sector. The top-performing sector amongst the top 10 was commercial, at 38%.

Auckland-headquartered Naylor Love secured the top spot for the first time, commencing construction on 75 projects at a combined value of approximately \$820 million.

Watt & Hughes, Cook Brothers Construction, Icon,

and Southbase Construction debuted in the top 10. At the same time, regular table toppers CMP Construction and Dominion Constructors maintained their dominance for a second year in the top 10.

With intensive tracking of more than 20,000 projects across New Zealand, data specialist BCI Central offers insights into the companies spearheading progress in New Zealand's construction landscape.

The annual report provides a detailed breakdown, including the total number of projects undertaken by each firm and their average project value across various sectors, including commercial, community, industrial, legal and military, and multi-residential.

The report found that the lion's share — 283 projects valued at just over \$4.8 billion — were undertaken by the Construction League's top 10 firms.

BCI Central ANZ research manager Sarah Murphy says despite mounting economic challenges, this year's top 50 builders commenced construction on significantly more projects in 2023 compared to 2022.

"Construction activity is expected to

slow in 2024 as the economic turbulence of recent years continues to unfold," Murphy says.

"Companies with robust risk management plans, the ability to adapt, and innovative strategies to boost productivity and enhance performance can still find success in this shifting landscape."

Looking ahead, New Zealand's construction industry faces a complex array of economic obstacles across the remainder of 2024 that will significantly pressure project budgets and timelines.

"Housing has become a key priority amid a severe shortage, worsened by the Auckland floods and Cyclone Gabrielle," Murphy says.

"Community housing construction will play a vital role, supported by government initiatives like the Public Housing Plan and Whai Kainga Whai Oranga for the delivery of Maori-led housing."

• **Download a free copy of the report at www.bccentral.com/the-bci-construction-league.**

Students compete to design resilient, sustainable housing

Thirty of New Zealand's top architecture, engineering and construction students competed to design an affordable and sustainable housing development in the heart of Christchurch recently.

The winners of this year's ArchEngBuild challenge were announced by Minister for Building and Construction Chris Penk at a prizegiving at the Christchurch Art Gallery.

The winners were Ella Knapton, architecture student at Te Herenga Waka Victoria University of Wellington; Francis Orendain, construction management at Western Institute of Technology in Taranaki, and Douglas Goncalves, structural engineer at The University of Auckland.

The judges commended the sheer complexity of the work.

"They had 48 hours to work together to come up with an incredibly well-resolved concept and a depth of knowledge that was really impressive."

Overall, the judges were impressed with the students' optimism and creativity in solving some of today's biggest challenges — including resilience, sustainability and affordability in New Zealand buildings.

"The students we saw today are going to change the building industry. Our industry can be tough, but these students are hitting the real world with the right



attitude and focus on collaboration and communication," the judges said.

Minister for Building and Construction Hon Chris Penk said New Zealand's housing needs to be affordable, and it needs to be resilient.

"We have some of the most unaffordable housing in the world, with over a quarter of renters spending more than 40% of their income on housing. This is hurting New Zealanders and it's hurting the economy.

"Finding more efficient ways to build houses that are affordable, but also warm,

durable, and safe from natural hazard should be the key motivators for the construction industry. These students are the future of the industry," Penk said.

The ArchEngBuild Challenge, run by BRANZ and Concrete New Zealand, is in its 11th year.

Past students have described the challenge as one of the best experiences of their studies, and the only chance they had to understand how to work with other architects, engineers and construction managers in multidisciplinary teams.

BRAUCE IT

with



the MDF wall bracing systems
that are BRANZ Appraised

GoldenEdge Panelbrace are the MDF wall bracing systems that are BRANZ Appraised to resist earthquake, wind and impact loads on timber frame buildings designed and constructed in accordance with NZS 3604.

Environmentally friendly GoldenEdge Panelbrace Wall Bracing Systems are easy and quick to instal with excellent strength quality, surface smoothness and stability.

Specify GoldenEdge Panelbrace Wall Bracing Systems with confidence.



BRANZ Appraised
Appraisal No.779 [2018]



For more information
www.nelsonpine.co.nz

Nelson Pine Industries Ltd
Nelson, New Zealand



Boosting women's participation in construction: A call for employers to 'hire boldly'

The BCITO has launched a new "Hire Boldly" campaign aimed at employers in the construction trades to help boost the number of women entering the industry.

The number of women in BCITO apprenticeships has grown from less than 1% in 2015 — but women still only make up just over 6% of apprentices.

The BCITO's goal is to raise this figure to 10% by December 2025 through focusing on addressing ongoing misperceptions about the ability of women to take on physical jobs.

In the painting industry, where 24% of BCITO apprentices are female, it is no longer unusual to see a woman at the business end of a spray gun, brush or roller.

"Despite the recent slowdown in resource consents and the pipeline of work for New Zealand's building industry, it's vital to ensure we have healthy numbers of new people entering the construction industry, and building skills for the future," BCITO director Greg Durkin says.

"Encouraging more women into the workforce is not only a matter of equality but a strategic move to strengthen our industry's resilience. Employers play a critical role in shaping the future of construction."

In a 2021 report for the Women in Trades Collective, part of industry initiative Trade Careers, 48% of respondents to the employer survey agreed that hiring and supporting female tradespeople was a challenge because it would be hard to accommodate pregnant women in the workplace.

Forty-six percent also said they would find it difficult to hire women because the



BCITO director Greg Durkin

workplace can be physically challenging.

Women looking for work cited receiving questions from potential employers such as "you realise there is dirt involved in this job?", or the outright statement "we're looking for a male".

"When we have examples such as the BuildHERS project in Whenuapai, Auckland, a four-bedroom home project-managed and built entirely by a female crew, they demonstrate how outdated or misinformed these perceptions are," Durkin says.

"Women can do anything their male colleagues can do, and that's what we hope to educate more employers about, to help the whole sector reach a goal of 30% female representation by 2040."

Employing more women in building brings numerous benefits. By encouraging more women to join the workforce, employers can tap into a broader talent pool.

A diverse workforce also brings varied perspectives, leading to innovative solutions and improved problem-

solving. Women can offer new ideas and approaches that benefit the entire industry.

Companies known for their commitment to diversity and inclusion often enjoy a better reputation, which can attract top talent and improve relationships with clients and partners.

Meanwhile, more inclusive workplaces also tend to have higher employee satisfaction and retention rates.

"The women and the men bounce off each other in ways that enhance the job. It's been fabulous for us. In fact, we've become quite successful through it," says Maria Williams, co-owner of family business Kevin Paul Painters and Decorators, which also employs daughter Lonae Paul as part of a diverse crew.

To accompany the campaign, the BCITO has created videos telling the stories of fathers, uncles, grandfathers and brothers who have not just hired women in trades but have seen positive changes within their businesses.

Many like Kevin and Maria also talk about why their trade is a good career for their female family members.

"We're calling on all construction employers to watch and share these videos, and actively participate in fostering a more inclusive trades industry by considering female apprenticeships," Durkin says.

For more information, visit www.buildingwomen.nz.

How employers can make a difference

- Review hiring practices: Ensure that job advertisements and recruitment processes are inclusive and free from gender bias.

Consider implementing blind recruitment practices to focus on skills and experience.

- Create supportive workplaces: Develop policies and practices that support work-life balance and provide a safe and respectful workplace for all employees. Consider flexible working arrangements and mentorship programmes.

- Promote training and development: Encourage and support female employees to pursue training and career development opportunities. This not only benefits the individual but also strengthens the overall skill set of the workforce.

- Lead by example: Senior leaders and managers should actively promote diversity and inclusion within their teams. This includes addressing any unconscious biases, and championing the benefits of a diverse workforce.



BRANZ Appraised
Appraisal No.1138[2023]



Aotearoa NZ Made Limited's BLK425250 and BLK450250 black polythene(damp proof film) is now BRANZ approved.

This makes this ANZM product the only one available in New Zealand with BRANZ appraisal.

Aotearoa NZ Made Ltd is a Family Owned Business manufacturing black polythene(damp proof film) & rubbish bags/bin liners out of 100% post-consumer recycle plastic at their Palmerston North factory.

www.nzmadelimited.co.nz



FreePhone 0508 NZ MADE



Eliment[®] insulation



- **New generation of dual thermal & acoustic glasswool insulation at highly competitive rates**
- **CodeMark certified**
- **Designed for New Zealand conditions**
- **Made using up to 80% recycled glass**
- **Compressed up to 15 times at packaging to reduce transport and CO2 emissions**
- **70 year product Warranty**
- **Find Eliment online on Smartspec, MasterSpec & Design Navigator**
- **Available to order nationwide from ITM, Placemakers and other selected building merchants and installers**

For more information visit
elimentinsulation.co.nz

Proudly distributed by



HIGH PERFORMANCE BUILDING SOLUTIONS

Te Waihanga chief executive Ross Copland stepping down after four years

The New Zealand Infrastructure Commission, Te Waihanga has announced that after four years in the role, chief executive Ross Copland will be stepping down from the role and returning home to family in Queenstown.

Copland joined Te Waihanga in September 2020, and has led the organisation through the development of New Zealand's first Infrastructure Strategy and the growth of the New Zealand Infrastructure Pipeline, as well as providing guidance and insight to industry, government and others.

"It has been a privilege to lead the Commission through its formative years as we have studied, listened, summarised and built consensus on the big infrastructure issues and opportunities for our country," Copland says.

"We've published dozens of high-quality reports, developed New Zealand's first Infrastructure Strategy, engaged strongly on a number of major infrastructure reforms, and provided extensive support for major project delivery across a range of sectors.



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

"It feels like the right time to pass the baton as we reach the end of the financial year and shift gears from a focus on developing a robust infrastructure strategy for New Zealand into

supporting the execution of our strategic recommendations and commencing work on the National Infrastructure Plan."

Te Waihanga Board Chair Dr Alan Bollard says Copland's energy and insight have made a huge contribution to building a dynamic organisation, and also to helping improve the country's record on infrastructure.

"We thank him for his work and offer our best wishes for his future career. The Commission has a talented team in place and a big work programme lined up for the year ahead supporting a range of significant policy reforms, major projects and working with asset owners to develop the National Infrastructure Plan," Bollard says.

With this busy work programme ahead, the role of Te Waihanga remains as important as ever. Copland will be formally finishing in the role in the coming months.

Geoff Cooper, General Manager — Strategy at the Commission will take on the acting chief executive duties while the Board recruits a new chief executive.

Blundstone

TASMANIA AUSTRALIA 1870

ROTOFLEX® AWARD-WINNING DESIGN AND INNOVATION



PUT OUR INNOVATION TO WORK
[BLUNDSTONE.CO.NZ/ROTOFLEX](https://blundstone.co.nz/rotoflex)



WE'VE GOT YOUR BACK ON PRICE

We've got accounts and pricing to suit every tradie. And when it comes to needing that little extra to win a job, we've got your back.

Have a chat to one of the team today and we'll get you sorted.

PlaceMakers[®]

Together we're building
New Zealand

House hunters ‘in hibernation’ until conditions improve

Frosty economic conditions continue to impede New Zealand’s now ice-cold housing market, causing home values to dip with the temperature in most main centres.

The latest QV House Price Index shows home values decreased by an average of 0.9% nationally over the three months to the end of June 2024 — a slightly larger rate of reduction than the 0.2% quarterly decline for May — with the average home value now sitting at \$916,285.

That figure is still 2.8% higher than last year and 13.9% (\$147,480) lower than the market’s peak in late 2021.

Once again, Auckland leads the reductions with a 2.6% average home value decline this quarter — down from a 1.4% decrease in the previous index, and marking five straight months of negative growth.

Tauranga (-1.3%), Palmerston North (-1.3%), and Wellington (-1.2%) experienced the next largest home value reductions on average this quarter. Marlborough (0.9%) was the only main urban area where the average rate of home value growth increased this quarter.

The rolling three-month average remained steady from index to index in

Hastings (0.9%) and Queenstown (0.1%), and it either decreased, or the rate of decline increased, everywhere else.

QV operations manager James Wilson highlighted the relative strength of home values in the South Island, particularly around Invercargill (1%) and Dunedin (1.3%).

“There are some pockets of modest growth, most notably in the South Island. However, that also appears to be waning now, with even Christchurch and Queenstown — two of our more ‘bullish’ housing markets in recent years — now experiencing little or no growth whatsoever,” Wilson says.

“Tough economic conditions are continuing to make it extremely difficult for potential purchasers to save a sizeable deposit for a home, secure finance from the bank, and service a mortgage with interest rates currently sitting around 7% and on-shore inflation still biting.

“Many house hunters are in hibernation now until conditions improve, potentially on the other side of winter, maybe longer.

“As a result, downward price pressure has spread across all segments of the market now, with investors, owner

occupiers, and even first-home buyers — still the most active group in the market today — all taking a noticeable step back as we pass the halfway point of the year.

“An abundance of listings is also having a cooling effect on the market, reducing remaining competition and, therefore, flattening growth across much of the country.”

Meanwhile, Mr Wilson says sellers were having to be increasingly patient. “Many residential property sales are now conditional on other sales occurring. This has been causing chain reactions in many instances, which is often extending sales periods or causing deals to fall over altogether.

“Sellers are also having to adjust their price expectations in what has increasingly become a buyers’ market, albeit a pretty quiet one.”

Mr Wilson expected home values to soften further throughout the winter months ahead.

“There’s currently nothing to suggest that house prices will take off again in the near future, while there’s everything to suggest that they will remain flat to gently falling.”

Replace paper timesheets with an easy-to-use mobile app

Phil Martin is the former owner of a demolition company. Frustrated by the time wasted on collating his staff’s paper timesheets, he explains how he developed a simple timesheet app that transformed his business.

In the fast-paced world of construction and trade, time is of the essence. Every minute spent on administrative tasks is a minute taken away from essential projects and client relationships.

As a former owner of a demolition company, I experienced first-hand the challenges of managing a team spread across multiple sites, especially when it came to collecting and processing timesheets.

The traditional paper-based timesheet system was not only time-consuming but also prone to errors and inconsistencies. It was frustrating to find incomplete or inaccurate timesheets, leading to delays in payroll processing and disgruntled employees. I knew there had to be a better way.

Driven by a desire to streamline this process, I set out to develop a solution that would simplify how tradespeople manage their timesheets. This led to the birth of Tradietimesheet.

The app was initially created for internal use within my company, but its

effectiveness and simplicity soon caught the attention of other businesses in the industry.

The development of Tradietimesheet was a journey of innovation and collaboration. Recognising the need for a user-friendly interface, I worked closely with a local development team to create an app that would be intuitive and easy to navigate, even for those less familiar with technology.

The result was a simple, yet powerful tool that allows users to track their hours effortlessly and accurately.

One of the key features of Tradietimesheet is its flexibility. While some businesses may require complex integrations with other software, it offers a straightforward solution that focuses solely on timesheet management.

This simplicity not only makes the app more accessible but also ensures that users can set up their accounts in a matter of minutes. Some basic configuration is also possible, including branding the app to the user’s own company.

Another important aspect of the product is its affordability. As a small

business owner myself, I understand the importance of keeping costs down.

That’s why I made sure that it is priced simply, offering exceptional value for money at just \$1 a week per user. By using Tradietimesheet, businesses can save not only time but also money, as the app helps to reduce payroll errors and streamline administrative processes.

Since its launch, it has received overwhelmingly positive feedback from users. Many have praised its simplicity, efficiency, and reliability, noting how it has transformed their businesses for the better.

Taking minutes to set up, users can then receive emailed timesheets to whoever in the company needs them.

Whether you’re a sole trader or a large construction firm, Tradietimesheet is designed to meet your needs, offering a scalable solution that grows with your business.

• Visit www.tradietimesheet.com to learn more and start your free trial.

Leading a locally made, low carbon future.



Be a part of positioning New Zealand as a global leader in low-emissions steel production.

We're proud to announce that we're set to have our source steel supplied from New Zealand Steel's new Electric Arc Furnace (EAF) from 2026. Support us while we transition by investing in locally-made products that will contribute to ensuring steel production in New Zealand is sustainable for generations to come. Recycling domestic scrap steel instead of exporting it offshore means we'll be maximising the lifecycle of our products and delivering locally made, lower carbon reinforcing steel. The introduction of the EAF at New Zealand Steel and your support of locally-made, means you'll be part of the biggest industrial decarbonisation effort in our country's history to date. Around 50% less coal usage and 45% less emissions (scope 1 & 2) from day one is just the beginning of a significant industry transformation. Join us on this landmark journey.

Find out more at pacificsteel.co.nz/EAF



Low carbon living launched with innovative LowCO home

As the world faces the urgent challenge of reducing carbon emissions, Fletcher Building has taken a bold step towards a more sustainable future with the official launch of LowCO, a ground-breaking residential project designed to reimagine home construction in New Zealand.

Homes are one of the largest contributors of carbon emissions, and Fletcher Building aims to drive this transformation by leveraging the materials and building expertise from across its different businesses.

"On average, the lifespan of a home is 90 years," Fletcher Building residential and development division chief executive Steve Evans says.

"We did some research and found that over that time, homes emit seven times more carbon than acceptable if we are to keep global warming within the 1.5° Celsius limit.

"Fletcher Living wanted to show this doesn't have to be the case. To prove it, we set about designing and building a number of different house typologies that use seven times less carbon than the average home.

"Called LowCO, these homes redefine the standards of modern living by using less carbon, along with significantly reducing energy consumption and water usage."

The first LowCO build, at Fletcher Living's Waiata Shores development in south Auckland, includes a three-bedroom detached home plus a three-unit terrace block. Both builds fit within New Zealand's 1.5° carbon budget for new built homes.

Combination of systems and products

To minimise carbon emissions, considerable planning went into which combination of systems and products would reduce the embodied carbon of a home, plus minimise the ongoing operational carbon that day-to-day life emits.

"Fletcher Living initiated the project but bringing it to life took a full team effort from Fletcher Building. Uniting around a singular goal to build better, more sustainable homes for future generations of Kiwis has been a powerful motivator," Evans says.

"We've created a blueprint for sustainable housing, where future residents can anticipate healthier, more comfortable living with reduced expenses.

"We often get asked what it costs to build a high-performance home such as LowCO. While there are slightly higher upfront costs when building, from the point of view of the lifecycle of the home, it will cost less overall due to the reduction in electricity and water consumption.



Above: A cross-section diagram of the LowCO home showing various sustainability features.

Below: The LowCO home kitchen.



"Understandably, this is a different way of looking at the financials of home ownership. We would like to engage with banks and others on how long-term building performance could be taken into consideration at the point home owners are looking for finance," he says.

Fletcher Living head of sustainability Nicola Tagiston has led the project from the start.

Generating momentum

"The LowCO project goes beyond building four high-performance homes. It is helping generate momentum around the important conversations we have to have as an industry about the future of housing in Aotearoa," Tagiston says.

"LowCO has benefited from the expertise of industry partners, including Architype (architects), Sustainable Engineering (building science), Beca (landscape architecture), and Watercare.

"These organisations are passionate supporters of the goals of LowCO, and have been instrumental in finding practical and realistic solutions that will allow us to

build better homes.

A core part of the project is the smart monitoring built in throughout LowCO. This will allow Fletcher Living to capture three years of data on the home's energy and water use.

This data will advance the understanding of the thermal performance of LowCO, and provide the intelligence to continue evolving the product. The data will also aid Fletcher Living's decisions on which components to incorporate into its standard home build.

LowCO has recently been awarded a 10 Homestar built rating from the New Zealand Green Building Council, which is the highest independent rating for a residential build.

"I hope that what we have achieved with LowCO will be a beacon for the industry and a call to action that change is possible if we choose to think differently," Evans says.

"To support this change, and encourage others to take up the technology and innovation throughout the industry, we will be making the LowCO architectural plans and product lists freely available on the Fletcher Living web site."

Building
better
together

Upgrade your projects with
superior strength, stability,
and sustainability.



Experience
PLX20®

PLX20® Lighter. Stronger. Smarter.

PLX20® by Prolam redefines innovation, offering unmatched strength, durability, and eco-friendliness. From garage lintels to ridge and floor beams, our steel-reinforced laminated timber beam sets new standards across the board.

Experience the benefits:

- ▶ 40% lighter
- ▶ Unparalleled strength and durability
- ▶ Enhanced spanning capability
- ▶ Effortless installation, saving you time and hassle.

NZ designed & made



Upgrade to PLX20® for projects that demand the best.



Prolam®
Engineered Laminated Timber

prolamnz.com

CSR streamlines Cemintel distribution in NZ

CSR Building Products NZ has announced it is streamlining its distribution process in New Zealand, taking over the distribution of Cemintel products from NZ Brick Distributors LP.

Previously, Cemintel Territory, Surround and Barestone lines have been distributed through New Zealand Brick Distributors LP, while CSR NZ distributed other Cemintel products such as Rigid Air Barrier, Cemiseal Wallboard, Eaves Lining sheet and Cladding sheet.

With more than 40 years' experience in the New Zealand construction market, and as one of Australia's oldest manufacturers, CSR says it has a deep understanding of building products and their role in the performance of buildings.

CSR NZ regional manager Chris Kenny says this shift to direct distribution is part of the company's wider growth strategy in the New Zealand market.

"This shift will bring all Cemintel products within the CSR NZ portfolio which will provide a more convenient and streamlined experience for our customers.

"Customers will now have a single point of contact to access our full Cemintel range, which complements the other leading building brands we distribute like Bradford insulation, Hebel concrete solutions and Monier roofing products.



"We will work closely with our customers during this changeover to ensure a seamless transition, and that it's business as usual for all our Cemintel customers."

Cemintel is a range of lightweight fibre

cement solutions, including external facades, internal linings, flooring, and ceiling systems.

For more information on the Cemintel range, visit the CSR Cemintel web site.

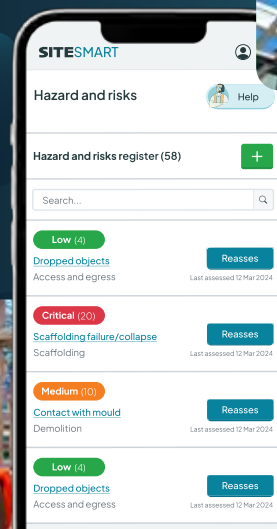
Introducing

SITESMART

Health & safety management designed for small businesses



SITESAFE
Te Kaitiaki o Haumarū



Swapping a pension for a new passion in carpentry

At the age of 66, the only new career most of us are considering is that of professional retiree.

Not Marcus Brown, who recently embarked on a BCITO apprenticeship. Brown graduated in April with a New Zealand Certificate in Carpentry, making him the BCITO's oldest recent graduate, and still going strong despite a hip replacement.

After moving from the UK to New Zealand more than 20 years ago, Brown found himself at a crossroads in his career.

Originally a land agent working for the National Trust and local authorities in the UK, he discovered that his role didn't quite fit the New Zealand context.

Settling in Oamaru, he took on a few different roles before being offered a job as a hammer hand, which was the catalyst for his career in the trades.

Given the option of retiring or taking on a new career, Brown was driven by a desire to stay active and gain new qualifications.

"When the opportunity arose, I didn't hesitate to ask about a BCITO apprenticeship. I was fortunate that my employer, Brett Stuart at Cross Cut Construction, was supportive and encouraged me to embark on this journey," Brown recalls.

"I craved the mental and physical stimulation that



comes with apprenticeship training. It was a path I felt very passionate about."

The best part of his new job is the camaraderie with his younger colleagues. He confesses he loves the banter, although he also loves to work hard.

The physical side can be challenging, especially in the southern winter months. Brown has faced physical strains, including pulling a hamstring.

"Young people don't strain themselves in the same way. I can only stay so active because of my hip replacement. It put years back onto me," he says.

His BCITO training has also helped keep him feeling young.

"My training advisor, Steve McLellan, a former builder and inspector, was also very supportive. I really appreciate being able to pick up the phone and talk to him anytime, receiving guidance from someone who understands my experiences," he explains.

His advice for those considering a career change later in life is clear. "Don't wait. Seek out an environment that will provide you with the space and support you need," he says.

He also underscores the significance of hard work, and finding the right fit.

While he's unsure how long his carpentry career will last, he remains dedicated to giving it his all.

"I've done the very best I can, and I'm not afraid to put my hand up," he says.

New Zealand needs more people from all backgrounds (and stages in life) to consider a career in the trades. The BCITO has the resources and support systems to ensure everyone can enhance and refine their skills.

To learn more, head to <https://bcito.org.nz>.

New crystal-clear universal sealant and adhesive now available



A crystal-clear universal sealant and adhesive for interior and exterior use* has been specifically developed by Bostik – the highly UV-resistant H505 Seal 'N' Bond Crystal.

It can be used for all types of non-structural sealing applications where a minimum of joint movement is expected. Furthermore, it can be used to seal and bond a wide variety of common building materials.

Its multi-functionality as a sealant and adhesive with crystal clear appearance and high UV resistance – as well as being phthalate-free, tin-free and solvent-free – are some of the benefits that make the product suitable for internal and external use*.

It features hybrid technology which cures under the influence of humidity. It is made for all types of non-structural sealing applications, and seals and bonds a wide variety of common building materials.

*Bostik recommends, before use, to always refer to the current Technical Data and Safety Data Sheets for use and limitations.

Get free samples online!

During July, August and September 2024, simply click to get a free* sample of H505 Seal 'N' Bond Crystal

While stocks last, get a free* cartridge by simply filling out your details.

And how about a second sample? During the promotional period, just complete the LBP e-learning module on H505 Seal 'N' Bond Crystal to get another free** cartridge.

Visit www.bostik.co.nz and click on the banner at the top of the page for more information.

*Limit of one free cartridge of H505 Seal 'N' Bond Crystal per customer when submitting completed form during the promotional period. Customer will receive a confirmation email. Only while stocks last.

**Limit of one free cartridge of H505 Seal 'N' Bond Crystal per customer when successfully completing an LBP e-learning module on H505 Seal 'N' Bond Crystal during the promotional

period.

Customer will receive a confirmation email. Only while stocks last.

• Promotional period is between July 1 and September 30, 2024 (or while stocks last).





ATTACHED TO YOUR WORLD

ONLY WHILE
STOCKS LAST!

Free
sample

DURING JULY, AUGUST, AND SEPTEMBER 2024,
SIMPLY CLICK TO GET...
FREE* SAMPLE OF
H505 SEAL 'N' BOND CRYSTAL

While stocks last, get a **FREE*** cartridge of H505 Seal 'N' Bond Crystal by simply filling out your details.

... how about a second sample?

During the promotional period, just complete the LBP e-learning module on H505 Seal 'N' Bond Crystal to get another **FREE**** cartridge of H505 Seal 'N' Bond Crystal.

Visit www.bostik.co.nz and click on the banner at the top of the page for more information.



*Limit of one free cartridge of H505 Seal 'N' Bond Crystal per customer when submitting completed form during the promotional period. Customer will receive a confirmation email. Only while stocks last. **Limit of one free cartridge of H505 Seal 'N' Bond Crystal per customer when successfully completing LBP e-learning module on H505 Seal 'N' Bond Crystal during the promotional period. Customer will receive a confirmation email. Only while stocks last. Promotional period is between 1 July - 30 September 2024, or while stocks last.

Versatile one-component adhesive and sealing compound good for internal and external use

Sikaflex-11 FC is a one-component, gun-grade, adhesive and sealing compound of permanent elasticity.

This dual-purpose material is based on a special moisture-cured polyurethane with an accelerated curing time that meets ASTM C920 Type S, Grade NS, Class 12.5 for internal and external applications.

Usage

The product can be used as an elastic adhesive for:

- Cover plates, gaskets and coverings.
- Acoustic ceiling tiles.
- Floor mouldings and door sills.
- Lightweight construction materials.
- Wood or metal, and door frames.
- Roof tiles.

It can also be used as an elastic joint sealer for:

- Air ducts and high vacuum systems.
- Containers, tanks and silos.
- Gaskets in openings in walls or floors for ducts, piling, etc.



- Reservoirs or water retaining structures.
- Aluminum fabrication.
- Bolted lap joints.

Advantages

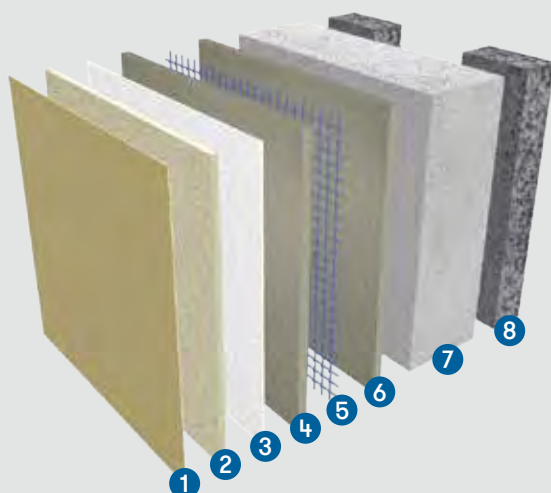
- Excellent adhesion to all cement-based materials, brick, ceramics, glass, metals, wood, epoxy, polyester and acrylic resin.



- Fast cure rate.
- Good weathering and water resistance.
- Non-corrosive.
- Can be over painted with water, oil, and rubber-based paints (preliminary tests recommended).
- High durability and ageing resistance.
- High pick resistance.



Cladding Systems
+
Interior Systems
+
Construction Products



- 1 Resene X 200
- 2 Pre-Coloured Texture
- 3 Resene Limelock
- 4 PM100 Quick Render
- 5 Fibreglass Reinforcing
- 6 PM100 Quick Render
- 7 Integra Lightweight Concrete
- 8 Cavity Battens

INTEGRA

LIGHTWEIGHT CONCRETE SYSTEMS

Excellence in architecture

Our Façade Systems have been designed and tested to be the most efficient and complete barrier plaster facades available.

Our INTEGRA lightweight, aac concrete Façade System has passed stringent BRANZ weathertight testing and can only be installed by qualified, Registered LBP plastering professionals.

Each project is backed by our OnSite Quality Assurance programme - which will protect your clients most important investments for years to come.

Resene Construction Systems

www.reseneconstruction.co.nz
0800 50 70 40

ROCCOTE | Plaster Systems

BUILD WITH US



PURFORM®
PURE PERFORMANCE

SIKAFLEX®-11 FC **PURFORM®** STRONGER. FASTER. SAFER.

Why PURFORM® Polyurethane? Because PURFORM® represents the next generation of polyurethane, delivering higher levels of performance with less unnecessary exposure.

- Higher tensile strength
- Higher movement capability
- Faster skin time
- Less environmental impact (ultra-low monomer content)



Scan the QR Code for
more info on **PURFORM®**
www.sika.co.nz



BUILDING TRUST

Judges' overview: A year with a 'rich harvest of entries'

The judging panel for the Window & Glass Association NZ 2024 awards acknowledged that this was a year with a rich harvest of entries reflecting, it believed, not just the good health of the industry but also the pride and confidence which members have in their work.

"While it's true that the past is history and the future a mystery, we have good reason to believe the window and glass sector is poised for buoyant times in the future," judges said.

This year marked a revision to the way entry categories were structured, with a move towards regional groupings. The judging panel was also expanded to include two technical experts and two architects so that a full spectrum of views of all the qualities revealed in a project could be assessed.

As has been the case in previous years, the standard of entries was high, with the normal division between good, excellent and outstanding work, and nothing at all below those standards.

"We were pleased to see a number of

heritage or restoration projects, and others dealing with tikanga Maori, all reflecting the diversity and richness of life here in Aotearoa/New Zealand."

As for what might be described as the more typical examples of contemporary work, an area within which most production in the building industry operates, there was ample evidence of creativity, technical skill and thoughtful teamwork at the highest level.

"Members, and especially anybody who entered these awards, can be very satisfied that the window and glass industry in this country is continuing to provide an outstanding service to the community, a service in which you can all take justifiable pride.

"And the outcome of the judging? Well, you can't hope to please everybody, although everybody has clearly done good work. We enjoyed looking at, and talking about, the projects you all put forward, so our sincere thanks for that. It was a pleasure."

Individual award winners were:

Most Promising Architectural Aluminium Joinery Apprentice: Hayden Beal — Envision Aluminium, Blenheim
Most Promising Glass & Glazing Apprentice: Dylan Deans-Bennett — Local Glass & Glazing Solutions, Dunedin
Architectural Aluminium Joinery Apprentice of the Year: Daryan Tutahi — Premier Aluminium Joinery, South Auckland
Glass & Glazing Apprentice of the Year and winner of the Allan Sage Memorial Award: Liam Darbyshire — Get Glazed Ltd, Whanganui
Achievement Award: Deb Paul and John Christian

This year the Association recognised two individuals whose tireless work individually and as part of the wider team has majorly contributed to the creation of a world-class training facility for the glass and glazing industry. They have overseen the transition of the old industry eyesore training facility at Naenae, Lower Hutt, to a modern well-equipped training facility in Plimmerton.

Supreme Award, and the Designing with Glass: Art and Heritage Award: Metro Performance Glass for Kingsbury Glasshouse Project



Picking a supreme winner from a wide range of projects in different categories is never an easy task. Strengths in one area need to be evaluated against quite different strengths displayed in a quite different area.

Nevertheless, the judges were in agreement that this project stood out above the others. And how does an entry stand out? Obviously not just by being good, since all the entries met that criterion.

What identifies a supreme winner is a sense of surprise, a shock that a problem, perhaps not an unusual one, can have been so skilfully solved in a way that might not have been expected, and yet is completely convincing.



The Kingsbury Glasshouse Project achieves all this, and more. It is a heritage project and a new build; it makes glass the centrepiece of the project and a dramatic part of the experience of moving through it; it is carefully considered; and it has been designed, fabricated and assembled with great skill.

This supreme winner is a credit not only to the team which is responsible for it but also, and most happily, to the glass industry in New Zealand.

Designing with Glass, Residential Award: Viridian Glass for Ligar Bay Bach House

For decades — perhaps longer — minimalism has been one of a number of ways of developing an architectural proposition. However, sometimes it is applied with a sureness and certainty that transcends fashion and even style, and simply becomes what looks like an obvious way to do things.

The Ligar Bay Bach House is a sharply managed and consistent exercise in suppressing unnecessary detail, and letting the relationship of the occupant to the view become the central issue. Here the designers and the fabricators and installers have been skilled, confident and in control of their game as they put together expansive areas of glass linking the occupants of this house to their surroundings, while maintaining high levels of structural and thermal efficiency.

As has been famously said — keeping things simple certainly doesn't mean you're lacking anything — rather, the opposite.



Designing with Glass, Commercial Award: Metro Performance Glass for The Pa — University of Waikato

At the heart of the university campus, this multi-functional building performs a range of programmatic functions.

Appropriately, therefore, it has a visual strength commensurate with these responsibilities — and not only visual strength either as the building is well-considered and constructed in its elements and technologies too.

The language chosen by the architects is robust, muscular and embodies the timber heritage of these islands.

Extensive glazing acts as a foil to the oversized and strongly articulated timber members.

The framing and installation techniques necessary to lift the large glazed units into place required careful planning and skilful coordination on the part of the fabricators and installers.

The outcome is a testament to their excellent work.

**Creating a better and healthier built
environment for New Zealanders.**

We are the voice of the industry, supporting
and educating our membership community.

www.wganz.org.nz



**window
& glass**
association nz

Designing with Glass: Art and Heritage Award: Metro Performance Glass for Kingsbury Glasshouse Project

Amidst the wide range of houses accommodating all programmes and all budgets which the judges saw, this house is a stand-out.

The basis for the project was the restoration of a 1950s school hall in Dunedin, and the incorporation of this 70-year-old fabric into a new house. The hero component is a glasshouse, formed as a parabolic barrel vault that connects the old and new parts of the building with a covered garden.

The restoration work on the old brick school hall has been carefully and faithfully done with a sound understanding of its historical value, while accommodating necessary improvements in thermal performance and planning.

The new work contains elements of considerable complexity and these, too, have been well resolved. This is an unusual and unusually successful project that can hardly fail to attract attention.



Design — Residential: Auckland: McNaughton Windows and Doors for Hamptons-inspired Auckland residence

It is a truism that architecture, as opposed to building, is generally driven by issues of style. Here the clients were looking for a new home designed in the fashion of a former time — an elegant traditional house of the late-19th or perhaps early 20th Century, timber clad and with timber joinery designed and made in ways that acknowledged traditional patterns.

An immense amount of thought has been required to achieve an eminently successful result made even more complex by the need to respond to contemporary requirements for thermal performance, as well as issues of sustainability and supply chain energy costs.

It is a welcome sight to see that the results of traditional craftsmanship can be matched today — perhaps now with the addition of some craftswomanship to the mix.



Design — Residential: Waikato, Taranaki, Hawke's Bay: Venta for Winifred Street, Gisborne — Room With A View

An iconic and exposed coastal New Zealand landscape requires an equally iconic architectural proposition. This project undertakes a seemingly impossible ask — large-scale retractable sliding doors, minimal details and clean lines integrated with the architectural form, expansive openings and uninterrupted views in harmonious balance with inclement weather, extreme exposure, and very high winds.

In this house, the technical and structural performance of the joinery and the architectural vision are in sympathy. Each opening serves as a meticulously crafted view-finder, framing the natural environment while integrated with the interior spaces, offering internal courtyards and spaces to seamlessly integrate with the architecture.

This thoughtful approach not only enhances the visual experience



within the residence but also establishes a harmonious connection with the world outside.

The challenging environment further emphasises the project's ability to withstand and thrive in such conditions, highlighting its architectural qualities.

Congratulations to the winners and finalists of the 2024 Window and Glass Association Awards

We're delighted to see our manufacturer network showcased across all categories throughout these awards. We would like to thank our dedicated manufacturers for their unwavering excellence, innovation and quality.

aplnz.co.nz

Hayden Beal -

Envision Aluminium

(Most Promising Architectural Aluminium
Joinery Apprentice)

Daryan Tutahi -

Premier Aluminium Joinery

(Architectural Aluminium Joinery Apprentice
of the Year)

Altherm Taranaki,

Te Whare Hononga

(Design Awards - Commercial - North Island)

Design Windows West Coast,

Tasman View - West Coast

(Design Awards - Residential - Rotorua,
Taupo, Manawatu, Wellington, Westland)

Exclusively available through:

Design — Residential: Rotorua, Taupo, Palmerston North, Westland: Design Windows West Coast for Tasman View — West Coast

Situated within an exposed coastal landscape, this project is a remarkable example of architectural concepts of prospect and refuge — projected by the successful amalgamation of high-performance aluminium window joinery and a strong architectural vision.

Incorporating extensive glazing to capture the panoramic views, each window and door opening serves as a meticulously crafted frame, an aperture seamlessly integrating the exterior vistas with the interior spaces.

Exposure to the wild west coast elements has been carefully considered — joinery elements to living areas offer morning and afternoon aspects but also offer sheltered refuge from the south-westerly sea winds.

The responsive placement of windows and doors enhances the visual experience within the residence, but also establishes a harmonious connection with the natural environment and daily routines.

This project demonstrates a performative relationship between architecture and nature.



Design — Residential: Wellington, Marlborough, Tasman: Fairview Nelson for Neal House — Split Apple Rock



Spawning above its heroic entry sweep and the adjacent pool, this house sits against the background bush with an easy assurance.

It looks made for entertainment with a mix of openness, a variety of spaces along the critical indoor/outdoor edge, and a remarkably understated but wholly satisfactory downplaying of that vexed architectural issue, style.

It is a remarkable achievement to make quite a large and spreading house almost independent of the style in which it is built: this house simply and effortlessly is just itself, and the repetitive stretches of full height glazing, generally opening to sun and view and sitting back from long decks and an invisible glass balustrade, open it fully to the outside.

It looks like an easy, undemanding but satisfying house to live in, and those are surely qualities to be valued in a domestic environment.

Design — Residential: Christchurch, Dunedin: Fairview Concepts for Rugby Street House

This project showcases a harmonious fusion of technical skill and artistic finesse; carefully considered compositions of stylishly restrained and bespoke joinery elements present a synergy with the architectural vision.

Innovation extends to the expansive and deceptively simple opening corner detailing of large format sliding doors, presenting seamless structural amalgamation with dynamic pitched roof elements.

In tackling this inherently challenging aspect of design, the team has showcased high levels of skill and craftsmanship, resulting in a building that seamlessly blurs the boundaries between indoors and outdoors.

This project presents a meticulous balance of form and function, elevating the aesthetic and functionality of the interior and exterior living spaces.



Design — Residential: Central Otago, Southland: E13 Performance Windows for Manassen Pool Extension

This extension to an existing house, happily carried out by the same architect responsible for the original design, is conceived and executed to a high level of sophistication. Tightly controlled and minimal in conception, the work, while entirely resolved in itself, properly takes second place to its magnificent site and outlook.

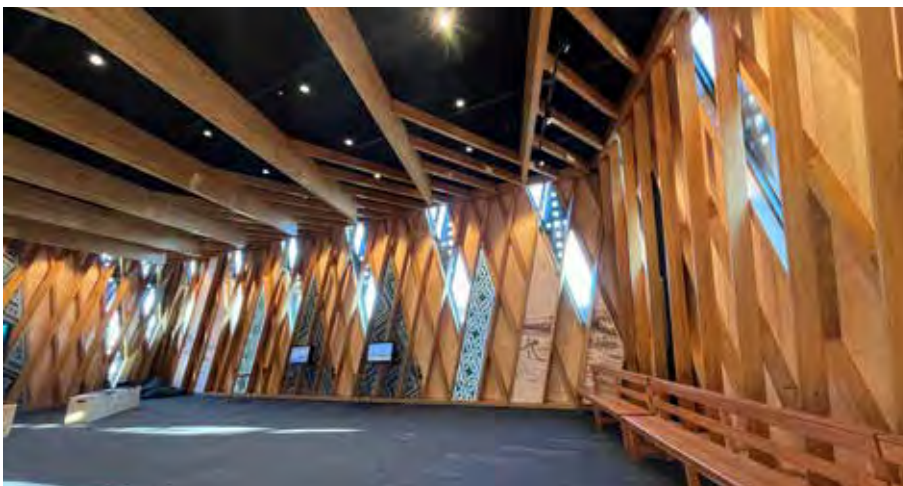
It was a requirement that the fully-glazed wall to the pool incorporated not only triple-glazed Low-E units to ensure satisfactory thermal qualities, but also needed to be carefully designed to ensure demanding structural performance criteria were met. This is a virtuoso performance that reflects credit on all the parties involved in its design and execution.



Design — Commercial: North Island: Altherm Taranaki for Te Whare Hononga

Just as a skilful gambler may effortlessly flick through a deck of cards, so here the designers have deftly handled an interplay of materials on the facade of the building. The exterior is strong but the interior trumps that in a bravura display of material, geometry and light.

Formally, Te Whare Hononga may be only a box but the bold conception of the designers, skilfully executed by the builders and enhanced by the glasswork, has transcended any sense of boxiness. This is a very elegant and sensually provocative shed.



Yale

Easy opening.

With Aeron®, you can effortlessly open those hard-to-reach windows, allowing fresh air to flow in.

Yale Aeron® Window Actuator

- Convenient Yale Home app
- Clever window group control
- Seamlessly colour-matched
- Whisper quiet
- Rain sensor
- Designed for New Zealand's unpredictable weather

Scan for more

Yale Home

Get it on Google Play

Download on the App Store

window & glass association nz

2024 AWARDS Innovation Category **Finalist**

Design — Commercial: South Island: Woods Glass for Dolomite Point



When a building sits as a threshold to a wild site of great natural beauty it needs to be considered and designed to complement but not compete with its surroundings.

This challenge has been accepted and well resolved in the case of the Dolomite Point Experience Centre.

Extensive glazing connects the important inside spaces to the even more important landscape outside. Consideration of the culture of the tangata whenua and the use of patterning on the glass to reflect the history of the local iwi, as well as to reduce the risk of bird strike, are integrated into the strong form of the building.

This is a work of great presence and skilful construction in a remote and beautiful site. It's surely worth a visit.

Innovation Award: Glasscorp Ltd for One Clean & One Seal

As businesses and legislators respond to increasing social pressure to provide a healthier environment globally, the development of products such as One Clean and One Seal become increasingly important in showing how a particular industry is committed to the planet.

This system not only sits outside the dangerous goods category, but it also utilises recyclable packaging, reducing landfill plastics by more than 50 cubic metres per annum.

Having been tested and certified to conform with Association standards, they certainly work towards providing a better built environment for all New Zealanders.



PROTEXTURE™

TEXTURED RANGE

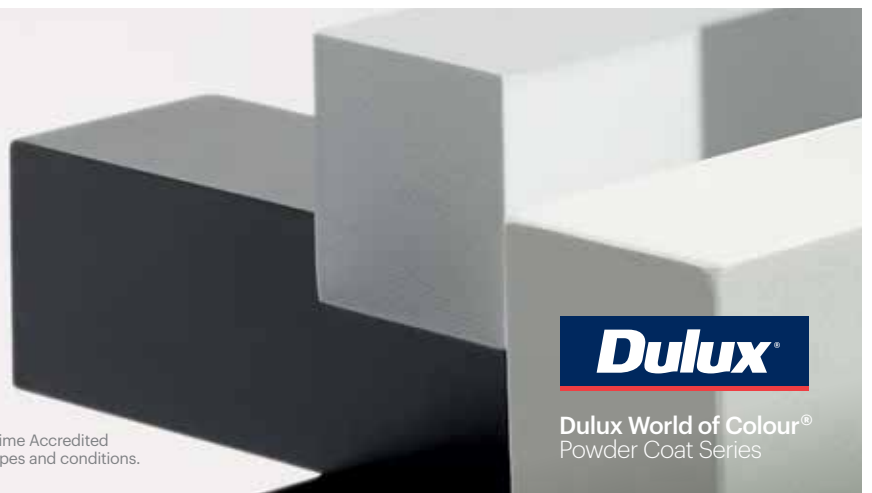
Highly mar and scuff resistant

Ideal for most residential & light commercial projects

Delivered with warranty grade* advanced highly durable polyester thermosetting powder



* Warranties are only valid when applied by a Dulux Accredited or Dulux Prime Accredited Powder Coater to the warranty specification on recommended project types and conditions.



Dulux World of Colour®
Powder Coat Series

Work boots feature award-winning design and innovation



RotoFlex steel is the toughest, most advanced range of boots to date from Blundstone.

Acknowledged for its outstanding design and innovation at the 2023 Good Design Awards, the jury commented that the Blundstone RotoFlex range “expertly adapts core design thinking”.

“An excellent use of research, interactive design and testing had produced a rugged, purpose-driven boot.”

The 10 new products offer wearers the best in comfort, safety and technology, and are biomechanically designed to provide stability and moveability from the ground up.

Features include:

- **Optimal grip and stability:** GripTek outsoles made from cutting-edge materials are specially designed to offer next-level comfort and protection.

- **Energy foam to combat impact:** Infinergy super-elastic energy foam that’s softly cushioned to reduce the impact of every step.

- **Cushioning footbed:** AirCell footbeds are anti-bacterial, washable and breathable material with ventilation and moisture control.

- **Steel toe cap protection:** Fortashield broad-fitting, cut-resistant steel toe caps tested to 200-joule impact.

- **Overarching comfort system:** SoftCell brings stability, balance and movability, while reducing the risk of trips, slips and falls.

It’s safe to say, the RotoFlex steel range by Blundstone is truly built for whatever you do and wherever you do it.

- **Visit [blundstone.co.nz/stores](https://www.blundstone.co.nz/stores) to find your local Blundstone retailer.**

WIN!



WITH
BUILDING TODAY

We’ve got another great prize to give away to the lucky winner of this month’s Building Today Trivia Question — a voucher for a pair of Blundstone work boots worth up to

\$340

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 Dougal Taylor of Auckland who won last month’s prize of a range of Midwest cutting snips worth \$380.

The Disclosure Document — weaponise a boring legal form



Andy Burrows — The Trades Coach — shows how business owners can wow potential clients by providing more than the minimum information required in your first point of contact with them.

Section 362D of the Building Act 2004 requires you to disclose specific information about your business to potential customers in the residential market.

When attending a local builders meeting recently, I was surprised to hear that several of them didn't know about this requirement, and so did not comply with the law.

The fine for not providing a Disclosure Document is not huge (up to \$2000) but the missed opportunity in the sales process by not providing the information is much greater.

One builder who does provide the document recounted a project where three builders were in the early running. The other two builders did not provide the information, so when the third did, and pointed out it was a legal requirement, he immediately increased his trust and professionalism in the customer's eyes.

I suggest that rather than just grumbling about yet another legal requirement on the builder, you look to make this an opportunity to weaponise the form and help differentiate your business from your competitors.

There is a minimum prescribed form available for download from the building.govt.nz web site: <https://www.building.govt.nz/assets/uploads/projects-and-consents/forms/disclosure-statement-template.pdf>

That should be your starting point in my opinion, and from there you should think "what other information would a customer want to know about me, and will help to set me apart from my competitors"?

Take the opportunity to develop a more complete "capability document" about your business, incorporating the minimum legally required information and adding in



things such as:

- a message from the owner (company vision, service motto/culture, statement of service commitment, what makes you different to the competition),
- a colour photo of the company owner (and family?),
- copies of awards won (colour photos if possible),
- photos of key staff and brief biographies,
- company history (company facts and its capacity to perform),
- a copy of company insurance, business and tax numbers, LBP or other licenses, required disclosure documents,
- suppliers and subcontractor reference pages,
- testimonial letters from satisfied customers — at least four — and the customer's picture if possible,
- statement of what they should expect from a professional construction company (brief outline of what you will and will not do, before, during and after the job), and
- case studies of similar projects: Challenge — Solution — Outcome.

There is even more you could provide potential customers at the early stage of the sales process that will help to increase trust in your business.

If you want more ideas on trust-building educational content, please email me at andy@tradescoach.co.nz and I will send you some additional suggestions.

It may take a little while to build these resources, but once you have them on

file it is a simple copy-and-paste exercise to send them to potential customers.

The primary purpose of the early stages of your sales process is to increase the level of trust from the prospect.

People have often heard horror stories from friends and families about building projects that have gone wrong, cost more than expected, or have generally been an unpleasant experience.

Michael Stone talks about the three greatest fears that a prospective client has. They are:

- Will you do the job I want you to do?
- Will you do the job at a fair price?
- Will you do the job in a timely manner?

Your job is to consider these fears in your sales process and ensure you alleviate them. Even if the client doesn't raise these concerns directly, they will be thinking about them, so you need to address them.

One way is to actually raise the questions yourself during discussions and then answer them in a way that puts your company in a positive light.

There is a formula I have developed that applies some basic algebra to the challenge of increasing trust with a potential customer. The formula goes:

$$\text{Trust} = \frac{\text{Credibility} + \text{Reliability} + \text{Intimacy}}{\text{Self-orientation}}$$

You need to increase the top line and reduce the bottom line to end up with a higher trust result.

There are many tools you can use to adjust each component, so for more detail please email me at andy@tradescoach.co.nz and I will send you a sales guide that includes this information.

In summary, you should use the early stages of the sales process to focus on educating your potential customer and build trust.

This includes the legal requirement to provide a Disclosure Document.

So, rather than reluctantly providing the minimum information required in the standard format, make it part of a bigger marketing exercise and wow the prospect from your first point of contact.



STRESS!

Is that what you went into business for?

If not, call Andy
027 688 6721

www.tradescoach.co.nz

Company director found liable under FTA for misleading and deceptive conduct



Tim Bates of Auckland law firm TM Bates & Co analyses a recent High Court decision where the court found a director personally liable under section 9 of the Fair Trading Act 1986 (FTA) for misleading and deceptive conduct. In addition, the court found the proper measure of loss for breach of warranty to be the actual cost of leaky building repairs, rather than diminution in value.

The plaintiffs had purchased a residential property in May 2020 from FTL. Mr R was a director and shareholder in FTL.

Prior to this sale FTL, being fully aware it was a leaky building, had carried out some building works to the property, including:

- the installation of pillars to support the first floor balcony,
- the installation of bitumen tape at the base of the cladding where it met the upper deck,
- replacement of the downstairs bathroom, including up the wall and timber replacement,
- the installation of a new bottom plate and laying tiles, and
- the replacement of the ceiling and wall gip in the downstairs room, and repainting the interior and exterior.

All of this work was organised by Mr S but was dependent upon Mr R's approval of invoices. In terms of the sale process to the plaintiff, there was never any mention of the leaky home issues.

A conditional agreement was entered into by the plaintiffs which was conditional upon finance, LIM, and a building report.

Subsequently, the agent made several positive representations to the effect that the house was not a leaky building.

On March 18, 2020, the agreement went unconditional and then it settled on May 1, 2020. On May 2, 2020, the plaintiffs visited the property and noticed water entering the house through the joinery of the downstairs bathrooms.

FTL denied any responsibility for the leaks or weathertightness. Ultimately, proceedings were issued by the plaintiffs.

This proceeding was partially resolved via a formal proof hearing, but the issues remaining to be resolved were:

- whether Mr R was liable under section 9 of the FTA for misleading and deceptive conduct, or was he liable as an accessory for knowingly participating in FTL's misleading and deceptive conduct?

- What was the appropriate measure of damages for the breach of contractual warranty (that any work on the property requiring a consent had received the required consent) by FTL?

- What was the appropriate measure of damages for breach of the FTA?
- What other heads of damage were appropriate?

FTA liability

For Mr R to be found personally liable under section 9, the plaintiff needed to be able to point to conduct directly attributable to the defendant which was, in itself, misleading or deceptive. It needed to have been made by the defendant personally.

Liability of a director as principal of a company is commonly imposed where that director is the alter ego of the company, and the only person authorised to act on its behalf.

The court ruled that, in fact, it was overall Mr R who was approving the works completed to the house prior to its sale, and approving payments.

It concluded further that prior to the sale, Mr R was aware that the house was a leaky building, and his failure to disclose this information constituted misleading conduct for the purposes of section 9.

The court ruled that Mr R was well aware of the leaky building issues and ordered the cover-up works post-purchase, and maintained control over the works.

He was aware that the plaintiffs were presented with a false impression of the house. The court also ruled that Mr R was liable as an accessory under section 43(1) (d).

Measure of loss

In terms of the appropriate measure of damages for breach of the warranty, the court ruled that, in this particular instance, the cost of repair to remedy the breach of warranty was the appropriate measure, rather than diminution in value.

Noting that the overriding objective was to achieve fairness between the parties, the court ruled that the cost of repairs would most accurately reflect the actual loss suffered by the plaintiffs, and achieve fairness.

Critical in making this assessment was the evidence of the plaintiffs that they did not intend to sell, the property was not readily substitutable for an equivalent alternative due to current market factors and its unique features, and an order for repair costs would not be oppressive to the defendants.

The court also found that the appropriate measure of loss for relief under section 43 of the FTA was not the cost of repair but the loss in value of the property.

In addition, the court provided compensation for the loss of opportunity suffered by the plaintiffs.

It also ruled that a general damages award of \$80,000 was appropriate in the context of section 43 relief.

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



TM Bates & Co

BARRISTERS · SOLICITORS

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

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

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

Difficult plastic wastes in construction —

Exploring ways to minimise construction and building waste is a passion for Dr Terri-Ann Berry, co-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 this month’s column, the team at EIC continues its series on the most common types of plastic waste found on construction sites.

This month: The worst types of waste and how they can be avoided.



At EIC, we often get asked what is the “worst” type of waste we find in the skip?

When the team characterises waste streams at a workspace or on a construction site, finding huge volumes of wasted soft plastics in the skip is never good.

But at least it gives us an opportunity to investigate avoid, reuse or recycle options (Figure 1).



Figure 1: Waste management pyramid

Looking at our simplified waste hierarchy, the best thing to do is to avoid producing waste in the first place.

It is great if you can find the time to talk with your suppliers about reducing unnecessary waste reaching your site, like some types of packaging.

But if unavoidable, it is preferable to use plastics which can be easily reused or recycled — and remember that not all our regions in New Zealand are equally blessed with reuse and/or recycling capabilities.

When you are choosing a recycler, location is especially important and, in some locations, you may not have much choice. But where you do have a choice, also consider what is going to happen to your waste once it leaves you.

Recycling — single stream vs multiple stream

If you’re going to recycle something, it’s ideal to recycle plastics into similar high-quality products instead of downcycling them to less valuable products — for example, recycling old building materials back into other building materials, instead of combining different materials into one product.

This means recycling one type of plastic (a single waste stream) instead of many types mixed (multiple waste streams). Recycling a single type of plastic keeps it purer, maintains its value, and makes it easier to recycle again at the end of its life.



Figure 2: Left: Shrinkwrap is recycled back into builders’ polythene film (DPM). Right: Polystyrene back into polystyrene.

But back to worst wastes, there are some items which are guaranteed to make us sigh when we find them in your skip.

There are some items which cannot be recycled due to material structure, material type, or lack of local recycling capability.

We would like to introduce you to our top three “usual suspects” in order of the best of the worst to the very worst of the worst!

We hope that you may be able to use this guide to avoid these waste streams coming to your site and the landfill disposal costs they could incur.

what are they and can we avoid them?

3 Problem plastics — Composites

Plastic materials made of various plastics or other materials (ie “composites”) make them much harder to recycle.

These are not single-stream, therefore must either be disassembled for recycling or go to a multi-stream recycler.

The extra time required for disassembly means these items are less likely to be recycled — for example, any products with paper incorporated into them, or cable reels made of multiple plastic types or materials (Figure 3).



Figure 3: Left: Cable reel made of plastic, cardboard and metal fasteners. Centre: Cable reel made of #5 PP and a #3 PVC core. Right: Material cover made of plastic and paper.

2 Problem plastics — Backing tapes

The backing tape of some adhesive products such as building paper is often made with silicon, which currently cannot be recycled in New Zealand.

This produces a large amount of waste as the backing tape has an equal surface area to the product itself. It is important not to mistake this for low-density PE (or LDPE) and/or shrink wrap, which can both be recycled.

Some backing tapes are made of a combination of paper and plastic, which cannot be recycled by either paper or plastic recyclers. These are paper-based with a plastic coating, and tear easily (Figure 4).



Figure 4: Left: Building paper. Right: Backing product of building paper (silicon-based).

1 Problem plastics — Woven plastics

Some plastics are difficult for recyclers to process due to their physical structure — for example, any plastic with a weave usually cannot be recycled as they are too difficult to shred and granulate into smaller pieces.

Figure 5 shows woven polypropylene (PP) timber covers (1), woven PE sheets (2) and clear woven PE sheets (3).

Strapping is usually tangled, may have metal buckles on them, and is often woven. Sample 4 in Figure 5 is made of PP. Polyethylene terephthalate (PET) strapping usually cannot be recycled (sample 5), as most PET recyclers in New Zealand only accept PET from food and drink containers (eg meat trays, drink bottles).

What can we do?

We estimate that these non-recyclable plastics account for about 30% of all plastic waste coming from a construction site in Auckland. This percentage depends on the location of the site and whether recyclers are available in the region. The good news is that as New Zealand’s recycling industry continues to expand, opportunities for recycling various products are likely to increase.

For instance, the future introduction of adequate shredders for non-food PET could enable the recycling of PET strapping, which is currently challenging to process. EIC is also investigating ways to improve the movement of waste from site to recycler, and improve the recyclability of construction waste in the future.

For products that still cannot be recycled, it might be wise to avoid them or switch to recyclable alternatives that create less waste (for example, avoiding woven timber covers).

This is not always possible, as a better alternative may not yet be available. In some cases, contacting suppliers to request minimal or no packaging may be a good solution.

Ideally, suppliers would replace non-recyclable products with recyclable ones — something that EIC has been trying to encourage.

Please let us know if you have found any other “worst” wastes that we can investigate!



Figure 5: 1: Woven PP timber covers. 2: Woven LDPE sheets. 3: Woven LDPE Clear sheets. 4: PP strapping — woven, tangled and with metal buckles. 5: PET strapping.

Have questions?

• If you have any questions for the team that you would like answered in this column, please contact:

ta@environmental-innovation.nz

• Learn more about the Environmental Innovation Centre:

www.environmental-innovation.nz

Alternative and sustainable construction in New Zealand



Pacifecon general manager Trina Farr details some of the 200 projects in the pipeline around New Zealand that are using alternative and sustainable construction methods.

This month at Pacifecon we've done a deep dive into some of the alternative and sustainable construction happening around the country.

Alternative building refers to construction methods that differ from mainstream modern architectural practices.

More projects around the country are choosing alternative building methods for cost, sustainability, health and innovation reasons — but they still have to meet the building code.

We're currently reporting on almost 200 projects in the pipeline that fall under the green construction category.

There are several initiatives across the country promoting sustainability in the construction sector, with New Zealand Green Building Council's Green Star and Homestar Certification being the biggest.

It's a rating system setting the standard for healthy, sustainable, resilient buildings.

Points are awarded for key performance, and it aims to reduce the impact of climate change, enhancing health and quality of life.

For projects to meet Green Star Certification they must meet a number of mandatory benchmarks for lower-carbon, higher-performing projects.

Some green building strategies that we're seeing being implemented include structural insulated panels (SIPs), which are large panels sandwiching a polystyrene core.

There's also insulated concrete forms (ICFs), which are polystyrene blocks that are positioned and strengthened with metal rebar rods, with concrete then being poured into the cavity to give the building its structural integrity.

Both strategies provide faster build times and good insulation qualities, and are assembled on site then rendered to finish.

SaveBOARD is another material we're seeing an increase in. This low-carbon alternative to traditional products is



More projects around the country are choosing alternative building methods for cost, sustainability, health and innovation reasons.

made from upcycled packaging such as cardboard, coffee cups and tetra packs.

Green asphalt is also gaining popularity, and is made from materials such as reclaimed asphalt pavement that has been removed from existing roads, recycled glass and plastics.

It's often used for roofing, paving, roads and landscaping, reducing the environmental impact of asphalt production and lowering greenhouse gas emissions.

There's also a rise in passive homes. These transportable homes and commercial prefabricated buildings have become more popular, especially with buildings used as accommodation, medical centres and offices.

They offer a more efficient and smarter way to build warmer, healthier, cheaper and more environmentally-friendly homes.

Examples of the materials used in these projects include recycled brick, wood and steel, wool, bamboo, straw, sawdust, timbercrete, soil and rammed earth-style products.

One project we've been monitoring

closely — and an example of alternative building — is the Te Ara Tupua project, where more than 7000 Xblocs were used.

This walk/cycle/rail resilience project is located between Wellington and Hutt Valley, and uses x-shaped interlocking concrete blocks. They provide excellent erosion protection and create habitats for wildlife.

Another project is the eco reef at Palliser Bay, where the roads and beaches in the area need constant repair due to storms and high waves.

As a result, eco reef, made of interlocking 500kg, 1.4m-wide hexagonal concrete blocks, has been installed as an alternative wave barrier. It's expected to prevent erosion and prepare areas for rising tides.

These are just a few examples of alternative and sustainable construction practices we're seeing in New Zealand.

Well-designed green buildings will save money, increase comfort and create healthier environments for people to live and work in, providing improved indoor air quality, natural daylight and thermal comfort.

• Pacifecon's research team is based nationwide, and spends almost 1000 hours each week researching and collating the most accurate and up-to-date project information and industry news. The team reports on Green construction projects seeking Green Star and Homestar ratings, and delivers a number of reports throughout the year, the most recent being the Top Residential Builders Report. It provides analysis and ranking of building companies, helping readers understand key builders in the residential sector, the total value and average value of residential projects, the total number of projects, and the number of residential dwellings.

Visit www.pacifecon.co.nz/resources/top-residential-builders to learn more about this report, and get in touch to order a copy.

Building Consents Information

For all authorisations, May 2024

Dwellings	\$1,694,595,617	Total All Buildings	\$2,563,163,369
Domestic Outbuildings	\$18,296,093	Non-building Construction	\$56,268,635
Total Residential	\$1,712,891,710		
Non-residential	\$850,271,659	Total Authorisations	\$2,619,432,004

Number of new dwellings consented

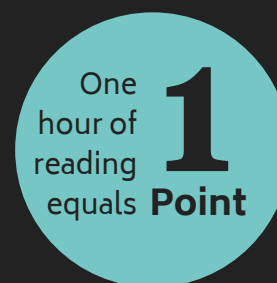
	May 2024	Apr 2024	May 2023		May 2024	Apr 2024	May 2023
Far North District	40	23	30	Palmerston North City	34	21	57
Whangarei District	35	21	42	Tararua District	3	2	4
Kaipara District	6	10	6	Horowhenua District	21	16	16
Rodney District	69	82	49	Kapiti Coast District	14	14	14
North Shore/Albany Wards	296	232	178	Porirua City	31	21	21
Waitakere Ward	139	251	239	Upper Hutt City	39	11	46
Auckland Wards	290	257	293	Lower Hutt City	28	45	94
Manukau/Howick Wards	209	210	311	Wellington City	29	41	150
Manurewa-Papakura Ward	148	106	273	Masterton District	9	5	9
Franklin Ward	125	134	95	Carterton District	3	4	12
Thames-Coromandel District	11	21	24	South Wairarapa District	6	14	11
Hauraki District	1	5	11	Tasman District	23	28	33
Waikato District	61	63	72	Nelson City	43	10	34
Matamata-Piako District	10	20	13	Marlborough District	15	62	26
Hamilton City	82	58	135	Kaikoura District	2	1	3
Waipa District	34	35	34	Buller District	6	5	15
Otorohanga District	6	0	2	Grey District	5	5	6
South Waikato District	7	1	11	Westland District	6	6	7
Waitomo District	12	1	5	Hurunui District	17	14	16
Taupo District	16	22	23	Waimakariri District	50	70	79
Western Bay of Plenty District	18	10	12	Christchurch City	447	316	369
Tauranga City	60	77	87	Selwyn District	127	111	114
Rotorua District	88	99	97	Ashburton District	16	26	23
Whakatane District	7	3	9	Timaru District	15	17	21
Opotiki District	2	0	14	Mackenzie District	4	4	7
Gisborne District	40	11	10	Waimate District	1	0	4
Hastings District	18	33	55	Waitaki District	11	1	8
Napier City	15	19	30	Central Otago District	21	28	45
Central Hawke's Bay District	8	3	8	Queenstown-Lakes District	128	82	120
New Plymouth District	21	11	19	Dunedin City	45	44	72
Stratford District	3	0	5	Clutha District	4	4	2
South Taranaki District	9	10	16	Southland District	24	17	13
Ruapehu District	0	2	3	Gore	1	2	4
Whanganui District	9	11	23	Invercargill City	17	14	18
Rangitikei District	2	3	5	Area Outside TA	0	0	0
Manawatu District	33	8	11	Total	3175	2926	3725

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

Read...



... and earn Skills Maintenance Points!



www.lbp.govt.nz/for-lbps/skills-maintenance

Advertiser's Index

Aotearoa	12
APL	29
Assa Abloy	31
Blundstone	14
Bostik	23
Carters	40
Constructive	9
Dulux	32
Enveloped	13
ITM	2
Nelson Pine Industries	11
Pacific Steel	17
PlaceMakers	15
Prolam	19
Rockcote	24
Sika	25
Site Safe	20
The Trades Coach	4, 34
TM Bates & Co	35
WGANZ	27

FOR WHEN YOU'RE TAKING 5.

Learn, read, listen & watch.

- LBP Codewords
- Industry news
- Apprentice skills
- Health & Safety
- Economics
- Insurance
- Legal & compliance
- Technology
- Tools & more!

**LBP points
learning onsite
or off, sorted.**



CARTERS
**TRADE
LEADER**

■ ■ ■ **ONLINE** tradeleader.carters.co.nz

CARTERS ■ **Your
Building Partner**



Stay ahead of the game with trade news and LBP learning in one place.

Stay skilled up.
Scan to subscribe today!