

BUILDING TODAY



The official magazine of the Registered Master Builders Association

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July 2025

Volume 35 Number 6



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MAJOR BOOST FOR NEW ZEALAND'S FIRE SAFETY

BRANZ's new world-leading
fire lab in Wellington
is officially opened

NZ'S MOST RESILIENT BUILDING COMPLETED

New national archive building
sits on 36 base isolators –
weighing 13 tonnes each

IS THE GRASS REALLY GREENER ON THE OTHER SIDE?

Kiwis are being advised to
research work culture
before migrating

WIN!

a Camo Marksman
Tool and 700 Deck
Screws worth

\$440

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July 2025
Volume 35 Number 6

From the editor

Last month we ran a story about the country's very first private building consent authority, accreditation for which will help speed up the consent process in New Zealand.

In this issue, legal columnists Greenwood Roche summarise the process for approving private building consent authorities, and take a brief look at how it could impact the sector.

Also featured this month is full coverage of all the category winners in this year's recent Window & Glass Association Awards — with winners ranging from a tiny relocatable pub featuring stained glass windows to the New Zealand International Convention Centre in Auckland, and its stunning "glass fins".

There's also news of two major Wellington buildings that have opened recently — BRANZ's world-leading fire lab which will deliver a major boost to improving fire safety in this country; and the ultra-durable national archives facility which, due to the protection required for its valuable and sensitive contents, has been labelled New Zealand's most resilient public building.

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

SCALING TO SUCCESS

STUART MCCUTCHEON HOUSE

CATEGORY

BIM Award

ENTRANT

Haydn & Rollett

PROJECT PARTNERS

Ashton Mitchell Architects (Architect/
Designer), Haydn & Rollett (Construction
Company/Project Manager), Mott MacDonald
(Engineer), Reidy & Co (Project Manager)



SUCCESSES

Winning the BIM Award at the 2024 Commercial Project Awards was a thrilling and surprising moment for the team at Haydn & Rollett.

"When you go to these award nights you don't necessarily think 'I hope I win the BIM Award' because it is one of the special ones, but when we did, it was incredible. The win served as a powerful reminder of the depth of work that had gone into both our BIM modelling and the wider project," says Matt Bird, Construction Manager at Haydn & Rollett.

"The team maintained close ties with the developer and consultants throughout, which strengthened the entire process. We are immensely proud of how we all worked together, and it feels great to celebrate the project with all involved."

JUDGES' COMMENTS

Stuart McCutcheon House, a purpose-built student accommodation facility near the Auckland University Campus, is home to over 900 students. The property is considered a long-term investment, with a shared vested interest in its high functionality and minimal maintenance.

This mutual objective prompted the forward-thinking integration of BIM into the project. This project stands apart because of its application of BIM in ongoing facility management. Extending the use of BIM beyond the operational phase is an innovative technique to enhance building management and maintenance. The vast amount of information collated throughout the design and implementation stage has produced a long-term database that will significantly enhance the building's maintenance for many years.

CHALLENGES

The biggest challenge for Matt and the project team was the sheer size and complexity of the build.

"The scale of it was really significant. Not only is it 203 apartments, but they are 5-bedroom which pushed the job closer to the equivalent of a 400-apartment development.

"Managing a volume of that size meant we had to maintain relentless pace and precision over a long period. We knew we had to master each part of it and then replicate that many times and continue that high rate for a year of work," Matt concludes.





THINKING OUTSIDE THE BOX

SCOTT EMERSON

Central North Island
Master Builders CARTERS
Apprentice of the Year 2024

Scott Emerson is employed by Shane Stone Builders, and his training provider was BCITO.



SUCCESSES

Competing at the 2024 Master Builders CARTER Apprentice of the Year national competition was a real milestone in his career, Scott Emerson says.

"It was an honour and a great opportunity to compete against the best. We were looked after so well by the competition organisers which made it a thoroughly enjoyable experience for all involved.

"To get the chance to push myself and test my skills against others at similar stages of our careers was also a particular highlight. It was amazing to meet so many great people along the way and make plenty of good connections," Scott continues.

JUDGES' COMMENTS

Scott stood out as a top entrant, with one of the judges acknowledging him as the most impressive applicant they had seen during their time judging the Apprentice of the Year competition. His preparation, presentation and industry knowledge were exceptional, setting him apart from his competitors.

Scott's application showcased his belief in continuous learning and positive contributions to the construction industry. Detailed descriptions of the build stages, supplemented with Scott's own sketches and workings, highlighted his thorough approach. Overall, Scott's well-presented submission and deep understanding of the building process made him a stand-out candidate. Congratulations, Scott!

CHALLENGES

The practical component of the competition proved to be one of the toughest hurdles for Scott.

"It was all pressure on for six hours, with no room for error and time ticking down. The build required strong focus, speed and precision in order to complete it to the highest standard possible.

"The practical was a great test of working under pressure and thinking outside the box to solve problems. It was a very rewarding and a proud moment to look back at what I could produce in a short window of time," Scott says.

“

IT WAS AN HONOUR AND A GREAT OPPORTUNITY TO COMPETE AGAINST THE BEST.

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Insights from House of the Year 2024

2024 was a year of innovation in home building and design

While judging almost 300 homes across the Master Builders House of the Year competition, Richard Harris, competition judge and director at Richard Harris Architect, noted some striking trends that are set to influence upcoming new builds and renovations.

From passive homes designed for energy efficiency to seamless smart home integration and a focus on high-end materials, House

of the Year 2024 revealed a refined approach to modern living. Harris says the increasing investment in well-crafted, high-performing homes is producing outstanding examples of design and innovation:

“The level of thought going into these builds is remarkable. We’re seeing homes that not only respond to the landscape but also prioritise longevity, functionality and comfort.”

Sustainability at the forefront

The push for more energy-efficient and sustainable homes continues to gain momentum, with passive house design becoming a defining trend.

Harris believes sustainability is no longer just a trend; it’s becoming an expectation. “More homes are being designed with solar panels and battery storage, particularly in coastal areas where power cuts are more prevalent.”

In Raglan, Brown Construction is leading the way in airtight homes designed to regulate airflow and temperature with minimal energy use, while in Waihi Beach, a luxury home by Shaw Builders seamlessly combines 14 kilometres of cedar cladding with advanced energy solutions — proving that sustainability and elegance can go hand in hand.

Right: Built by Brown Construction, this brick-clad home in Raglan took out the Regional APL Environmental & Sustainable Excellence Award at the 2024 Waikato House of the Year Awards.



Refined architectural detailing and materiality

Architectural material choices are becoming more refined, with a noticeable trend towards metal cladding, which requires precise installation and alignment with window openings and roofing structures.

“The level of discipline and craftsmanship we saw in these builds was exceptional. More builders are working with specialist subcontractors to execute the intricate detailing that is required,” Harris says.

Left: Nestled among the tall trees of the Hemi Matenga Scenic Reserve, this home’s exterior cladding blends seamlessly into the native bush. Built by David Reid Homes Kapiti, it won the National Supreme House of the Year under \$1 million at the 2024 National House of the Year Awards.

Smart homes & seamless technology

Technology is reshaping the way we live, and smart home features are now a hallmark of modern design.

Harris reflects: “Smart automation is becoming increasingly common in high-end builds. Home owners want the ability to control lighting, heating and security remotely, whether they’re at work, en route home or overseas.

“We’re also seeing homes designed to intuitively adjust to daily routines, with features like automated blinds that respond to changing light levels.”

One stand-out project in Waihi Beach by JBH Builders featured a fully integrated system that adjusted climate control and shading throughout the day, enhancing energy efficiency and comfort.

Additionally, as flexible work arrangements continue to shape home design, purpose-built office spaces are becoming more common. Makeshift study nooks are giving way to thoughtfully designed environments that prioritise productivity and comfort.



Above: Perched above Langs Beach, this luxury coastal retreat by Oliver Tuck Construction won the Regional PDL by Schneider Electric Smart Home Award at the 2024 Auckland/Northland/Coromandel House of the Year Awards. Stand-out features include a landscaped outdoor area with a louvre-roof room, a home theatre with cinema seating, a lift, and virtual pool fencing using point-to-point beam technology.

The level of thought going into these builds is remarkable

Richard Harris - Competition Judge, House of the Year 2024



Above: Level Construction’s beautiful build in Wanaka took out the Resene New Home \$2 million - \$4 million category award at the 2024 National House of the Year Awards.

The growing role of interior design

Beyond architecture, interior detailing is playing a more integral role in defining modern homes.

Judges of House of the Year 2024 observed a growing trend of collaboration between builders and interior designers, resulting in spaces that are not only highly functional but also beautifully finished.

“The best homes this year weren’t just well-built, they were designed holistically, from the structure to the smallest interior details,” Harris says.

What’s next for New Zealand homes?

As the House of the Year competition continues to highlight excellence in residential design, it’s clear that sustainability, smart technology, and refined craftsmanship are no longer emerging trends — they are the new standard for the future of home building in New Zealand.

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World-leading fire lab strengthens NZ's building safety

BRANZ's newly-opened, world-leading fire testing laboratory at its campus in Porirua will deliver a major boost to New Zealand's ability to improve fire safety, and support innovation in the building sector.

Officially opened by Minister of Science, Innovation and Technology Dr Shane Reti, the fire lab will provide some of the most advanced fire testing capabilities in the Southern Hemisphere.

The opening comes at a time of rising fire risk, driven by hotter, drier conditions, and a shift to denser housing and new construction technologies such as mass timber and offsite modular builds.

The fire lab provides a critical tool for understanding how these new building systems perform in real-world fire scenarios.

The facility can test fire performance in full scale buildings up to three storeys high, and simulate fire spread in much taller structures.

Internationally recognised testing will be available for local and overseas manufacturers to demonstrate compliance within and beyond New Zealand.

BRANZ Board Chair Nigel Smith says the facility demonstrates how New Zealand science can drive safer outcomes for communities.

"This is a significant investment in public safety, research excellence and sector capability," Smith says.

"The fire lab will help protect people and buildings across the motu, while providing local manufacturers and innovators with access to international-standard testing right here in Aotearoa.

"It shows how independent science can



directly support regulation and economic opportunity."

The 2023 Loafers Lodge fire in Wellington, which claimed five lives, reinforced the urgent need for better understanding of fire behaviour in higher-density housing, and the systems that support people's safety.

The fire lab has been designed to serve research and commercial testing needs.

It features climate-controlled testing spaces, large-scale furnaces, and a tailored smoke scrubber system that reduces environmental impact during testing.

Building facades, systems and even fully prefabricated structures such as cabins or tiny homes can be tested under simulated fire conditions, providing valuable insights into how fire and smoke spread through modern buildings.

The lab will support the current Government review of fire safety regulations in the New Zealand Building Code, providing decision-makers with robust evidence to shape clearer and more practical fire safety requirements.

BRANZ chief executive Claire Falck says the new facility reinforces BRANZ's long-standing role as an independent research and testing provider focused on improving outcomes across New Zealand's built environment.

"We are focused on the areas that matter most — resilient and quality

buildings, that are sustainable and affordable for New Zealanders," Falck says.

"The fire lab enables us to deliver new science and insights to help prevent fire tragedies, support innovation, and provide the confidence that buildings will perform

when faced with a fire emergency.

"As the way we build changes, we need to further our understanding of risk. This lab means we can ask better questions, test new solutions, and work in partnership with industry to lift performance."

The lab will also help boost New Zealand's export potential by providing accredited testing for local products and systems.

These commercial assurance services allow manufacturers, developers and importers to demonstrate compliance and safety in domestic and global markets.

Falck says the facility reflects years of planning and a strong commitment to future-proofing and lifting standards when it comes to building resilience.

"New Zealand needs buildings that are fit for purpose in our unique environment. That includes fire resilience. We've designed this lab to ensure the sector has the tools, data and testing it needs, now and into the future."

The fire lab complements BRANZ's broader suite of testing and research facilities, including structural and seismic, along with durability and weather testing labs (with 24 exposed field sites across the country used to test building products under real climate conditions).

The fire lab is expected to be fully operational by the end of 2025, with small-scale testing already underway.

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Heke Rua Archives marks completion as NZ's

New Zealand's purpose-built national archives facility, Heke Rua Archives New Zealand, is now complete — a landmark build with pioneering construction features, designed to safeguard the nation's taonga.

Registered Master Builders company LT McGuinness led construction of the new archives on Aitken Street in Wellington's parliament precinct. After breaking ground in 2022, the project has now been delivered on time and on budget.

"We've delivered some of New Zealand's most technically challenging projects, but this one stands out for many reasons," LT McGuinness project manager Ben Whaanga says.

"The scale, the complexity, the cultural responsibility — this is a once-in-a-lifetime build and we're incredibly proud to have played a part in it.

"In years to come, I hope future generations will pass through Wellington, see this building, and recognise the contribution the whole project team made to something that matters deeply to our country."

As a new landmark building, Heke Rua is constructed for long-term resilience. Its 36 triple-pendulum base isolators,



The building sits on piles 55 metres deep — equivalent to the height of the building — to anchor it into the ground and support the 775,000 kilograms of archival shelving inside.

the largest installed in New Zealand, can shift 1.6 metres in any direction, allowing the building to disconnect from ground movement during a major earthquake.

Each isolator weighs over 13 tonnes, and was imported from San Francisco.

The building sits on piles 55 metres deep — equivalent to the height of the building — to anchor it into the ground and support the 775,000 kilograms of archival shelving inside.

To underscore the level of strengthening involved, the eight-storey structure is equivalent in weight to a regular 30-storey office building.

Co-designed by Warren and Mahoney and Tihei Ltd, alongside engineers Aurecon and NDY, the build features some of the most advanced seismic engineering ever undertaken in New Zealand.

"Delivering to this standard demanded involvement and commitment across

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Paired plantrooms, leak detection and top-rated smoke detection systems that can detect minute amounts of smoke or changes in the environment have been included to safeguard the collections.

the whole project team,” LT McGuinness director Sean McGuinness says.

“The skill, experience and quality workmanship shown by our team and subcontractors made it all possible. We knew we were taking on a challenge that had to be done right. Every part of the team had a hand in the decision-making.”

The building will house some of the country’s most valuable taonga. The building connects to the National Library via a two-level bridge, forming a heritage campus for

archives, conservation and digitisation.

“This building is a prime example of what a Public Private Partnership can deliver for New Zealand,” Dexus NZ portfolio manager Phill Stanley says.

“The new archival building enables a shared, more collaborative future for New Zealand’s documentary and recorded heritage institutions.

“It will protect Aotearoa’s taonga to the highest international standards, while providing modern spaces for conservation,

digitisation and public engagement.”

The exterior, delivered by Thermosash, is one of the highest performing facades in the country. It features 300mm thick, fully insulated panels that are airtight, thermally efficient, and seismically resilient.

These features help to keep the collections secure, dry and temperature-controlled, as required by international archival standards.

The facade’s design tells the story of Taranaki Whanui and Te Atiawa, the descendants of the Pipitea whenua on which the building sits.

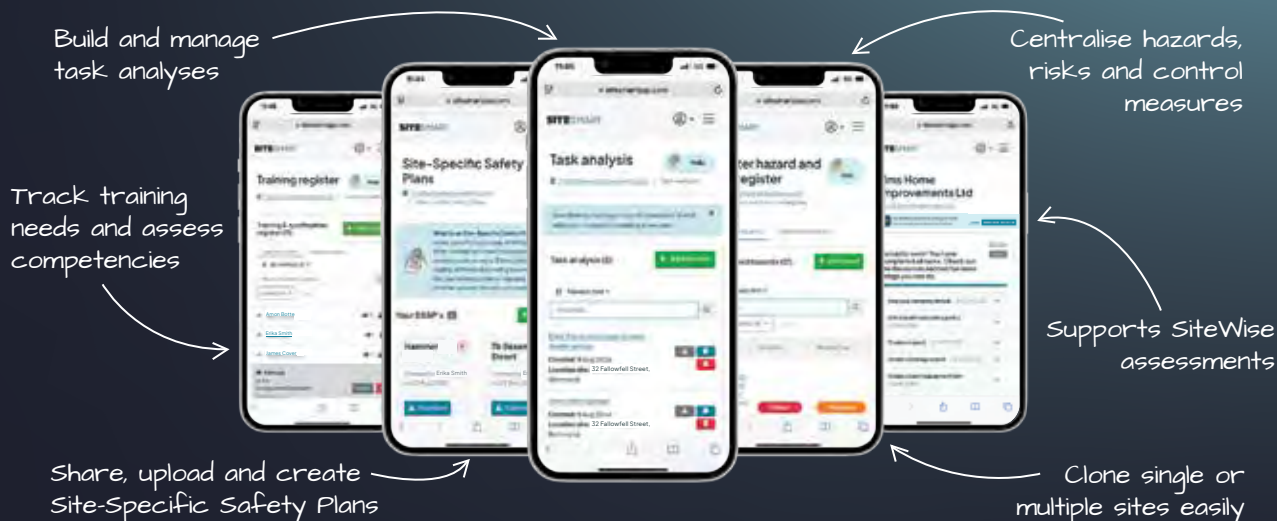
Inside, redundancy has been built into every core system. Paired plantrooms, leak detection and top-rated smoke detection systems that can detect minute amounts of smoke or changes in the environment have been included to safeguard the collections.

The building was delivered with a strong focus on sustainability and environmental performance, reflecting LT McGuinness’ careful management of the project to minimise its carbon footprint.

The collections will be relocated from the current Archives NZ building to Heke Rua between this year and next.

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Te Kaitiaki o Haumaru

Kiwis advised to research work culture before migrating

The grass may not be greener on the other side . . .

Thousands of Kiwis planning to migrate to Australia for higher salaries are being advised to investigate workplaces before committing to a move — with new research showing corporate culture across the Tasman can be less accommodating, particularly when it comes to race, gender, sexual orientation and job security.

The data findings highlight differences in inclusivity, workplace safety and employer commitment to staff retention across companies, factors which experts say should be carefully considered before making the move.

Noticeable difference

Rebecca Moulynnox, general manager for Great Place To Work New Zealand & Australia, a global human resources research and certification organisation, says the findings reveal a noticeable difference in employment experiences.

She says with corporate culture playing an increasingly important role in career satisfaction, the data serves as a reminder for New Zealanders chasing higher wages across the Tasman.

"We see consistent gaps in inclusivity and fairness between the average New Zealand and Australian workplace, meaning Kiwis need to be selective about where they work," Moulynnox says.

"While financial incentives in Australia may seem attractive, workers must look beyond salary and consider workplace culture, inclusivity and long-term job security.

"Higher wages can be tempting, but money doesn't compensate for feeling undervalued, unsafe, or excluded at work.

"You don't want to go to a toxic work environment.

"The strain on your mental health and the strain on your family if you go to a place that's not treating you well is significant," she says.



Rebecca Moulynnox, general manager for Great Place To Work New Zealand & Australia.

Direct impact on performance

Moulynnox says workplace culture has a direct impact on performance and engagement, and that flow-on effect is seen in retention, with staff typically twice as likely to stay at organisations that are genuinely committed to building a positive workplace culture.

"When employees are disengaged, an organisation loses more than just productivity — it misses out on innovation, collaboration, and overall workplace morale.

"If employees can't be themselves at work, feel engaged, take pride in their work, or trust their leaders, they're not fully present.

"They show up, but they're not truly contributing, lacking engagement, connection, and the commitment an organisation needs to thrive," she says.

By the numbers . . .

The Great Place To Work Study of more than 156,000 Kiwi and Australian employees found that typical New Zealand organisations rate higher than typical Australian ones on key measures such as fairness and inclusivity.

However, the data also shows that the largest performance gaps in both countries are found between companies that prioritise workplace culture and those that don't.

- According to the research, less than three-quarters (73%) of workers at typical workplaces in Australia believe their workplace is fair regardless of race — compared to 76% of typical New Zealand firms.

However, this percentage reaches up to 93% when organisations make a conscious effort to improve their culture.

- Similarly, only two-thirds (67%) of Australian workers in typical firms said they feel their employer treats people equitably regardless of age, and 74% say their workplace is inclusive regardless of sexual orientation.

- The report reveals a perceived lack of job security in the typical Australian workplace, with only 58% of employees believing redundancies would be used as a last resort.

- Similarly, just 55% feel people are paid fairly for the work they do, highlighting concerns around trust and equity in the employee experience.

- Workplace safety perceptions also vary, with only one in every two (51%) people describing their workplaces as a psychologically and emotionally healthy place to work.

- In addition, just 78% of Australian workers indicated they feel their office is a physically safe place to work, compared to 81% in New Zealand.

Do your homework before accepting an overseas job offer

Kiwi workers should carefully research their potential employer before accepting a job offer in Australia, Moulynnox says.

"For Kiwis considering shifting to a new role, whether internationally or domestically, our advice is to do your homework.

"During the interview, pay attention to how the organisation builds trust with its people. Do they empower employee-led groups? Encourage volunteering and community impact? Make space for continuous learning, not just in formal settings, but by creating a safe environment to innovate, experiment, and even

fail without fear?

"These are signs of a culture where trust isn't just talked about, it's lived through actions that support, respect, and uplift every employee.

"Anyone who has worked at a company that prioritises its people and one that doesn't can instantly recognise the difference. They know what it feels like to be part of an organisation that genuinely values its employees beyond just generating profit."

A path from the sports field straight to the building site

For many Kiwis, going from school sports into work often means letting their sporting activities slide as the demands of practice and games schedules meet the inflexibility of regular working hours.

That's where BCITO Sports comes in. The programme has been specifically designed to create tangible career pathways for amateur and professional athletes, using their natural strengths as the foundation for success in the construction trades.

Whether it's physical fitness, a love of outdoor activity or an instinct for teamwork, BCITO Sports recognises that athletes already come equipped with many of the attributes that make great tradespeople.

It's not about starting from scratch — it's about backing what's already there.

Jeremy Benton, who leads the programme, says at age 15 to 17, 81% of Kiwis are involved in sport, but that drops significantly after school.

"What we're doing is helping them stay connected to the things they love while building solid, long-term careers. It's about workforce resilience but it's also about well-being," Benton says.

For clubs, the programme is equally valuable. By incorporating career



BCITO Sports ambassador Callum Sanders — in work and sports modes.

development opportunities into athlete pathways such as earning micro-credentials or accessing apprenticeships, local sports clubs can better attract and retain talented players.

And for employers, it's a smart way to bring in motivated individuals who already know what it takes to perform, and who are looking for a workplace that matches their values.

Callum Sanders, an apprentice painter and Muay Thai competitor from Hawkes Bay, is one of the programme's ambassadors.

"It makes all the difference having an employer who gets it. You might be away



for a fight and show up on Monday with a few black eyes, but you're there, ready to go," Sanders says.

"BCITO's been behind me every step. It's not just a job anymore — it's a career."

With 16 specialist trades to choose from, the BCITO Sports model offers progression from apprentice to foreperson and, potentially, to business ownership.

It's a future-focused framework that keeps athletes doing what they love while building something lasting.

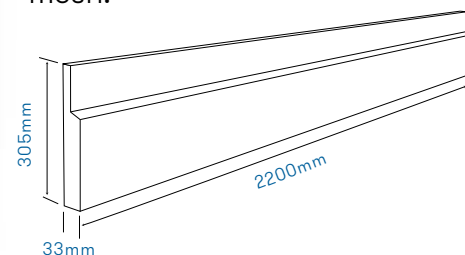
For more information on the BCITO Sports programme, visit <https://bcito.org.nz/bcito-sports>.

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Haumoana House project is Supreme!

This year's Window & Glass Association Supreme Award has been won by a project that rose above a highly competitive field of outstanding entries.

Haumoana House in Hawkes Bay stood out as a distinguished recipient of the award. Individual award winners were:

Most Promising Apprentice: Glass & Glazing: William Garrett, Gisborne Glass

Most Promising Apprentice: Architectural Aluminium

Joinery: Devon Scott, Design Windows, Dunedin

Apprentice of the Year: Glass & Glazing, and winner of the Allan Sage Memorial Award that recognises apprentice excellence in the glazing industry: Cameron Wright,

Metro Performance Glass - Canterbury

Apprentice of the Year: Architectural Aluminium

Joinery: Caleb Leddie, E13 Performance Windows

Supreme Award, and Design — Residential: Taranaki, Manawatu-Wanganui, Gisborne, Hawkes Bay: McNaughton Windows & Doors for Haumoana House



Seamlessly showcasing a refined understanding of proportion, materiality, and excellence in design and craft, Haumoana House stands out as a distinguished recipient of this award.

In this remarkable residential project, the timber joinery does not merely serve a functional purpose — it becomes an intrinsic part of the building's identity, enhancing aesthetics and performance.

The seamless connection between inside and out is framed and celebrated through the precision and excellence of every glazed aperture, demonstrating a deep commitment to detail, material integrity, and timeless design.

What truly sets this project apart is demonstrated in the harmonious integration with the architectural form.

The result is a strikingly beautiful and cohesive design that captures the essence of contemporary New Zealand architecture — where innovation, sustainability and artistry converge.

Haumoana House exemplifies craftsmanship at the highest level and is a masterclass in timber and glazing integration, and a deserving recipient of the 2025 Supreme Award.

Designing with Glass, Residential: The Glass Room for My Little Pub

Celebrating innovation and craftsmanship, My Little Pub, a tiny relocatable building, exquisitely merges tradition with modern ingenuity, offering home owners a bespoke retreat that reflects their heritage in a tangible and artistic form.

Glass plays a starring role in elevating the charm of this unique structure, with custom elements designed to celebrate cultural identity.

Through advanced techniques that emulate the beauty of traditional stained glass, each piece harmonises aesthetics with durability, ensuring resilience during transport.

Textured and patterned glass selections cast a warm, glowing ambiance, whilst the integration of toughened and laminated glass ensures lasting protection and structural integrity — a triumph in artistry and engineering that proves how glass can shape the essence of a space, balancing character, privacy, and timeless appeal.



Designing with Glass, Commercial: Woods Glass for NZ International Convention Centre — Glass Fins



The New Zealand International Convention Centre's glass fin facade is a triumph of architectural innovation and art, seamlessly integrating materiality, scale, transparency and expert craftsmanship on this Auckland building.

Designed to capture light, texture and movement throughout the day, the dynamic rhythm of the glass fins dynamically reflects light, and presents joyful colour, enhancing the building's striking exterior whilst impacting the interior's natural illumination.

This project stands as a bold and refined expression of technical mastery, proving that exceptional glazing design and innovative solutions can elevate beauty and function to extraordinary heights.

Designing with Glass: Art and Heritage: The Glass Room for Mona Vale Bath House

In recognition of exceptional craftsmanship and dedication to heritage conservation, this award celebrates the outstanding restoration of an architectural gem.

Testament to traditional glazing artistry, the restoration of the Mona Vale Bath House in Christchurch was painstakingly repaired after earthquake damage, ensuring its historical integrity and functionality remained intact.

The project showcases rare, and somewhat declining, skills in traditional glazing and timber joinery construction methods.

This restoration reinforces the value of traditional craftsmanship and skill, whilst recognising an unwavering commitment to preserving heritage carefully reinstated in this cherished landmark.

This award celebrates the expertise in working with heritage buildings, ensuring these invaluable skills remain alive.



Design — Residential: Auckland: Wight Aluminium for Thorne Residence



The Thorne Residence project is an exemplary and worthy category winner. A notable characteristic of this project is the minimalist detailing, resulting in a seemingly effortless resolution of design intent.

Offering expansive and dissolving thresholds between the interior and exterior spaces, the project presents a dynamically deceptive testimony of highly technical design solutions.

The architectural intent to create the illusion of a glass wall cutting through the stair demonstrates the critical attention to detail required to successfully resolve technically challenging responses.

Simple and clean lines of recessed and hidden detailing belie the technical expertise required in the finite accuracy and concise alignment to integrate with structure, form and interior elements.

It is a symphony of collaborative design solution and craftsmanship, reflecting the expertise of the designers, fabricators and installers.

Design — Residential: Northland, Waikato, Coromandel, Bay of Plenty: Starke Windows and Doors for Country Elegance



In recognition of outstanding craftsmanship and innovation, this award celebrates a worthy project where country-style elegance seamlessly meets high-tech performance, enhanced by a sophisticated touch of minimalist restraint and detail.

With a masterful blend of tradition and modernity, this winning entry exemplifies how refined aesthetics and cutting-edge engineering can co-exist in perfect harmony.

Every pane, frame and junction speak to an unwavering commitment to quality, allowing light and landscape to merge effortlessly with architectural intent.

This achievement sets a new benchmark in residential glass joinery, proving that timeless grace and advanced performance are not merely complementary, but transformative when executed with skill and vision.

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Design — Residential: Taranaki, Manawatu-Wanganui, Gisborne, Hawkes Bay: McNaughton Windows & Doors for Haumoana House

In recognition of outstanding achievement in the design and manufacture of bespoke timber windows and joinery, Haumoana House exemplifies craftsmanship at the highest level.

This project captures the essence of open-plan living through a masterfully executed transition between interior

spaces, utilising a diverse array of custom-designed elements, including open-in doors, pivot windows, corner frames, sliding doors, sliding sashes, over-lights, and raking heads.

The architectural language is unified by a consistently defined sill and transom line, meticulously maintained across multiple floor levels and



joinery configurations — an impressive technical and aesthetic feat visible from the interior and exterior.

The seamless connection between inside and out is framed and celebrated through the precision and excellence of every glazed aperture, demonstrating a deep commitment to detail, material integrity, and timeless design.



Design — Residential: Wellington, Kapiti Coast: Central Glass & Aluminium for Bay Hill Project

Perched on the dramatic cliffs of Island Bay, Wellington, the Bay Hill Project stands as a testament to a symphonic combination of glazing precision and architectural brilliance.

This outstanding achievement in residential window and glass joinery design and manufacturing captures the breathtaking beauty of Cook Strait, framing panoramic vistas with meticulous craftsmanship.

The project seamlessly integrates high-performance glass products

to maximise natural light, enhance thermal efficiency, and elevate the living experience.

The collaboration between glazing and aluminium joinery showcases the extraordinary potential of glass in residential design, merging bold coastal aesthetics with functional elegance.

The boundaries of contemporary architecture are redefined where precision meets artistry to create a home that is as resilient as it is stunning.

Design — Residential: Canterbury, Marlborough, Nelson: Rylock Canterbury for Sumner House

The qualities in this project are awarded for outstanding craftsmanship and innovation demonstrated in this dynamic project.

The integration of bespoke design within a complex architectural vision exemplifies excellence.

The residence's intricate geometries and gabled rooflines are met with meticulously detailed joinery that frames expansive views of the ocean, clock tower and the headland at the end of the beach.

The window design enhances the home's relationship with its environment, achieving a seamless dialogue between interior and exterior.

Carefully tailored to the architect's vision, the joinery contributes aesthetically and functionally, offering clarity, light, and structural harmony.

This project sets a benchmark in how window systems can elevate residential architecture through precision, sensitivity, and design brilliance.



Design — Residential: Otago, Southland, West Coast: Design Windows Central Otago for Crown Range

For excellence in glazing and joinery, this architecturally striking home in the South Island stands as a testament to exceptional craftsmanship and innovative design.

Seamlessly blending with its breathtaking natural surroundings, joinery within this residence maximises panoramic views through expertly integrated, large-scale units that frame the landscape with precision and elegance.

Custom detailing and a sleek, modern

aesthetic elevate the home's visual impact, while millimetre-perfect installation underscores the technical mastery involved.

Through close collaboration and unwavering attention to detail, the result is a beautifully executed home that exemplifies the highest standards of quality and craftsmanship.

This outstanding achievement reaffirms the artistry and expertise that define excellence in glazing and joinery.



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Suitable for aluminium and timber doors, it's low profile furniture and clean design lines makes the Avon Flush Mount Sliding Door Lock an excellent choice for external doors, and has the potential to enter into a wall cavity.

FEATURES



Slimline furniture profile, extends only 1.7mm out of the extrusion



Finger pocket lip to provide firm purchase/grip



Latching mechanism on the internal furniture



Incorporated anti-crash feature to prevent keeper damage

ADVANTAGES



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Design — Commercial: North Island: Woods Glass for One Saint Stephens

The striking facade composition, attention to technical detail and the masterful use of natural light — One St Stephens Ave exemplifies how glazing can elevate aesthetics and functionality.

The design not only creates breathtaking visual appeal to the exterior elevations, but the comfort of the interior spaces is optimised by energy efficiency whilst ensuring there is a strong visual connection from

each apartment to the surrounding urban context.

This apartment building stands as a testament to collaborative design synthesis between the architectural vision and the joinery craftsmanship, crucial to the delivery of a complex and succinctly integrated bespoke glazing solution.

The commitment to a high-quality product and technical excellence is



evidenced in the precision with which this project has been executed.



Design — Commercial: South Island: Woods Glass for ACC Dunedin — Glazed Facade

This project is an extraordinary example of an ambitious vision which authentically reflects the cultural identity of place through bespoke craftsmanship and sustainable building practices.

Custom patterned joinery units reference traditional Maori poti, symbolising strength and arrival — but the joinery also plays a key role in reducing solar heat gain and improving energy efficiency.

Integrated with seamless precision into the architectural intent of the

facade, the high-performance glass, culturally unique design, scale and form of the glazing units demonstrates an excellence in the delivery of a truly unique design.

The result is a visually striking, architectural landmark celebrating the union of a complex design vision, sustainable glazing technologies, and excellence in craftsmanship.

This project stands as a benchmark in architectural innovation, celebrating the architect's vision and glazing technology through the medium of glass.

Sustainability: Woods Glass for One Tree Hill College, Ex-State House Deep Retrofit Project

Sustainability is more than environmental responsibility — it is about investing in the future of the industry and its workforce.

The One Tree Hill College Ex-State House Deep Retrofit stands as a landmark achievement, redefining sustainability in window and glass joinery.

This pioneering project is New Zealand's first ex-state home repurposed to a Homestar 7-rated home built entirely by secondary school students — a milestone in sustainable construction.

The project exemplifies how forward-thinking collaboration can not only improve energy efficiency but also empower future tradespeople, ensuring that sustainability is not just about what we build, but who we inspire.

But beyond their technical contribution, the entrant embraced the Gateway Programme, providing hands-on work experience to local students.

This initiative led to apprenticeships for three promising students in 2024, helping to shape the next generation



of skilled professionals. It is a worthy category winner for their exemplary leadership in sustainability and workforce development.



Innovation: Assa Abloy for the -Yale Unity Slim Smart Lock

In recognition of outstanding innovation, the Yale Unity Slim Smart Lock stands out for its originality in meeting the bespoke needs of a growing market.

Designed to seamlessly integrate with a wide range of hinged doors, from grand front entries to narrow aluminium stiles, this cutting-edge lock exemplifies security and convenience.

The Smart Lock redefines keyless entry, offering home owners effortless control via the Yale Home App.

The multipoint locking mechanism ensures enhanced safety without the need for traditional keys.

Its compatibility with various handle types, available in any powder coat colour, makes it a versatile solution tailored to local market preferences.

A remarkable blend of smart technology and sleek design, the Yale Unity Slim Smart Lock sets a new standard for functionality and user experience, making it a worthy recipient of this award.



Innovation category winner



Unity® Slim Smart Lock

*Made to order in
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Available with handle options that complement popular window and door hardware families.



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Multipoint Locking
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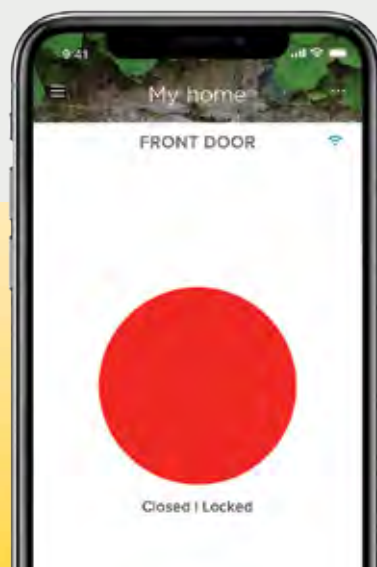
Fits narrow
door stiles



Designed for
New Zealand conditions



Total control
via the app





WoodsGlass

WINDOWS AND DOORS

Woods Glass had a remarkable night at the 2025 Window and Glass Association awards, winning four out of the five categories they were finalists in.

- Commercial – North Island – 1 St Stephens Ave
- Commercial – South Island – ACC Dunedin
- Designing with Glass – New Zealand International convention Centre
- Sustainability – One Tree Hill College deep retro fit project

The award-winning projects showcased the company's diverse capabilities, ranging from the manufacture and installation of aluminum curtain walls, doors, and windows to high-performance engineered glass and glazing solutions.

Steven Pearson, General Manager of Woods Glass windows and doors, expressed his pride in the team's achievements, stating, "This industry recognition is testament to the talent and hard work of our Kapa who continue to strive for excellence in offering world-class façade and glass solutions for NZ".

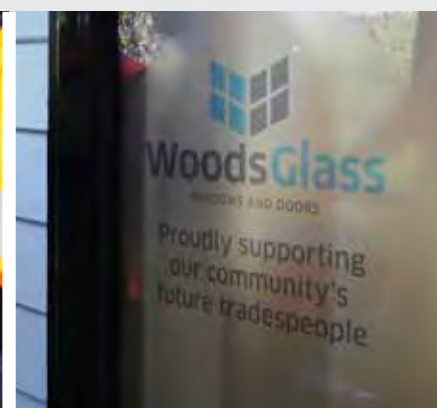
One of the standout projects was the One Tree Hill College deep retrofit project, which demonstrated Woods Glass's commitment to sustainability and the development of the future generation of the industry.

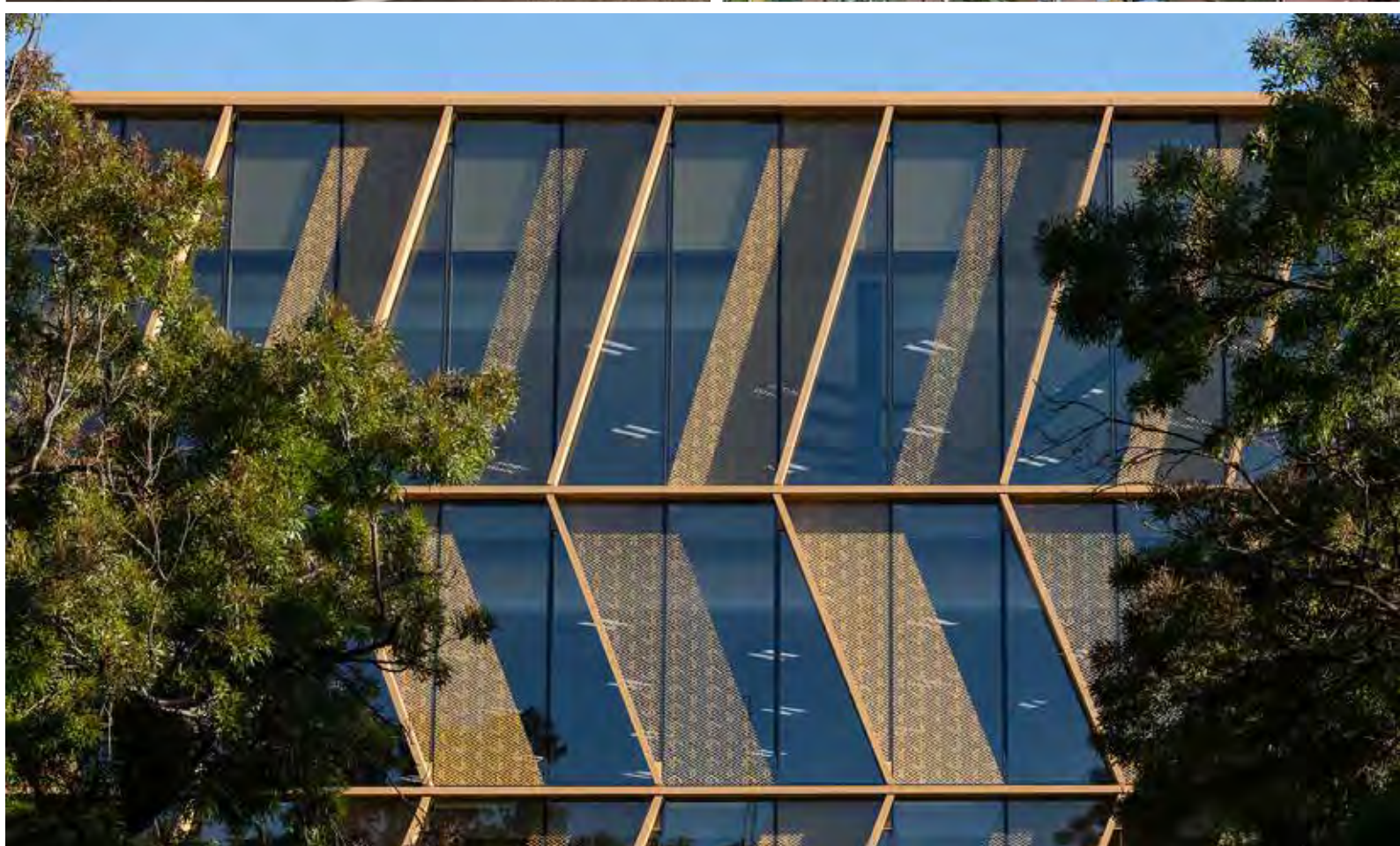
Over the past four years, Woods Glass has put 27 team members through apprenticeships, supported by their internal training curriculum that includes both technical training and leadership programs. The judges praised Woods Glass for their investment in the industry's workforce, highlighting the Gateway Programme that provided real-world work experience and led to apprenticeships for three students in 2024.

"Woods Glass's dedication to sustainability goes beyond environmental responsibility; it includes investing in the future of the industry's workforce. The One Tree Hill College Ex-State House Deep Retrofit project, an end-of-life home repurposed to a Homestar 7-rated home built by secondary school students, is a prime example of this commitment. As a foundation partner, Woods Glass sponsored their Omega thermally broken joinery with Infinite E double glazing, drastically improving energy efficiency".

The diversity in scope of the award-winning projects and the company's commitment to sustainability and workforce development highlight Woods Glass's wide range of in-house capabilities and their dedication to delivering world-class façade and glazing solutions.

Growing people – there is no greater privilege





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Sports Court Coating provides a non-skid, low-bounce finish

Refresh old sports courts or create new ones with Resene Sports Court Coating, a non-skid low bounce finish available in a range of colours — or Resene can create custom colours specially for you.

Well-designed courts can provide year-round usability and optimal performance for players to partake in organised or casual games.

The product can also be used on general play or leisure areas, such as for coloured play spaces for schools and community play areas.

From indoor netball courts, basketball courts, cricket courts and soccer courts to outdoor pickleball courts, tennis courts and general leisure and kids' play areas,



Resene Sports Court Coating can be used on new surfaces and to refurbish existing ones.

It can even be used on general pathways for a seamless finish from the court to car park, court to class, or court to cafe for venues that have integrated facilities.

After withstanding years of hard play, a court can be easily refreshed, bringing brand new life with a choice of new colours to existing courts.

• For more information visit www.resene.co.nz/lets-play.htm

Sustainability trends shaping New Zealand industry

Global sustainability trends and local environmental policies are shaping the significant transformation that the adhesives and coatings industry in New Zealand is currently undergoing.

Traditionally reliant on solvent-based products with high volatile organic compound (VOC) emissions, the sector is steadily transitioning towards more eco-friendly alternatives.

This shift is being driven by increasing consumer demand for low-toxicity products, stricter environmental regulations, and a growing awareness of the industry's environmental footprint.

Notable development

A notable development in the New Zealand market is the growing adoption of waterborne and high-solids coatings. These formulations substantially reduce VOC emissions, improving air quality and worker safety.

UV-curable and powder coatings are also gaining traction due to their energy efficiency and minimal environmental impact.

Adhesive manufacturers are similarly moving towards water-based, hot melt, and bio-based formulations, reducing dependence on petrochemical-derived

raw materials.

However, sustainability in the sector is not limited to product formulations. Companies are increasingly adopting life-cycle thinking, evaluating the environmental impact of products from raw material sourcing through to end-of-life disposal.

Renewable raw materials

This has led to the incorporation of renewable raw materials such as plant-based resins and biodegradable polymers in adhesives and coatings.

Additionally, there is a growing emphasis on creating products that are durable, reducing the need for frequent reapplication, and extending the life of coated surfaces.

The industry's sustainability push is reinforced by national policies aimed at reducing emissions from the building and manufacturing sectors.

Green building certification schemes and government procurement policies favouring low-emission materials are creating market incentives for sustainable adhesives and coatings.

Furthermore, construction sector initiatives targeting net-zero emissions are encouraging the use of products with

lower embodied carbon.

Despite these advances, challenges remain.

Sustainable raw materials often come with higher costs, and smaller manufacturers may struggle to absorb these expenses or pass them on to consumers.

There is also a technical challenge in ensuring that eco-friendly products meet the same performance standards as their traditional counterparts, particularly in demanding industrial and marine environments.

Sustainability initiatives

Nevertheless, the adhesives and coatings industry in New Zealand is well positioned to capitalise on its early sustainability initiatives.

Continued investment in research and development, along with collaboration across the supply chain, will be essential in overcoming technical and economic barriers.

As sustainability becomes an increasingly important driver of purchasing decisions, the New Zealand market is likely to continue evolving towards greener, more responsible solutions.

STICK, SEAL, FILL, OR FIX IT WITH SIKA!



The image displays a variety of Sika sealant products in their characteristic yellow and white cartridges. The products are arranged diagonally across the frame, creating a sense of depth and showcasing the range of offerings. The labels on the cartridges include:

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- Sikasil® RTV White
- Sikasil® RTV Black
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- Sikasil® RTV Gold
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- Sikasil® RTV Concrete
- Sikasil® RTV Masonry
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- Sikasil® RTV Block
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- Sikasil® RTV Glass
- Sikasil® RTV Metal
- Sikasil® RTV Plastic
- Sikasil® RTV Rubber
- Sikasil® RTV Leather
- Sikasil® RTV Fabric
- Sikasil® RTV Paper
- Sikasil® RTV Cardboard
- Sikasil® RTV Foam
- Sikasil® RTV Insulation
- Sikasil® RTV Gypsum
- Sikasil® RTV Plaster
- Sikasil® RTV Mortar
- Sikasil® RTV Grout
- Sikasil® RTV Cement
- Sikasil® RTV Sand
- Sikasil® RTV Gravel
- Sikasil® RTV Aggregate
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- Sikasil® RTV Substrate
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- Sikasil® RTV Floor
- Sikasil® RTV Ceiling
- Sikasil® RTV Roof
- Sikasil® RTV Siding
- Sikasil® RTV Cladding
- Sikasil® RTV Trim
- Sikasil® RTV Detail
- Sikasil® RTV Joint
- Sikasil® RTV Seam
- Sikasil® RTV Gap
- Sikasil® RTV Crack
- Sikasil® RTV Hole
- Sikasil® RTV Void
- Sikasil® RTV Pocket
- Sikasil® RTV Cavity
- Sikasil® RTV Channel
- Sikasil® RTV Groove
- Sikasil® RTV Ridge
- Sikasil® RTV Gutter
- Sikasil® RTV Downspout
- Sikasil® RTV Drain
- Sikasil® RTV Vent
- Sikasil® RTV Cap
- Sikasil® RTV Cover
- Sikasil® RTV Plug
- Sikasil® RTV Patch
- Sikasil® RTV Putty
- Sikasil® RTV Filler
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- Sikasil® RTV Sealant
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BUILDING TRUST



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Made from 316 Grade Stainless Steel, the screws feature a reverse rake tip that removes deck material as it bores, allowing the screw to penetrate the board without splitting.

A star drive offers more points of contact for better performance, and reduces bit slippage and wear.

An aggressive lower thread pattern provides superior holding power, while the reverse upper thread pulls the board tight to the joist, and provides a clean, finished entry.

A unique trimhead design provides a less visible point of entry.

Camo Marksman Tools automatically establish spacing between boards, and direct Camo Edge Screws into the edge of the board, leaving a smooth deck surface.

They are available from Senco NZ.

SDWS16 framing and batten screws provide secure and precise connections

Simpson Strong-Tie has introduced its comprehensive line of framing and batten screws, featuring the versatile SDWS16.

This screw is an excellent replacement for nails in many framing applications, offering superior holding power and pull out resistance for a more secure and precise connection. Plus, it's easily removable if needed.

The SDWS16 features a 5.5mm (12g) thread diameter, and comes in lengths from 64mm to 102mm. Its innovative SawTooth point and serrated threads allow for rapid installation without the need for pre-drilling.

The 11.2mm diameter washer head with box-nibs enhances clamping force, and countersinks effortlessly for a flush finish.

With its exceptional holding power and pull out resistance, the SDWS16 is an ideal choice for fixing roof battens or purlins to rafters or roof trusses, effectively resisting wind uplift.

For detailed characteristic withdrawal and pull-through capacity data for specific engineering design, refer to the Technical Data Sheet.



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Designed for buildings up to three storeys high, the bracket is a cost-effective solution for wet cleaning gutters, minimising risks and maximising efficiency.

The bracket is compatible with most ladders, and can be installed on most plastic and metal gutters.

Key features:

- Enhanced safety: Secures the ladder before the user climbs, eliminating the risk of ladder slippage.
- Versatile application: Suitable for one-to three storey buildings, and compatible with most plastic and metal gutters.



- Easy installation: Designed for straightforward installation and permanent fixing.
- Gutter cleaning made easy: Allows the user to safely and quickly clean gutters with a hose or pressure cleaner.
- Building Code-compliant: Meets B1 & F4 barrier requirements.

• www.aberlivingshop.co.nz/product/8577-garmour-ladder-secure-grey

WIN!



We've got another great prize to give away to the lucky winner of this month's Building Today Trivia Question — a Camo Marksman Tool and 700 Camo Stainless Deck Screws from Senco worth

\$440

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!

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BUILDING TODAY

Congratulations go to Russell Tullis who won a pair of Rotoflex safety work boots worth \$305.

BCITO launches Maori trades leadership campaign to address growing qualifications gap

BCITO director Greg Durkin says the BCITO wants to see Maori students completing their apprenticeships and qualifications

The Building and Construction Industry Training Organisation (BCITO) has launched a new campaign to highlight the achievements of Maori in the construction industry and the support available for apprentices.

The aim is to help with retention of first-year apprentices, boost aspirations to achieve qualifications, and strive for leadership roles.

"We've seen the percentage of Maori workers in construction grow from 12% in 2018 to 17%. However, we want to also see a corresponding rise in Maori students completing their apprenticeships and qualifications," BCITO director Greg Durkin says.

"With industry, we're supporting Maori tradies to grow their skills and success. It's more than working in the trades — it's getting qualified to take your career and the whole industry forward.

"This is vital so we can continue to have a strong and thriving workforce that can deliver New Zealand's infrastructure needs now and in the future."

Among the initiatives the BCITO has launched is Kahukura, a pilot programme which will provide comprehensive mentoring and wrap-around support for first-year Maori apprentices studying through the BCITO.

Alongside this, scholarships for more advanced qualifications and a leadership development programme specifically for young Maori aim to encourage more to consider leadership roles and business ownership.

There will also be a stronger focus on relationships-based training methods that involve the wider whanau and iwi, with more face-to-face and marae-based learning and night classes for flexibility.

These principles are exemplified by award-winning Maori-led employer Stronghold Group, which currently employs 19 BCITO apprentices, providing them with outstanding pastoral care and social events for their whole whanau.

"You can't separate the culture from the person, and we embrace the culture. For us, it's amazing," Stronghold Group managing director Karalee Tangiau (Ngati Whatua ki Kaipara) says.

"We appreciate that, we appreciate you, we see you for who you are and where you've come from."

Isolation from support networks is one



Award-winning Maori-led employer Stronghold Group.



Josh Davis

of the common issues identified as to why many first-year Maori students drop out of their training.

Te Hurinui Retimana (Ngapuhi, Te Whanau-a-Apanui) left his home in Northland at a young age to take up a carpentry apprenticeship in Auckland.

This saw him separated from his whanau and the familiarity of being surrounded by other te reo speakers, having attended a Kura Kaupapa.

Fortunately, Te Hurinui was helped by a supportive employer, the strong belief his family had in him, and a dream to return one day to build homes for them on their whenua.

Fellow tradie Josh Davis (Ngapuhi, Te Rarawa) recently qualified in painting and



Te Hurinui Retimana

decorating after 10 years in the industry.

He had suffered years of doubt around whether he could achieve a qualification as a Maori with a history of mental health issues and a tough background.

Speaking at his graduation, he said: "As a 39-year-old male Maori, I want to tell you it's not too late to start your apprenticeship and get qualified.

"It's not too late to create new opportunities and take control of your career path. It's not too late to start again or try something new.

"You are worthy. Your future is in your hands."

More information on the campaign and support available for Maori learners is available at buildingwhanau.nz.

Stop working 60-hour weeks — four ways to buy back eight hours without hiring anyone



The harsh reality for many building company owners is that they've built themselves a prison with longer hours and less freedom than their employees enjoy. If you're working more hours than ever but feeling like you have less time to actually grow your business, there's a reason. The Professional Builder founder Marti Amos presents some tips to allow you to focus on the tasks that will move your business (and lifestyle) forward.

After coaching more than 3100 residential builders, I've noticed a common pattern — many believe that working harder is the answer.

But they often find themselves stuck on what I call the “builder's hamster wheel” — running faster but not necessarily getting ahead.

What keeps building company owners trapped isn't lack of effort — it's spending time on the wrong activities.

Here are four ways you can buy back your time so that you can focus on the tasks that will move your business (and lifestyle) in the direction you want it to go.

• Calculate what your time is actually worth

This first step will make you uncomfortable. The math doesn't lie, and it often reveals you're earning less per hour than your apprentice when you factor in the 60+ hours you're actually working.

Your Professional Builder's Rate formula: $(\text{Annual salary} + \text{company profits}) \div 50 \text{ weeks} \div \text{weekly hours} = \text{your PBR}$.

When you see that \$140,000 divided by 60-hour weeks equals just \$46.66 per hour, it's a gut punch.

You'll feel angry, maybe even embarrassed. That's normal, you've been conditioned to believe that busyness equals success.

The mental shift required here is this — accepting that your current approach isn't working.

• Destroy the “I have to do everything” mentality

Grab a piece of paper and list every task you do in a typical week, from pricing jobs to picking up coffee for the crew. You'll be shocked at how long this list gets.

Next to each task, write what you honestly think that activity pays per hour.

Going to the merchant pays maybe \$25/hour while strategic planning pays \$500 to \$1000/hour, yet you spend more time at the merchant.

Circle the tasks you hate doing or procrastinate on. These reveal your resistance.

Part of you will know these tasks are beneath your skill level, but you may be trapped by the story that “no one else can do it right”, or “it's faster if I just do it myself.”

These beliefs feel true, but they're actually prison bars you've built around your own success.

• Use the Stop-Automate-Delegate framework

Remember, your value isn't in doing the work, it's in building systems that do the work.

For every task on the list you have made above, ask: Should I Stop it, Automate it, or Delegate it?

Stop: Tasks that don't need doing at all. This requires discipline to say no to things that feel urgent but aren't important.

It could include reading every trade email, accepting low-margin jobs out of desperation, or spending an hour explaining something that should take five minutes.

Automate: Let technology handle routine work.

The resistance here is usually, “it's too complicated to set up”. But spending two hours setting up automated payroll saves you 52 hours per year.

Delegate: Start with tasks where mistakes are manageable to fix. Site clean-up, material deliveries, basic measurements.

You'll need to train your team to do them, but training someone once properly saves hundreds of hours long-term.

Set deadlines using the “My Last Day” method: “My last day doing payroll will be March 15.” This creates urgency and forces you to find solutions rather than making excuses.

• Break the addiction to being the hero

Many builders are addicted to chaos

because it makes them feel important and needed.

If you're constantly firefighting, you feel irreplaceable. But this addiction may be destroying your business and your family life.

Building your perfect week requires admitting that many of your “urgent” interruptions aren't really urgent — they're just poor planning disguised as emergencies.

Block out personal priorities first — family time, exercise, hobbies. These aren't selfish; they're what fuel your ability to make good business decisions.

Then add your 20% activities that generate 80% of results. These are the most important tasks that will move your business forward.

Structure these in 90-minute to two-hour blocks to minimise context switching.

Work towards keeping 30% of your schedule unstructured for unexpected issues.

In construction, stuff happens, and you need flexibility to respond without derailing your week.

The truth about transformation

These are identity shifts that will challenge everything you believe about being a successful building company. Expect to feel uncomfortable for the first 60 to 90 days.

But building company owners who push through this discomfort discover a business that actually serves their life instead of consuming it.

Your time is your most valuable asset. Start with implementing one strategy today.

• Marti Amos is founder of The Professional Builder, and author of The Profitable Builders Playbook, the step-by-step guide to building a profitable residential construction business that gives you true wealth — both more money and more time.

Greenwashing — don't be fooled

The team at the Environmental Innovation Centre says environmental impacts are increasingly shaping our choices as consumers. In response, more and more companies are eager to appear "green" in their product claims and marketing. In last month's issue, we discussed what environmental labels are, and how they can help you choose more sustainable building products. But what happens when sustainability claims aren't backed by evidence — ie "Greenwashing"? Here we'll unpack what greenwashing looks like, why it's a growing concern in the building industry, and how you can cut through the noise to make informed choices.

What is Greenwashing?

Greenwashing is when a product, service, or company makes misleading or exaggerated environmental claims to seem more sustainable than they truly are.

In the construction sector, this can come in the form of vague labels, unverified claims, or clever branding that hides a lack of real environmental performance.

The problem with greenwashing is that it can mislead people who are genuinely trying to reduce their environmental footprint.

They may believe they're making a positive difference when, in reality, their actions have little or no real environmental benefit.

Here are some marketing tricks to be wary of. They may sound impressive, but without proper backing, they can be meaningless or misleading.

1 Vague phrases

These phrases may make you feel good, but you need to check to find out how (or if) they are measured or validated — for example, "non-toxic", "eco", "100% green product", "carbon neutral", "organic".

2 Misleading claims

Some products make environmental claims that aren't entirely true, or are presented out of context.

For example, recyclability — a product might technically be recyclable, but it doesn't mean it will actually be recycled.

Whether or not it gets recycled depends on local recycling facilities, the market demand for the recycled product, and logistics (eg waste transportation).

Take green PET strapping for example (used for securing timber) — it's a pure plastic and is technically recyclable. But in New Zealand:

- it has little to no market value (due to



its colour and being non-food grade),

- it's hard to sort and process due to its hardy, tangled nature, and
- it may be confused with other strapping types.

These factors all mean that it is extremely unlikely to be recycled in New Zealand — so calling it "recyclable" doesn't really say anything meaningful or useful from a sustainability point of view.

Another example is when some paint products that claim to be volatile organic compound-free but may still contain trace amounts of VOCs.

This is because making completely VOC-free, durable paint is virtually impossible. A more honest label would say "low VOCs", along with the concentration.

3 Compostable and Biodegradable

"Compostable" and "biodegradable" labels are another good example.

- A compostable product may only break down under specific conditions, such as high temperature and a controlled environment, and not in a home compost bin (which would be labelled "home compostable").

This means you need to make a real effort to compost it properly, for example, by sending it to an industrial composter.

- Just because something is compostable does not mean people will compost it. If it's thrown into general rubbish, it contributes to landfill waste just like any other item.

- "Biodegradable" claims can be tricky, especially if they don't explain how long it takes the product to biodegrade, or what it turns into.

Technically, many materials are biodegradable, which means they are broken down by living organisms.

Even plastics are biodegradable over extremely long periods, but they break

up into smaller microplastics during the process, which can have negative environmental effects.

Therefore, even though a material is labelled as "biodegradable", it may not provide much positive environmental impact.

4 Fake labels

Some companies design their own "green" logos or labels to give the impression of official certification. These symbols can look convincing, but be sure to check that they have standards, oversight, or verification behind them.

5 Hidden trade-offs

This is where a business claims its operations are "sustainable" in some way but provides no visibility of its manufacturing process or supply chain. They may hide other negative impacts of their process.

6 Irrelevant claims

Some claims may be technically true, but meaningless.

- For example, a product claims "no asbestos", even though this should apply

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Highlighting New Zealand's education sector

Pacifecon's latest monthly Market Watch report looks at the education sector, which consists of childcare centres, primary and secondary schools, and tertiary education. Pacifecon research manager Philip Dawes outlines some of the trends his team has been reporting on across New Zealand.



In April 1984, construction worth \$189 million commenced on education projects nationwide — a result of the Government's investment in new schools and classrooms.

Pacifecon's latest Market Watch report revealed that of the 20,921 projects in New Zealand's pipeline in April 2025, 918 (4%) fell under the education category, at a value of \$4780 million.

That same month, the Government announced it would deliver a new 600-student primary school, an 18-classroom expansion,



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to all products. Asbestos-containing materials are banned in New Zealand and shouldn't be sold. This simply restates existing regulations.

Conclusion

Being truly environmentally conscious means considering the whole lifecycle of the products you choose, which can be a big task.

Environmental labels are designed to help you make those decisions, but they aren't always what they seem. Hopefully, this article helps you recognise some of these misleading claims.

Sometimes there are minimal "green" options, so it's important to weigh up the best environmental benefits against cost and availability.

Do what you can, when you can, as every effort helps make the world a better place for future generations. And if you can't find the most sustainable product, choosing the most durable one is a good next step.

and a two-storey block of 10 new classrooms at various schools in Auckland. It also plans to deliver 11 new classrooms for the Kaupapa Maori Education network.

The Government claims that over the past year, the Ministry of Education has had a 30% increase in the number of classrooms delivered, and a 35% increase in the number of standardised or repeatable designs.

Our research team is supporting this sentiment — the average number of education projects starting construction over the past 12 months was 123 projects, valued at \$116 million.

This was an increase of 29 projects when compared to the previous 12 month average — showing an extra \$15 million in value.

Some quick facts we're reporting on in the education sector:

- The North Island has 75% of the educational projects in the pipeline by number, and 60% of the value.
- On average, the pipeline had 1090 projects in the past 12 months, at a value of \$4913.

With the Ministry of Education working on long-term plans to address the education sector's property needs and the Government's commitment to new projects, it's certainly an industry to watch.

One of the stand-out projects in the making is Te Kura Rau Iti Primary School. The new build in Auckland is now in the construction phase, and will cater for 600 students from Year 0 to Year 8.

Sitting on a 30,608 sq m site, it will include 53 new teaching spaces, a multi-purpose space, hard courts, outdoor playing areas, sports fields, car parking and associated landscaping.

Our estimate is that it will come in at a value of \$35 million.

Pacifecon's Market Watch

Pacifecon's Market Watch report provides analysis focusing on newly reported projects and progression of existing projects, and construction commencements and cancellations across key commercial, residential and infrastructure sectors for New Zealand regions and the Pacific Islands.

The report also contains information about contacts involved in each project, including developers, architects, engineers and contractors.

In addition to a highlighted project breakdown, each Market Watch includes commentary and graphs for New Zealand's regions for all sectors, providing a comprehensive picture of planned construction across the country to help your business.

Be informed, make strategic decisions based on planned projects and those that have started, drive business growth, understand which regions are right for your future, and identify which sectors are growing in what regions.

Head to pacifecon.co.nz/resources/market-watch to download sample reports, or contact us today at projects@pacifecon.nz to order your copy of Market Watch.

Private building consent authorities — how will their emergence impact the construction sector?

Efficiency and cost of consenting is a constant source of ire within the construction sector. However, something has now changed. For the first time since the Building Act 2004 was enacted, a private building consent authority has been approved to operate in New Zealand. Rob Georgiou (senior associate) and Will Tasker (lawyer) of Auckland law firm Greenwood Roche summarise the process for approving private building consent authorities, and take a brief look at how it could impact the sector.

Introduction

In late May, the Government announced the accreditation and registration of the country's first private building consent authority, Building Consent Approvals Limited (BCAL).

At the outset, BCAL intends to work with "good, known and reputable residential developers and building companies only".

By focusing on low-risk residential housing, BCAL (and the Government) believe it will free up councils to work on more complex and higher-risk projects, as well as commercial, retail and apartment buildings.

Accreditation and registration

The Building Act 2004 has technically allowed for private building consent authorities since its commencement in 2004.

However, until now, the pathway has never been used by a private company.

Consentium, which operates as the building consent authority for Kainga Ora, is the only other non-territorial or regional authority to achieve registration as a building consent authority under the Act.

The process for becoming a building consent authority is set out in the Act.

The chief executive of the Ministry of Business Innovation and Employment (MBIE) is empowered to register a building consent authority if the applicant:

- holds a current International Accreditation New Zealand (IANZ) accreditation,
- is from or is based in New Zealand,
- is a fit and proper person, and
- has adequate means to cover any civil liabilities that may arise.

IANZ is the entity appointed by the MBIE



Rob Georgiou



Will Tasker

civil liabilities as a prerequisite to registration.

Private building consent authorities can achieve this by demonstrating they have a complying insurance policy or other arrangements for consumer protection (such as a bond or guarantor).

Impact on the sector

The industry has long complained that delays in consenting and certification have increased the cost of housing and reduced efficiency in the sector.

BCAL's registration introduces a new and alternative pathway for consenting and certification that has the potential to shake up the sector.

Given BCAL's stated strategy of focusing on low-risk residential consenting work and working with established developers and builders, the biggest beneficiaries of its move into the market will be large developers and builders who can operate at the scale necessary to build multiple similar or identical homes, whether in a single development or across multiple locations.

No geographical constraints

One of BCAL's key advantages will be its ability to operate nationally and, thus, not be constrained by geographical regions like territorial or regional authorities.

This will allow for the development of long-term relationships between developers and BCAL, and lead to the application of consistent standards and requirements.

The Government has welcomed BCAL's registration with open arms as another step towards finally putting New Zealand on the road to solving its long-standing housing crisis.

as the building consent accreditation body under the Act.

It performs that role by conducting assessments and training to ensure building consent authorities meet the technical and quality assurance requirements specified in the regulations, which BCAL achieved in October 2024.

Beyond competence in the role, it is also essential that building consent authorities have the means to cover potentially significant civil liability claims.

It is well established law in New Zealand that building consent authorities can be held liable by building owners for damages arising from negligent consenting, inspecting or certification work.

'Last man standing'

In many cases, the building consent authority is the "last man standing", and can be the only avenue a building owner may have for redress if things go wrong.

From a policy perspective, it would be unfair if certain building owners were left out of pocket simply because the developer of their home decided to consent and certify the building through a private building consent authority, rather than the territorial or regional authority.

The Act deals with this by requiring building consent authorities to have adequate means to cover potential

Building Consents Information

For all authorisations, May 2025

Dwellings	\$1,629,271,290	Total All Buildings	\$2,630,666,446
Domestic Outbuildings	\$21,915,696	Non-building Construction	\$49,301,444
Total Residential	\$1,651,186,986		
Non-residential	\$979,479,460	Total Authorisations	\$2,679,967,890

Number of new dwellings consented

	May 2025	Apr 2025	May 2024		May 2025	Apr 2025	May 2024
Far North District	46	11	40	Palmerston North City	27	27	34
Whangarei District	36	43	35	Tararua District	1	1	3
Kaipara District	3	13	6	Horowhenua District	37	12	21
Rodney District	63	42	69	Kapiti Coast District	14	13	14
North Shore/Albany Wards	286	167	296	Porirua City	14	17	31
Waitakere Ward	257	92	139	Upper Hutt City	24	32	39
Auckland Wards	356	261	290	Lower Hutt City	42	16	28
Manukau/Howick Wards	163	211	209	Wellington City	29	36	29
Manurewa-Papakura Ward	145	131	148	Masterton District	9	9	9
Franklin Ward	122	77	125	Carterton District	3	4	3
Thames-Coromandel District	10	14	11	South Wairarapa District	6	4	6
Hauraki District	3	4	1	Tasman District	47	19	23
Waikato District	53	37	61	Nelson City	39	9	43
Matamata-Piako District	30	19	10	Marlborough District	6	16	15
Hamilton City	51	94	82	Kaikoura District	1	2	2
Waipa District	46	38	34	Buller District	9	4	6
Otorohanga District	3	3	6	Grey District	4	4	5
South Waikato District	6	4	7	Westland District	3	2	6
Waitomo District	0	0	12	Hurunui District	17	25	17
Taupo District	32	23	16	Waimakariri District	52	42	50
Western Bay of Plenty District	37	25	18	Christchurch City	421	219	447
Tauranga City	36	29	60	Selwyn District	133	84	127
Rotorua District	26	21	88	Ashburton District	36	20	16
Whakatane District	8	12	7	Timaru District	11	12	15
Opotiki District	16	0	2	Mackenzie District	5	6	4
Gisborne District	19	13	40	Waimate District	1	2	1
Hastings District	14	16	18	Waitaki District	9	4	11
Napier City	17	10	15	Central Otago District	22	29	21
Central Hawke's Bay District	6	2	8	Queenstown-Lakes District	98	162	128
New Plymouth District	22	31	21	Dunedin City	43	49	45
Stratford District	1	1	3	Clutha District	2	9	4
South Taranaki District	4	0	9	Southland District	17	12	24
Ruapehu District	7	18	0	Gore	4	4	1
Whanganui District	9	9	9	Invercargill City	17	26	17
Rangitikei District	2	5	2	Area Outside TA	0	0	0
Manawatu District	10	8	33	Total	3151	2418	3175

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