

BUILDING TODAY



The official magazine of Master Builders

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November 2025

Volume 35 Number 10

WIN!

An MK Morse recip saw blade set worth

\$100

Details, page 34



Inside:

ASBESTOS: THE DANGER WE STILL DON'T SEE

Site Safe CEO Brett Murray explains why the risk from asbestos endures

APPRENTICE OF THE YEAR WINNER ANNOUNCED

The Waikato region provides a second consecutive competition winner, Josh Gullery

3D PRINTING GOING FROM STRENGTH TO STRENGTH

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BUILDING TODAY

November 2025
Volume 35 Number 10

From the editor

In this issue you'll find plenty of news and comment on industry training — and the real need for more apprentices as industry activity is expected to increase in the coming year.

Master Builders president Kieren Mallon says the move to return the Building and Construction Industry Training Organisation (BCITO) to industry ownership represents a major milestone — backed by a shared belief that the people who build New Zealand should also guide how the workforce is trained.

We also profile a trusted passive fire specialist company whose ongoing success has been underpinned by a staunch commitment to industry training in its particular sector.

There's a very cool story about a father and son doing their apprenticeships simultaneously through the BCITO and graduating on the same night.

We also profile 2025 Apprentice of the Year winner Josh Gullery from the Waikato, and placegetters Caleb Stuart and Jade Murray — all of whom seem destined to go on and carve out rewarding careers in an industry predicted to experience a big lift in fortunes in the coming year.

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

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

Confidence quietly returning across the sector

Master Builders president Kieren Mallon says after a challenging period for the construction industry, confidence is beginning to return.

Confidence is quietly returning across the construction sector.

Enquiries are rising, conversations are more positive, and the industry is showing what it does best — adapting, collaborating, and preparing for the next phase.

At the same time, vocational education is entering an important new chapter as the BCITO transitions back to industry ownership.

Together, these shifts signal a period of renewal built on shared effort and clear direction.

Confidence rebuilding

There's a noticeable lift across the sector right now. After a challenging period, confidence is beginning to return.

Enquiries are picking up, projects are starting to move again, and conversations are more positive.

The market still has its headwinds, but there's a growing sense of cautious optimism.

However, it is not as though we are going to wake up tomorrow and the taps are on full strength. It will be a gradual shift in the number of those enquiries coming in.

We should still be using this time to reset, invest in your people, and look for smarter ways of working.

That same sense of renewal is mirrored in the changes happening in vocational education.

The transition of the BCITO back into industry ownership represents a major milestone — the result of collaboration,



persistence, and a shared belief that the people who build New Zealand should also guide how our workforce is trained.

Industry ownership is a significant achievement, but it's just the starting point.

The indicators are improving, the industry is better connected, and the focus on people and skills is stronger than it's been in years.

The real work begins now — developing the BCITO into an organisation that's adaptable, innovative, and responsive to the evolving nature of building.

Industry is changing fast

The industry is changing fast — from new materials and methods to digital technologies and sustainability

expectations.

To keep pace, we need a training system that can evolve just as quickly.

That means a sharper focus on future skills, modern delivery, and partnerships that connect education directly with what's happening on the ground.

What's encouraging is how united the sector has been in driving this change.

It's been encouraged by a very passionate group of industry representatives who have managed to bring together again all of the original trade associations that were members of the BCITO when it was previously owned by industry.

This unity will be just as important in the next phase — ensuring the transition is seamless and that the organisation continues to grow in capability and relevance.

In many ways, the BCITO journey reflects the wider industry story — adapting to new realities, learning from the past, and moving forward with purpose.

Looking forward

There's every reason to feel positive about what lies ahead.

The indicators are improving, the industry is better connected, and the focus on people and skills is stronger than it's been in years.

Confidence isn't something that appears when the market improves — it's something we build, together, every day. The tide is turning, and our industry is ready to move with it.



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Winstone Wallboards Residential Project Award

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Contract Construction

PROJECT PARTNERS

Andrew Barrie Lab (Architect/Designer),
Barnes Beagley Doherr (Quantity Surveyor),
Contract Construction (Construction Company),
Cosgroves (Civil Engineer), Ruamoko Solutions
(Structural Engineer)



SUCCESSES

The team at Contract Construction was thrilled to win the Winstone Wallboards Residential Project Award at the 2025 Commercial Project Awards, recognising the hard work and vision behind its housing development in the heart of Christchurch.

"The recognition validated the collaborative effort that went into creating a space that goes beyond housing – one that fosters community, dignity and purpose," says Merodie Dick, Residential Division Manager at Contract Construction.

"Teamwork was pivotal to the project. A long-standing partnership between the Church, consultants, the project manager and our team meant open communication, shared values, and decisions made in the community's best interests. Winning the award was especially meaningful because it celebrated not just the physical build, but the spirit of collaboration and trust that defined the project."

JUDGES' COMMENTS

Reimagining social housing through an innovative and community-centred lens, this project comprises 11 new homes across two buildings, alongside shared office space for social service agencies. Despite strict cost and time constraints, the team delivered high-quality, well-insulated homes that are bright, comfortable and well-insulated.

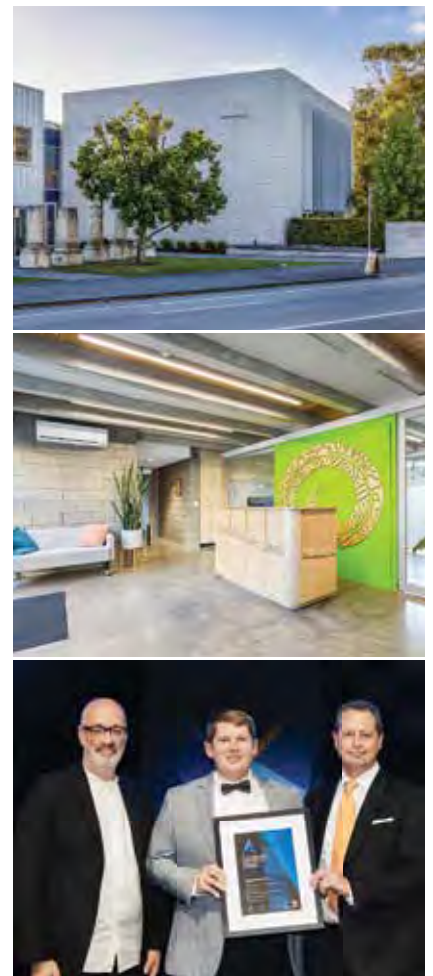
The concept draws inspiration from the idea of a modern-day monastery, where housing, work, and community life coexist in a daily rhythm. This housing model offers more than shelter; it creates a space for meaningful interaction and shared purpose.

CHALLENGES

Balancing the diverse needs of the community while maintaining architectural integrity and budget constraints proved to be one of the biggest challenges for Merodie and the team.

"Creating a space that integrates housing, worship, work and service required careful planning and adaptability. On top of this, there were also logistical complexities in coordinating multiple stakeholders and ensuring that the build remained true to its social mission throughout every phase.

"This award shines a spotlight on our commitment to socially responsible construction and enhances our reputation as a company that values collaboration, community impact, and quality," Merodie concludes.





THE BEST OF THE BEST

INTRODUCING THE 2025 NATIONAL
APPRENTICE OF THE YEAR, JOSH GULLERY

Josh Gullery from the Waikato region has been named the 2025 Master Builders CARTERS Apprentice of the Year.

Second place went to Caleb Stuart (Bay of Plenty & Central Plateau), with Jade Murray (Central North Island) taking out third.

The national winner competed against the six other top apprentices from the regional competition, where 97 of New Zealand's top apprentices competed. The seven national finalists went head-to-head in a rigorous six-hour practical skills challenge and a 45-minute interview with the national judging panel.

The competition tested not only technical skill, but also each apprentice's understanding of building practices, knowledge of the Building Code, and communication and project management abilities. For the practical component, apprentices were tasked with building steam trains from plywood and timber. Each measuring approximately 3 metres long and 1.5 metres wide, the trains have all been donated to early childhood centres across Auckland.



Left: 2025 National Apprentice of the Year Josh Gullery (centre), JCC Build executive assistant Sarah Johnston (left), and JCC Build director Will Johnston (right).

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Each build is completed in consultation with the centres, allowing them to provide input on design preferences and specific safety requirements.

Josh was announced as the well-deserved winner at the Apprentice of the Year National Awards Gala in Auckland, attended by industry leaders, employers, and whānau. He is employed by JCC Build, and completed his training through the BCITO.

Originally set on becoming a pilot, the disruption of Covid-19 led Josh to honour his late father's legacy by picking up the tools and forging a new path. At just 22, he topped the practical and interview components — a rare and impressive achievement that made him a true standout.

The judges were impressed by Josh's structured approach, quick problem-solving, and high standards under pressure. Furthermore, his passion, leadership and technical excellence stood out, making him a future leader who honours the past and inspires the future.

Master Builders chief executive Ankit Sharma says the Apprentice of the Year competition highlights the importance of maintaining a strong pipeline of skilled tradespeople to support New Zealand's future growth.

"It is great to see the high calibre of talent on display at this year's competition reflecting the dedication, skill and pride apprentices bring to their work. Their achievements highlight the talent driving the future of New Zealand's construction industry," Sharma says.

"New Zealand's construction sector is at a turning point. Confidence is returning, and momentum is building, but to deliver the homes, schools and infrastructure our country needs, we must continue to invest in people. This competition is about celebrating the great talent in the sector, and encouraging more people to consider a career in the trades."

As activity rebounds, Sharma says members are looking to employ more apprentices, particularly in regions where pipelines are strengthening such as Otago.

"Our members are reporting stronger order books, and they are committed to investing in apprentices to ensure we can meet the next wave of demand. As the industry shifts from survival to delivery, firms need more capable people on the tools to keep pace," Sharma says.

Now in its twenty-second year, the Master Builders Apprentice of the Year competition, in partnership with CARTERS, has recognised apprentices who display outstanding craftsmanship, commitment and potential.

The competition has become a defining milestone for many in their careers, with past competitors going on to become leaders across New Zealand's building and construction industry.

Second place winner Caleb Stuart (Bay of Plenty & Central Plateau) is employed by A Knight Design & Build and trained through the BCITO.

A keen skateboarder and a steady, capable all-rounder, Caleb delivered an outstanding performance in the practical and interview components of the competition. His thoughtful planning and deep understanding shone, revealing a builder who thrives on complexity and takes pride in his craft — traits that confirm his place as a rising talent in the industry.

Taking out third place, Jade Murray (Central North Island) is employed by Profound Group and trained through the BCITO.

The judges were impressed by Jade who, a gifted wood carver, wowed with his artistry, optimism and leadership in every project. His interest in building began with a deck he built alongside his dad, and he's never looked back. Calm, composed, and a real people person, Jade delivered a high-standard project, and demonstrated a passion for the industry which will serve him for years to come.

CARTERS Building Supplies chief executive Mike Guy commended the outstanding talent showcased in this year's competition, and reaffirmed the company's ongoing commitment to supporting apprentices as they begin their careers.

"We are proud to partner with the Apprentice of the Year competition, supporting our next generation of skilled builders as they make their mark in the industry."

"It's inspiring to witness apprentices from all around New Zealand putting in the hard work and dedication to excel in this competition — being part of it allows us to celebrate the future talented leaders of our trade," Guy says.



Canterbury's top home design trends

The 2025 Master Builders House of the Year competition in Canterbury showcased a sophisticated mix of craftsmanship, innovation, and architectural confidence.

While judging the region's top entries, Scott Jury, competition judge and director at Jurado Architects, was impressed by homes that feel connected to their surroundings.

From architectural statements that celebrate local landscapes, to kitchens and bathrooms elevated as defining features, this

year's homes reflect a bold yet thoughtful approach to modern living. Jury says the region's builders are combining craftsmanship, innovation and a sense of place to create homes that feel enduring and distinctive.

"The best homes this year really leaned into their location. Whether it was referencing the natural contours of the Port Hills or using local stone and timber, there was a consistent push to make homes feel rooted in the landscape, rather than simply placed on it," Jury says.

Place and landscape shaping the build

This year, builders demonstrated a deep respect for the landscape and its history. These homes weren't simply placed within their environment — they were shaped by it.

"These homes reflect a regional trend towards architecture that feels grounded, connected and enduring," Jury says. Steve Brown Builders' Redcliffs project, rising from steep, earthquake-affected terrain, was praised by judges for honouring the landscape and the people.

Meanwhile, High Country Homes made striking use of 65 tonnes of locally-milled macrocarpa, a choice that not only showcased traditional craftsmanship but also anchored the build firmly in its surroundings.

Right: This outstanding build from Steve Brown Builders won the Regional Supreme House of the Year over \$1 million Award, New Home over \$4 million category, Kitchen Excellence Award, and the McKenzie & Willis Interior Design Award at the 2025 Canterbury House of the Year Awards.



Integration of the old and the new

Blending original character with contemporary living is becoming a hallmark of high-quality renovations.

Instead of erasing the past, many projects are carefully weaving it into modern upgrades. A Nantucket-inspired renovation by McIntosh Builders in West Melton retained its weatherboard charm while introducing crisp steel joinery and warm timber floors, being described as a home that "stays true to its roots".

"The ability to respect heritage while delivering a fresh, contemporary result stood out strongly this year," Jury says.

Matt Harrison Construction's full transformation of a 1990s home in Merivale balanced structural reinvention with subtle nods to its origins.

Left: This transformative home by Matt Harrison Construction took home multiple accolades, including the Regional Supreme Renovation of the Year Award, Renovation \$1 million - \$2 million category, and Outdoor Living Excellence Award at the 2025 Canterbury House of the Year Awards.

Kitchens and bathrooms as design statements

Kitchens and bathrooms were far more than functional spaces this year — they became defining elements of design.

Steve Brown Builders featured a light-and-dark timber kitchen that brought elegance and warmth to the heart of the home, while O'Connell Builders' 'moody' powder room and high-end bathrooms, complete with curved tiling and refined negative detailing, stood out for their sophistication.

"Kitchens and bathrooms often set the tone for adjacent spaces this year, with bold material choices and detailing making them true showpieces," Jury says.

Saunders Building's homes in Kennedys Bush also drew praise for cleverly zoned kitchens and sculleries that delivered style and functionality on a modest budget. These rooms are no longer treated as utilitarian afterthoughts — they are signature experiences within the home — blending precision, personality and purpose.

Right (Top): Taking home the Regional Plumbing World Bathroom Excellence Award, this stunning build by O'Connell Builders stood out for its sophistication and detailing.



Above (Bottom): Saunders Building won the Regional Supreme House of the Year under \$1 million and Altus Window Systems New Home \$750,000 - \$1 million category for Canterbury.



Above: Built by Dimension Building, this stunning home won the Regional Bunnings New Home \$1.5 million - \$2 million category for Canterbury.

Indoor-outdoor flow

Creating seamless flow between indoor and outdoor spaces has become an expectation, not a luxury.

The judges praised how well this was achieved across price points, with outdoor areas designed as functional living zones.

"Outdoor living was reimagined this year, with clever louvred structures, outdoor fireplaces, and landscaping that extends living beyond the walls year-round," Jury observes.

Matt Harrison Construction's urban renovation created a sanctuary-like outdoor area complete with a sauna and fireplace.

What's next for Canterbury homes?

The 2025 Master Builders House of the Year Canterbury competition revealed that the region's homes will continue to champion authentic craftsmanship, thoughtful integration of technology, and designs that truly respond to place and purpose. These builds aren't just beautiful — they are grounded in character and enduring quality.

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H&S reforms: Construction sector calls for clarity and practical guidance

A new industry-wide survey shows that while the sector backs a shift towards managing the most serious risks, it also wants the practical tools and clarity needed to do that confidently and consistently.

Construction businesses of varying sizes, and health and safety professionals, took part in the June 2025 survey run by Site Safe New Zealand. The results show:

- 85% support a stronger focus on critical risks.
- 95% want clearer guidance to support reform.
- 95% back greater use of Approved Codes of Practice (ACoPs).
- 79% want clearer definitions of roles and responsibilities.
- 69% support changes to how enforcement works.

Site Safe New Zealand chief executive Brett Murray believes the results confirm there is strong appetite for smart reform grounded in real-world practice.

"The industry is asking for clarity and practicality. Businesses want to focus on

the risks that cause the most serious harm, but they need clear guidance and well-designed tools to do that confidently," Murray says.

Respondents ranked ACoPs, clear guidance, and a focus on critical risks as the three changes that would have the greatest positive impact.

While 59% of respondents agreed there could be fewer obligations for supposedly "low-risk" small businesses, many challenged the idea that construction, as a fundamentally high-risk industry, can be meaningfully divided that way. Almost half (44%) said this kind of change could make outcomes worse if not clearly defined.

"In construction, size doesn't determine risk as, often, it's the smaller contractors and sub-trades that carry out the highest risk work," Murray says.

Two-thirds of those surveyed want to see changes to how enforcement works, not to weaken expectations, but to ensure the regulator is consistent, proportionate, and focused on the highest risks.

"The sector is calling for a regulator that

is firm on poor practice and clear about what good looks like.

"Businesses aren't looking for lighter-touch enforcement — they want it better targeted, backed by clear standards, and applied consistently. Many noted the current regulatory framework is too broad or vague to confidently apply that focus.

"If the Government wants businesses to focus their time and effort where it matters most, then clarity is essential. Approved Codes of Practice are seen as a practical 'safe haven', but only if they're developed with industry and kept up to date to reflect current state of knowledge."

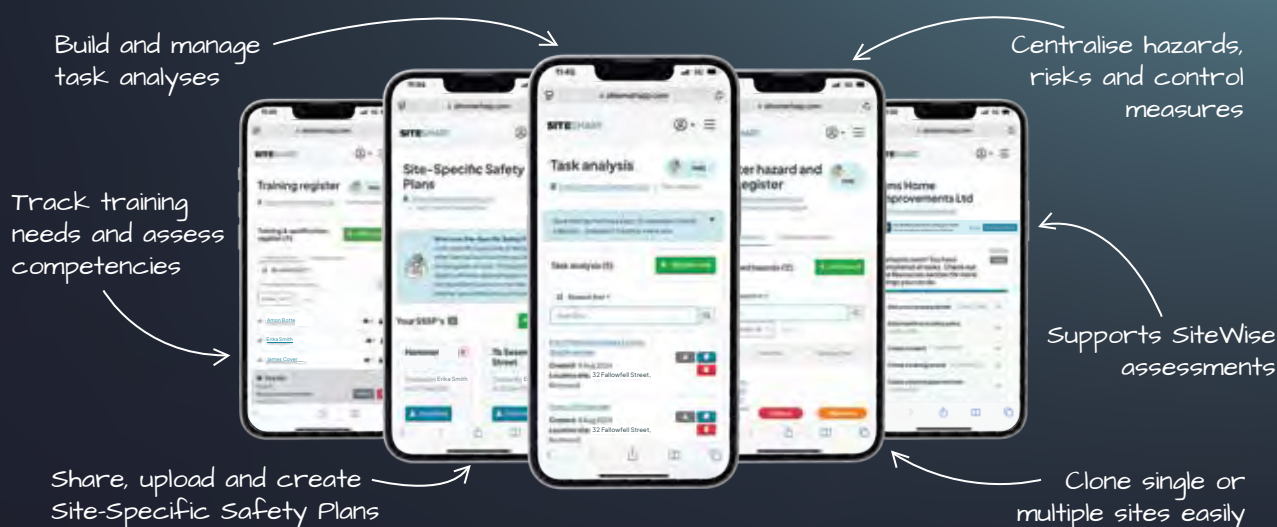
Murray says the sector is onboard with change, but wants reform done with industry, not to it.

"This survey gives Government a clear message — work with us, make the rules practical, and give businesses the confidence to apply them.

"As the industry safety body, Site Safe stands ready to support that by helping translate policy into tools, training and guidance that work on site," he says.

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How builders can save millions combating construction site theft

Equipment theft is rife on construction sites around New Zealand. But innovative AI-powered cameras and real time monitoring can stop incidents before they happen.

Equipment theft on construction sites costs New Zealand builders millions every year.

Remote sites, expensive gear, and limited overnight supervision make construction zones a prime target for opportunistic criminals.

Traditional security measures such as static cameras and random patrols often fall short, capturing footage after the damage is done but failing to prevent it in the first place.

ADT Guard, a new innovative security solution, is changing the game of security as we know it.

The real-time video monitoring system with live talk-down features stops crime in its tracks, shifting away from the traditional surveillance that only records incidents after the damage has been done.

"Security isn't just about watching footage after the fact — it's about taking action when it matters," ADT New Zealand general manager Alison Kingdon says.

"ADT Guard gives Kiwis proactive protection, with real-time monitoring and immediate intervention to stop incidents before they happen. It's a smarter, faster



way to keep businesses safe," Kingdon says.

The system uses advanced AI-powered cameras to detect people and vehicles, eliminating false alarms triggered by wind, wildlife or shadows.

When suspicious activity is detected, ADT's monitoring centre, which is staffed 24/7 by licensed professionals, steps in immediately.

Live audio warnings

Operators can issue live audio warnings through site speakers, verify threats, and dispatch police within minutes.

For construction firms, the benefits are clear — fewer losses, reduced insurance risk, and lower security costs.

Traditional patrols can cost hundreds of dollars a week and often arrive too late.

ADT Guard turns site cameras into virtual security guards that never sleep, giving you peace of mind to truly relax when you take off the toolbelt.

ADT has 162 security experts across 14 locations nationwide, and its monitoring centre holds the highest security grading possible.

The system can be tailored to suit a range of sites, from isolated rural builds to high-density urban developments.

Builders have long been prime targets for theft, with high-value tools and equipment often left vulnerable on-site.

When gear goes missing, it's usually the builder who is left out of pocket, replacing essential tools.

With ADT Guard, builders can rest assured their tools, vehicles, and equipment are being monitored 24/7, delivering a powerful new way to protect what matters most in an industry where every minute and every tool counts.

• **For more information visit**
www.adtsecurity.co.nz/adt-guard-video-monitoring

New brick facings, cladding system more cost-efficient

New brick facings panel system three to five times faster to install than traditional brickwork

Brickworks, one of the world's largest and most diverse building material manufacturers, has launched Thin Tech Plus in New Zealand, a fast-to-install brick facings panel system designed to speed up the construction process without the weight and space restrictions associated with traditional full brick veneers.

The new CodeMark-certified system, where hooks mechanically secure each thin brick facing, mimics traditional brickwork but with less weight, space and mortar use.

Measuring in at just 43mm thin (a traditional brick has a thickness of 120mm) and weighing only 49 kg/sq m (a full brick veneer weighs 140 to 200 kg/sq m), this medium-weight system has the added benefits of superior drainage and ventilation with its cavity-based design.

Brickworks chief executive Mark Ellenor says Thin Tech Plus is about offering businesses an innovative and cost-efficient way to construct brickwork without compromising on quality.

The company's international business



general manager Garry Bull is the brains behind the product.

"While travelling in Europe, I was struck by the variety of cladding systems in use — most of them either full brick or rail-based, both expensive and time-consuming to install," Bull says.

"I saw a clear gap in the market for a lighter, cost-effective solution that could still deliver the aesthetic and performance of brick but in a faster and simpler way.

"I thought, what if we could create

a panel system instead of using the conventional rail engagement, and sketched this idea onto a napkin."

Brickworks' product innovation and engineering manager Silvia Wong says it was a true balancing act to bring the concept to reality.

"We needed to find the perfect harmony between the precision of sheet metal fabrication and the natural properties of brick," Wong says.

"Every fold, tab, and engagement point was carefully engineered and comprehensively tested to create an efficient system that can withstand the demanding climate zones across Australia and New Zealand."

The Thin Tech Plus warranty covers the system for 50 years, with a 100-year warranty for the clay brick facings. It has a CodeMark accreditation under Certificate of Conformity CMNZ00173.

• **For more information visit**
www.brickworks.co.nz/thintechplus

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BUILDING TRUST



South Auckland set to receive much-needed 'Big Buddy' boost

GJ Gardner Homes' latest Charity Build for Big Buddy is now complete and ready for viewing, with gross profits of the sale going directly to the Big Buddy Mentoring Trust to help more boys without dads in their lives find a mentor.

The four-bedroom home in Karaka went to auction on November 9.

South Auckland is currently one of the biggest areas in need of mentors, with eight boys waiting to be matched with a Big Buddy. Auckland-wide, there are 47 boys waiting for a mentor.

This is the fifth GJ Gardner Homes charity build supporting Big Buddy — a remarkable legacy of giving that continues to change lives.

Part of what motivated charity build leader Mike O'Meehan and his team to support Big Buddy was seeing a number of young men coming through the building industry who had grown up without a father around.

"We were inspired to be part of making a difference in boys' lives early on, through Big Buddy. I am very proud of what we have achieved and so very grateful to all the people who came together to help support us. Together, we made a great team," O'Meehan says.

\$400,000 raised

GJ Gardner Homes Papakura's most recent build for Big Buddy, completed in late 2023 in Clarks Beach, raised close to an incredible \$100,000 for Big Buddy,



Logan and Big Buddy Markus get to work on some bike repairs.

bringing the total raised over time to a massive \$400,000.

Among those who have been following the latest build closely are Big Buddy Markus and his 12-year-old Little Buddy Logan from Papakura. They enjoyed attending the traditional first concrete pour on site back in June.

Markus, a carpenter, says he and Logan have bonded over shared "hands-on" projects.

"We built a ramp for his skateboard, and enjoy doing projects together. Next, we're planning to build a cabinet," Markus says.

"I like keeping Logan busy and off a computer. He's even started talking about maybe working in this area when he grows up. Time will tell but, for now, it keeps him motivated and learning."

Stories such as Markus and Logan's show exactly what Big Buddy is all about — the power of simple, consistent connections that help boys grow in

confidence, resilience and belonging.

It's these relationships that GJ Gardner Homes' charity builds help make possible. Each sold home directly funds more matches like theirs, ensuring more boys without dads can find the steady support of a mentor.

Big Buddy co-chief executive Christie Stuart says the money raised will be vital to support the need in the South Auckland community and across the motu, recruiting and screening more volunteer mentors and bringing together more Big and

Little Buddies.

"We would like to thank GJ Gardner Homes Papakura for this particular build and for stepping up yet again to help Big Buddy," Stuart says.

"We are also so grateful to all the people behind the scenes — Ray White Karaka and all the suppliers and tradespeople who have given their own personal time and helped with discounts and donated resources. Their passion and belief in our mahi is incredibly appreciated."

Open Homes have been held every weekend since October 18, running right up until auction day.

A Ray White Karaka spokesperson says as part of the Karaka community, it's honoured to support Big Buddy's mission — helping every boy grow with strength, guidance, and love.

Other local supporters involved in the project were:

- Podflor (slab)
- Albycon (site/earthworks)
- Affordable Scaffolding
- Aspect Roofing, Carters (frame and truss)
- Universal Bricklayers Ltd, Indoorz (doors)
- Assa Abloy (discounted door hardware)
- GoFox (electrical works)
- Vision Windows (joinery)
- Plumbcraft (plumbing and drainage works)
- Plumbing World (plumbing tapware)
- Proclad exteriors (Linea facade)
- Newtech (vanities and mirrors)
- Grand Interiors (kitchen and laundry)
- Tile Depot (tiles)
- Express Tiling (tiling work)
- Fisher & Paykel (kitchen appliances, including fridge, washing machine and dryer)
- Horizon (painting work)
- Space (landscaping)
- Carpet Court (flooring)
- Showerwell (shower screens and wire shelving).

GJ Gardner Homes' support of Big Buddy

Since 2016, GJ Gardner Homes has been an incredible foundation partner to Big Buddy, helping the organisation change the lives of boys without dads in their lives by doing what they do best — building homes.

What began as an idea from Master Franchise owners Grant and Ellie Porteous has grown into something amazing.

By 2017 and 2020, thanks to the efforts of franchisees Jeff de Leeuw in Hamilton and Mike O'Meehan in Papakura, two homes were built and auctioned, raising more than \$300,000. Those funds helped Big Buddy open their Hamilton office, and to expand their reach from Auckland to Franklin.

In 2023, another home was built in South Auckland. The four-bedroom home at Clarks Beach, led again by O'Meehan alongside Len Adendorff and Nick Xue, sold to a local family and raised almost \$100,000.

In total, nearly \$400,000 has been raised to support mentoring for boys nationwide.

About Big Buddy

• Big Buddy connects boys without a father in their lives with positive male role models. Boys aged 7 to 13 are matched one-to-one with their own volunteer Big Buddy, while teenage boys aged 14 to 17 join a group programme which includes an adventure camp.

• Volunteers meet once a week for a few hours to mentor and support the boys, with Big Buddies cumulatively averaging 747 volunteer hours each week.

• During the past 27 years, Big Buddy has matched 1240 boys, directly impacting 3750 lives.



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Ten things to know about mortgage lending right now

Cotality NZ chief property economist Kelvin Davidson explores 10 key insights shaping the mortgage market right now — from the rise in refinancing to the growing appetite for short-term fixed rates.

As interest rates begin to ease and housing market activity picks up, mortgage lending is following suit.

But beyond the headline figures, the Reserve Bank's detailed monthly lending data reveals a more nuanced picture of how borrowers and lenders are responding to shifting conditions.

Following are 10 key insights about mortgage lending right now.

1 New mortgage lending is gaining momentum

Activity across house purchases, loan top-ups and bank switching (commonly referred to as refinancing) has increased year-on-year in 24 of the past 26 months, highlighting a sustained uplift in borrower confidence and market engagement.

2 The system is growing, too

The total value of outstanding home loans — known in the industry as “system growth” — has climbed to \$385 billion, up 5.6% over the past year. That marks the fastest annual increase since August 2022, when growth hit 5.7%.

The rise reflects a sustained period where new lending and interest charges have outpaced repayments, contributing to a steady build-up in mortgage debt.

3 Short-term rates remain in favour

Nearly 30% of new loans this year have been on floating rates — a notable jump from the more typical 20% seen in previous years.

Fixing for six to 12 months has also gained traction, accounting for around half of new lending in recent months.

While longer-term fixed rates are more popular than they were in late 2024, their share remains modest at 28% in August, down from around 50% a year earlier. The trend reflects a clear borrower strategy — staying flexible to capitalise on falling interest rates.

4 Looser LVRs could benefit investors the most

In September, just 13% of lending to owner-occupiers was written at a high loan-to-value ratio (less than a 20% deposit), well below the official 20% cap and even the banks' likely internal limit of 15%.

For investors, the figure was even lower — only 0.5% of loans were written with less than a 30% deposit, underscoring the tighter credit conditions this group continues to face.

The upcoming loosening of LVR restrictions from December 1 could provide some relief, particularly for investors, while also opening the door wider for first home buyers seeking pre-approvals.

5 First home buyers are leading low-deposit lending

In September, a record 51% of first home buyers secured a mortgage with less than a 20% deposit. This group now accounts for around 75 to 80% of all low-deposit lending to owner-occupiers, underscoring their growing presence in the market.

With LVR restrictions set to ease from December 1, first home buyers could find it even easier to access finance in the months ahead.

6 Interest-only lending remains contained

In September, 16% of new owner-occupier loans and 36% of investor loans were interest-only. While these figures may raise eyebrows, they remain well below previous peaks of 30% and 50% respectively.

The data suggests interest-only lending is not being used at scale to manage repayment stress but, rather, reflects a measured approach by borrowers and lenders alike.

7 DTIs could shape lending policy in 2026

In September, 8% of first home buyers took out loans with a debt-to-income (DTI) ratio above six, while 11% of investor loans exceeded a DTI of seven. Both figures remain well below the Reserve Bank's 20% cap, but the investor share is now at a near three-year high.

As internal serviceability test rates continue to ease, DTIs are likely to become a more prominent consideration for lenders and borrowers — particularly investors — in the year ahead.

8 Many borrowers are set to benefit from lower rates

Around 12% of existing home loans are currently on floating rates, while a further



33% are fixed but due to reprice by March.

While some of these borrowers are already on competitive rates, many are likely to see a meaningful reduction in repayments as they roll onto lower rates — a shift that's steadily feeding through to household budgets and the broader housing market.

9 Refinancing remains a key driver of activity

Borrowers continue to switch lenders at near-record levels, drawn by competitive cashback offers and the flexibility of today's short-term loan structures. With nearly one in three new loans on floating rates and many fixed terms nearing expiry, the window for refinancing is likely to stay open — and active — for some time yet.

10 Repayment stress appears to have peaked at low levels

The share of non-performing loans — those more than 90 days overdue or already impaired — has edged down to 0.6%, after peaking at 0.7% earlier this year.

That's still well below the levels seen during the Global Financial Crisis, when the rate was roughly double.

Banks have also begun trimming their bad debt provisions, suggesting confidence that the worst of the stress cycle may be behind us.

Looking ahead

The momentum in mortgage lending is likely to continue building. With interest rates easing, housing activity lifting, and policy settings becoming more supportive, conditions are aligning for a further rise in new lending volumes.

First home buyers and investors alike are well-positioned to take advantage of the shifting landscape, while lenders prepare for a busier year ahead.

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Hoodies that help: Bunnings Trade supporting a better future for men's mental health

Bunnings is taking it one step further in 2025, with 10 cents from every cafe hot drink sold in November donated directly to Movember.

The beloved Bunnings Trade hoodie seen on the backs of Kiwi tradies has been given a makeover, and it's all for a good cause.

Bunnings Trade and Movember have teamed up again this November to spark important conversations and raise vital funds for men's health.

Recent findings from Movember's *The Real Face of Men's Health 2025* report show that one in three construction workers experienced serious psychological distress in the past month, over twice the national average for men.

In New Zealand, suicide is the leading cause of death for men under 35, and three in four suicides are male.

"Over the past three years, Bunnings' support is helping to make a real difference in breaking down stigma, particularly in the trade and construction industry, and helping to enable us to work on improving men's health across communities," Movember New Zealand Country Manager Robert Dunne says.

Teal turned to charcoal

The traditional Bunnings teal hoodie has been redesigned in a charcoal colour-way and adorned with the Movember motif.

It's available to purchase in-store and online for \$49, with all profits going directly to Movember.

The two brands have collaborated each Movember for three years, raising \$160,000 through various fundraising efforts, including co-branded merch items, Bunnings team member challenges, and customer donations.

This Movember, Bunnings is taking it one step further, with 10 cents from every hot drink sold in one of their cafes through the month of November being donated directly to the charity.

In a nod to the campaign, customers can expect to see their hot drinks served in a



Movember New Zealand Country Manager Rob Dunne (left) and Head of Bunnings Trade NZ Matt Heinrich.

Movember-branded cup, and a QR code available for customer donations.

"Our limited-edition hoodies are not only a fundraiser, but they're also a tangible way to show support for men's health and hopefully spark a conversation with a mate," Dunne says.

Committed to raising awareness

Head of Bunnings Trade NZ Matt Heinrich says the team is committed to raising awareness around men's mental health and well-being.

"Supporting men's mental health is a priority for us at Bunnings Trade.

"Joining forces with Movember again allows us to rally our team and local communities to support Kiwi men in a meaningful way," Heinrich says.

"We are hoping this campaign continues to spark meaningful conversations about men's mental health."

• Bunnings Trade is encouraging Kiwis to

support men's health this Movember. You can grow a mo, move for mental health, and get yourself a co-branded Bunnings Trade x Movember hoodie or a hot drink from the Bunnings cafe.

Do it for our dads, partners, brothers and mates.

• For more details on Movember and men's health in New Zealand in general, please visit:

<https://trade.bunnings.co.nz/campaign/movember>
<https://nz.movember.com>

• Research cited from the following sources:

• The Real Face of Men's Health report. Understand the true state of men's health. - Movember & Publications | The Movember Institute - Movember

• MATES in Construction. Construction Industry Well-being Survey RESULTS. 2023 Nov

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Europe's largest 3D-printed housing

Europe's largest 3D-printed housing project — a 36-student apartment complex in Holstebro, Denmark — has been completed, demonstrating how 3D construction printing can deliver multiple housing units with higher productivity, speed, and sustainability.

3DCP Group has completed the 3D printing phase of Europe's largest 3D-printed housing project, producing 36 student apartments in Holstebro, Denmark, with Cobod's BOD3 3D construction printer for NordVestBo.

The project demonstrates how 3D construction printing can deliver multiple housing units with higher productivity, speed, and sustainability compared to conventional construction methods.

This 3D construction printing project is demonstrating the potential to build faster, more efficiently, and at scale. Skovsporet ("The Forest Trail") brings this vision to life as Europe's largest 3D-printed housing project.

Located near VIA University College's Holstebro campus, the development features six buildings, each containing six student apartments that form a connected student house community.

The apartments, ranging from 40 to 50 sq m, totalling 1654 sq m, are a clear demonstration of how 3D construction printing can efficiently deliver multi-unit housing faster, more sustainably, and with greater design flexibility.

Automating precision and speed

By automating precision and speed, 3D construction printing achieves millimetre accuracy across all printed walls, operated by a three-person team.

The BOD3's ground-based track system, specifically designed for residential construction, allows the printer to extend easily along the Y-axis, enabling uninterrupted printing of long wall sections.

Over the course of the project, printing productivity increased significantly. The first six-unit apartment building required several weeks to complete, while the final one was finished in only five days.

This productivity gain demonstrates how 3D construction printing can scale efficiently, producing multiple housing units with consistent quality, lower labour requirements, and optimised project timelines.

Beyond productivity, the project also demonstrates how 3D printing supports sustainability in material use and environmental integration.

At Skovsporet, the walls were made using D.fab concrete with Futurecem, a



3DCP Group controls the Cobod BOD3 printer on-site. The BOD3's ground-based track system allows uninterrupted printing for long wall sections, achieving consistent results with a three-person team.



3D-printed walls of the Skovsporet ("The Forest Trail") apartments in Holstebro, Denmark.

low-carbon cement developed by Aalborg Portland.

Because the printing process deposits material only where it is structurally required, waste generation is significantly lower than in conventional construction.

Natural surroundings respected

The project was also designed to respect its natural surroundings, with print beds carefully positioned between existing trees to preserve 95% of the site's trees, a clear demonstration that advanced construction methods and sustainable design can coexist.

At Skovsporet, 3D construction printing

expands architectural possibilities, creating homes that are functional and inspiring.

Designed by SAGA Architects, the project shows how 3D printing can be combined with traditional materials to create modern, practical spaces.

The walls form the foundation of the student apartments, each including a kitchen, study area, lounge, bathroom, and double bed.

Open, inviting spaces

Large roof windows and slanted ceilings fill the units with natural light, creating open, inviting spaces.

project completed in Denmark



Left: 3D-printed walls combine with timber structures to form modern, sustainable student housing, demonstrating how 3D construction printing integrates with conventional building methods.



Right: The interior of one of the apartments.



A rendered view of Skovsporet in Holstebro, Denmark, Europe's largest 3D-printed housing project. The 36 student apartments were 3D printed on-site with Cobod's BOD3 construction printer, combining modern design with natural surroundings.

The six buildings are arranged around shared courtyards to encourage community living, while the use of coated plywood and glass complements the printed concrete to give each apartment a warm and distinct character.

Beyond the homes, landscaped gardens, walking paths, and bicycle parking enhance the sense of community, making Skovsporet an example of how 3D-printed construction combines flexibility, functionality and liveability.

Cobod International founder and general manager Henrik Lund-Nielsen says the results at Skovsporet show how 3D construction printing can deliver large-scale projects faster and more efficiently than ever before.

Continuous improvements

"With the BOD3 printer, we achieved continuous improvements in productivity from one building to the next, confirming that the technology is ready for multi-unit residential developments.

"This project is a strong example of how automation impacts the speed of construction," Lund-Nielsen says.

3DCP Group co-founder Mikkel Brich says Skovsporet proved that 3D construction printing can meet the strict requirements of subsidised housing while delivering high precision and productivity.

"As we deepened our understanding of the technology, we increased productivity from one building to the next, and are confident we can build even faster in future projects," Brich says.

About Cobod

Cobod International stands as the global leader in supplying 3D printers for the construction sector, with more than 85 printers distributed across North and Latin America, Europe, the Middle East, Africa and Asia-Pacific.

Driven by a vision to build smarter through multi-functional construction robots based on 3D printing, Cobod envisions automating half of all construction processes to achieve faster, cost-effective, sustainable results with enhanced design versatility.

From residential, commercial, and public buildings, Cobod's 3D printers have been instrumental in erecting one to three-storey structures across all six inhabited continents. The innovative technology also extends to fabricate large-scale data centres, wind turbine towers, tanks, and more.

Embracing an open-source material approach, Cobod collaborates with global partners, including customers, academia and suppliers. The company, backed by prominent shareholders such as General Electric, Cemex, Holcim, and Peri, operates from its head office in Copenhagen, Denmark, and regional locations in Miami, US, and Kuala Lumpur, Malaysia.

Cobod's dynamic team comprises more than 100 professionals from 25 diverse nationalities.

Asbestos: The danger we still don't see

Site Safe NZ CEO Brett Murray says the hundreds of annual asbestos-related deaths are today's toll from past exposure to asbestos fibres that have been inhaled — and explains why the risk still endures.

Asbestos is often seen as a problem of the past, but it remains our leading work-related killer, claiming the lives of around 220 people every year.

New Zealand banned imports of asbestos products in 2016, but the truth is more confronting.

Those deaths are today's toll from past exposure to asbestos fibres that have been inhaled.

The legacy of asbestos is still built into thousands of homes, schools and workplaces across the country.

Any property constructed or renovated before 2000 may contain asbestos — in ceilings, cladding, insulation, vinyl tiles, pipe lagging, switchboards and more.

At the same time, not every product containing asbestos presents an immediate threat if the asbestos is intact and undisturbed, for which the risk is low.

The real danger comes when it is broken or mishandled.

Why the risk endures

The danger lies in the fibres released when asbestos-containing materials are drilled, cut, sanded or demolished. Once inhaled, they can lodge in the lungs for decades, and cause diseases such as mesothelioma, lung cancer and asbestosis. There is no safe level of exposure.

Asbestos is especially dangerous because the harm can happen over time. Symptoms may not appear until 20 to 50 years after exposure.

What we are seeing now reflects work practices from decades ago. The choices we make on sites today will determine the health statistics of the future, but it can also be hard to spot if you don't know what you're looking for.

For instance, asbestos containing cladding, if intact and undisturbed, presents a low risk, especially if the cladding is painted.

The real danger comes when it is broken or mishandled. Loose or friable asbestos always presents a danger, and is often mixed with general dust around areas such as old electrical switchboards or boiler lagging.

That is why the right approach is identification and careful management. We don't need to fear asbestos but, at the same time, we need to be aware and follow good health and safety practice.

Asbestos Awareness training course

The real safeguard is people who know enough to make the right decision



in the moment. That's why Site Safe, in collaboration with WorkSafe, has developed a new Asbestos Awareness training course.

It's designed for those most likely to come across asbestos in their day-to-day work, including tradespeople, building managers, maintenance teams and even home renovators.

The course is practical and focused on what matters — where asbestos is found, understanding the risks, what the law requires, and what steps to take when the presence of asbestos is identified.

It's not just a "tick box" exercise. The outcome we're aiming for is not a certificate on the wall, but workers and businesses who are better prepared to pause, assess, and act before harm occurs.

What works in practice

Managing asbestos isn't complicated, but it does mean staying ahead and regularly carrying out the proper checks.

These steps can help you and your workmates stay safe:

- **Pause and presume:** If you're working on building material or equipment from the year 2000 or earlier, assume asbestos may be present until confirmed otherwise.
- **Test:** Don't guess. Have materials sampled and checked by a competent asbestos surveyor.
- **Plan and manage:** If asbestos is identified, businesses and building owners must have a written asbestos management plan, and keep it up to date.
- **Use the right people:** Removal is a licensed activity if it is being removed in

the workplace. The only exception is for 10 sq m or less of non-friable asbestos that must still be removed safely.

- **Control exposure:** Apply the hierarchy of controls, from elimination through to PPE, backed by monitoring and safe disposal.

- **Communicate:** Label asbestos, brief all staff and contractors, and keep records current.

Looking forward

Asbestos is still very much in our homes, schools and worksites, and it will be for some time yet.

That's why this is about being prepared, not alarmed. It comes down to people on the ground knowing when to pause, when to test, and when to bring in the right help.

Regulation sets the framework, and can guide appropriate forms of measurement to assess the risk.

But what really keeps people safe are the everyday decisions made on site. The more we share knowledge, build skills, and communicate with each other, the fewer chances there are for things to go wrong.

At Site Safe, our role is to help make that easier, giving people the confidence to recognise risk and to deal with it sensibly.

Asbestos may still be part of our past and our present, but with the right approach, it doesn't have to define our future.

For more information about asbestos:

- Site Safe Asbestos Awareness training: www.sitesafe.org.nz/training/course/asbestos-awareness
- WorkSafe: www.worksafe.govt.nz/topic-and-industry/asbestos

Rise in unemployment underscores fragile recovery, EMA says

The Employers and Manufacturers Association (EMA) says the slight rise in unemployment to 5.3% for the September quarter is disappointing but not unexpected, and reflects the ongoing fragility in the business environment.

EMA head of advocacy Alan McDonald says the increase aligns with what the EMA is hearing from its members across the country.

"It's no surprise the rate has edged up — it's been widely predicted," McDonald says.

Fragile recovery

"While there has been a recent lift in business confidence, headlines like this tend to knock it back down. It's a reminder of how fragile the recovery still is."

The EMA says the data point to ongoing caution among employers, with some sectors holding back on investment and hiring due to soft demand and economic uncertainty.

"We're seeing record numbers of job seekers, and nearly 13% of these are

NEETs (18- to 24-year-olds who are not in employment, education or training)," McDonald says.

"That's a real concern, but we're encouraged by the approach Minister Upston and the Ministry for Social Development are taking in working more closely with employers and focusing on training and recruitment. That's the right direction."

Signs of improvement

Despite the rise in unemployment, the EMA believes there are signs of improvement that may begin to show in future data.

"Unemployment is a lag indicator and, while this result is disappointing, we're hopeful it marks the peak."

"We're starting to see some hints of positive movement, but it will take time before that's reflected in hiring intentions."

"It's also likely that a number of those planning on leaving school and other institutions may be staying a bit longer,

which may have an upside in those people being better prepared to enter the workforce and having slightly higher skill levels."

"Alongside economic indicators, several key legislative reforms are underway, including changes to the RMA, infrastructure, immigration, employment law, and vocational education."

"While these reforms will take time to deliver results, they are important steps towards strengthening the business environment and supporting future growth."

The EMA says what businesses need most now is a period of stability.

"When the unemployment numbers do start to turn, we'd expect to see other economic indicators follow suit," McDonald says.

"Even modest growth would be welcome, but what we really need is stability."

"That's the message we're hearing loud and clear from our members."



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Local company championing fire protection skills

Part of a family-owned business since 1991, Global Fire has become one of New Zealand's most trusted passive fire specialists. Underpinning their success is a strong commitment to industry skills training.

When cities build higher, the risks build too. With Auckland growing up as fast as it's growing out, the demand for skilled fire protection installation tradespeople has never been greater.

Global Fire is meeting that challenge head-on, celebrating 12 team members who have completed their New Zealand Certificate in Passive Fire Protection Installation (Level 3) through industry training organisation Competenz.

Not only is the nationally recognised qualification strengthening company competency, but it's also lifting standards sector-wide.

Part of a family-owned business since 1991, Global Fire has become one of New Zealand's most trusted passive fire specialists.

With four offices across the North Island and projects delivered nationwide, the company combines reach and capability with a people-first culture that puts training at the centre of its success.

For commercial manager Steven Liu, investing in people isn't optional — it's what keeps the business ahead.

"Passive fire is changing fast, and we're committed to staying on top of it so that the advice we give our clients is the best in the industry," Liu says.

Rich opportunities

"It's a great time to be in the sector because there are rich opportunities to learn and grow. New Zealand has been 10 to 15 years behind other countries, but now we're catching up."

That commitment has seen Global Fire entrusted with some of New Zealand's highest-profile construction projects, from the Waterview Tunnel to the New Zealand International Convention Centre.

The company also partners with large construction firms nationwide, delivering large-scale solutions where safety, compliance and quality can't be compromised.

Liu's own training journey reflects the culture he champions. Alongside his Level 4 Passive Fire Protection qualification, he has studied property, construction, project management and contract administration. It's knowledge he applies daily.

"Life-long learning makes you more resilient and better equipped to solve problems. That mindset has filtered through Global Fire, and it's why training



Global Fire commercial manager Steven Liu and technical manager Karlos Radovanovich.

is baked into our culture, not treated as an afterthought."

It's also why the company has a dedicated in-house training manager with technical expertise responsible for linking theory with practice.

That role is carried out by technical compliance officer Phil Logan, who facilitates training nights every fortnight, helps learners stay on track, and provides additional support where needed — including interpreter assistance to ensure the company's large Filipino workforce can participate fully.

Liu says this practical, hands-on leadership makes training more accessible and effective across the business.

Technical manager Karlos Radovanovich has taken a different training route, kicking off his career in the construction industry 15 years ago.

Deeper compliance understanding

Earlier this year, he completed the Level 3 New Zealand Certificate in Passive Fire Protection Installation, a milestone that gave him confidence and a deeper understanding of compliance.

His role spans guiding staff, surveying jobs, preparing quotes and managing compliance — a mix he relishes for its problem-solving.

"I came into fire from an interiors background, and thought I had a fair idea. But once you're in the trade, you realise how much there is to learn. The hands-on training gave me real respect for what our installers do every day," Radovanovich says.

"If you're keen to push yourself, the support is always there, whether it's training nights, mentoring from senior staff, or backing from leadership. Global Fire really does treat you like whanau, and that makes you want to stay and keep growing."

That combination of formal training and accountability is also embedded in the company's quality assurance. Every cable penetration and seal is photographed and logged in an app before handover.

On large projects, that can mean at least tens of thousands of penetrations. The digital register records the exact location, installer and time of work, creating a permanent record for councils and clients.

"Having a full visual record means we can track and train our people but, more importantly, it ensures

building owners and occupants know their safety is being protected in the right way," Liu says.

He believes partnering with training organisation Competenz has been vital to the company's training success.

"Competenz have been really helpful, and I've learnt a lot through my own Level 4 training. The way they teach you to think about how things connect, and how to meet the building code, gave me a depth of knowledge I apply to every job.

"They listen and engage with industry, even taking feedback from us to adjust some Level 4 modules so they're fit for purpose. That's what a true training partner looks like."

Radovanovich agrees, crediting Logan and Competenz training advisor Tony Gunby for making his progress possible.

"Tony would give me a push every now and then if he thought I needed support, and I had the reassurance I was doing the learning right. Without this set-up, earning the qualification would have taken me longer."

Gunby regularly visits the team to keep them on track, ensuring they've got the help they need to get qualified. He says Global Fire's proactive approach is what sets them apart.

Keeping people safe

For Global Fire, training is about more than compliance. Every qualified installer contributes to keeping people safe in the event of fire. It's a responsibility the team takes seriously.

"Passive fire protection is often invisible, but it saves lives. By investing in qualifications and a culture of learning, we're making sure our workforce is not only technically skilled, but also proud of the life-saving impact of their work," Liu says.

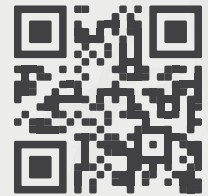
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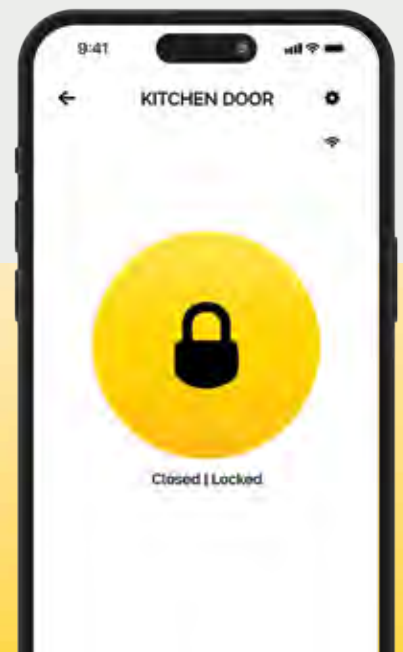
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The hallmark of trade reliability

There are some things a qualified tradesperson shouldn't overlook.

How your business presents itself when you pull up to a client's home says a lot about your dependability, professionalism, and modern approach to work.

There are only so many ways to make that first impression, and the first thing your customer sees is your vehicle.

The nameplate Hiace has been the hallmark of trade reliability since it first arrived in New Zealand in 1976.

Although some of those early Hiaces are still getting around the country, the current-generation Hiace ZR is a sound investment for any tradesperson looking for a dependable office, smoko room, tool and material hauler — and drum-and-bass echo chamber come 3.30pm on a Friday afternoon.

When your van's as much a tool as the hammer in your hand, you need something that can handle long days, heavy loads, and the occasional muddy job site.

The Hiace ZR has always been that sort of workmate, and now it's sharper than ever.

Under the bonnet sits Toyota's proven 2.8-litre turbo-diesel (the same as your mate's Hilux), paired with a six-speed auto, pulling hard when loaded but still sipping fuel on the run between job



The nameplate Hiace has been the hallmark of trade reliability since it first arrived in New Zealand in 1976.

sites and material stops.

Inside, it's properly sorted, with a new digital dash, a tidy eight-inch touchscreen featuring wireless Apple CarPlay and Android Auto, and solid lumbar support in the driver's seat for those back-to-back jobs.

Out back, six tie-down points and wide dual sliding doors make loading gear quick and painless.

Add Toyota Safety Sense with features such as lane trace assist, radar cruise, and eight airbags, and you've got a van built to graft hard while keeping you looked after.

Matching your reliability, Toyota's extensive service network helps minimise downtime come service time, ensuring you're maximising on-site hours.

Beyond that, Toyota offers a wide range of trade-specific accessories designed to make your Hiace ZR even more capable, whether you're fitting shelving, racks, or storage systems tailored to your trade.

After nearly 50 years on Kiwi work sites, Hiace continues to prove why it's the trusted backbone of countless trades.

Built tough, refined where it counts, and ready to work as hard as you do, the Hiace ZR remains the hallmark of trade reliability.





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New boardwalk, Blue Spring / Te Waihou Walkway



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How Lincoln University's Waimarie science hub slashed rework by 80%

Sitting proudly on Lincoln University's Canterbury campus is a 9450 sq m research hub for environmental sciences, partnerships, and industry-wide collaboration.

Opened in 2023, the \$90 million Waimarie science facility has been acclaimed as a leading-edge research and teaching space, winning multiple awards including the 2024 World Architecture Festival Award for the world's best education building.

Achieving such an outstanding result wasn't guaranteed. It took immense collaboration — something Lincoln University and the design and build teams attributed to the use of Integrated Project Delivery (IPD) throughout development and construction.

Sean Donohoe, who led the project for The Building Intelligence Group before starting Verve Projects, says IPD was ideal because of the hub's scale and complexity.

Bringing all parties together early helped identify risks and enable joint problem solving.

A multi-layered governance structure involved up to 200 end users, so getting things right early reduced delays by minimising changes.

Value-engineering meetings found cost efficiencies, a risk matrix assigned ownership, cost benchmarking avoided surprises, and a project charter reinforced collaboration.

"There were still some hard conversations, and the charter didn't stop us from having them, but it was a reminder to treat each other with respect, because we all had a goal to get this building built," Donohoe says.

Warren and Mahoney principal Brad Sara says decision making relied on a collaboration hub managed by using Revizto to visualise designs in real-time.

Full understanding

Electricians, plumbers, builders, structural experts and other tradespeople were brought in during design, completing shop drawings early and ensuring full understanding before site work began.

"IPD enabled us to re-scope our design role into the contractor's world — fewer hours on site, but far more impact upfront — reducing coordination conflicts by over 80% before construction started," Sara says.

Leighs Construction head of design Mark Pearson says early subcontractor involvement minimised RFIs.

"On our project we averaged three RFIs a week through the build phase. It sounds like common sense, but what we did was



to focus on design during the design stage," Pearson says.

Completion on budget meant happy stakeholders, and early delivery allowed researchers and students to move in early.

"To me, Waimarie is more than just a successful project," Leighs Construction

senior project manager Simon Chambers says.

"It's a blueprint that shows what's possible when the right people are brought together early, when collaboration is prioritised, and when the focus is on quality, trust and delivery."



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Builders across New Zealand are discovering the strength, stability and beauty of Plantation Bamboo X-treme decking and cladding — a high-performance alternative to traditional timber.

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Reclaimed hardwood: Crafting the future with the best of the past

By Interlink Timber Solutions

Hardwood doesn't improve with age — unless reclaimed. Increasingly, New Zealand architects, builders and landscapers are making the most of reclaimed hardwoods from our industrial past.

These timbers — jarrah, ironbark, kauri, rimu and others — have weathered decades in wharves, rail networks, bridges and warehouses.

The strength, stability and natural durability gained over time makes them a premium material for contemporary trade applications.

But resurrecting reclaimed timber is not a simple supply chain process. Firstly, the beams need to be extracted from location with care — a logistical process which normally includes heavy lift equipment, access planning and skilled labour to preserve the integrity of the wood.

When recovered, they are transferred to Interlink's yard in Christchurch.

If the beam is to stay natural then great. But if sawmilling is to follow, then each beam is cleaned and decontaminated of

embedded steel, bolts, plates or even surprise impurities such as stones and pieces of shell.

Further metal detecting is undertaken, as one hidden nail can instantly put the kibosh on an expensive band-saw blade.

Milling reclaimed hardwood is a slow and careful task that requires the proper kit. The timbers are extremely dense, so specialist hardwood blades, soft feed rates, watering and regular sharpening are in the trade.

Log-wane must be regulated, internal checks taken into account, and structural components retained to ensure strength and ordered sizes are maintained.

Further, different saws, size passes, planers and thicknessers may be utilised for precise pieces.

Then, after milling, finishes such as



sand-blasting, wire brushing or ageing processes can be introduced to impart natural character — to make the finished product and to “deliver the aesthetics and presentation that designers, builders and landscapers desire”.

Essentially, working with reclaimed hardwoods is half craft, half engineering — and well worth it.

Plan and take your time, and the result will be one-off pieces that say it all with a dramatic presentation.

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Like father, like son: Sam Hughes' career change inspires son Jackson to pick up the tools

Father and son, Sam and Jackson Hughes, found themselves in a friendly "race to the finish line" as they both took on a carpentry apprenticeship through the Building and Construction Industry Training Organisation (BCITO), at the same time.

Getting qualified on the same day showed a bit of family "co-opetition" can be just the driver you need to succeed.

At 48, Wellington-based Sam isn't your typical apprentice. A keen sportsman who studied a Bachelor of Leisure Studies at Waikato University, he spent years working as a personal trainer and managing gyms.

But alongside that career, he often lent a hand to his friend Dion Bennett on building and landscaping jobs.

What started as a favour to a friend eventually became the spark that set him on a new path.

"I've always been interested in the practical side of things," Sam explains.

"From the first time I did some labouring, I thought it was something for me. I loved being able to see what I had achieved at the end of the day.

"After years of talking about it, I finally committed to working with Dion in 2019, and not long after, we agreed I should take on an apprenticeship."

Little did he know that enthusiasm would also rub off on son Jackson.

"One day I asked my son what he wanted to do for work, and he said either personal training or building. I strongly suggested building," Sam laughs.

That's exactly what Jackson did, starting his own apprenticeship at a different company soon after. Before long the two were in a friendly competition.

"At first, we joked about who would be done first — but when I realised he was catching up to me, it inspired me to work harder. We even worked through some topics together, helping each other out along the way," Sam says.

For Jackson, the experience was just as valuable.

"Doing my apprenticeship alongside my dad was fun as it definitely added some competition between the two of us, and was a large factor that drove me to work harder," he says.

"At first, Dad knew a lot more about the practical side of things, and was able to help me understand the basics and give me a head-start at work.

"As I progressed in my apprenticeship,

I was able to assist him in navigating and defining what his submissions should look like."

Jackson also credits employer Mike Lee and BCITO training advisor Julian Zawada for encouraging him to keep on top of submissions, and giving him a large scope of work to grow his skills.

For Sam, an apprenticeship that let him work at his own pace suited his style of learning perfectly.

"I preferred to physically complete every task and properly understand it before submitting my work. That hands-

on approach gave me confidence and a sense of achievement," he says.

Zawada says Sam is an asset to the industry. "It has been a pleasure to join him on his apprenticeship journey, and it's

exciting to see Sam complete his journey with his son too."

In the end, it was a close finish. "Although we graduated on the same night, I got qualified a few months before Dad. I'm proud of both of us, but it will be forever something we laugh about," Jackson says.

Now fully qualified, Sam loves that no two days are the same, working with Dion on small-to-medium renovations.

He is quick to recommend the trades to others, whether they're young people considering their options or adults thinking about a career change like he did.

"For parents, I'd emphasise that an apprenticeship is a tertiary qualification, and you get paid to complete it.

"As for older adults, I'd say having a good boss is key, and you need to keep moving because the work can be tough on the body. Practical skills help a lot too."

Looking ahead, Sam would love to use his new skills to buy and do up a house.

"I want to keep learning because you can never know it all."

For more information on how to become an apprentice, visit www.bcito.org.nz.



Jackson Hughes (left) and father Sam.

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Morse had just one focus for more than 60 years — to make better saw blades and accessories, and get them to customers on time around the world.

Morse does not make machinery or any other products. Single-minded devotion has led to some unique innovation, but it has ultimately fostered a relentless march to improve value in its core business.

The company is constantly looking for ways to build even more durability into its blades. The result is a collection of high-value cutting solutions that set the bar high among the competition in performance and quality.



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Builders benefit from fast turnaround — orders are delivered in just four days, customised to suit door specs and match window hardware for a consistent finish.

Strong uptake

With strong uptake across residential builds, it's already earned top honours — winning the 2025 Window & Glass Association Innovation Award and a Silver at the Best Awards.

Smart tech, smartly designed — right here in little old New Zealand.

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We've got another great prize to give away to the lucky winner of this month's Building Today Trivia Question — an MK Morse reciprocating saw blade set worth

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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 Rachel Griffiths of Wellington who won last month's Channellock tools prize worth \$230.

The WOW info pack that pre-sells before you arrive



Most builders rock up to a site visit cold, expecting to win the job based on a chat and a quote. Then they wonder why prospects ghost them or just go with whoever's cheapest. The Professional Builder founder Marti Amos explains how the most successful builders are winning jobs before they even step on-site.

Here's what usually happens. Someone fills out your contact form or gives you a call. You chat for five minutes, book a time to meet them on-site, and show up hoping your experience speaks for itself.

You spend an hour walking the job, pricing it up over a few nights, sending through a quote, and waiting.

Often you're competing against two or three other builders who did the exact same thing.

At that point, the only real difference between you is price.

The four questions running through every prospect's head

Before someone signs a contract for the biggest investment of their life, they need answers to four specific questions.

If you're not answering these before you meet them, you're making your site visit 10 times harder than it needs to be.

- **Who are you?** Not just your company name. They want to know if you're someone they can trust for six months while you're working on their property.

- **Who's on your team?** They're not just hiring you. They're hiring your foreman, your carpenters, your project manager.

- **Can I trust you?** Every prospect has heard horror stories about builders who disappeared halfway through, or jobs that blew out by \$80k.

- **How specifically can you help me?** They want to know you understand their exact situation, and have a clear process to handle it.

Most builders answer maybe one of these questions during a site visit. But you're doing this verbally, on the fly, hoping you hit the right points.

The Answer? Send an info pack before you meet them

One of our members in Auckland

completely changed his sales process by sending out a proper info pack after the initial phone call but before the site visit — not just a two-page PDF with some logos, but an actual document that answers those four questions in detail.

It includes his story. Not the corporate "we have 20 years' experience" nonsense. There's actual photos of him and his family, why he got into building, and what matters to him about the work.

Prospects read that and they feel like they know him before he shows up.

The ones who put in the effort to build a proper info pack are the ones working less, charging more, and only dealing with clients who actually value what they do.

There's a full team page with photos and roles. When the foreman shows up on day one, he's not a stranger. They've already seen his face and know what he does.

The info pack covers the exact process week by week, including:

- When the client will get updates.
- How variations work.
- What the payment schedule looks like.
- All the stuff that normally comes up as questions during the job, handled upfront.
- And the most important part — video testimonials from past clients talking about the five things every prospect worries about — budget, timeline, trust, quality and communication.

Why video testimonials do the heavy lifting

You can tell someone you stay on budget all day. They'll nod and smile and not really believe you, because every builder says that.

But when they watch a three-minute video of a real couple standing in their finished kitchen saying "these guys came in under budget and finished two weeks early" — that cuts through.

Get testimonials that specifically address the five key concerns.

Get clients to talk about how you

handled unexpected issues, how you communicated when materials were delayed, how the site was cleaner than they expected, how the quality exceeded what they'd seen from other builders.

One of our members in Sydney started doing this, and his conversion rate went from about 30% to more than 60%.

He's charging more than he used to, but prospects are watching those videos and seeing his process — and they're basically pre-sold before he even quotes.

Sales become easier when marketing does the heavy lifting

The mistake most builders make is thinking the sale happens during the site visit or when they present the quote.

By that point, it's too late if you haven't already built trust and positioned yourself properly.

Your info pack is doing sales work while you're on site running actual jobs.

A prospect downloads it at 9pm on a Tuesday. They spend half an hour reading through it, watching videos, and understanding your process.

By Thursday when you meet them, they're 70% of the way to choosing you.

Your site visit stops being about convincing them you're good. It becomes about confirming what they already think, and working through the specifics of their project.

You're not competing against two other builders anymore. You're the obvious choice.

This isn't complicated. You need a document that answers the four questions. You need video testimonials that address the five concerns. You need to send it before you meet them.

But most builders won't do it because it feels like extra work upfront.

The ones who put in the effort to build a proper info pack are the ones working less, charging more, and only dealing with clients who actually value what they do. Will you be one of them?

• For more information visit www.theprofessionalbuilder.com.

Barriers to sustainable waste management — the issue of transportation

In this first article in a series on barriers to sustainable waste management, the Environmental Innovation Centre focuses on transportation — why it can be such a challenge in New Zealand, and some of the initiatives emerging to address it.

Ideally, waste is best tackled at its source — by preventing it in the first place and replacing products with better, more sustainable alternatives.

When waste can't be avoided, the next steps in the waste hierarchy are reuse, recycling, and recovery (eg, energy from waste) before landfill is considered.

But when is it actually worth recovering waste materials? Is it always better for the environment than simply sending it to a nearby landfill?

There are a range of factors that affect this, such as transportation mode and distance, the energy intensity of the recycling/recovery process itself, and the value of the end product.

Why transportation is a barrier

Our country is an archipelago of long, thin islands, which can make it difficult to transport materials from one end to the other. Most recycling and recovery facilities are clustered in larger cities, and even these centres don't cater to every construction waste type.

It doesn't help that construction waste is one of the most contaminated waste streams, which can add cost to recycling processes (for washing and drying).

For regions without local waste recovery options, transporting waste long distances is often the only choice.

But most transport is costly and carbon-intensive (ie it requires energy which emits carbon dioxide) and, in some cases, this may outweigh the environmental benefits of the recycling/recovery.

Transportation emissions largely depend on the mode of transport, the amount of material transported, and the distance travelled.

As seen in the diagram below, the carbon emissions produced by an urban delivery heavy truck are about three times those produced by a container ship and rail transport [1].

How can we reduce the cost and/or carbon emissions of waste transportation — especially in regions that lack local solutions and waste processing facilities?

- **Use reverse logistics:** Instead of sending vehicles on dedicated waste trips, use existing transport routes (eg, trucks returning empty after deliveries) to carry waste back to recycling and recovery facilities. This avoids unnecessary journeys and maximises efficiency.

- **Switch to low-carbon transport modes:** Long-haul and urban delivery trucks tend to be the default. However, coastal freight and rail are significantly less carbon-intensive.

- **Build more facilities throughout the country:** Shorter distances can reduce the cost and carbon emissions of transportation, and make recycling and recovery more accessible to local industries.

Case Study 1: GoodWrap Recycling's reverse logistics

GoodWrap Recycling is a take-back scheme for shrink wrap and other soft plastic packaging waste. Once used, the plastic is collected into dedicated bags and dropped off at the nearest Mainfreight depot.

From there, Mainfreight delivers the material back to the recycler, with no extra cost to the customer. This system uses Mainfreight's return journeys to move plastic waste, which reduces the number of trips needed to move materials.

Basically, the materials get a free ride when used simply to fill the gaps in the truck (and it helps that they are soft and squishy).

There are depots across the country, allowing for this system to work in many regions. Through its collaboration with Mainfreight, GoodWrap Recycling manages to reduce the costs of transportation by taking advantage of the widespread locations and reverse logistics.

They have created a circular, local

solution for plastic products and packaging that are traditionally single-use.

Case Study 2: The Dunedin rail trial

Dunedin currently has limited recycling and recovery options for some construction materials, and needs to outsource these solutions or rely on landfill disposal.

Thus, Dunedin City Council and EIC are leading a trial to repurpose and reuse materials locally, and transport those currently without local solutions to regions where they can be processed.

To overcome the issue of long distances, we are aiming to use the rail network to move materials, which currently moves from south to north below capacity. This uses low-carbon transport, and can use reverse logistics to mitigate the environmental impacts of transport.

This project is a collaborative effort, with the support of Plastics Recycling NZ (including Marley, WMNZ and Comspec), KiwiRail, Winstone Wallboards, James Hardie, NILO and more. The EIC is currently testing feasibility by investigating logistics, costs, and carbon emissions.

Future solutions emerging

Transportation is one of several barriers preventing waste from being managed more sustainably in New Zealand.

But solutions are emerging — from smarter logistics such as Good Wrap Recycling's model, and more recycling and recovery facilities being invested in, which will help to reduce the need for long-distance transport.

Of course, developing better and more widespread infrastructure for sustainable waste management is critical for the future, so please ask your local politicians what their plans are to improve this sector.

References:

[1] Ministry for the Environment. (2024). Measuring emissions: A guide for organisations: 2024 detailed guide. <https://environment.govt.nz/publications/measuring-emissions-a-guide-for-organisations-2024-detailed-guide>

• Further articles in this series will look at other barriers such as the energy demands of recycling processes and the challenges of material quality loss — and what can overcome them.



The carbon emissions produced by an urban delivery heavy truck are about three times those produced by a container ship and rail transport [1].

Non-residential pipeline listings to increase as confidence returns?

Pacifecon research manager Philip Dawes reports on the company's latest Market Watch focus — the non-residential sector.



Produced monthly by Pacifecon's team of 30 New Zealand-based researchers, Market Watch provides an analysis focusing on newly-reported projects, progression of existing projects, and construction starts and cancellations across key sectors, including commercial, residential and infrastructure for New Zealand and the Pacific Islands.

This month's edition focuses on the non-residential sector. We're reporting a drop in the number of projects over the past 12 months, which we believe is an indication of the wariness in this sector, coinciding with current market uncertainty.

While we are seeing a drop in non-residential pipeline numbers, the hope is that once confidence rises, projects will enter the pipeline at a greater rate.

In the latest Market Watch we've included a graph showing the total number of non-residential projects in the pipeline over the past 10 years (see below).

At the end of September, the pipeline had 5818 non-residential projects valued at \$98 billion.

Auckland and Wellington are seeing high vacancy rates, meaning there may be a slower return to normal in our two biggest cities.

It's also important to note that the project value trend over the past five years has been influenced by some high-value projects moving in and out of the pipeline.

But despite this, figures remain well ahead of those prior to 2020.

As well as the featured sector of non-residential, the Market Watch also looks at offshore projects — and in September we saw 42 new projects with a total value of \$3380 million joining the pipeline.

This is at +419% of the value of the previous month, and +1893% of the value of the same time last year.

Some of these offshore projects include a \$2 billion commercial and residential development in Fiji, and a \$1 billion redevelopment in Papua New Guinea.

A featured New Zealand project this month is the Sheraton Christchurch.



Beyond the non-residential sector, we reported on 2355 new projects in September and 25,457 new projects in the past year.

The average value of each project entering the pipeline each month was \$7062 million.

If you're finding Pacifecon's monthly column and data interesting, you may enjoy our new data analytics dashboard, Insights.

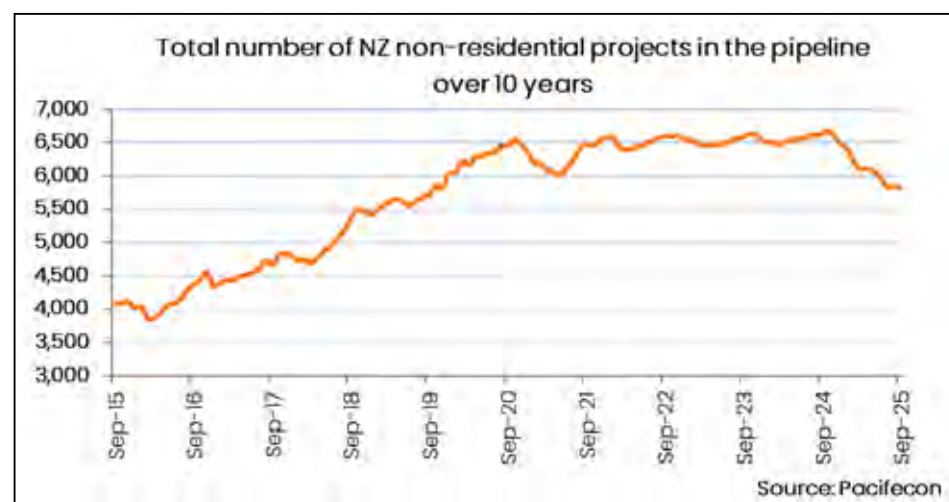
It allows you to dive deeper into the details, getting a comprehensive snapshot of current market activity.

By accessing Pacifecon's superior data, you can gain insights into market shifts and emerging trends, and stay agile and in the loop.

With Insights you can filter data by sectors, region or forecasted construction dates, identify emerging market trends, and turn complex data sets into clear graphs that help identify market opportunities.

Get access to the full report, including commentary and a range of easy-to-understand graphs.

Pacifecon can help you to remain informed, make strategic decisions, drive business growth, and identify which regions are right for you and which sectors are growing within those regions.



* Head to pacifecon.co.nz/resources/market-watch to download sample reports, or contact us at projects@pacifecon.nz to order your copy — or book in a free demo.

A major shake-up: Earthquake strengthening rules overhauled

The Government has announced an overhaul of New Zealand's earthquake-prone building system, marking the most significant regulatory shift in seismic standards since the post-Canterbury and Kaikoura earthquake era. Tanya Young (Principal) and Nikita Day (Associate) of law firm Greenwood Roche comment on how this shift changes the way seismic risk is assessed and managed under the proposed regime.

For many years, the earthquake-prone building (EPB) system has faced criticism for being overly rigid, confusing and economically unsustainable.

It's a sentiment the Government clearly agrees with as it has announced that the New Building Standard (NBS) percentage system will be replaced with a more targeted risk-based system.



Tanya Young



Nikita Day

Key changes:

New Building Standards scrapped

The changes will mark the end of the NBS, which rated the expected seismic performance of the existing building when compared to a new building.

Instead, the Government has announced a risk-based model limiting remediation or demolition to buildings that pose a genuine threat to human life in medium and high seismic zones.

Regions reclassified

The Government has announced that Auckland, Northland and the Chatham Islands will be removed from the EPB system entirely as these regions have been assessed as low risk.

Meanwhile, Coastal Otago (including Dunedin) has been reclassified from low to medium risk.

Overall, these reclassifications are expected to result in the removal of thousands of buildings from the earthquake-prone register.

This is unlikely to be welcome news to building owners in Auckland who have already incurred great expense to comply with the NBS requirements.

On the other hand, it will likely bring a sense of relief to those yet to begin works (and their wallets).

Tiered mitigation requirements

The new system introduces four levels of intervention:

- **Facade securing:** Strengthening or

securing unreinforced masonry facades and parapets facing public areas.

- **Targeted retrofit:** Partial strengthening of specific structural vulnerabilities.
- **Full retrofit:** Comprehensive seismic strengthening to meet modern performance requirements.
- **Removal from the EPB register (only for low-risk buildings).**

The level of intervention will be determined by the location, building type and risk to life rather than the one-size fits all system imposed by the NBS.

This targeted approach is welcome relief to rural centres which often face disproportionate remediation requirements under the NBS.

Redefined priority buildings

The Government has proposed to narrow the definition of "priority buildings" (which are subject to accelerated remediation time frames) to those considered a direct and immediate risk to public safety.

Currently, priority buildings include:

- buildings on major pedestrian or vehicle routes,
- structures with post-disaster functions (eg hospitals, emergency services), and
- buildings with high occupancy or public use.

Under the new EPB system, only unreinforced masonry buildings that pose a risk to pedestrians or vehicles, and

buildings that could block emergency routes, will be priority buildings.

This means buildings with post-disaster functions, such as hospitals and fire stations, will not automatically be classified as priority buildings.

Extended deadlines and flexibility

Building owners will be able to apply for remediation deadline extensions of up to 15 years, even if their current

deadline has expired.

This allows greater time to plan works and arrange funding.

Under the current regime, seismic strengthening often triggered mandatory upgrades to fire safety and accessibility.

These concurrent upgrade requirements have now been removed to reduce costs and complexity.

Impacts

According to the Ministry of Business, Innovation and Employment (MBIE), the reforms will result in:

- the removal of approximately 2900 buildings from the EPB register (around 55% of the buildings currently listed),
- reduced remediation requirements for approximately 1440 buildings,
- no mandatory remediation requirements for 840 buildings, and
- full remediation only required for approximately 80 buildings.

MBIE estimates this will result in approximately \$8.2 billion of savings in remediation and demolition costs.

What's next?

The proposed Building (Earthquake-prone Building System Reform) Amendment Bill will move through Parliament as soon as possible, with implementation expected by mid-2027.

During this period, building owners, engineers, and local councils will have the opportunity to provide feedback and prepare for the transition.

Building Consents Information

For all authorisations, September 2025

Dwellings	\$1,789,844,641	Total All Buildings	\$2,759,692,768
Domestic Outbuildings	\$22,733,590	Non-building Construction	\$69,495,630
Total Residential	\$1,812,578,251		
Non-residential	\$947,114,517	Total Authorisations	\$2,829,188,398

Number of new dwellings consented

	Sep 2025	Aug 2025	Sep 2024		Sep 2025	Aug 2025	Sep 2024
Far North District	15	13	12	Palmerston North City	25	56	51
Whangarei District	28	31	35	Tararua District	5	3	2
Kaipara District	11	13	9	Horowhenua District	27	14	19
Rodney District	151	107	78	Kapiti Coast District	10	19	14
North Shore/AlbanyWards	241	218	130	Porirua City	9	22	4
Waitakere Ward	60	104	177	Upper Hutt City	48	7	9
Auckland Wards	494	493	389	Lower Hutt City	42	41	26
Manukau/Howick Wards	370	228	299	Wellington City	55	41	19
Manurewa-Papakura Ward	189	152	150	Masterton District	11	18	10
Franklin Ward	122	74	146	Carterton District	3	1	5
Thames-Coromandel District	20	21	22	South Wairarapa District	6	4	9
Hauraki District	3	7	1	Tasman District	24	26	19
Waikato District	77	33	66	Nelson City	31	24	41
Matamata-Piako District	18	26	21	Marlborough District	11	20	32
Hamilton City	52	104	32	Kaikoura District	1	7	1
Waipa District	54	42	23	Buller District	5	5	7
Otorohanga District	1	7	0	Grey District	8	5	6
South Waikato District	4	6	7	Westland District	3	5	4
Waitomo District	2	3	0	Hurunui District	15	12	19
Taupo District	31	42	21	Waimakariri District	64	65	52
Western Bay of Plenty District	12	12	13	Christchurch City	437	329	269
Tauranga City	36	55	75	Selwyn District	208	113	172
Rotorua District	24	19	26	Ashburton District	15	16	21
Whakatane District	15	10	11	Timaru District	12	6	10
Opotiki District	0	2	0	Mackenzie District	4	4	11
Gisborne District	2	28	13	Waimate District	2	2	1
Hastings District	52	29	21	Waitaki District	6	6	9
Napier City	11	20	21	Central Otago District	29	22	18
Central Hawke's Bay District	4	3	5	Queenstown-Lakes District	320	172	109
New Plymouth District	56	18	32	Dunedin City	42	28	67
Stratford District	2	10	1	Clutha District	8	0	1
South Taranaki District	11	3	13	Southland District	14	8	10
Ruapehu District	4	2	4	Gore	10	7	3
Whanganui District	16	4	14	Invercargill City	24	16	12
Rangitikei District	4	7	4	Area Outside TA	0	0	0
Manawatu District	17	9	8	Total	3747	3080	2943

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