

BUILDING TODAY



The official magazine of the Master Builders

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April 2026

Volume 36 Number 3

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Solar energy set to generate 60% of huge logistics hub usage

Surplus renewable energy to be injected back into local network

Fifteen years on and Christchurch finally has its new stadium

Global stadium design "will ensure a fan experience to rival any venue in the world"

The asbestos disposal blind spot for small companies and DIY-ers

The EIC investigates a concerning lack of information and disposal options

ALSO INSIDE: TPB: Certainty a big factor in retaining key personnel



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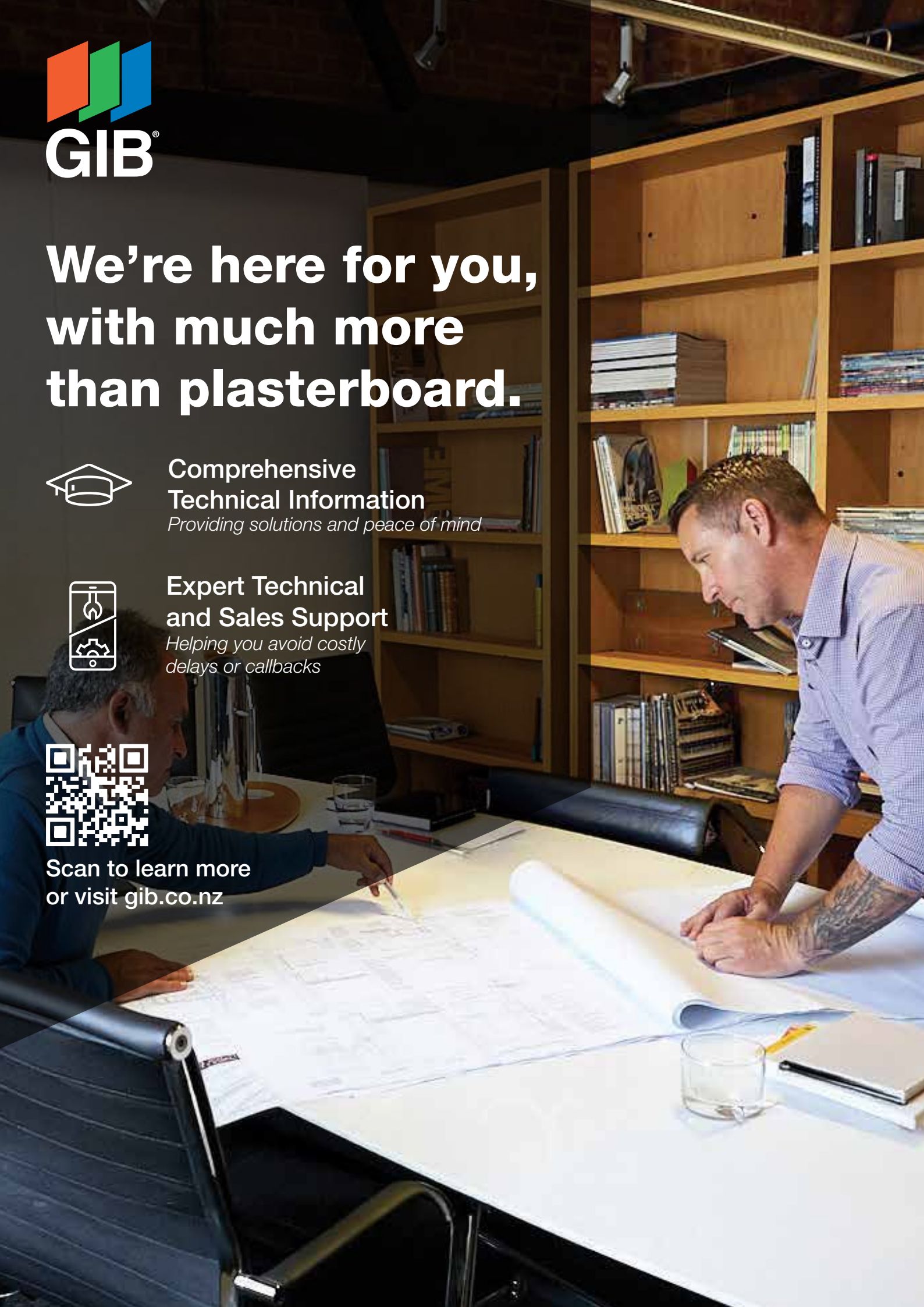


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From the editor

Just when this country's economic recovery was gaining some traction, conflict in the Middle East threatens to negate all the hard work. As this issue goes to press in early April, that conflict is continuing into its second month.

In a recent issue of the *Sunday Herald*, Money columnist Liam Dann compared the consequences of the war with those of the Covid-19 pandemic. He pointed out that humans had no direct control over the virus, and that the best we could do was mitigate spread and wait for a vaccine.

However, as he said, there are powerful humans who have the capacity to stop the current fighting by talking to each other.

The supply shock isn't about a lack of product but about logistics and transportation. Given enough time, these issues would be resolved — even if the Strait of Hormuz never opened again, he said.

Which might be an optimistic way of viewing what's happening — but overly pessimistic forecasts during the Global Financial Crisis and, especially, Covid-19, didn't help with the resulting response.

Hopefully, after surviving the above, we'll find we're stronger and more resilient than we think?

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Confidence is returning — but so are global pressures

Master Builders chief executive Ankit Sharma says the past few weeks have shown us that, despite encouraging signs for the construction sector in recent months, recovery does not happen in a straight line.

There have been encouraging signs for the sector in recent months, with confidence starting to edge back in some parts of the country.

But if the past few weeks have shown us anything, it is that recovery does not happen in a straight line.

Global instability has pushed fuel, freight and supply chains back into focus, and that has real implications for construction.

It is a reminder that events well beyond New Zealand can still shape costs, timing and confidence here on the ground.

We are in close contact with the Government on the emerging fuel issues, and are part of a supply chain grouping that meets with officials regularly, advising on the risks and impacts for our sector.

It is clear the Government understands the importance of construction to the economy and wants to develop any response drawing on industry insight.

We will keep you updated as the situation evolves.

Strong businesses are built for uncertain times

This underlines that good businesses stay ahead by planning well, communicating clearly and keeping close to the detail — something Master Builders members understand better than most.

Builders are used to operating in a changing environment. Whether it is market conditions, material costs, client expectations or regulation, this is an industry that is constantly adapting.

The businesses that perform strongly are not those waiting for perfect conditions — they are the ones focused on the fundamentals: strong client relationships, sound planning, disciplined delivery and clear communication at every stage of the build.

That matters just as much now as it ever has. While there may be some cost pressure to manage in the months ahead, there are still silver linings to acknowledge.

Capacity is available in the market, activity is starting to return in some areas, and the sector is well placed to



respond to changing conditions with the professionalism and practical problem-solving it is known for.

In that context, there is reason to still be cautiously optimistic about the months ahead — which is also why our Regional Constructive Summits are so important this year.

Regional insight, national advocacy

Regional Constructive is about bringing the industry conversation closer to home. Built around insights from our Regional State of the Sector surveys, these summits are designed to focus on the issues, opportunities and challenges that matter most in each part of the country.

Built around insights from our Regional State of the Sector surveys, these Regional Constructive Summits are designed to focus on the issues, opportunities and challenges that matter most in each part of the country.

They are a chance for members to hear what is happening in their own region, share their own experience, and help shape the wider Constructive agenda nationally.

Regional conversations matter

In a sector as diverse as ours, those regional conversations matter.

We know very well that what builders are seeing on the ground in Queenstown is going to be different from Nelson, Palmerston North, Christchurch, Auckland,

Mount Maunganui or Lower Hutt.

Regional Constructive gives us the chance to have those conversations in the right context — grounded in local realities but connected to the bigger picture for the industry as a whole.

We have already seen strong interest in the Regional Constructive programme, with the Southern Constructive Summit in Queenstown on March 27 selling out and marking a successful start to the series.

The programme continues with the following Summits:

- Upper South Island Summit, Nelson, May 1,
- Manawatu Summit, Palmerston North, May 7,
- Canterbury Summit, Christchurch, May 8,
- Auckland Summit, Eden Park, May 21,
- Midlands Summit, Mount Maunganui, May 22, and
- Wellington/Wairarapa Summit, Lower Hutt, May 28.

I would encourage members to attend their regional summit if they can.

These events are an opportunity not just to hear from others, but to contribute directly to the conversation.

Chance to connect and share insight

They help ensure that Master Builders continues to advocate, lead and respond with a clear understanding of what members are seeing in real time.

Just as importantly, they are a chance to connect with others in the industry, share insight, and look ahead to where the next opportunities lie.

There is good reason to feel positive about where the sector is heading, but that does not mean ignoring the challenges in front of us.

It means approaching them with perspective, confidence and a clear focus on what good businesses do well.

Our industry has always been defined by resilience, capability, and a practical mindset, and those qualities will continue to serve members well in the months ahead.

I look forward to seeing many of you at Regional Constructive.



BUILDING CONFIDENCE

JADE MURRAY

Third place at the Master Builders CARTERS 2025 Apprentice of the Year & Central North Island Regional Winner

Jade Murray is employed by Profound Group, and his training provider was BCITO.



SUCCESSSES

For Jade, competing at the national competition was an unforgettable experience and a rewarding personal achievement.

"You feel the pressure, the excitement, and the nerves leading up to the competition. Once the practical challenge and the interview were done, I felt a huge sense of accomplishment. The whole experience was awesome, and I'll remember it for the rest of my life," Jade says.

"I have gained a lot of confidence in my abilities and have also become a better builder as a result. It was also great to get to know the other finalists, and Master Builders did an outstanding job hosting us over the three days."

CHALLENGES

The toughest part of the competition for Jade was the practical challenge, where he had to perform under intense pressure.

"The practical challenge was definitely the hardest part for me. It pushes you to perform at a really high level, under more pressure than you would usually face.

"When you are up against the clock and the judges are watching, you really feel the pressure. The time went by so fast, and when the tools-down call came, I felt really proud of what I had achieved."

JUDGES' COMMENTS

The judges praised Jade's clear and well-presented submission, noting his strong understanding of his role and responsibilities.

His interview stood out for its confident and detailed responses, which demonstrated excellent knowledge of the building code, consent processes, and site practices.

During the site visit, Jade impressed the judges with his craftsmanship, health and safety awareness, and understanding of the products and materials used in his project. His ability to communicate with clarity and passion made him stand out as an engaged and accomplished apprentice.

“

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Building to the top

Velvin Building

National Supreme House
of the Year over \$1 million
Award winner



Successes

For the Velvin Building team, winning the Supreme award was an unexpected and deeply rewarding moment that recognised the effort of everyone involved in the project.

"We were blown away. We had no idea we would do so well as the judges don't give anything away," Velvin Building director Joe Turner says.

"I was extremely proud of my team of amazing builders and subcontractors, and as a small building company to be placed on the pedestal and recognised for our achievements was a real highlight of my career as a builder."

Judges' comments

Set on a steep site above the Frankton Arm Walkway, this home makes a demanding location feel effortless. From the street, it is calm and restrained, offering only a glimpse of the sheltered courtyard beyond. Inside, the plan unfolds with quiet clarity: warm, well-connected rooms, views carefully framed to water and hills, and light handled with real care throughout the day.

Materials are innovative and well used, giving the house a grounded, tactile feel without fuss. The detailing is precise and consistent, and the build quality is clear in every junction. It also reads as a true partnership between architect and builder, where ideas and execution align. The result is a confident, refined home that sits naturally in its setting and lifts the standard for residential work. A thoroughly deserving Supreme winner.

Challenges

With a steep, hard-to-access site, careful planning and attention to detail were key to achieving the result Joe and the team wanted.

"The site situation made it difficult for vehicles and trucks to move in and out, so we had to plan the build carefully to keep deliveries coming and make sure the team had safe, level areas to work from."

"The timber cladding and interior finishes also needed a lot of careful measuring and planning. Every part had to come together in the right way without compromising the final look, and it was important to keep that same quality and detail right through the whole project."



A family project turned into a masterpiece

High Country Homes Canterbury

National Special Award winner



Successes

For High Country Homes Canterbury, winning the National Special Award as well as the National Builder's Own Home category was a proud moment not just for the business, but for the whole family behind it.

"We were absolutely rapt. It was especially special for my daughters, who are now working in the industry as designers. They were part of the project too, so the win meant a lot not only for our team, but for our family as well," High Country Homes Canterbury director Simon Banks says.

"We are no stranger to the House of the Year competition. This award marks our fifth regional category win in a row, but this one felt extra special because it was fantastic to be recognised in such a big way at a national level."

Judges' comments

This Special Award recognises the courage to do things differently, and the skill to do it well. The home is organised around a tall post-and-beam timber frame built entirely in the traditional manner: mortise and tenon, tongue and fork, splay and rebated joints, all locked with oak pegs. Nothing is hidden. Every connection is exposed, so accuracy, planning and research had to be exact from the start.

The builder-owner undertook the entire frame on site, hand-cutting and fitting each complex joint. Set-out is precise, the geometry is disciplined, and the finish is clean, proving that heritage techniques can meet modern expectations. It is a rare display of commitment and craft, and one that captured the judges' respect and deserved special recognition.

Challenges

From the very start, the build tested Simon and the team on every front, who navigated with confidence and precision.

"This build threw us challenges at every turn! With the pandemic starting on day one, the build faced immediate pressures with supply, costs and the overall build.

"On top of that, finding enough macrocarpa in the sizes we needed wasn't easy. The mortise and tenon work took real precision, and lifting beams five to eight metres high was also tough physical work," Banks says.



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Retail Project

ENTRANT
Cachet Group

PROJECT PARTNERS
ANZ Bank (Client Representative/Project Manager), Cachet Group (Construction Company/Interior Designer/Architect)



SUCCESSES

For Cachet Group, winning the Retail Project category at the 2025 Commercial Project Awards for the ANZ St Lukes branch was a meaningful acknowledgement of everything that went into bringing the project to life.

"The project was a shared effort with ANZ, cultural advisors and our team from day one, so the award really felt like recognition of that collective work. It delivered something far beyond a standard branch experience, so having that recognised by the industry was hugely exciting," says Josh Stewart, Project Manager at Cachet Group.

"It was a project the team felt genuinely invested in from the outset, and the award was a great recognition of their hard work and their collaboration with a wide range of stakeholders to deliver the project."

JUDGES' COMMENTS

This project is a masterclass in precision, coordination, and purposeful design, combining cultural requirements, client ambition, and construction ingenuity. Built within the busy St. Lukes Shopping Centre, the project team overcame the challenges of a tight footprint and high foot traffic. Despite access restrictions, the build was delivered within a three-month programme, with all major works taking place during off-peak hours. Committed to sustainability, the team set an ambitious target of zero construction waste, achieving a remarkable 99% landfill diversion in partnership with Junk Run. ANZ's narrative-based cultural design vision is beautifully realised through tukutuku-inspired glazing and refined material choices that speak to identity and place. The result is a welcoming, functional space that draws people in without disrupting the retail environment.

CHALLENGES

Delivering the project in just 12 weeks inside a busy shopping centre presented many challenges for Josh and the team, who had to carefully manage access and timing while keeping the project moving in a live retail setting.

"Working in a live retail environment always brings pressure. With such a short time frame, everyone needed to be on the same page from the start and ready to make decisions quickly."

"The detail in the space added to that challenge, as every part needed to feel complete while also reflecting ANZ's values of kaitiakitanga. In addition, reaching 99% waste diversion didn't come without its challenges; it was only possible by implementing take-back recycling programs, but it's something we were also really proud of," Josh concludes.





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Global stadium design ensures a fan experience to rival any other venue in the world

Fifteen years on from the city's devastating earthquakes, Christchurch finally has its new stadium.

One New Zealand Stadium at Te Kaha in Christchurch — described as a true multi-use facility designed to maximise year-round activation — was officially opened by mayor Phil Mauer and Prime Minister Christopher Luxon in March.

Populous and Warren and Mahoney led the architectural design, bringing expertise in global stadium design to the project, ensuring a fan experience to rival any other venue across the world.

Construction of the world-class, multi-use stadium — incorporating a permanently fixed roof — was led by contractor BESIX Watpac.

As the final piece in the rebuilding of Christchurch following the earthquakes that devastated the city in 2011, One New Zealand Stadium at Te Kaha is designed to host sporting fixtures to major concerts, and everything in between.

Designed to flex and transform, the stadium accommodates 25,000 permanent seats, expands with 5000 more temporary seats, and will welcome up to 37,000 people for major concerts and events.

The spatial planning puts people first, with a focus on spaces to meet and gather, to connect and to celebrate — to be more than a theatre but a destination point that brings people together.

To further enhance the event day experience, the architects designed the seating bowl to bring fans closer to the action for sporting and large concert events.

Spectator comfort was also prioritised through the design of the fixed roof, so it can be used throughout the year in all weather conditions.

Ordinarily, this would mean an artificial playing surface inside. However the innovative fixed roof combines a lightweight structure with transparent ETFE, precisely calibrated to provide



optimal natural light to sustain the living turf below, while creating a bright, weather-protected environment.

Stadium manager Venues Otautahi chief executive Caroline Harvie-Teare says it was ironic to have rain and wind battering the new stadium on its official opening day.

"It's incredible having a roof — it really does give us the ability to do things all year round. A diverse range of content," she says.

"So the irony of today being the ceremonial opening — it certainly showcased its benefit."

Christchurch mayor Phil Mauer says Christchurch has a real sense of momentum about it, and the Te Kaha Project has played an important role in the long journey of the city's rebuild.

Te Kaha — a shortened version of Te Kaharoa, meaning "enduring strength" — is the name that Ngai Tuahuriri gifted to the land bounded by Madras, Hereford,

Barbadoes and Tuam streets.

The stadium's exterior features a unique steel facade, measuring 800 metres, with a design that reflects the Canterbury landscape, including the iconic Te Pataka o Rakaihautu Banks Peninsula, the Port Hills, and the Southern Alps.

This design creates a visual connection between the stadium and its surroundings. No matter where visitors are viewing the building from externally, the facade mirrors the landscape behind it.

Inside, the seating bowl features a one-of-a-kind kowhaiwhai pattern inspired by the hammerhead shark (mangopare) which represents strength, tenacity, speed and agility, designed to inspire performers and athletes using the stadium.

The guest experience is at the heart of the stadium. Warren and Mahoney project architect Matthew Body says the venue is designed to be inclusive, accessible and comfortable, with exemplary food and beverage offerings, industry-leading seat design, and a variety of spaces to encourage social gathering and connections.

"It is far more than a stadium — it is a place where collective memory is made, where victories are shared, artists are celebrated, and the community gathers in moments of unity," Body says.

"In bringing people together, it reinforces the enduring connections between people and place, and ensures the stadium belongs not just to the city, but to its people."

Over the next month, system checks, turf care and staff training will continue ahead of the venue's first event, Super Rugby Pacific's Super Round, which will be held from April 24 to 26.



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Regional Constructive Summit events to continue in May

A morning of insight, inspiration, and networking is in store at the 2026 Auckland Constructive Summit Breakfast in Auckland on May 21, one of a number of events in the Master Builders Regional Constructive Summit series.

Eden Park's World Cup Lounge will bring the Auckland building community together at a networking breakfast to explore the current and future state of the construction sector.

What to expect:

- Practical AI for Construction

Businesses: PwC's Gen AI Enablement team will share practical ways AI can help businesses save time, improve accuracy and streamline workflows. Attendees will leave with simple, actionable ideas that they can start using straight away.

- Economic Update: Keep the Change.

Award-winning financial adviser Luke Kemeys will provide an outlook on the industry, what's ahead, and practical



Eden Park's World Cup Lounge will host the 2026 Auckland Constructive Summit Breakfast on May 21.

strategies for builders.

- Inspiring Keynote: Leading Under Pressure — Key to resilience. Sport NZ chief executive Raelene Castle will share powerful lessons on resilience, leadership, and thriving through change.

- Auckland State of the Sector: Master Builders chief executive Ankit Sharma presents key findings from the Auckland State of the Sector survey. Gain insights into key trends and identify opportunities

shaping the industry.

There will be an opportunity to ask questions from these sessions, facilitated by award-winning journalist Jehan Casinader.

LBP points are available, along with the chance to win a two-night stay at Mudbrick's Luxury Cottage, valued at \$1700, and a \$250 Prezzy Card.

Tickets are priced at \$63.25 per person for members, and \$126.50 for non-members. A fully catered breakfast will be provided. Bookings are essential, so email auckland@masterbuilder.org.nz to get yours.

Other upcoming regional events are:

- Upper South Island Summit, Nelson, May 1,
- Manawatu Summit, Palmerston North, May 7,
- Canterbury Summit, Christchurch, May 8,
- Midlands Summit, Mount Maunganui, May 22, and
- Wellington/Wairarapa Summit, Lower Hutt, May 28.

From boom to balance — six years on from lockdown

Six years on from the March 2020 lockdown, the story of New Zealand's housing market has come full circle — from boom and gloom to a far more balanced and nuanced chapter today.

The latest QV House Price Index shows national home values are now 21.6% higher than they were six years ago.

However, growth has slowed significantly, with values reducing by 0.4% over the past year, including a reduction of 0.1% over the three months to the end of March 2026.

On the six-year anniversary of New Zealand's first lockdown, QV spokesperson Simon Petersen says the urgency that defined the market through 2020 and 2021 has long gone, replaced by much more cautious and measured decision-making these days.

"The past six years have really been a story of two extremes — incredibly rapid, unsustainable growth, followed by a sharp correction, and then a gradual return to normal," he says.

"It's now a much more stable and balanced housing market that's behaving more like it used to, back before Covid-19.

"There's less urgency, more negotiation, and a stronger focus on fundamentals like affordability and supply.

"The frenzy we saw through 2020 and 2021 may be long gone now, but values are still sitting above where they were before the pandemic for the most part, without adjusting for inflation."



Across the main centres, Auckland's average home value is still 9.6% higher than it was six years ago, despite modest declines of 3.8% in the past 12 months and 0.6% this quarter.

Christchurch continues to stand out, with the average home value now 55% above its March 2020 level.

The city largely avoided the sharpest part of the downturn, and has recorded modest growth of 3.1% over the past 12 months, and 0.9% this quarter.

In contrast, Wellington's average home value is now 0.2% less than it was at the end

of March 2020. It has reduced by 5% in the past 12 months, and by 0.8% this quarter.

"While values remain higher than pre-pandemic levels, those gains are significantly smaller once inflation is taken into account," Petersen says.

Now, in 2026, the market looks markedly different from the highs of 2020 and 2021 and the lows that followed.

Growth has stabilised, activity levels are closer to longer-term averages, and differences between regions are being driven more by local conditions than a single national trend.

The logo consists of a white circle on a dark background with the text "BuildNZ" in a bold, black, sans-serif font.

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The logo is a yellow circle on a dark background with the text "THE NATIONAL SAFETY SHOW" in a bold, white, sans-serif font, arranged in three lines.

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Major solar array to power Toyota New Zealand's logistics hub

Toyota New Zealand has installed one of the largest rooftop solar systems in New Zealand on top of its 35,000sq m warehouse and National Customer Centre (NCC) in Palmerston North.

At almost 700-kilowatt capacity, the solar array is expected to generate the equivalent of 60% of the centre's power usage and, during peak periods, will inject renewable energy back into the local network to power up to 35 local homes.

Following its own auto production principles of quality, durability and reliability, Toyota NZ selected Singaporean-manufactured solar panels that have one of the lowest points of degradation — they are expected to still be producing at 90% or more of total capacity (698.88kW) after 30 years of operation.

Sustainability a core feature

Toyota NZ chief risk and value chain officer Mark Young says sustainability



is a core feature of the purpose-built warehouse and National Distribution Centre (NDC), which was enlarged to the size of five rugby fields in 2018.

"We're committed to making a positive impact on the environment from our NCC

operations, and renewable energy is a strong focus," Young says.

"We're incredibly proud of the solar array going atop the building, and the benchmark this will set for future Toyota developments in New Zealand.

"Already 11 of 63 Toyota stores have installed solar power on their roofs," he says.

Solar power production capacity from the NDC is expected to generate enough energy to power 132 houses per year, and avoid approximately 93 tonnes of CO₂ emissions per year — equivalent to a Toyota RAV4 Hybrid driving the length of New Zealand 481 times.

Forecast solar performance is 921 MWh per annum. Based on historical energy consumption data of the building, the system has an expected payback period of approximately five and a quarter years.

Generating more than it needs

The scale of the array means Toyota will be generating more electricity from its roof during peak sunshine hours than it needs.

On a typical summer's day, the panels will generate more electricity than the building consumes from 6am to 6pm.

Excess power of around 350MWh will be injected into the local lines network, providing more renewable energy for up to 35 Palmerston North households over the course of a year. In winter, the peak period reduces to 9am to 4pm.

Young says installing solar panels in a large scale on the NCC roof made strong commercial sense.

"While we have made a substantial upfront capital investment, the panels will reduce the average monthly electricity bill by around 50%.

"We expect to have a total return on investment of more than 600% over the life of the panels," he says.

Brookfield to invest \$250 million in NZ

Brookfield Asset Management, a leading global alternative asset manager with more than US\$1 trillion in assets under management, has announced the acquisition of two hotels in New Zealand from NZ Hotel Holdings — the Rydges Wellington and the Sofitel Queenstown.

Located in the heart of New Zealand's capital, Rydges Wellington boasts 280 contemporary rooms and suites with sweeping harbour and city views.

The hotel features extensive conference facilities, a popular restaurant and bar, and easy access to government, corporate and leisure precincts.

The Sofitel Queenstown, situated in one of the Southern Hemisphere's most popular tourism destinations, offers 84 luxury rooms and suites.

It also includes a full-service spa, fitness and conference facilities, and multiple high-quality dining options.

The acquisition strengthens Brookfield's hospitality platform in Asia Pacific, following its 2024 purchase of Hotel X in Brisbane and the acquisition of the Gajoen mixed-use complex in Tokyo, including the luxury Hotel Gajoen, which is currently under redevelopment.

Brookfield co-head of Australia Real Estate Ruban Kaneshamoorthy says the company is committed to expanding its high-quality hospitality platform across

Asia Pacific.

"Rydges Wellington and Sofitel Queenstown are located in prime markets with strong long-term demand fundamentals," Kaneshamoorthy says.

"Brookfield will invest approximately NZ\$250 million to acquire and reposition the two assets, and we see significant potential to enhance their performance through active asset management and targeted capital investment. We continue to look for opportunities to deploy further global capital into New Zealand."

Brookfield is a long-term investor in New Zealand, and currently has approximately NZ\$1 billion in assets under management.

In April 2025, the company entered into a joint venture with Tainui Group Holdings to develop the Ruakura Logistics Intermodal Superhub in Hamilton.

NZ Hotel Holdings chief executive officer Marcus Reinders says both hotels are exceptional assets in prime New Zealand destinations, with Sofitel Queenstown achieving a record price per key in New Zealand.

"We are confident they will continue to perform strongly under Brookfield's ownership. The transaction reflects the quality of the assets NZ Hotel Holdings has developed, and the continued investor interest in well-located hotel properties in New Zealand."

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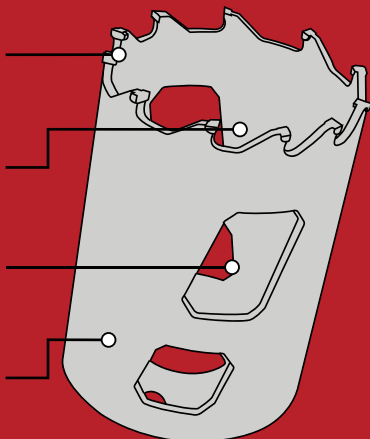
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From product launch to real-world experience



Beyond features, finishes, and awards, real-world performance matters most. Window Makers' Joe Ravenhall shares first-hand insights into why Yale Unity Slim has become a trusted smart security solution for New Zealand homes.

It's been a busy couple of years for Yale Unity® Slim Smart Lock in New Zealand — from its launch as a lock designed specifically for local conditions and narrow aluminium door profiles, through to highlighting its design flexibility, finish options, handle choices, and industry recognition.



But beyond product features and awards, what matters most is how a lock performs once it's on the door and in daily use.

To understand that real-world experience, Yale spoke with Joe Ravenhall, Sales Manager at Window Makers, to hear directly from a joinery manufacturer working with Unity Slim across residential projects. His insights reflect how the lock performs in practice — from manufacturing and installation through to homeowner use — offering a first-hand perspective on why Unity Slim has become a trusted choice for Kiwi homes.

Smart homes are setting new expectations

As smart home technology becomes more common in New Zealand, homeowners' expectations around security are evolving. As Joe explains, as technologies like smart lighting, cameras, and alarms become standard in New Zealand homes, smart locks are increasingly seen as a natural next step.

This shift is being driven by both homeowners and builders, with a growing emphasis on solutions that are easy to use, reliable, and suited to how people live and build today.

"The biggest thing people want is convenience and control. Homeowners like the idea of not needing keys and being able to manage access through their phone, and builders want something that's reliable and easy for clients to use once they move in."

Security leads the decision

While features like keyless entry and app control are often what homeowners notice first, security remains the primary reason people choose smart locks. Across homeowner conversations and purchasing trends, security consistently emerges as the key driver behind the move to smart locks.

Yale Unity Slim is designed to deliver that reassurance by combining smart functionality with strong mechanical security. App notifications, remote locking, and access management give homeowners greater visibility and control, whether they're at home or away.

"It's about having something that's secure, simple, and integrates well into everyday life."

-----Joe Ravenhall, Sales Manager, Window Makers

"People like being able to create codes for family members or unlock the door from their phone. It's one of those things that becomes part of daily life very quickly," Joe says.

Not just a front door solution

Although Yale Unity Slim is commonly specified on front entry doors, Window Makers also sees its value across the rest of the home. With multiple backset options available, Unity Slim can be used just as comfortably on back doors and other secondary external doors.

This allows homeowners to achieve a consistent level of security across all entry points, rather than treating secondary doors as an afterthought.

What is multipoint locking?

By lifting the handle, multipoint locking secures the door at the main lock while engaging bolts at the head and sill, providing added security.



From a joinery perspective, this is especially important for larger or architectural doors.

"It helps pull the door in tight and compress the seals properly, which is important for overall door performance," Joe explains.

Designed in NZ for local conditions

Unity Slim's clean, slim design is well-suited to homes where both the look and functionality are important.

"It's a stylish minimal look with a really well-designed app experience. It works well with modern entry doors and still gives you the benefits of multipoint locking."

With its IP55 rating, Yale Unity Slim is designed to perform reliably in New Zealand's harsh and exposed environments, giving confidence it will stand up over time.

Easy to manufacture and support

For Window Makers, Unity Slim integrates seamlessly into industry-standard locking systems, making it straightforward to manufacture and install.

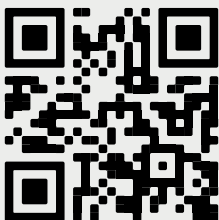
Local powder coating, assembly, and supply add further value, allowing finishes to be matched accurately while supporting shorter lead times and easier after-sales support.



Smart security, now the standard

Today, around 70% of Window Makers' entry door hardware includes digital locks, highlighting how quickly smart security has become mainstream.

For Window Makers, Yale Unity Slim delivers a smart locking solution that goes beyond convenience — providing strong security, flexible application across multiple doors, and lasting peace of mind for everyday living.



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MORE

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Recognised for its outstanding design and innovation, the Unity Slim Smart Lock earned Silver at the 2025 Best Design Awards and won the Innovation category at the 2025 Window & Glass Association NZ Design Awards.



Key
Free



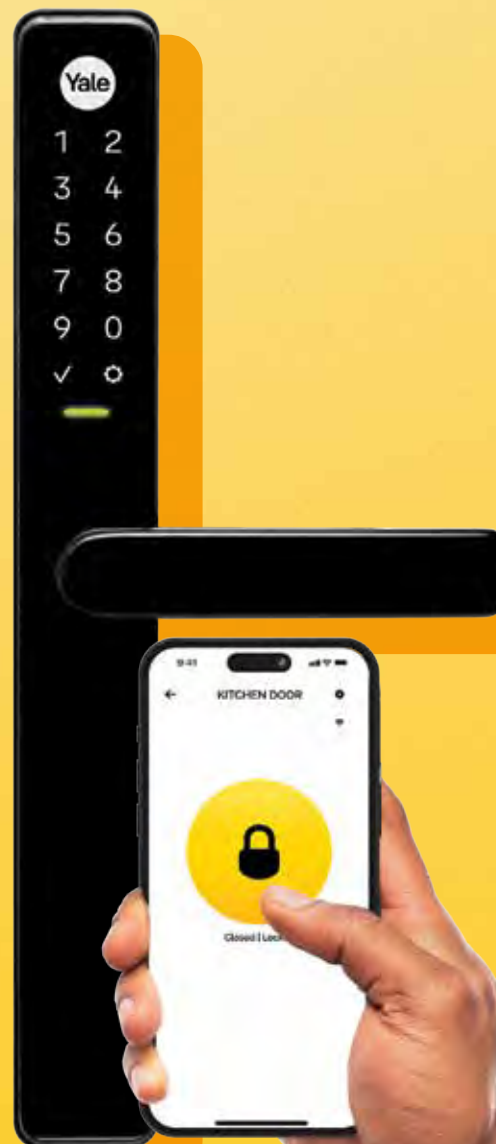
Multipoint Locking
Lift-to-lock



Designed for
New Zealand conditions



Total control
via the app



Yale Home



Fuel spike begins to bite but construction costs hold steady

The key takeaway is that cost growth is still relatively moderate, but volatility has increased.

Construction cost increases remain mostly modest, but a sharp rise in fuel prices is causing upward pressure in the short term, according to building cost platform QV CostBuilder.

CostBuilder is New Zealand's most comprehensive online subscription-based building cost platform.

In its latest monthly update, more than 11,000 current material prices were applied to its extensive database of construction rates across Auckland, Hamilton, Palmerston North, Wellington, Christchurch and Dunedin.

The latest update shows overall cost escalation remains relatively contained, with elemental and trade rates both increasing by an average of 0.4% in a month.

Diesel prices rising rapidly

However, rapidly rising diesel prices have begun to flow through into construction costs, particularly in fuel-intensive areas of work.

At a trade level, excavation recorded the most significant increase, rising 7.8%, while piling (1.4%) and demolition (1.3%) also increased — largely due to the recent surge in diesel prices.

Site preparation and substructure costs also increased by 2% and 1.8% respectively due to rising diesel rates, with exterior works up 1% in a month.

QV CostBuilder spokesperson and experienced quantity surveyor Martin Bisset says fuel is the key cost driver currently.

"The increase in the price of diesel has had an immediate impact on areas



QV CostBuilder spokesperson and experienced quantity surveyor Martin Bisset.

such as site preparation, excavation and substructure work, where fuel is a significant input for machinery used in these operations.

"That's where the most upward pressure on construction costs is coming from right now," Bisset says.

The rise in fuel costs comes amid increasing global oil prices linked to conflict in the Middle East, which is also affecting supply routes and lifting freight and energy costs internationally.

Full impact not yet clear

Bisset says while the recent fuel spike was significant, its full impact on overall building costs was not yet clear.

"New Zealand is particularly exposed

to changes in fuel and shipping costs, so recent geopolitical events in the Middle East are relevant for the local construction sector, and they will inevitably have an effect," he says.

"At this stage, we can see the effect at a trade and elemental level, but the impact on total building costs per square metre hasn't yet been captured.

"We expect to have a clearer picture of that in our next CostBuilder update."

Current environment different from Covid-19

In the meantime, he says the current environment differs from the sharp and sustained cost escalation experienced during the Covid-19 period.

"We're not seeing the widespread supply chain disruption of recent years, but fuel and freight are certainly re-emerging as important cost drivers.

"It's important to recognise that this appears to be a short-term spike at this stage.

"At some point, fuel prices are expected to normalise, and that should ease some of the pressure coming through."

More broadly, construction cost movements remain mixed.

The latest update also recorded increases in materials such as plasterboard, insulation and some timber products, while some copper and steel pipework decreased in price.

Bisset says the market remained relatively balanced overall, but with a higher degree of uncertainty.

"The key takeaway is that cost growth is still relatively moderate, but volatility has increased."

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&Glass**
Association NZ



	NUMBERS & PRICING	SYSTEMS & PROCESSES	TEAM & PEOPLE	SALES & MARKETING	LEADERSHIP OF SELF & BUSINESS	YEAR GROSS REVENUE /85
SIGNIFICANCE \$12M+	- FINANCING DEVELOPMENTS - BUSINESS VALUATION - INVESTMENTS	- FRANCHISE PROTOTYPE - QUARTERLY COMPANY PLANNING	- GENERAL MANAGER: CREATE A COPY/CLONE OF YOU - STRUCTURING & BUY-IN	- COMPLETE MARKET DOMINATION - SHOWHOME / SHOWROOM STRATEGIES - SALES TEAM (INDEPENDENT OF OWNER)	QUARTERLY RETREATS FOR YOU & THE FAMILY	 YOUR DEFINED BMD HAS BEEN ACHIEVED
SUCCESS \$5M-\$12M	- HIRING OR OUTSOURCING TO AN ESTIMATOR / GC - PROJECT PROTECTION - BALANCE SHEET MASTERY	- A-Z OF OPERATIONS-LEVEL 3 - COMPANY STRUCTURE FOR CASH FLOW-LEVEL 3 - COMPANY CULTURE & CODEX	- BECOMING THE EMPLOYER OF CHOICE - BONUSES & BENEFITS - CREATING AN ENVIRONMENT OF WINNING	- MARKETING & SALES COORDINATOR - TRAINING YOUR SALES PERSON - ADVANCED LEAD GENERATION (10000+ ADS)	- VOL DAY HOLIDAY MYTHS - LEADERSHIP TEAM TRAINING - YOUR 100 YEAR SUCCESS MANIFESTO	 PER OVER \$300/HR FOR THE LAST 90 DAYS, KEY TEAM IN PLACE FOR PRIORITY POSITIONS AND MINIMUM MARGIN OF OVER 25%
SCALE \$2.5M-\$5M	- MONTHLY & QUARTERLY FINANCIAL REPORTS - OUTSOURCING & OUTSOURCING THE REPORTING - PRICING VARIATIONS (CHARGE SCHEDULERS) - BUDGETING & SCHEDULING EXPENSES	- A-Z OF OPERATIONS-LEVEL 2 - COMPANY STRUCTURE FOR CASH FLOW-LEVEL 2 - SCALING MULTIPLE SITES	- QUARTERLY MANAGEMENT MEETINGS - PROJECT MANAGEMENT - PERFORMANCE REVIEW & CRITICAL CONVERSATIONS	- SALES SCRIPTS TRAINING & SITE VISIT CHRONOGRAPHY - QUOTE AS AN ACTION PLAN - THE ULTIMATE BUILDERS MARKETING & SALES	- YOUR ZONE OF GENIUS - SHOWROOM BUSINESS DEFENCY - LEADERSHIP & LEVERAGE COACHING	 PER OVER \$100/HR FOR THE LAST 90 DAYS, EXPENSES BELOW 14%, PIPELINED WORK FOR AT LEAST 12 MONTHS AND VIVIDLY CLEAR BMD
STABILITY \$1.2M-\$2.5M	- FRONT & BACK END MARGIN LEVERS - YOUR PROFITABLE PRICING PROCESS - DISPATCH & WORK IN PROGRESS	- A-Z OF OPERATIONS-LEVEL 1 - COMPANY STRUCTURE FOR CASH FLOW-LEVEL 1 - CLIENTS WEEKLY WRAP	- PREMIER LEAD PLANNING - HIRING AN OFFICE MANAGER - SAME PAGE PLAN	- PIPELINE BUILDER: GET BOOKED, SOLD & FILL YOUR PIPELINE QUICKLY - LOOKBOOK & HOW PRICE - THE COMPLETE MARKETING MASTERCOURSE	- SUCCESS LEVETS CLUB - THE PHILADELPHIA YEAR - PROBLEM & CONSTRAINT SOLVING	 MINIMUM MARGIN OF 20% AND 10 DAY LONG HOLIDAY TAKEN IN LAST 90 DAYS. PROFIT DRAWING ACHIEVED ABOVE AND BEYOND OWNERS SALARY.
SURVIVAL \$500-1.2M	- BACK COST ALL PROJECTS - CASH FLOW FORECASTING - PERFECT P&L SET UP	- LEVERAGE YOURSELF FROM SITE - PROJECT MANAGEMENT SOFTWARE STACK - QUALITY CONTROL	- RULES OF THE GAME & TEAM GOLD (PRINCIPLES) - ONBOARDING PROCESS - ACCOUNTABILITY & COACHING	- DIRECT RESPONSE WEBSITE - YOUR HIGH CONVERTING BUILDERS SALES PROCESS - ADVANCED PROJECT QUALITY CONTROL (QUESTIONNAIRE & TRACER CALL)	- PERSONAL PERFORMANCE: PHYSICAL & MENTAL FITNESS - VISION BOARD 2 WEEK SPRINTS	 WORKING IN OFFICE 1 DAY A WEEK, NO WORKING NIGHTS, WEEKEND HOLIDAY AND PER OVER \$50/HR ACHIEVED IN LAST 90 DAYS
STARTUP \$0-\$500K	- PRICE FOR PROFIT & LEVERS OF THE BUSINESS - PRICE FOR MARGIN, NOT MAKE UP - BREAKDOWN CALCULATION	- WEEKLY TOOLBOX MEETINGS - DAILY STAND-UPS & 2-WEEK SPRINTS - STOP DOING LAST SYSTEMS	- WORKING PROCESS: ATTRACTING TALENT & JOB ADS - ROLE SCOPE & DETAILED DAILY - RECLAIM YOUR TIME (OUTSOURCING FINANCIAL & ...)	- BEYOND YOUR TARGET MARKET & PERFECT PROJECT - MARKETING PILLARS - TPB 1% REFERRAL SYSTEM: PREDICTABLE PLUG & PLAY LEADS	- FOCUS ON THE RESULTS & VIVID VISION - HIGHEST OF A PROFESSIONAL BUILDER - BUILDING A BUSINESS ATHLETE	CLEAR PLAN, CLEAR REQUIREMENTS OF CHANGES AND ACTIONS. NO PAPER LOSSES FOR LAST 90 DAYS

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Smarter performance, better value

In today's building environment, achieving compliance, performance, and cost-efficiency is more important than ever.

Eliment Insulation delivers all three — making it a smart, cost-effective alternative for residential and commercial projects across New Zealand.

Eliment is a high-performance glasswool insulation range designed specifically for New Zealand conditions, with thermal performance independently verified to New Zealand standards.

Backed by CodeMark certification, it provides a high level of compliance assurance, giving builders, designers and homeowners confidence that the product meets the requirements of the New

Zealand Building Code.

The Eliment range is a versatile dual thermal and acoustic solution, covering ceiling, skillion roof, mid-floor, internal and external wall applications.

With a wide selection of R-values, densities and thicknesses, it suits virtually any build type or design requirement. Eliment is also readily specified through Masterspec, Smartspec and H1 calculations on Design Navigator.

Beyond performance, Eliment is engineered for efficiency. Manufactured using up to 80% recycled glass and compressed up to 15 times for transport, it reduces environmental impact and freight costs.

A 70-year product warranty further reinforces long-term durability and value.

Whether building to a budget or optimising for performance, Eliment Insulation delivers a practical, compliant and cost-effective solution — without compromise.



Eliment insulation is designed for a wide range of wall, ceiling, mid-floor and skillion applications. It is manufactured using recycled glass and employs a phenolic resin-based binder that incorporates a natural anti-formaldehyde ingredient. Eliment insulation is available to order nationally from ITM, PlaceMakers and professional installers.

Wall Insulation Product Specifications

R-Value (m2 K/W)	Thickness (mm)	Width (mm)	Length (mm)	Piece per Pack	Bales per MasterBag	Area Per Bale (m2)	Approx. Cover. per Bale (m2) ¹
R1.8 Wall	75	600	1200	20	8	14.40	14.40
R2.2 Wall	90	580	1140	16	8	10.58	12.47
R2.4 Wall	90	560	1140	13	8	8.30	9.85
R2.6 Wall	90	560	1140	11	8	7.02	8.26
R2.8 Wall	90	560	1140	7	8	4.47	5.24
R3.2 Wall	140	560	1140	13	8	8.30	9.77
R3.6 Wall	140	560	1140	9	8	5.75	6.82
R4.1 Wall	140	560	1140	6	8	3.83	4.51
R4.3 Wall	140	560	1140	4	8	2.55	3.01

Ceiling and Skillion Insulation Product Specifications¹

R-Value (m2 K/W)	Thickness (mm)	Width (mm)	Length (mm)	Piece per Pack	Bales per MasterBag	Area Per Bale (m2)	Approx. Cover. per Bale (m ²)
R3.6 Ceiling ²	165	432	1220	14	8	7.38	7.68
R4.2 Ceiling	195	432	1220	12	8	6.32	6.62
R5.3 Ceiling	230	432	1220	8	8	4.22	4.39
R6.3 Ceiling	278	432	1220	7	8	3.69	3.84
R7.3 Ceiling	285	460	1220	5	8	2.81	2.73
R3.2 Skillion	115	560	1220	9	8	6.15	6.64
R5.0 Skillion	165	560	1220	4	8	2.73	2.95
R6.0 Skillion	215	560	1220	5	8	3.42	3.69
R7.4 Skillion	265	560	1220	4	8	2.73	2.95

R2.6 Wall, R2.8 Wall, R3.6 Ceiling or R4.2 Ceiling can be used in mid-floors for a dual thermal and acoustic solution

¹ Approx. coverage per bale relates to standard structures (i.e. with framing allowance) therefore actual coverage may vary

² 2 layers of R3.6 Ceiling = R7.0 Ceiling (refer to CodeMark Certificate)

Turning construction waste into better outcomes



On any construction site, momentum matters. Deadlines, budgets, and compliance targets all move in lockstep. Waste shouldn't be the thing that slows builders down.

Enviro NZ partners with construction teams across New Zealand to take the friction out of dealing with their waste.

From major builds to complex projects, it handles everything from collection through to sorting and recovery, so that construction teams can stay focused on the build itself.

But this isn't just about removing waste. It's about rethinking it.

Construction and demolition materials are one of New Zealand's largest waste streams, yet they also present one of the biggest opportunities. With the right systems in place, materials such as timber, concrete, metals, and plasterboard can be recovered, reused, or repurposed, reducing environmental impact and project costs.

That's where a more structured approach makes the difference.

Enviro NZ starts by helping clients understand waste. Through site audits and practical planning, they identify opportunities to minimise waste at the source and improve recovery rates.

From there, they prepare and implement a waste minimisation plan that fits the site, with bins, collections, and processes aligned to the client's schedule, not the other way around.

Behind the scenes, data does the heavy lifting. The company's Power BI reporting gives real-time visibility over waste volumes, recovery rates, emissions and costs. It means no guesswork — just clear insights that can be acted upon and reported against.

For projects targeting Green Star or Homestar ratings, that visibility becomes even more valuable.

Enviro's reporting is aligned with Green Star requirements and supports Homestar submissions, making it easier to demonstrate performance and achieve certification points through waste minimisation and increased material recovery.

On site, it's all about keeping things simple and workable. Clear signage, tailored waste plans, and practical training help teams separate materials effectively without slowing progress.

Off site, its network of resource recovery facilities and specialist processing sites ensures those materials are put to better use.

The result is a system that works quietly in the background, keeping projects moving while delivering measurable sustainability outcomes.

Because when waste is managed well, it stops being a problem to deal with, and becomes part of the solution.



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The asbestos disposal blind spot for small

The Environmental Innovation Centre (EIC) investigates the lack of information and asbestos disposal options for the New Zealand public.

“Where can I recycle different construction waste materials in New Zealand?”

This is the question the Environmental Innovation Centre (EIC) set out to answer when developing its new “Recycling Services Finder” on the WasteHub website — a tool that allows users to search for recycling operators by material type and region.

The aim was to bring together all the information that is currently out there, but is scattered across different websites or buried in PDFs, and is time-consuming to track down.

The EIC’s goal was to make sustainable waste management easier and more accessible to the construction sector.

Then we came across a new issue — asbestos and asbestos-contaminated waste.

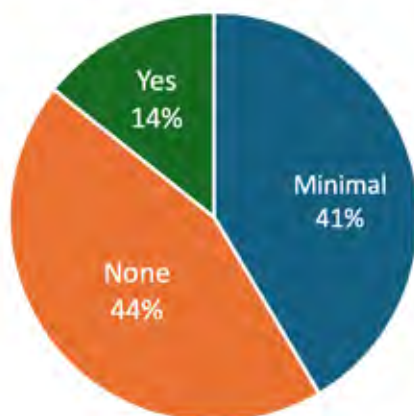
Asbestos waste should never be recycled or go into general waste — it must be treated as hazardous/special waste to protect our communities and the workers handling waste at transfer stations and landfills.

Asbestos is a serious health hazard and needs to be securely wrapped, clearly labelled, and taken to designated approved facilities.

Unfortunately, many councils do not provide adequate information online about asbestos disposal in their district/region.

We first reviewed 70 regional and district council websites across the country to investigate what guidance is available on asbestos disposal.

Only 10 councils (14%) provided clear information on where asbestos can be



Proportion of New Zealand councils providing information about asbestos disposal options for the public.

disposed of within their region. Twenty-nine councils (41%) provided minimal information — often limited to referring readers to the WorkSafe website — and 31 (44%) provided no information at all.

Secondly, we reviewed 234 landfills, transfer stations, and resource recovery centres across New Zealand, examining their official websites and contacting them directly when required.

Only 15 (6%) of these facilities accept asbestos waste from the general public for disposal. Eleven (5%) will accept asbestos waste only from asbestos contractors.

The remaining 208 (89%) do not accept any form of asbestos waste.

To help address this gap, we are developing a dedicated Asbestos Disposal Finder on WasteHub to make it easier to identify facilities that accept this material

Taking action to remove asbestos

We strongly recommend using a Faculty of Asbestos Management of Australia and NZ (FAMANZ) asbestos specialist to identify asbestos, and a Licenced Asbestos Removalist to remove and dispose of asbestos and asbestos materials safely — but recognise that this is not possible for everyone.

Please refer to WorkSafe or WasteHub for advice on how to safely remove asbestos, to protect yourself, your family and community.

Please note: As a PCBU, if you are not a licensed asbestos removalist, you should only be removing Class B (non-friable) asbestos, up to a maximum size of 10sq m if you are competent to do so with the correct asbestos Respiratory Protective Equipment (RPE) and Personal Protective Equipment (PPE).

“Competent person” means a person who has the knowledge, experience, skills, and qualifications to carry out a particular task under these regulations, including any knowledge, experience, skills, and qualifications prescribed in a safe work instrument.

Asbestos accepted from the general public:

North Island

Northland Waste Kerikeri, Far North
Northland Regional Landfill (Whangarei), Whangarei
Wairoa Landfill & Recycling Centre, Wairoa
Spicer Landfill, Porirua
Southern Landfill, Wellington

South Island

Blenheim Hazardous Waste Centre, Marlborough
Bonny Glen Landfill, Rangitikei
EcoDrop Metro Place, Christchurch
Redruth Resource Recovery Park, Timaru
Green Island Landfill and Resource Recovery Park, Dunedin
Mount Cooee Landfill, Clutha
Wanaka Transfer Station, Queenstown-Lakes
Queenstown Transfer Station, Queenstown-Lakes
Southern Regional Landfill, Southland
Timpany Landfill, Invercargill

Asbestos accepted from approved/licensed contractors only:

North Island

Northland Waste, Warkworth
Whitford Landfill and Energy Park, Auckland
Hampton Downs Landfill, Waikato
Omarunui Landfill, Napier
Central Hawke’s Bay District Landfill, Waipukurau
Silverstream Landfill, Upper Hutt

South Island

York Valley Landfill, Tasman
Kate Valley Landfill, Hurunui
Burnside Landfill (Nash & Ross), Dunedin
Victoria Flats Landfill, Queenstown-Lakes
AB Lime Ltd, Southland

contractors and DIY-ers

and to understand the conditions involved.

If we expect safe handling and proper disposal of asbestos, pathways need to be clear and affordable.

Without accessible, regionalised information and realistic disposal options, even well-intentioned homeowners and small contractors can struggle to do the right thing.

If you are disposing of asbestos at a facility that accepts public drop-offs, you must:

- Inform the facility of your asbestos waste. Complete an approval form from the facility/council, and obtain a hazardous waste disposal permit before drop-off.

- Wrap and seal waste in approved 200-micron asbestos waste bags and/or double wrap it in heavy-duty 200-micron polythene sheeting.

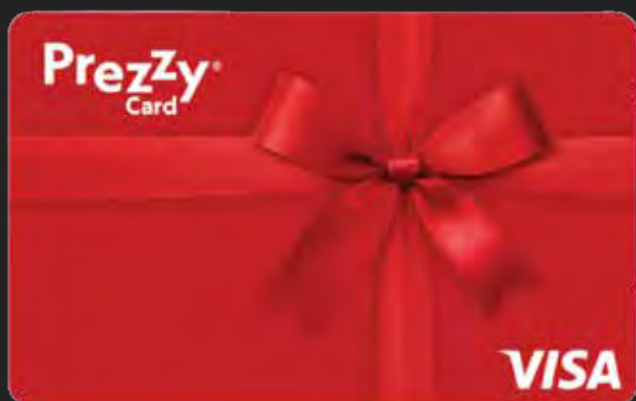
- Follow specific on-site protocols during drop-off. Please contact the facility/council directly for information about their specific process and Health and Safety controls.

If you are handling asbestos or asbestos-containing material at any time, ensure you have the correct PPE (see WorkSafe link at right for advice on PPE).

Useful Resources:

- **WorkSafe — PPE for handling asbestos:**
www.worksafe.govt.nz/topic-and-industry/asbestos/protective-clothing-and-equipment-for-working-with-or-near-asbestos
- **WorkSafe — Asbestos in the home:**
www.worksafe.govt.nz/topic-and-industry/asbestos/asbestos-in-the-home
- **WorkSafe — Managing asbestos in your building or workplace, for PCBUs:**
(please note that WorkSafe's asbestos-related guidance is currently being updated)
www.worksafe.govt.nz/topic-and-industry/asbestos/managing-asbestos-in-your-building-or-workplace-for-pcbus
- **WorkSafe — Approved Code of Practice for management and removal of asbestos:**
www.worksafe.govt.nz/topic-and-industry/asbestos/management-and-removal-of-asbestos
- **Faculty of Asbestos Management of Australia and NZ (FAMANZ) Member Directory:**
www.famanz.org/community-resources/member-directory
- **WasteHub — Recycling Services Finder:**
www.wastehub.co.nz/nz-recycling-services-finder
- **WasteHub — Safely managing asbestos as a DIY-er:**
www.wastehub.co.nz/dealingwithasbestos

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

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Congratulations go to Jonnie Cato of the Kapiti Coast who won last month's prize of a 36-pack of Stanway Paint Pens worth \$200.

BCATS refresh: Strengthening pathways into the trades

The BCITO remains committed to helping learners gain the practical skills they need to build a rewarding and enduring career in the trades.

A significant milestone in this commitment is the transition from the Building, Construction, and Allied Trades Skills (BCATS) unit standards to skill standards.

This change ensures BCATS continues to reflect the needs of employers, educators, and industry.

Since its introduction in 2008 by the BCITO and the Built Environment Training Alliance (BETA), the BCATS programme has supported learners across New Zealand to explore a range of career pathways within the trades.

Delivered in secondary schools, trade academies, training organisations, and Gateway programmes, BCATS gives learners a broad foundation across multiple trades.

What's changing?

The BCITO is developing a suite of new and improved BCATS resources for teachers, learners and home educators.

These resources have been developed with extensive input from teachers and industry to ensure they are practical and relevant.

Teachers can access these resources through BConstructive and myBCITO. Other key changes include:

- introduction of Achievement, Merit and Excellence grades to recognise learner effort and skill, and
- contribution to NCEA certificate-level achievement.

What are people saying about the resources?

Feedback from teachers engaging with the updated BCATS resources has been extremely positive.

"These resources are fantastic, well



The BCITO remains committed to helping learners gain the practical skills they need to build a rewarding and enduring career in the trades.

thought out and compiled. I taught in tertiary education for 20 years and understand the work required, and how important good resources and assessments are for the successful delivery of a programme, ease of use, and good outcomes for the students — which is the priority focus. Awesome job BCITO development team!"

Teacher from Christchurch

"Congratulations. The resources appear very student-friendly, and look smart and modern."

Teacher from Taranaki

"Thank you so much for the resources. I am over the moon with them, as they are so on point for both teaching and utility

for our students and their futures."

Teacher from the Bay of Islands

Looking ahead

The BCITO will continue to work closely with teachers, industry partners and the Construction and Specialist Trades Industry Skills Board (CSTISB) to refine BCATS resources and ensure a smooth transition to the new skill standards.

This next phase marks an exciting new chapter for BCATS — one that supports learners and strengthens pathways into the trades.

For enquiries about the new resources, please contact Anna Douglas, BCITO Programme and Learning Designer, at annad@bcito.org.nz.



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ARCHITECTURAL ALUMINIUM JOINERY



INTERIOR CONSTRUCTION



BRICK AND BLOCK LAYING



JOINERY



CARPENTRY



KITCHEN AND BATHROOM DESIGN



CONCRETE



PAINTING AND DECORATING



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building people

Protecting contractor margins in a high-risk industry

New Zealand's construction industry continues to struggle in a difficult economic climate where global instability, persistent inflation and continued supply chain uncertainty mean that risks to construction projects remain high and margins stay tight. Tanya Young and Emma Mahony of law firm Greenwood Roche outline how contractors can protect their bottom line.

In 2025, we saw an unprecedented rise in construction firm insolvencies with 751 liquidations — up 13% on the previous year.

In a volatile market, how can contractors protect their bottom line?

Claims hygiene explained

A claim is the means of asserting an entitlement under a construction contract, whether due to delays, scope changes, payment disagreements or breach. Claims tend to arise under three broad categories:

- **Variations:** A change to the scope or character of work that justifies additional time and/or payment.
- **Extensions of time:** Deferring the completion date to account for delay events that are the principal's risk.
- **Dispute/breach:** Claims for relief due to an alleged breach or where the parties interpret their contractual obligations and entitlements differently.

Submitting a claim should not be considered adversarial, rather it is a commercial reality designed to ensure the contract operates intentionally and transparently.

However, the effective management of claims, or "claims hygiene", is something New Zealand contractors tend to be reticent about — often more comfortable putting the contract in the bottom drawer and relying on relationships and handshakes.

Given today's market, and the entry of more sophisticated and savvy offshore competitors, this mindset exposes New Zealand contractors to increased risk.

The effective management of contract claims and disputes is central to successful project delivery while preserving the contractor's bottom line.

In these budget-conscious times, principals are increasingly prepared to resist claims on procedural grounds, late notice, technical insufficiencies and weak evidence, even where the underlying grounds for entitlement are undeniable.

Timely notice, contemporaneous record keeping and robust programming are, therefore, imperative to preserving a contractor's right to fair compensation for the work performed.



Tanya Young



Emma Mahony

Good claims hygiene is embedded long before claims arise, through the establishment of disciplined behaviours and processes that identify, record, notify and substantiate claims.

Failure to adopt and practice effective claims hygiene may lead to disputes, delays, cost overruns, and damage to stakeholder relations.

The benefits of effective claims management include, among other things:

- accurate programming and forecasting,
- preventing an accumulation of issues,
- avoiding escalation of disputes,
- cashflow and margin protection, and
- nurturing trust and professionalism between the contracting parties.

Entitlements depend on process, not just merit

Construction contracts prescribe strict

rules for engagement between the parties during the contract period, including the forms and processes for submitting claims.

For example, time bars impose strict time limits on the right to submit a claim, discouraging contractors from stockpiling claims into larger retrospective bundles. These preconditions to entitlement have become increasingly commonplace, onerous and

enforceable — and if not adhered to, can wipe out a contractor's pathway to relief.

The impacts of failing to observe time bars tend to materialise later in the programme once cost pressures become apparent. Consequently, contractors can be left absorbing the cost of delay and disruption, eroding those already tight margins.

Prescribed notice requirements are another contractual hurdle to be wary of. The contract may require a claim to be in a specific form, addressed to a specific recipient, reference relevant contract clauses, and contain a minimum level of substantiating evidence, any of which, if deficient, may be relied on by principals to reject a valid entitlement on technical grounds.

Contractors should also stay abreast of,

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Key tips for good 'claims hygiene'

Good claims hygiene preserves contractors' entitlement to claims. The following tips will assist in embedding claims hygiene practices:

- **Understand the contract:** Read and fully understand the contract you have entered. Ensure questions are asked at the outset to ensure you are fully informed of the contractual obligations and processes.
- **Adopt and maintain robust record-keeping processes:** Maintain site diaries, record events, and document issues in real time as they occur, photograph progress, track resource usage, clarify and confirm instructions in writing, and take detailed minutes.
- **Exercise programme discipline:** Maintain a live programme based on logic-driven updates, with coded reasons for departures and a documented basis for resequencing. Ensure the programme is updated to reflect any agreement between the parties.
- **Notice templates:** Prepare contractually compliant templates for advance warnings, variations, extensions of time and defaults — each recording the event, dates, contractual triggers, initial effects, mitigation steps, records held, and reservation of rights.
- **Claims register:** Maintain a claims register recording claim details such as instructions, date of onset, time bars, cause, responsibility, required evidence, mitigatory actions, costs and status updates.

Who's doing the most construction work around NZ?

Pacifecon general manager Trina Farr finds out who's doing the most construction work in and around New Zealand.



Several established market leaders have maintained their positions within the top 10 of Pacifecon's recently released Top Residential Building Report (TRBR), a bi-annual report that provides analysis and ranking of building companies.

Topping the list for the largest number of residential projects is G J Gardner Homes, who are involved in approximately \$1.4 billion worth of projects, with 35% in the planning phase.

Fletcher Living Ltd continues to have around two-thirds of its projects in the planning stage rather than under construction.

Meanwhile, Sanderson Group has climbed significantly in the rankings for project value, rising from 13th in the previous report to fifth in this edition. Summit Homes has also recorded a



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and utilise, any early warning obligations in the contract.

Irrespective of whether a claim eventuates, it is best practice to give notice on the initial identification of potential issue. This preserves the contractor's entitlement even though substantive details and outcomes may not be known.

For example, New Zealand Standard's 391X series of contracts require parties to notify each other if they become aware of any matter which might materially impact the time or cost of project delivery, or impair compliance with statutory duties.

While failure to provide early warning will not undermine a contractor's right to a claim, it will factor into the valuation of any variation arising out of the matter.

A further benefit to the early warning obligation is that it gives parties additional flexibility to reach a commercial agreement beyond the claims process.

Final thought

The strongest claims rely on contemporaneous records. Prevention, through consistent, contemporaneous record-keeping and notification, is far more effective than attempting to protect your position after the fact.

Good contractors build well. Great contractors build well and protect their entitlements.

notable lift, moving up to 18th place.

The latest edition — including a national New Zealand report plus 11 regional reports — has just been released, giving readers a 360° view of the country's construction industry.

Each report covers single residential, multi residential and retirement builders, and provides five separate rankings. They are the builders with the highest:

- dollar value of residential projects,
- total dollar value, along with a breakdown of work planned and started,
- number of residential projects,
- number of residential dwellings, and
- average dollar value of residential projects.

The figures encompass the entire range of stages, from planning to consent and construction for each entity. It includes any projects planned, underway or completed from February 2025 to January 2026 (not just consented).

This provides a comprehensive total for each of the building companies involved in residential construction.

By project count, 84.1% are underway and 15.9% are planned. However, by total project value, the split is more evenly balanced, with 49.3% started and 50.7% planned.

This reflects the high value of retirement-sector projects, along with growth in multi-dwelling and large-scale residential developments, particularly in Auckland.

The residential projects table displays data in descending value order to highlight those builders with larger value residential building projects.

They include a mixture of residential house builders, and apartment and retirement village/aged care project builders.

Another recently released report is the February Market Watch, featuring the energy sector. It's a comprehensive overview of planned construction across regions around New Zealand.

Some quick facts that feature include:

- Forty-four percent of the projects in the energy pipeline are electricity projects, dropping from 52% in February 2025.
- Solar projects have risen from 27% in 2025 to 33%, and from 19% of the value in 2025 to 25% in 2026.
- There were 1818 new projects reported, with a value of \$5968 million. The value decreased by 29% when compared to the previous month.
- The largest sector in the Pacific Islands pipeline is heavy industry/energy, with \$57.7 million worth of projects in the pipeline.

Pacifecon's team is based across the country, spending nearly 1000 hours researching each week to bring the most accurate up-to-date project information and industry news, including the compilation of a range of complimentary reports.

Head to pacifecon.co.nz/resources/top-residential-builders to learn more about the Top Residential Builders Report.

Get in touch at projects@pacifecon.nz for more information or to order a copy.

Certainty a big factor in retaining key personnel

Most builders market for more work. The best builders market for better people. The Professional Builder founder Marti Amos explains the difference.



There's a residential construction company in Christchurch. It's run by Dave, the owner.

He hasn't had a labour problem in four years. He's not paying more than anyone else, and he's not doing anything groundbreaking.

But while other operators in his area are scrambling to fill gaps, watching good people leave for Australia, and covering their own framing on jobs they should be managing, Dave's team is stable, his sites run without him, and he turns down more work than he takes on.

The problem hiding in plain sight

New Zealand is losing tradespeople to Australia at a rate that should be keeping building company owners up at night.

A qualified chippie, a reliable site supervisor, a good foreman — any of them can walk off a plane in Brisbane or Perth tomorrow and start work the day after. No visa. No wait. No barrier at all.

And the decision to go is often easier than it should be — because the tradie in question doesn't feel particularly valued where they are right now. They're just a resource.

Meanwhile, the builders who aren't losing people have figured out something that most business owners in any industry eventually learn — the way you attract and keep exceptional people is the same way you attract and keep exceptional clients.

You give them something worth choosing, and you make leaving feel like a loss.

Here's what that looks like in practice.

1

They treat their reputation as an employer like their reputation as a builder

A good building company owner thinks carefully about what past clients say about them. They want referrals. They protect their name.

The best building company owners think exactly the same way about what past and current employees say about them.

Word travels fast in the trades. If your sites are chaotic, if you pay late, if you don't back your people when clients get difficult, tradies talk — in the way that means the best people stop applying and the ones you've got start listening when someone else comes calling.

Your reputation as an employer is a marketing asset. Most builders have never thought about it that way. The ones who have are winning the war for talent while

everyone else wonders where all the good people went.

2

They make the next six months visible

One of the most underrated things you can offer a team member is certainty. A good tradie with a mortgage and a family is looking for someone who can tell them they'll have steady, reliable work for the foreseeable future.

The Australia proposition is partly financial, but it's also about certainty — big projects, guaranteed hours, and no wondering whether the next job is coming.

If you've got a strong pipeline and you're not telling your people about it, you're leaving one of your best retention tools on the table.

3

They run a professional, structured operation

The tradies who are serious about their craft want to work for a serious operator. When they find a company running proper site systems — structured foreman check-ins, clear quality standards, regular one-on-ones — they see it as proof that this is a place worth committing to.

The flip side is equally valuable. When you run a professional operation, the part-timers and time-wasters tend to screen themselves out.

They don't want accountability, structured feedback, or a foreman who runs a proper toolbox meeting on Monday morning. That friction, which feels like a cost, is actually doing your recruiting for you.

Many of our members who go through our Leverage Yourself From Site programme — building the foreman and owner systems around scheduling, client management, QC processes, and tools such as the 1-3-1 Problem Solution Recommendation (PSR) framework — find that the change in team quality follows almost automatically.

Not because they went looking for better people, but because a better operation attracts them and filters out the rest.

4

They give their best people a reason to grow, not just a reason to show up

The tradies who go to Australia often do it because they can see a ceiling where they are. There's no next step, no path to becoming a foreman or a site manager, or

eventually running their own show.

So when Australia offers more money for essentially the same role, the money wins by default.

The builders who keep good people give them something to grow into. It doesn't have to be a formal career framework — although our members often use our "same page plan" tool to align career goals with the company.

"If you're still here in 18 months and things keep going the way they are, I want you running this site." That conversation, genuinely meant, is worth more than a counter-offer after someone's already decided to leave.

5

They actively recruit, even when they don't need anyone

The biggest mistake most builders make with talent is the same mistake bad builders make with sales — they only look when they're desperate.

When you need someone urgently, you'll take whoever's available. When you're recruiting from a position of strength — no immediate pressure, just always being known as a top place to work and always open to a conversation — you end up with a pipeline of people who want to work for you, rather than a desperate scramble every time someone leaves.

We call it the ABH (Always Be Hiring) framework, and we build it into the websites for many of our members.

The reframe

The labour problem in New Zealand residential construction is significant. The drift across the Tasman is strong. And you cannot solve it by simply matching Australian wages because the economics of residential building won't allow it.

But the builders who are winning are competing on certainty, culture, relationships, and growth — things that a Perth construction site cannot offer someone who has a life built in New Zealand.

Most New Zealand-based companies wait until they're short-staffed to think about this. By then, the best people have already made their decision.

The Profitable Builder's Playbook covers the exact step-by-step process of building a business that attracts and keeps good people, without just throwing money at the problem. Get your copy at profitablebuilderbook.com/get-yours-b.

Building Consents Information

For all authorisations, February 2026

Dwellings	\$1,609,585,999	Total All Buildings	\$2,318,491,033
Domestic Outbuildings	\$16,285,885	Non-building Construction	\$45,040769
Total Residential	\$1,625,871,884		
Non-residential	\$692,619,149	Total Authorisations	\$2,363,531,802

Number of new dwellings consented

	Feb 2026	Jan 2026	Feb 2025		Feb 2026	Jan 2026	Feb 2025
Far North District	17	7	13	Palmerston North City	28	51	29
Whangarei District	21	32	32	Tararua District	6	9	2
Kaipara District	11	1	30	Horowhenua District	9	14	11
Rodney District	85	48	61	Kapiti Coast District	15	8	13
North Shore/Albany Wards	271	189	163	Porirua City	17	30	16
Waitakere Ward	115	196	115	Upper Hutt City	23	17	24
Auckland Wards	348	258	222	Lower Hutt City	27	18	33
Manukau/Howick Wards	263	172	295	Wellington City	20	17	27
Manurewa-Papakura Ward	152	122	117	Masterton District	18	7	11
Franklin Ward	45	44	113	Carterton District	4	2	4
Thames-Coromandel District	16	11	15	South Wairarapa District	5	3	5
Hauraki District	1	5	0	Tasman District	9	26	30
Waikato District	66	28	50	Nelson City	47	11	19
Matamata-Piako District	33	22	23	Marlborough District	25	44	27
Hamilton City	46	46	87	Kaikoura District	3	1	1
Waipa District	34	23	64	Buller District	5	3	4
Otorohanga District	1	1	4	Grey District	9	1	9
South Waikato District	11	2	4	Westland District	5	2	4
Waitomo District	1	1	2	Hurunui District	14	10	4
Taupo District	28	14	26	Waimakariri District	65	55	50
Western Bay of Plenty District	40	28	41	Christchurch City	441	226	291
Tauranga City	132	36	30	Selwyn District	208	161	85
Rotorua District	22	14	44	Ashburton District	25	30	17
Whakatane District	9	22	8	Timaru District	14	9	7
Opotiki District	8	3	1	Mackenzie District	8	9	3
Gisborne District	15	25	4	Waimate District	2	0	1
Hastings District	15	21	12	Waitaki District	11	6	3
Napier City	15	21	5	Central Otago District	17	12	13
Central Hawke's Bay District	4	4	8	Queenstown-Lakes District	124	189	122
New Plymouth District	23	35	30	Dunedin City	43	23	28
Stratford District	4	4	2	Clutha District	4	4	7
South Taranaki District	3	7	3	Southland District	10	18	9
Ruapehu District	3	3	2	Gore	2	2	4
Whanganui District	13	27	9	Invercargill City	13	31	8
Rangitikei District	7	2	4	Area Outside TA	0	0	0
Manawatu District	10	5	10	Total	3168	2528	2578

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