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FOREWORD VIEW FROM THE GM OPERATIONS & MARKETING



Dangers of (mis)interpretation



In the wake of the much debated call in the third and final Lions test match, it's interesting to see the desire for more specific regulations sweeping the country. Interpretation of the rules can lead to unexpected outcomes – and the same risk exists within the construction industry

Misinterpretation of building regulations, resulting in a number of complaints, has recently led MBIE to revisit Schedule 1 exemptions in its communications to Licensed Building Practitioners (LBPs). We feature the relevant Codewords article in full on page 10.

The recently introduced Health & Safety At Work Act has also confused a number of businesses, to the point that WorkSafe and other H&S organisations have felt compelled to publish 'mythbuster' style articles. Site Safe clarifies all you need to know about scissor lifts on page 17.

No one wants to see honest, hard-working business owners fall foul of the law. Our second Codewords article this issue covers a construction manager's responsibilities to manage site run-off, and the potential repercussions of not doing so.

// Interpretation of the rules can lead to unexpected outcomes

Staying with the same theme, the BuiltIn article on page 18 looks at Statutory Liability Insurance, which could protect your business against unintentional breaches of a range of New Zealand legislation. No matter how diligent you and your team are, everyone makes mistakes – that's why it's considered best practice to insure your business against these types of situations.

Speaking of protection, next month is all about protecting yourself – or, more specifically, your health!

Every year, PlaceMakers proudly supports the Prostate Cancer Foundation's annual Blue September appeal to raise awareness of men's health and the importance of regularly getting checked. Make sure to keep an eye on *Under Construction* online to find out more about Blue September events near you!

Gary Woodhouse

General Manager Operations & Marketing

Trade price and bonus offer available exclusively to trade account customers. All prices exclude GST.

Products featured may not be stocked in all stores but can be ordered in at the advertised price. Offers valid from Tuesday 1st August – Saturday 30th September 2017.

PlaceMakers



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*Offer exclusive to PlaceMakers trade account holders. Purchases must be invoiced on a current trade account between 1st August & 30th September 2017 and can be over multiple transactions. Qualifying spend of \$1,500+GST or more includes James Hardie Linea (limited to 135, 150 & 180mm profiles) & all James Hardie accessories. Winners of the competition will be notified by 13th October 2017. The Fishing Pack giveaway is limited to 300 nationwide and to a max of one per qualifying trade account. The first 300 qualifying customers will receive a Fishing Pack which will be available for collection from the winner's local PlaceMakers branch no later than 20th October 2017. All qualifying customers will automatically be entered into the draw to win the White Island Fishing & Holiday experience which has been booked for the weekend of January 27th 2018. Prizes are not redeemable for cash or any other product or service.



PAC's first 'Apprentice of the Month'!

PlaceMakers Apprentice Crew recognises members for their ongoing efforts and learnings on the job

Christchurch-based PAC member Michael McEntee was thrilled to be named PAC's first 'Apprentice of the Month' in June.

The monthly competition, open to all PAC members, recognises apprentices for overcoming on-the-job challenges and sharing what they've learned as a result. To enter, PAC members must explain the biggest challenge they faced on a job, how they overcame it, what the outcome was and what they took away from the experience.

Michael, in the second year of his carpentry apprenticeship with BCITO, works for Procuco Limited in Christchurch and visits PlaceMakers Riccarton for supplies.

His biggest challenge last month was to build an Ideal garage with very basic plans that had minimal detail. To ensure it was done properly, Michael took his time to consider the plans before placing the flashings and super clad. He also contacted the manufacturer for details on the barge flashing/guttering

intersection. The outcome was a solid garage, lined with GIB plasterboard and custom joinery for the windows.

When asked what he had learned from the experience, Michael said: "to take the time to think about how things go together and not to be afraid to contact the manufacturer for advice - they want their products used properly just as much as we want to use them properly."

Judges said: "choosing a winner was a difficult task, as there were so many great entries! Each and every PAC member who entered has shown that they are giving it 100% on the job."

"Entries were judged based on the nature of the challenge, initiative and grit shown by the apprentice to overcome it and the impact, as well as the key learning," said one of the judges. "Our winner demonstrated all these attributes - he was calm when faced with a job where he did not have a lot of information on hand and approached it logically, not hesitating to contact the manufacturer to make sure he got it right."



Michael McEntee was pleased to receive his Apprentice of the Month prize pack from PlaceMakers Riccarton Trade Sales Manager Charlie Longley

PAC PREPS FOR LBP STATUS

In addition to sharing an experience and having the chance to win some great prizes, filling out an entry form for 'Apprentice of the Month' helps prepare apprentices for future Licensed Building Practitioner responsibilities, as it is similar to recording on-the-job learning, a required skills maintenance activity.

"It's great to see apprentices identifying the learning that occurs on the job at such an early stage in their career," said LBP registrar Paul Hobbs.

PAC members go behind the plasterboard

GIB factory visit offers apprentices opportunity to find out more about a product they use

PAC members Joshua Rhodes, John Nash and Daniel Horobin were quick to sign up for a GIB factory tour, where they had the opportunity to find out more about a product they use on a daily basis.

In addition to seeing where and how GIB is manufactured, they also chatted with Market Residential Manager Gordon White and Technical Training & Support Advisor Bruce Vickers about different GIB systems and their uses.

"I thought it would be useful to learn

more about what we're using and how it's made," says first year apprentice Daniel.

"It was a lot different to what I thought and pretty interesting. The staff were really open to answering any questions we had and it was good to meet other apprentices."

Joshua was also glad he attended the visit, saying he "didn't think I would get as much out of it as I did".

The crew also received some great tips on best practice installation, were well fed and did not leave empty handed!



PAC members Joshua, John and Daniel (back row) enjoyed their time chatting to Gordon and Bruce (front)



Sizing up your clients

Builders' Business is a column by builders for builders. Its objective is to provide a forum, particularly for small business operators, in which to share knowledge, experience, tips and ideas

Q: What processes do you have in place for assessing potential clients before you start work for them?

Firm: Casa Construction Limited
Principal: Jeff Root
Location: Christchurch
Staff: 14

When we engage with a possible client for the first time, we put in a lot of work at the front end to ensure we're going to be compatible. Building can be a long process and it's important that you're able to work together.

Our philosophy is that we're responsible for more than just the build, which means looking past the numbers on a page and understanding that what we do will have an effect on our clients' lives - during the build and beyond.

We try to make every part of the process as seamless and straightforward as possible, by getting an understanding of how they live and what they expect the new house will do for them that their current house will not.

The idea being that, if we nail the brief upfront, we'll better be able to design and build a home that genuinely meets their expectations. We also use tools like Pinterest to help us understand the desired aesthetics and style the client is aiming for.

We stick to our processes, whether we're flat-out busy or have patches in our work programme. As a client-centric business, I see the way we deal with our clients as critical to the long-term health of the business.

Firm: RJKBuild Ltd
Principal: Rick Krauts
Location: Auckland
Staff: 6

Gut instinct is the first test I would use to assess potential clients. By observing and listening to what they say, I'm usually able to get an indication of their attitude towards the project.

Early on, I would check that their budget expectations were realistic. I would also check if they are relying on finance for the project and if there are any conditions associated with that.

If they have previously dealt with an architect, I would ask how that went, and then cross check with the architect about how he/she found them to deal with. If I was concerned about any aspect of the potential relationship, I would proceed with great caution. Fortunately, we have been very lucky with our clients to date.

Firm: RNP Homes
Principal: Richard Preston
Location: Christchurch
Staff: 26

In the 12 years I've spent running my own building company, I haven't turned any clients away. My general rule is to try to work with everyone.

We work right across the spectrum, from renovations and new builds through to commercial and shop fit-outs. The nature of the job can change the way you relate to a customer, particularly in new builds where it's likely to be the biggest investment they'll make in their life.

It's their pride and joy and, for most people, it's the first time they'll have been involved in the building process, so we understand that we have to nurse them through.

My policy is that my phone is on 24/7, so if a client calls, I'll take that call and, if I'm unable to, I'll return their call by the end of the day to find out what the issue is. Our business relies heavily on word-of-mouth, so it's really important we look after our customers.

Communication is key, particularly at the start of the build. We work hard to make sure everything is specified clearly up front in terms of costing, timeframes and what they're getting for their investment. It keeps everything open and helps avoid issues down the track.

Now have your say...



HOW DO YOU MANAGE YOUR WORK/LIFE BALANCE?

ANSWER THIS QUESTION TO ENTER OUR QUARTERLY PRIZE DRAW

Email your answer with your full name, contact phone number, company name, number of full-time staff and the city or town in which you're based to editor@pmundersconstruction.co.nz. All responses must be submitted by 25 August 2017. The answers to this question will be published in *Under Construction* October/November edition.

Get loaded at Lodestar!

The new PlaceMakers Kapiti store on Lodestar Road is already delivering noticeable benefits for its customers

Store manager Greg Kusabs says the layout was designed specifically to make life easier for trade customers, who account for 90% of business.

"It is a lot more trade-friendly. The initial comments from builders have been fantastic," says Greg.

"We've also increased our core stock, which gives greater choice and availability. The new drive-thru works better too – so people aren't getting held up anymore."

The new building has a 2,835m² footprint, with signage making it easier to find products on the move. This is complemented by a 4,170m² timber yard featuring new racking systems.

"The area itself is a similar size to the old location on Kapiti Rd, but we're able

to store a lot more because of the new racking – it's actually quite impressive."

The new design also means most of the kiln-dried timber can be kept under cover. Another feature is the new bathroom and kitchen displays, which Greg says "are the best on the coast".

"One of our larger customers came through and said he's excited to be able to send his clients down to us to see what we have to offer. He was also impressed with the layout and said he can see how it will speed things up."

WISE HEADS

The new store is perfectly complemented by Greg and his staff, some of whom have spent 30 years working at the branch.

"We have very knowledgeable, friendly



The main trade hall's new layout and improved signage makes it easy for builders to find what they need

staff and they're only too happy to pass that on; I get a lot of feedback from customers about that and about how approachable they are," he says. "I also try to lead from the front. I've got an open-door policy, so staff and customers are always welcome to pop their heads in and ask for advice.

"We focus on training and everyone is able to take courses, whether it's in their area of expertise or not. I'd say on average we probably do between 30 to 40 training hours each month."

More in store for Alexandra

Alexandra tradies are already benefitting from the town's new-look PlaceMakers store, which features a timber yard big enough to contain its predecessor!

Fletcher Merchants first began supplying building materials into the Central Otago town in 1973, with the store rebranded in PlaceMakers colours in 1988. Joint Venture Owner Brent Stanley says little had changed since then.

"We were still based out of that original building and it just wasn't fit for purpose anymore. It was a very tight space, with a single lane drive-thru that our trade customers had to share with our delivery trucks," he says. "We'd just well and truly outgrown it. Now we've taken our game to the next level."

The new store, which opened on 30 May, is located a few kilometres down the

road in a new retail development, with a 30-space car park and a dedicated entrance for delivery vehicles.

"Everything flows a lot more smoothly now and the feedback has just been fantastic. Foot traffic is increasing in response to the changes and all of our customers have been giving us the proverbial pat on the back," says Brent.

ONE-STOP SHOP

The showroom's footprint has increased more than six-fold to 800m², with a co-located Mico site helping to transform PlaceMakers Alexandra into a one-stop shop for builders, electricians and plumbers.



Customers no longer have to worry about parking, with 30 space available in the store's new car park

"We've been able to substantially increase the depth of our product range. We've adopted PlaceMakers Core Plus range in a number of categories to better support our core trade customers. We really want to own that space here."

The new showroom includes kitchen and bathroom displays, pizza ovens, gas and log burners and a tap wall – with knowledgeable consultants on hand to help customers decide how to best finish their homes.

PlaceMakers launches new sponsorship



The four finalists celebrate with PlaceMakers staff following a long day (l-r): PlaceMakers Timber Manager Buster Young, finalists Jordan Frizzell, Caleb Loeff, Troy Krigstad and Andrew Glen, and PlaceMakers Landscape Category Manager Andrew Shirley

Outerspace Landscapes founder and managing director Jordan Frizzell was over the moon when he won the Young Landscaper of the Year award – co-sponsored by PlaceMakers – at Landscaping New Zealand's annual conference in Auckland

"I've wanted to compete for the award since I started my apprenticeship 15 years ago, so I was really happy to win it, especially given this was the last year I was eligible!" says Jordan. "It's great to be able to put yourself up against other landscapers and I'm really grateful to everyone who helped make the event happen, particularly the volunteers and sponsors."

The final saw Jordan go head-to-head with three other landscapers during a gruelling day of practical and theory challenges, before they all reconvened at the ceremony to deliver a speech addressing what they have to offer the industry.

"I'm really passionate about landscaping; it's what I've wanted to do since I was a kid helping my grandmother out with her gardens. My speech focused on the ways we can work as an industry to make landscaping a more attractive trade for people coming into it and also

how we can set higher standards for ourselves, so that people respect us as professionals."

PlaceMakers Landscape Category Manager Andrew Shirley says the award sponsorship is part of PlaceMakers commitment to working more closely with the industry.

"Working with Landscaping New Zealand allows us to keep our finger on the pulse and ensure that we are providing the equipment and service that landscapers want," says Andrew. "It's good to see such great talent coming through and Jordan is a well-deserving winner; I think his level of business and practical knowledge is what set him apart."

All four finalists received a \$250 PlaceMakers voucher, with a laser level valued at \$1,200 and a swag of other goodies going to the overall winner. Jordan was also automatically advanced to the finals of the Young Horticulturist of

the Year competition.

ABOUT THE YOUNG LANDSCAPER OF THE YEAR AWARD

To enter the competition, candidates need to have been working full-time in the landscaping industry for more than three years, be 30 years old or under and employed by, or be an accredited member of, Landscaping New Zealand.



Jordan Frizzell's practical knowledge helped to set him apart from the rest of the competition

Skills maintenance support continues



In an industry that's committed to building ever more safe, healthy and durable buildings, it's inevitable that the techniques, products and regulations surrounding it continue to evolve. To support its customers in navigating these changes, PlaceMakers continues to offer opportunities for upskilling

This winter, PlaceMakers is once again providing builders with the opportunity to get up to speed with industry changes – and earn skills maintenance points – by attending its next round of seminars.

“Ensuring that our customers can earn all of their elective skills maintenance points through PlaceMakers initiatives is a key focus for us,” says Gary Woodhouse, General Manager Operations and Marketing. “We want to support our builders’ professional development and, in turn, the industry’s professionalism and competency as a whole.”

GETTING TECHNICAL

PlaceMakers has teamed up with three suppliers – SIKA, James Hardie and Thermakraft – to provide “from the horses’ mouth” expertise on best practice installation and new product innovations.

THE BUSINESS SIDE OF THINGS

In this day and age, being good on the tools is only half the job for a business owner. Project and paper management, insurance and business nous are important factors in reaching your success goals. NextMinute, BuiltIn Insurance and The Trades Coach will provide insights and resources to help you manage these areas of your business more effectively.

REGULATORY UPDATES

The seminars will also include reminders about recent regulatory changes, including the recent RMA reform and compliance around pool fencing. We will also cover some LBP updates from MBIE.

PLACEMAKERS BRANCH	DATE	TIME
WEEK 1		
Napier (Hawke's Bay)	Mon, 24 July 17	7:00am - 9:00am
Whakatane	Mon, 24 July 17	5:00pm - 7:00pm
Taupo	Tues, 25 July 17	7:00am - 9:00am
Te Kuiti	Tues, 25 July 17	5:00pm - 7:00pm
Mt Maunganui	Wed, 26 July 17	7:00am - 9:00am
Thames	Wed, 26 July 17	5:00pm - 7:00pm
PlaceMakers Whitianga	Thu, 27 July 17	7:00am - 9:00am
Te Rapa/Huntly	Thu, 27 July 17	6:00pm - 8:00pm
Morrinsville	Fri, 28 July 17	7:00am - 9:00am
WEEK 2		
Clarence Street (Hamilton)	Mon, 7 August 17	5:00pm - 7:00pm
New Lynn	Tues, 8 August 17	5:00pm - 7:00pm
Cook Street	Wed, 9 August 17	7:00am - 9:00am
Pukekohe	Thu, 10 August 17	7:00am - 9:00am
Takanini	Fri, 11 August 17	7:00am - 9:00am
WEEK 3		
Pakuranga	Tues, 15 August 17	7:00am - 9:00am
Waiheke	Tues, 15 August 17	5:00pm - 7:00pm
Wairau Park	Wed, 16 August 17	7:00am - 9:00am
Albany	Wed, 16 August 17	5:00pm - 7:00pm
Silverdale	Thu, 17 August 17	7:00am - 9:00am
Westgate & Helensville	Thu, 17 August 17	5:00pm - 7:00pm
Mt Wellington	Fri, 18 August 17	7:00am - 9:00am
WEEK 4		
Whangarei	Tues, 22 August 17	5:00pm - 7:00pm
Kaitiaki	Wed, 23 August 17	7:00am - 9:00am
Kerikeri	Wed, 23 August 17	5:00pm - 7:00pm
Mangawhai	Thu, 24 August 17	7:00am - 9:00am
WEEK 5		
Cranford St/Kaiapoi/Hornby	Mon, 28 August 17	5:00pm - 7:00pm
Riccarton/Antiqua St	Wed, 30 August 17	7:00am - 9:00am
Oamaru	Thu, 31 August 17	7:00am - 9:00am
Twizel	Fri, 1 September 17	7:00am - 9:00am
WEEK 6		
Ashburton	Mon, 11 September 17	5:00pm - 7:00pm
Timaru	Tues, 12 September 17	5:00pm - 7:00pm
Blenheim	Wed, 13 September 17	5:00pm - 7:00pm
Nelson (Saxton Road)	Thu, 14 September 17	5:00pm - 7:00pm
Motueka	Fri, 15 September 17	7:00am - 9:00am
WEEK 7		
Kaiwharawhara, Evans Bay, Seaview, Porirua	Tues, 19 September 17	5:00pm - 7:00pm
Levin	Wed, 20 September 17	7:00am - 9:00am
Kapiti	Wed, 20 September 17	5:00pm - 7:00pm
WEEK 8		
Mosgiel	Mon, 25 September 17	5:00pm - 7:00pm
Dunedin	Fri, 29 September 17	7:00am - 9:00am

For more information, visit www.placemakers.co.nz/trade and go to Skills Maintenance. To register your interest, please contact your local PlaceMakers store.



Keep waterways waste free



As promised, *Under Construction* will be including all compulsory Codewords articles to help LBPs earn their required points and stay up to speed with changes. This month's article is required for carpentry, foundations, brick and blocklaying, external plastering and design licence holders

Under the new skills maintenance scheme, reading Codewords articles relevant to your licence and answering the corresponding questions is a mandatory part of skills maintenance (for those who have renewed their licence since 2 November 2015). Once you've read the article, answer the questions below or online at underconstruction.placemakers.co.nz.

DRAIN DAMAGE

Unlike the wastewater system, water that goes down stormwater drains flows straight into local streams and the sea without being treated. Anything else that goes down there – mud, concrete or paint for example – will pollute waterways and everything that lives in them.

For example, concrete and cement products are extremely toxic and can raise the pH levels of streams, killing all wildlife. It takes 100,000 litres of fresh water to dilute just one litre of concrete slurry to safe levels.

The consequences aren't only severe for wildlife – discharging contaminants to stormwater drains can result in a \$750 fine under the Resource Management Act and possible further court action.

One of the things resource consent inspectors look for onsite are the environmental controls you have in place to prevent contaminants such as sediments, clays and concrete products, from entering the stormwater network.

Below are some easy, inexpensive tips to ensure clean rainwater is the only thing that goes down stormwater drains at your site:

- Create a stabilised entranceway for your site by putting down GAP 65 aggregate, giving tradespeople a place to park and stopping them driving over exposed clay or dirt and tracking it onto the road.
- Install a silt fence 200mm into the ground on the downhill side of your site to capture sediment run-off.
- Keep stockpiles of sediment or soil behind your silt fence, or cover them with plastic sheeting or hay mulch.
- Keep as much grass coverage onsite as possible.
- Before pouring concrete, de-water pile holes and footings to stop slurry spilling out and into drains.
- Never wash concrete equipment where runoff may enter the stormwater drain – wash on unsealed ground such as grass or aggregate.
- Remember, you are responsible for your subcontractors, so ensure delivery companies or pumpers don't wash concrete slurry to the stormwater drains.



Water that enters stormwater drains isn't treated and flows straight into natural water systems, along with any contaminants such as mud, concrete or paint

CODEWORDS QUIZ

①

Outside stormwater drains flow:

- a) To a treatment plant.
- b) To local streams and the sea.
- c) Nowhere.

②

How deep should a sediment fence be dug into the ground?

- a) 500mm.
- b) 200mm.
- c) It should sit on top of the ground.

③

How many litres of fresh water does it take to dilute one litre of concrete slurry?

- a) 10L.
- b) 1000L.
- c) 10,000L.
- d) 100,000L.

④

A stabilised entrance way with GAP 65 aggregate should be installed to:

- a) Park on.
- b) Keep the road clean.
- c) Gain better access to your site.
- d) All of the above.

⑤

How much is an RMA fine for discharging pollutants to the stormwater system?

- a) \$300.
- b) \$500.
- c) \$750.
- d) \$1000.



Exempt Building Work – Part 1

Ministry of Business, Innovation & Employment



The consequences of completing building work without a consent where one is required can be severe, so make sure you know what is and isn't exempt

As promised, *Under Construction* will be including all compulsory *Codewords* articles to help LBPs earn their required points and stay up to speed with changes. This month's article is required for carpentry, foundations, site and design licence holders

Under the new skills maintenance scheme, reading *Codewords* articles relevant to your licence and answering the corresponding questions is a mandatory part of skills maintenance (for those who have renewed their licence since 2 November 2015). Once you've read the article, answer the questions below or online at underconstruction.placemakers.co.nz.

DO YOU NEED A CONSENT?

Checking if you need a building consent

is an important step in any building project. If a building consent isn't issued and was required, the council may issue an infringement notice or seek to prosecute the homeowner (with possible heavy fines), who is then likely to want answers from you.

The homeowner has the ultimate obligation to obtain all required permissions and consents – they can do this themselves, or get someone to do it on their behalf.

Carrying out work without first obtaining a building consent is a common failing, according to the Building Practitioners Board (the Board), and this is taken into consideration when acting on complaints against LBPs. We want to help make sure you don't make this mistake.

This article will introduce exempt building work and some of the common and measurable exemptions.

SECTION 41

Under the Act, all building work requires

a building consent, unless it is covered by sections 41 and 42A of the Act. Work covered by section 41 is known as exempt building work, which means it doesn't require a building consent.

Section 41 recognises that a number of things considered 'building work' are low risk. It allows for a list of building work that doesn't require a building consent under Schedule 1 of the Act. If your building work isn't covered by an exemption, you must make sure there is a building consent before you begin work.

All building work must comply with the Building Code, regardless of whether a building consent is required.

SCHEDULE 1

Schedule 1 lists the items of exempt building work. If you're working outside of those items listed, you need to obtain a building consent before beginning work. Below are some generalised examples; however, always refer to Schedule 1 for details of what's exempt and what's not.

EXEMPTION 3 – SINGLE-STOREY DETACHED BUILDINGS NOT EXCEEDING 10 M² IN FLOOR AREA

You're able to build some single-storey

detached buildings such as sheds, cabins or sleep outs with a net floor area (total usable floor area within the enclosing walls) of less than 10m² without a building consent. There are exceptions, for example, it cannot include any sanitary facilities.

If the building has a net floor area of more than 10m² or it does not meet the details of the exemption, it will need a building consent. This structure also cannot be closer to the boundary or any residential building than its total height. In this case, you'll need a building consent.

EXEMPTION 20 – RETAINING WALLS

A retaining wall does not require a building consent if it is retaining less than 1.5m of ground and does not support a surcharge. A surcharge is an additional load on the land, such as a car park or driveway, a slope or a building (Schedule 1 guidance provides more detail).

EXEMPTION 21 – FENCES AND HOARDINGS

You can build a fence or a hoarding up to 2.5m above the supporting ground without a building consent. However, you still need to comply with requirements of the Fencing Act 1978

for boundary fences and, in many cases, with district plans. This may mean a resource consent is required if the fence is above 2m in height.

EXEMPTION 24 – DECKS, PLATFORMS, BRIDGES, BOARDWALKS, ETC

Building work in relation to a deck, platform, bridge, boardwalk or the like does not require a building consent as long as it is not possible to fall more than 1.5m from that surface, even if it collapses.

You'll still require a safety barrier where there is a potential fall of 1m or more, but no consent would be required given the above.

NEXT TIME...

The next article in our Exempt Building Work series will cover off some of the more complex exemptions.

Full details and examples of exempt building work can be found in the guidance provided on MBIE's Building Performance website.

Please note that this guidance will be updated to include exemption 21A – *Means of restricting access to small heated pools*.

CODEWORDS QUIZ

- 6 Which of the following statements is true?
- All building work must have a building consent.
 - All building work must comply with the Building Code.
 - All building work must have a building consent and comply with the Building Code.
- 7 If I want to build a fence at the rear of my property, how high can I build without needing to obtain a building consent?
- 1m.
 - 3m.
 - 2.5m.
 - 1.5m.
- 8 I am building a 15m² detached sleep-out for my son, do I need to obtain a building consent?
- Yes.
 - No, you can start right away.
- 9 I want to build a retaining wall down one side of my property, which will be only 1m high. What else should I look out for if I don't want to get a building consent?
- Whether any additional load will be weighing on the retaining wall, such as a driveway.
 - Whether I had a building consent to build my house.
 - Whether my neighbour will grow plants on my nice new wall.



Interview with an inspector (Part I)

Building inspections are an essential part of the building process, so Under Construction spoke to Auckland Council inspections manager Jeff Fahrensohn to get a view from the other side

The average new house under construction can face up to 12 or more inspections throughout the build process, and Jeff says that, at each stage, missing paperwork is one of the most common reasons for a fail.

"There is a lot of paperwork required now. I'd say it has increased ten-fold compared to several years ago. I think there's an element of builders relying on the council to point out to them what paperwork is needed and when. We don't mind that approach, because we do understand that builders and project managers don't always have time to sift through all the paperwork they need – given the pressure everyone in the industry is under at the moment.

"However, it does slow down the whole process by creating churn at the back end, which can delay the issuance of a Code Compliance Certificate. When a builder or project manager sends in the missing paperwork, it's not always received by the same inspector. It means whoever receives it has to start from scratch trying to match what was sent in to what was requested."

FULL STEAM AHEAD

Jeff says that the past two years have been the busiest he's seen in Auckland since becoming an inspector in 1996.

"We have a team of around 140 inspectors completing up to 1,000 inspections a day. We used to pride ourselves on offering next-day inspections, but we're just too busy for that to be practical now. Our wait times are at around three days at the moment, which I think is still pretty good!"



Builders are recommended to conduct their own checks prior to any visits from a building inspector

While the boom continues to apply pressure across all aspects of Auckland's building industry, Jeff is pleased to note that pass rates are coming back to pre-boom levels.

"The quality is definitely getting better. If you go back to February 2015, probably 40% of all our inspections were failing and now it's around 25%," he says. "We're finding people are taking a lot more time in terms of quality and I think that's in part thanks to people having adjusted to the amount of work that's on at the moment and recent industry changes.

"Failure rates consistently increase when new legislation or tweaks to the building code are introduced, which happens constantly."

The pass rate for follow-up inspections is in the high 90s, which Jeff says is evidence of builders learning from their previous mistakes, which he credits as another reason for improving pass rates.

GENERAL TIPS AND TRICKS

Jeff suggests builders looking to improve their inspection process should:

- Ensure they're ready for an

inspection by going through their own checks, which can help pick up little things such as missing bolts or top plate connectors.

- Learn from failures, identify knowledge gaps and fill them as soon as they can.
- Not be afraid to ask questions and enter into dialogue with inspectors to make the most of their knowledge.

Part 2 of the article will be featured in the next print edition.



Auckland Council inspections manager
Jeff Fahrensohn

Migrant workers key to construction industry

It's no surprise that the current building boom has exacerbated the labour shortage, with demand for builders, trades workers and associated professionals exceeding supply in many parts of the country – which is why migrants will continue to play an important role in New Zealand's construction industry

A recent Employment Growth Forecast report published by the Ministry of Business, Innovation and Enterprise predicted that almost 30,000 new employees will be required in the construction sector over the next three years, on top of a current shortage estimated by some sources to be as high as 17,000.

The number of apprentices entering the industry is increasing – but until they reach the required skill level, migrants are set to play a key role in helping to fill the shortage.

Figures provided by Immigration NZ* show the number of migrants working in New Zealand's construction industry has increased in each of the past five years.

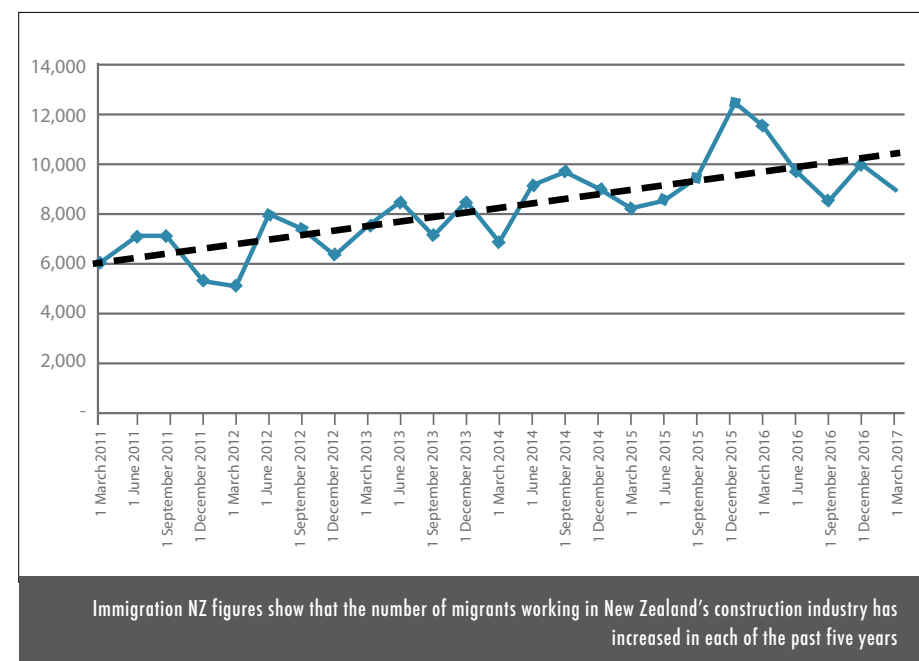
In 2011, migrants working in construction numbered 25,700. By 2013 that number had increased to 34,400 as the Canterbury rebuild ramped up, with a peak last year at 39,900, driven primarily by demand in Auckland.

EMPLOYER TOOLS

To help employers looking to hire migrants, Immigration New Zealand has created a free online tool called VisaView.

"It's designed to make it simple to verify if a non-New Zealand citizen is legally able to work here," says Immigration NZ Area Manager Jock Gilray. "Registered employers can check if a prospective or current employee holds a valid work visa, the conditions of the visa and its expiry date.

"It's a free service and, once registered, employers will have a record of any enquiries they've made, which is useful for compliance matters, such as meeting their obligations under the Immigration Act to check that an employee can



Immigration NZ figures show that the number of migrants working in New Zealand's construction industry has increased in each of the past five years

work here."

Any New Zealand employer can register to use VisaView. Find out more at: www.immigration.govt.nz. There is also a wealth of information available to PlaceMakers customers interested in employing migrants on the Under Construction website.

*The data is based on Statistics New Zealand's Household Labour Force survey. Because of the way occupation data is classified, not all construction workers will be included in the figures. For example, painters and electricians aren't included, but builders and construction managers are.

Roof junction detail



Getting flashings right between a tight area such as the main gable of a building and the ridge of a smaller gable can be difficult. With these installation pointers, you can ensure this junction is weathertight

Correctly installed flashings are essential to ensuring weather tightness, but in some locations, detailing and installation can be tricky. This is when it is necessary to achieve a detail that keeps out moisture, meets the requirements of Acceptable Solution E2/AS1 and is also durable and aesthetically pleasing.

One such detail is the junction between the main gable of a building and the ridge from a smaller gable, often a garage (see Figure 1).

SEQUENCE OF ASSEMBLY – NO EAVE

The sequence of assembly of flashing such a junction is critical to achieving a weathertight detail. Figures 2a - 2c show the sequence for flashing the junction between the gable and ridge where there is no eave. Figure 3 shows the shapes of each of the flashings and how they should be folded.

Step 1:

Flashing 1 is a typical apron roof flashing. The flashing upstand is carried up under the cladding and wall underlay and the flashing apron is extended over the ridge of the smaller gable (see Figure 2a).

Step 2:

Flashing 2 covers both the apron flashing upstand and the wall underlay. It is folded over the large gable roof and the apron flashing and also extended over the ridge of the smaller gable (see Figure 2b).

Step 3:

Fit a butyl rubber patch over flashing 2 (see Figure 2b).

Step 4:

A ridge flashing is fitted over the smaller gable ridge butting up to the wall cladding, and the bargeboard is

installed over the ridge.

Flashing 3 is a standard barge flashing that, on the large gable roof, extends beyond the ridgeline of the smaller gable and aligns with the bottom edge of the ridge flashing (see Figure 2c).

ROOF JUNCTION WITH AN EAVE

Where there is an eave at the junction between the two gables, the apron and barge flashings are fitted in the same way. However, an undersoaker flashing is required over the soffit, apron flashing and roof (see Figure 4).

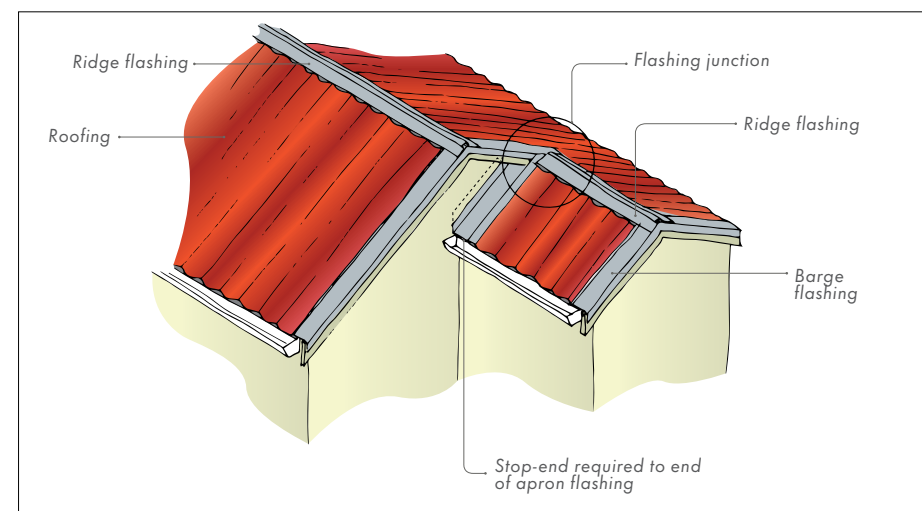


Figure 1: Flashing junction of main gable and smaller gable

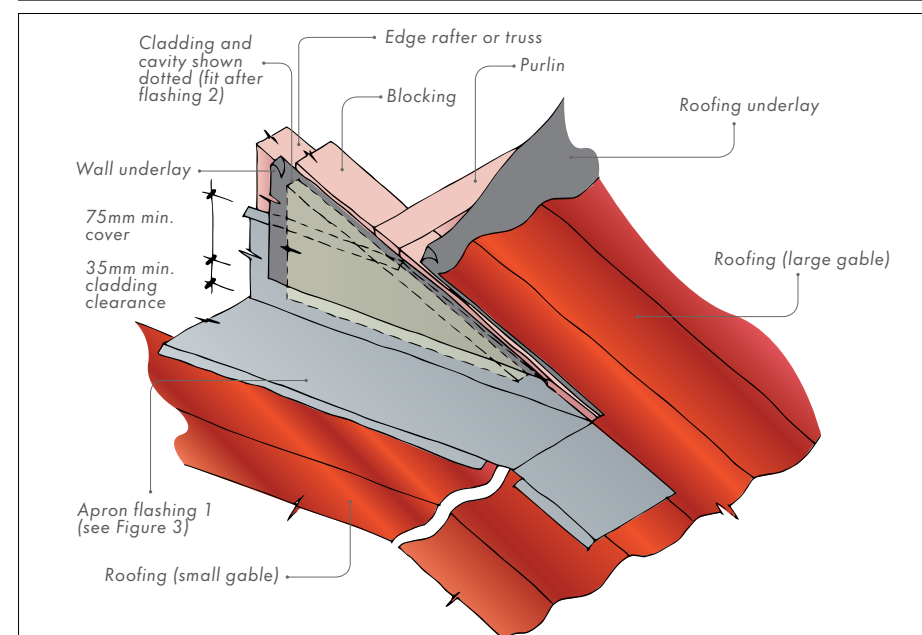


Figure 2a: Flashing the junction - Step 1

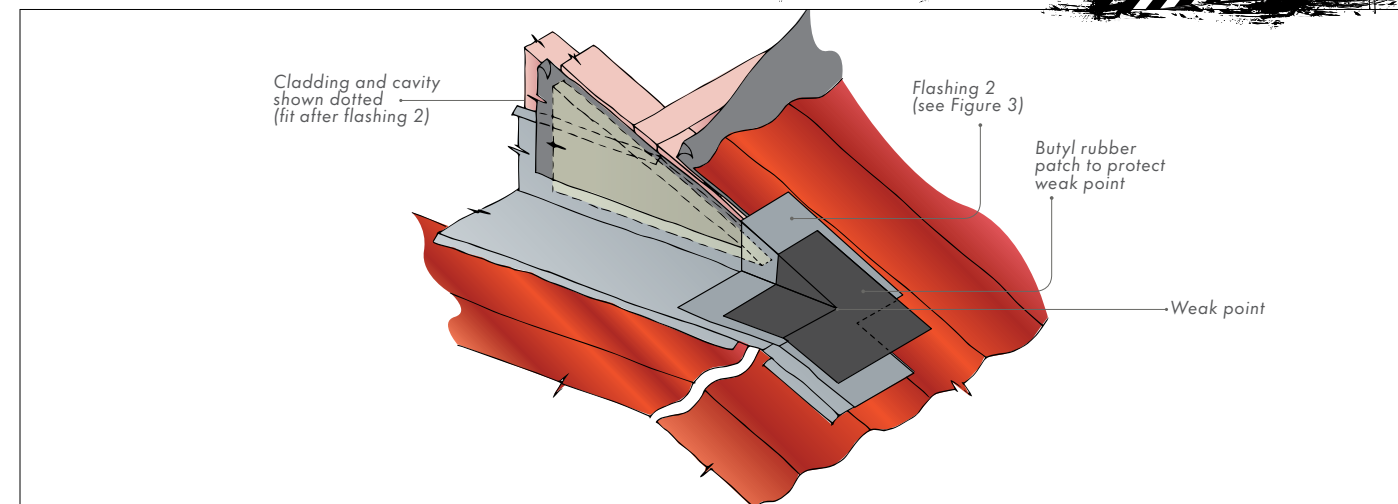


Figure 2b: Flashing the junction - Step 2

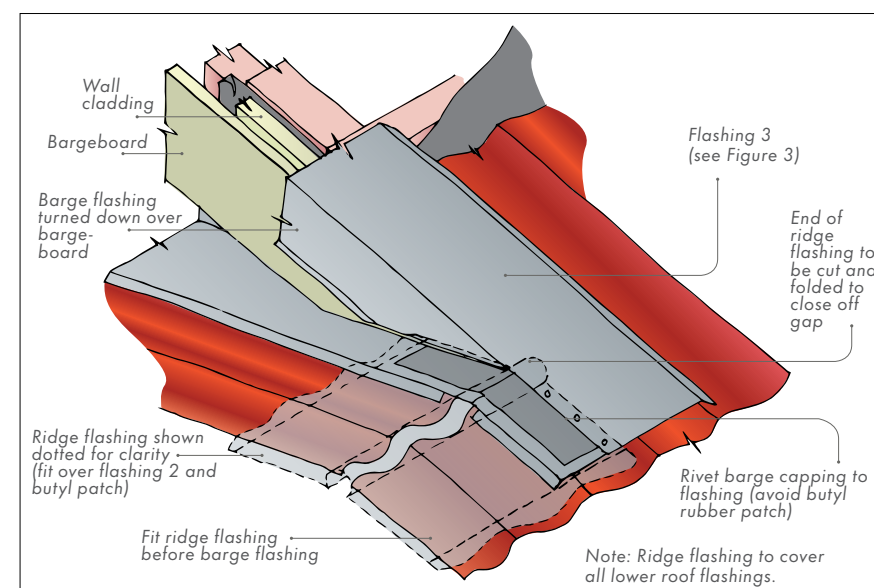


Figure 2c: Flashing the junction - Step 3

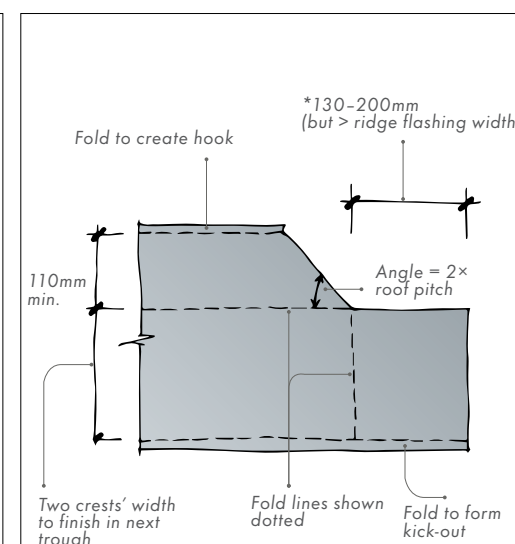


Figure 3: Apron Flashing 1

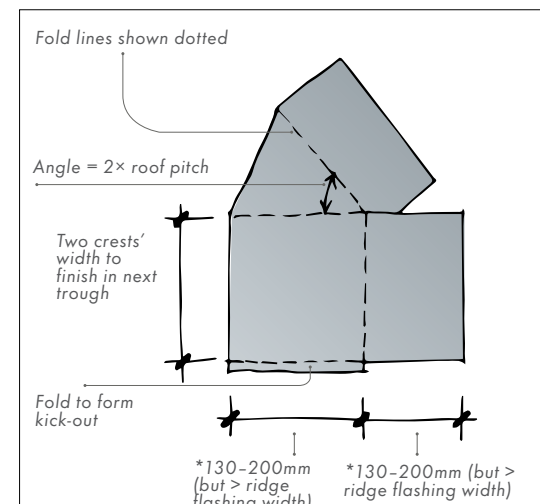


Figure 3: Flashing 2

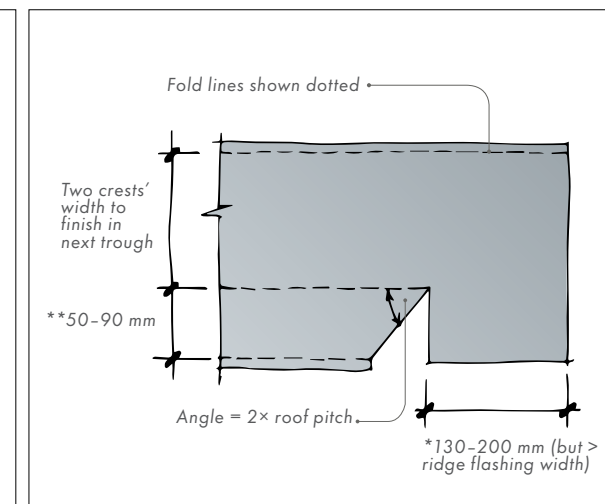


Figure 3: Flashing 3

Notes from Figure 3:

*130mm - L, M, H wind zones, roof pitches $\geq 10^\circ$

200mm - VH, EH wind zones, all roof pitches

**50mm - L, M, H wind zones, roof pitches $\geq 10^\circ$

70mm - VH wind zone, all roof pitches

90mm - EH wind zone, all roof pitches

Roof junction detail (continued)

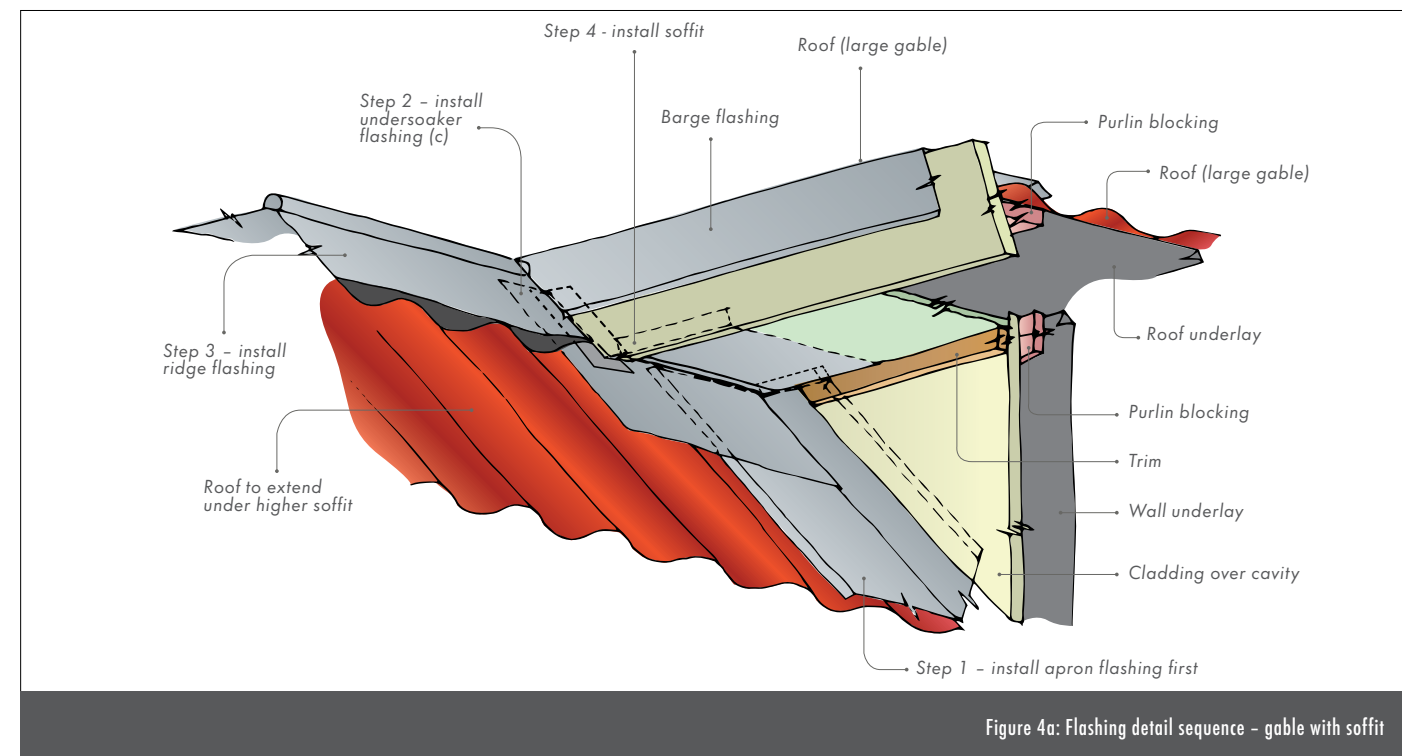


Figure 4a: Flashing detail sequence - gable with soffit

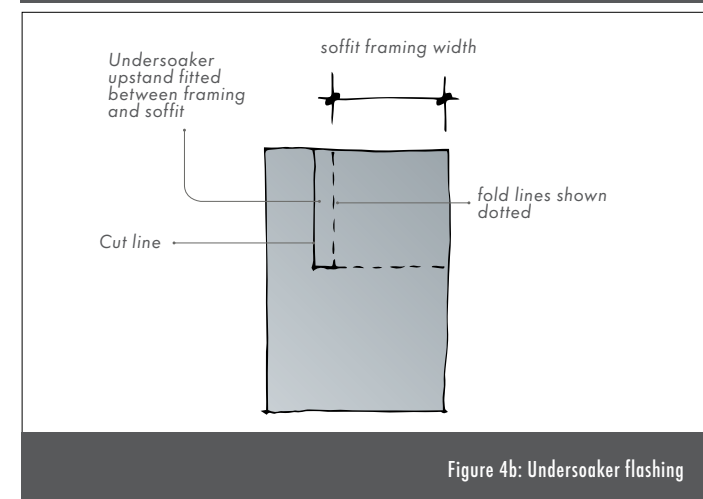


Figure 4b: Undersoaker flashing

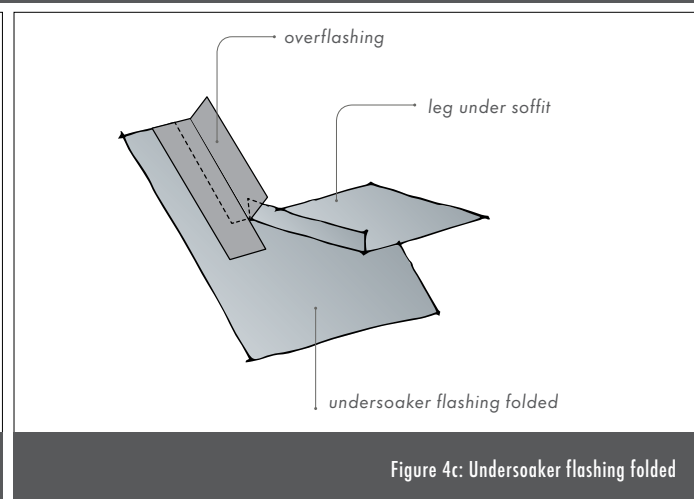


Figure 4c: Undersoaker flashing folded

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PROVE YOUR KNOWLEDGE!

Tick the correct answers below and record what you've learnt in the record of learning on the back page! Evidence of actual learning rather than just 'participation' is a key requirement of the LBP renewal process.



- | | | |
|---|---|--|
| <p>1) When is an undersoaker flashing required over the soffit, apron flashing and roof?</p> <p>a) In areas where annual average rainfall exceeds 1,200mm.</p> <p>b) Where there is an eave at the junction between the two gables.</p> <p>c) In high wind zones.</p> | <p>2) Why are correctly installed flashings important?</p> <p>a) Because they are essential for ensuring weathertightness.</p> <p>b) Because an aesthetically pleasing flashing can add thousands of dollars to a home's value.</p> <p>c) Because they are essential for ventilation.</p> | <p>3) What is the purpose of fitting a butyl rubber patch over a flashing?</p> <p>a) To save costs on roofing materials.</p> <p>b) To protect a weak point.</p> <p>c) To act as an adhesive between different flashing layers.</p> |
|---|---|--|



Don't fall short on working at heights



Site Safe separates fact from fiction by looking at some commonly asked questions regarding working at heights

We are often asked if the use of a harness is necessary while working on a scissor lift.

your rescue plan - that way, if the worst does happen, everyone will know what to do.

According to Worksafe's *Best practice guidelines for working at height in New Zealand*, a harness should be worn when working on a scissor lift - unless a risk assessment has proven that the work can be done safely without a harness and there is no risk of falling.

ARE YOU COMPETENT?
If you or your workers are wearing a harness, you all need to be trained. Only trained and competent people can install and use harness systems on site. A qualified person must train untrained workers before they can use a harness system.

Remember:

- When using a scissor lift or other elevating work platform, such as a cherry picker, and using a harness, you should ideally be protected by a double-lanyard system fitted with a short energy absorber or fit for purpose self-retracting lifeline (SRL), fixed to a certified anchor point.
- The worker operating the lift must be competent in its use.
- Make sure to follow any instructions given by the manufacturer.
- People must work inside guardrails and not reach or climb over the rails. Workers need to keep both feet on the work platform.

They will also need to be supervised at all times by another worker who is also trained and competent. For workers completing basic work, a recommended way of showing competence is NZQA Unit Standard 23229 - *Use a safety harness for personal fall prevention when working at height*.

If you are involved in planning, installing and/or operating fall arrest systems and supervising staff, NZQA Unit Standard 15757 - *Use, install and disestablish proprietary fall arrest systems when working at height is recommended*.

To get these Unit Standards, check out Site Safe's Height and Harness Safety and Fall Arrest Systems courses. To learn more about how to do a risk assessment, download Site Safe's free Risk Guide from their website or check out their new Risk Management course.

If you often work at height, it's a good idea to regularly practise and review

WORKING AT HEIGHT CHECKLIST

Before getting started, you should work through the following checklist:

- Identify the task/s that need to be done.
- Identify the hazards for each task.
- Identify the risks associated with each hazard.
- Identify control measures.
- Pick the right mobile elevating platform for the job.
- Develop your plan (this could be done via a Safe Work Method Statement or a Task Analysis).
- Make a plan for what to do in an emergency.
- Record the planning, including any rescue plan.
- Involve staff and talk to everyone working on the job about the plan.
- Review the plan before the job starts and make any necessary amendments.

PROVE YOUR KNOWLEDGE!

Tick the correct answers below and record what you've learnt in the record of learning on the back page! Evidence of actual learning rather than just 'participation' is a key requirement of the LBP renewal process.



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|---|---|--|
| <p>4) According to WorkSafe guidelines, under what circumstances are you exempt from using a safety harness while on a scissor lift?</p> <p>a) When a risk assessment has proven that the work can be done safely without a harness and there is no risk of falling.</p> <p>b) When you have more than ten years of experience working with a scissor lift.</p> <p>c) When you're considered to not be competent in the use of harnesses.</p> | <p>5) What harness system is NOT recommended when working on a scissor lift or similar platform?</p> <p>a) A double-lanyard system fitted with a short energy absorber.</p> <p>b) A fit-for-purpose self-retracting lifeline (SRL).</p> <p>c) A 5m length of eight-strand nylon rope.</p> | <p>6) Why is it recommended you regularly practise and review your rescue plan?</p> <p>a) It's a legal requirement.</p> <p>b) So that everyone knows what to do should the worst happen.</p> <p>c) It's a good way to fill in downtime between jobs.</p> |
|---|---|--|

NB: The questions and answers in this section have been produced by the publisher and do not necessarily reflect views or opinions of the contributing organisation.

Protecting your business



Statutory Liability Insurance can protect builders from breaches of environmental law, such as contamination through uncontained site run-off during heavy rain

Statutory liability insurance is designed to protect businesses from accidental breaches of the law and can provide cover to builders who inadvertently harm the environment

In 2013, thousands of litres of diesel leaked from a faulty storage tank into a nearby stream, contaminating the water supply of the nearby town of Raetihi. Residents were without water for three weeks.

The company responsible was prosecuted by the regional council under the Resource Management Act and under legislation relating to hazardous substances. It was fined \$300,000 and had to spend \$125,000 on legal bills.

Dumping of construction waste, land contaminated by seepage, silica dust from concrete-cutting, and other airborne contaminants have the potential to breach both health and safety and environmental protection law

Another business associated with the leak had to pay more than \$50,000 in health and safety fines and WorkSafe New Zealand costs.

In the above example, the fines and legal costs were covered by the respective companies' statutory liability insurance.

This is designed to protect businesses from fines and penalties, and the associated legal costs, for unintentional

breaches of most New Zealand legislation (excluding criminal statutes), including the:

- Resource Management Act.
- Hazardous Substances and New Organisms Act.
- Building Act.
- Fair Trading Act.
- Health & Safety At Work Act*.

**While the law specifically states that you can't insure against fines under health and safety legislation, you are able to get insurance for the legal costs of defending an action and for any reparation payments that may be awarded.*

CONSTRUCTION SITE RISKS

Excavations

In 2014, a builder was fined more than \$10,000 for breaching the Resource Management Act in relation to the renovation of two Auckland properties. Workers had dug an open trench with no support on the boundary, and excavations had taken place under the house that left it inadequately supported and at risk of collapse.

The judge said the breaches posed significant risks to the environment, the neighbouring property, the people

working under the house and its occupants. Further fines of more than \$7,000 were imposed for other offences under the Building Act.

While the law specifically states that you can't insure against fines under health and safety legislation, you are able to get insurance for the legal costs of defending an action and for any reparation payments that may be awarded

Waterway contamination

Construction sites are also a common source of waterway contamination, through uncontained site run off during heavy rain or when pollutants such as paint, sealants, solvents and glues enter storm water systems.

Waste

Dumping of construction waste, land contaminated by seepage, silica dust from concrete-cutting, and other airborne contaminants have the potential to breach both health and safety and environmental protection law and trigger prosecution.

Under the Resource Management Act, which is New Zealand's primary law for protecting the environment, the most serious offences can incur fines of up to

\$600,000 for businesses, and up to two years imprisonment or \$300,000 in fines for individuals. If the offence continues, a daily fine of up to \$10,000 can be imposed.

Examples of offences that could be subject to this level of penalty include:

- Using land in contravention of a rule in a district plan.
- Subdividing land without a resource consent.
- Excavation, reclamation or building without a consent in coastal marine, lake bed or river bed areas.
- Discharging contaminants into the environment without a resource consent.

STATUTORY LIABILITY INSURANCE

Builders should have statutory liability insurance to protect them in case of a health and safety prosecution, to cover their own legal bills and any court-ordered reparations awarded to an injured person. It also covers fines imposed for breaching the Building Act.

The same cover will protect builders if they're found liable for activity at a building site that breaches the Resource Management Act. In this case, it will pay the fines imposed and any associated legal bills.

Bultin New Zealand is a specialist in insurance and guarantees for builders and tradespeople. For more information visit www.bultin.co.nz, email Ben Rickard at ben@bultin.co.nz or call him on 0800 BULTIN.

PROVE YOUR KNOWLEDGE!

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7) What is Statutory Liability Insurance designed for?

- To protect businesses from fines and associated legal costs for unintentional breaches of New Zealand legislation (excluding criminal statutes).
- To protect businesses from losing money from failed inspections.
- To protect businesses with low profits from having to upgrade health and safety systems.

8) What does Statutory Liability Insurance NOT cover?

- Breaches of the Resource Management Act.
- Fines issued under the Health & Safety At Work Act.
- Breaches of the Building Act.

9) What is the maximum penalty businesses can face under the Resource Management Act?

- Life imprisonment.
- A \$20,000 fine, plus daily penalties if the behaviour continues.
- A \$600,000 fine, plus \$10,000 daily penalties if the behaviour continues.



The times they are a changin'...



Take the time to sit down and produce a written copy of your vision for your business

Do you look at shifts in your market, innovations in the building industry and developments in the wider economy, and get a little concerned at the way things are moving? Don't panic – here's how you can make the most of it!

Change is probably the only constant in today's world and mastering it is important for ongoing business success. The ability to change doesn't actually lie with the business, but with the owner(s). A business can adapt – but only as fast as the owner is able.

Some people love change and others find it challenging. Whatever your personal orientation, the truth is you

can't stop it taking place – it's happening whether we like it or not. However, anything is possible once we overcome our innate resistance.

It's a little like an America's Cup catamaran. When the hulls are in the water, the water's resistance limits the boat's maximum speed. Yet when the foils lift the hulls clear of the water and overcome the resistance, the boat flies! So how can you get the lift you need

to overcome your innate resistance to change?

CLARIFY YOUR VISION

When did you last take an hour out from your busy schedule and rough out your vision for your business on paper?

Ask yourself, "where do I want to go?" and "what do I want my business to look like in 12 months' time?"

Going hard at your business without a clear vision is like keeping the hulls in the water. You can have heaps of power in the sails, but little forward motion. When you set a clear picture of the future for your business, or for that matter your life, and aim for it, it greatly lifts the chances of you getting there.

Draw an organisational chart for your business, as you want it to be, and include job titles. Describe the clients you will be servicing and the nature of the work you will be doing. 'Guestimate' the revenues and calculate your income. Even find some pictures that look like your business at that stage and attach them to your chart.

When did you last take an hour out from your busy schedule and rough out your vision for your business on paper?

IDENTIFY YOUR DISSATISFACTIONS

It's instinctive to move away from difficult situations, we do it naturally, but unless there is a decent amount of dissatisfaction, there is little motivation to move to a different situation, even if it is better. You need to unleash the power of dissatisfaction, as it helps overcome resistance to change.

Don't be unnecessarily hard on yourself, but do note down your three biggest dissatisfactions around your business, the work you do and even your own skillset.

Social scientists tell us that dissatisfaction is a bigger driver than vision, so spend time here. The more you dislike your current situation, the stronger your motivation to do something about it.

IDENTIFY YOUR FIRST ACTIONS

Vision and dissatisfaction provide the motivation for change, but will never lead to success unless they're converted into action. Good intentions by themselves amount to nothing.

Write down a short list of the first actions you will take to move you away from your dissatisfactions and toward your vision.

For example, if you need more business in the door and you have a natural aversion to doing marketing (your resistance to change), you need to:

1. Highlight the dismal future if this situation continues (your dissatisfaction).
2. Build a picture of yourself marketing your business with a great marketing plan (your vision).
3. Identify (and take) the first steps to start that plan.

If there is genuine dissatisfaction, a good enough plan and some well-chosen first actions, then you will overcome your natural resistance to marketing and your business will begin to benefit.

The more you dislike your current situation, the stronger your motivation will be to do something about it

Your first action might be to make a list of previous clients and send them an email with a special offer or voucher. It may be to check out some companies that can help you build a focused website, select one and start creating the content that will be needed.

While the action itself is important, taking it is equally so.

To help you stay focused here is the above summarised as a simple formula:

Vision x Dissatisfaction x First actions > Resistance to change

If you put together your vision, dissatisfaction and first actions, you can overcome any resistance to change and start heading towards your vision.

Graeme Owen, based in Auckland, is a builders' business coach. Since 2006, he has helped builders throughout New Zealand get off the tools, make decent money, and free up time for family, fishing, and enjoying sports. www.thesuccessfulbuilder.com

PROVE YOUR KNOWLEDGE!

Tick the correct answers below and record what you've learnt in the record of learning on the back page! Evidence of actual learning rather than just 'participation' is a key requirement of the LBP renewal process.

- | | | |
|---|---|--|
| <p>10) What is the value of setting a clear vision for your business?</p> <p>a) It will impress your customers.</p> <p>b) It will make your business easier to sell.</p> <p>c) It will increase your chances of achieving your goal.</p> | <p>11) What is NOT a suggestion for helping to clarify your vision of the future?</p> <p>a) Draw an organisational chart.</p> <p>b) Buy a crystal ball.</p> <p>c) Find pictures of how your business could look.</p> | <p>12) What is the final step mentioned to initiate change?</p> <p>a) Take action.</p> <p>b) Create a plan</p> <p>c) Clarify your vision.</p> |
|---|---|--|



Unpacking building-related statistics

Stats NZ
Tatauranga Aotearoa

Statistics NZ says that over 95% of building work that is consented is constructed

This article looks at the relationship between two key building-related releases from Stats NZ – which are regularly published in *Under Construction* – and what they tell us about building activity in New Zealand

Stats NZ has two regular information releases directly related to construction: *Building consents issued* (published monthly) and *Value of building work put in place* (published quarterly).

The first contains information about the types and values of building consents across New Zealand. Building consents include work on new buildings and alterations and additions to existing buildings, excluding demolitions and work valued under \$5,000.

The second estimates the dollar value and volume of construction work undertaken each quarter, which is also known as building activity.

HOW DO WE GET THE DATA?

Building consent data is provided by territorial authorities, which is then

collated and analysed for publication each month.

Information about building activity on high value and complex building projects is collected via a quarterly postal survey. In the final quarter of 2016, about 2,500 building projects were included in the survey. This is supplemented with estimates modelled from building consents.

WHAT IS THE RELATIONSHIP BETWEEN BUILDING CONSENTS AND BUILDING ACTIVITY?

Building consents reflect an intention to build, while building activity starts after the consent is issued. Over 95% of consented building work is constructed.

Stats NZ doesn't forecast building activity, but understands that as both the number and value of consents changes,

building activity will follow a similar pattern over time.

Building activity value differs from building consent value in the same period, mostly due to the time lag in completing the work. For typical residential buildings, two-thirds of the building activity value is completed within six months, and most within 12 months of the consent. Multi-dwelling consents, such as apartments and retirement village units, generally take longer to complete than stand-alone houses.

The building activity value is also higher, on average, than the building consent value, even though the consent value includes GST while activity does not. For new dwellings, building activity value is, on average, only slightly higher than the consent value. However, for residential alterations and additions, building

activity value may be around 30% higher than the consent value.

Work on residential buildings accounts for over 60% of total building activity value – the remainder is non-residential. Within residential building activity, over 80% of the value is for work on new dwellings.

BUILDING ACTIVITY VOLUME

The value of building activity extrapolated from TA information includes inflation, so hides real changes over time. To exclude the effects of price changes, Stats NZ building activity volume expresses the value in September 1999 quarter prices. The value is deflated using the capital goods price index for residential construction or non-residential construction, as applicable.

The price indexes are at the national level only, so regional building activity volume cannot be calculated.

BUILDING CONSENTS VALUE

In 2016, the value of consents for all buildings was \$18.6bn, up 13% from 2015. This comprises \$12.5bn for residential buildings (up 19%) and \$6.0bn for non-residential buildings (up 1.7%).

BUILDING ACTIVITY VALUE

The value of building activity has been increasing for more than five years. For 2016, the value of work on all buildings was \$19.9bn, up 20% from 2015. This includes \$12.6bn for residential buildings (up 22%) and \$7.2bn for non-residential buildings (up 17%).

CONSENT STAGES FOR LARGE BUILDING PROJECTS

Most large projects have several building consent stages issued over time. Stage descriptions include site works, foundations, piling and in-ground services, building superstructure, external envelope / cladding, and fit-out.

The additional value for each consent stage is included in the Stats NZ figures published in *Under Construction*, but the floor area is only counted once, using the building site address to link

the project stages.

For staged residential buildings, such as apartments, the number of new dwellings is counted once at the stage of greatest value, usually the fit-out.

This means that for apartments there may be consent values but no new dwellings or floor area in the monthly data. Longer-term data, ideally annual, gives better estimates for the average value and floor area of apartments.

Retirement villages include both residential and non-residential buildings, with dwellings owned by residents, often with a 'licence to occupy', considered residential. The non-residential buildings include shared dining and communal areas, along with any healthcare facilities and care beds.

Prisons, hostels, boarding houses, hotels, motels and other accommodation buildings are classified as non-residential buildings.

RESIDENTIAL BUILDING CONSENTS

The value of residential building consents was \$12.5bn last year, up \$2.0bn (19%) from the previous year.

In recent years over 80% of the value has been for new dwellings, and the remainder for alterations and additions to existing buildings.

NEW DWELLING CONSENTS

In 2016, the number of new dwellings consented reached levels not seen since 2003/04. The number has more than doubled since the low point in 2011. However, it is still well below the peak of the early 1970s.

There were 30,066 new dwellings consented in 2016, up 2,934 (11%) from 27,132 in 2015. This is the fifth consecutive year of double-digit growth. More recently, the trend for new dwellings decreased 15% in the five months to January 2017. In recent years, 70–80% of all new dwellings consented were houses.

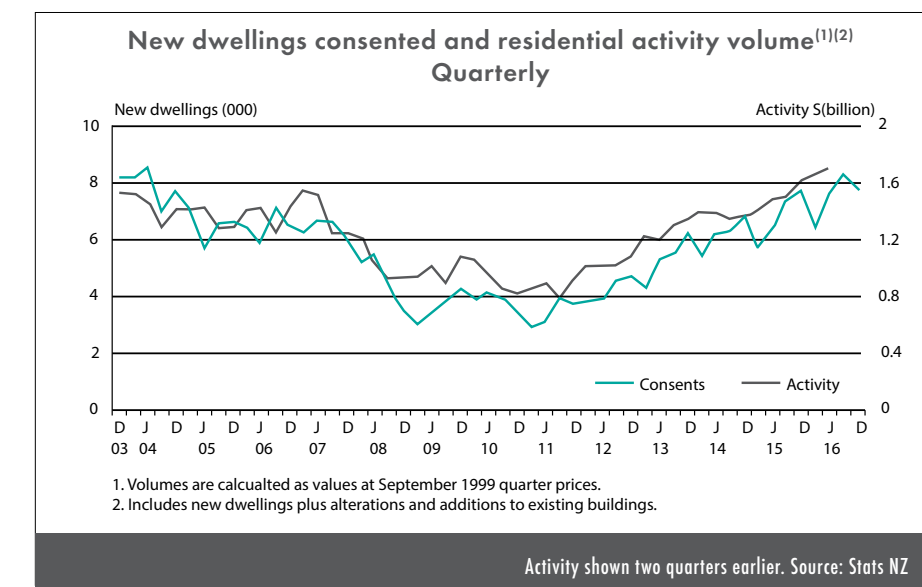
NEW HOUSES

There were 21,310 new houses consented in 2016, up 12% on 2015, while 60% of all new houses were consented in Auckland, Canterbury, and Waikato.

RESIDENTIAL BUILDING ACTIVITY

The value of building activity for new dwellings last year was \$10.5bn. Alterations and additions were worth \$2.2bn, making a total of \$12.6bn.

We can compare new dwellings consented (a volume measure) to residential building activity volume. Residential building activity is less volatile than new dwelling consents, but they follow a similar pattern, as shown in the graph below.





PlaceMakers takes Crusaders to school!



PlaceMakers Punt for Prizes competition delivers exciting visit for kids in Christchurch

The kids at St Joseph's School in Christchurch were in for a real surprise when Crusaders David Havili, Seta Tamanivalu, Pete Samu and coach Aaron Jones arrived at lunch time to take a group of lucky students through a skills and drills session!

sense of fun and excitement for those looking on as well.

Taylor thanked the Crusaders and PlaceMakers for bringing the players to her school, and said her favourite part was learning how to tackle her mates!

To cap off the unique experience, everyone received a Crusaders flag and the chance to get autographs from the players!

Taylor Stirling, whose father Michael won the special visit through PlaceMakers Punt for Prizes, was excited to invite some of her classmates to take part.

With the rest of the school watching from the sidelines, Taylor and her friends were put through their paces - from simple ball-handling skills through to a mini 'King of the Ring' tackle competition. The kids on the pitch got up close and personal (and very muddy!) with their Crusaders heroes, and there was a real



Crusaders coach Aaron Jones put the kids through their paces



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Aug/Sept 2017

For ease of record keeping, use this coupon to collate your answers from within this issue of *Under Construction* and then sign and date it as proof of your own learning.

Signature _____ Date _____



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