

UNDER CONSTRUCTION

GET YOUR NOVEMBER 2016 SKILLS MAINTENANCE POINT!



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Advice – ask (or don't) and you shall receive



Advice is a constant in most of our lives – be it professional, personal, medical or otherwise – and it often comes our way whether we ask for it or not.

One of the key aims of *Under Construction* is to publish the most useful tips we can find from those in the know – be they industry experts or those who have been there and done it all before.

This month's Builders' Business invited builders to share the best piece of business advice they've ever received. Interestingly they all relate to accounting and cash flow management, yet come from a variety of sources – an accountant, an ex-bank manager and a father-in-law.

At PlaceMakers, we regularly seek advice from our customers on how to best support their businesses. With that in mind, we introduced NextMinute, an easy-to-use app that can help you save time and money.

Designed with tradies and field services in mind, the NextMinute app allows you to plan, schedule, communicate, track time, quote, order, monitor and invoice on the go – anytime – through your mobile. To find out more about it, visit placemakers.co.nz/nextminute/.

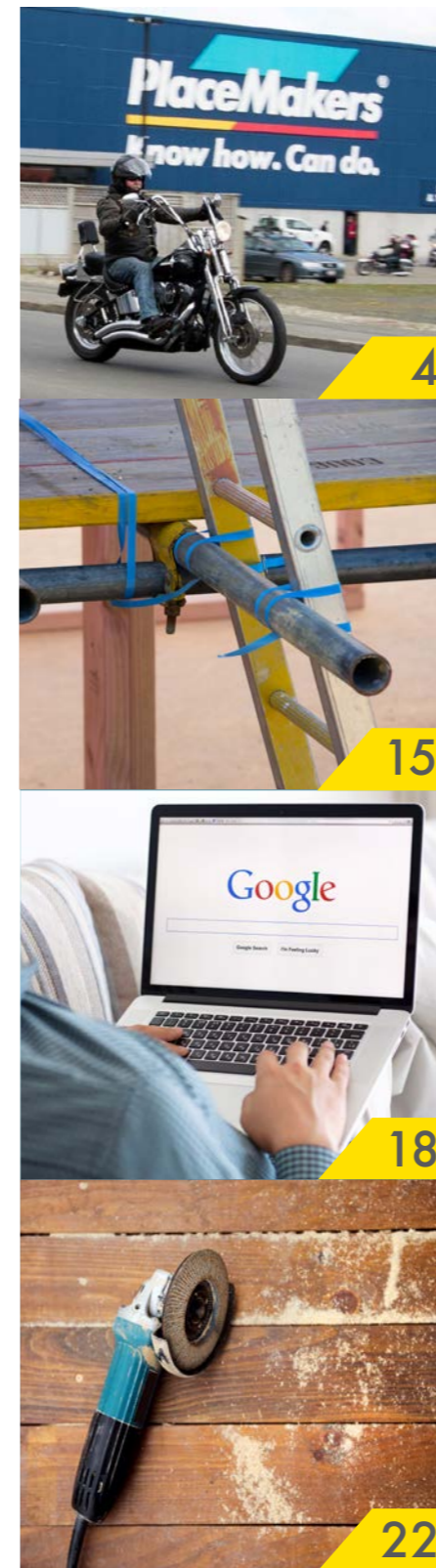
Once a year, we even take it upon ourselves to offer advice that maybe not all our customers want to hear: "face your fear and get checked!" While Blue September may be over, the need to get checked for prostate cancer is not, so we'll continue to pass on this advice with your best interests at heart.

Check out Page 4 to see how branches and customers around the country are supporting and spreading this message. And, once you've finished reading, why not pass it on to your own friends and family – they may not take it on board, but at least you tried!

Gary Woodhouse

General Manager Operations & Marketing

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Tax evasion triggers loss of LBP status

Dishonesty convictions unearthed during LBP investigation lead to Building Practitioner Board ordering longest licence cancellation to date

Wairarapa builder Cecil Sinclair lost his status as an LBP after the Building Practitioners Board learnt of his convictions on 91 charges of tax evasion. These were uncovered during the investigation process, which took place after a complaint was received against Mr Sinclair.

should send a clear message that dishonest or fraudulent behaviour is not acceptable in today's building industry.

"It's important consumers are able to feel confident in the integrity of their licensed builder, and decisions such as this one help protect the strength and reputation of the industry as it grows," he said.

The Board heard that Mr Sinclair's tax evasion spanned a ten-year period, from 2001 to 2011. Mr Sinclair has a further 11 convictions in his criminal and traffic history going back as far as 1967, including five dishonesty offences.

Without LBP status, Mr Sinclair can no longer do or supervise restricted building work. This is work that is critical to the structure and durability of a residential building.

The Board considered that Mr Sinclair's convictions reflected adversely on his fitness to carry out and supervise building work, which often involves handling client funds or entering into credit arrangements.

As part of the ruling, Mr Sinclair cannot apply to be relicensed as an LBP for at least three years – the longest cancellation period the Board has imposed to date. His name has been removed from the LBP register and he has been ordered to pay costs.

Registrar of Building Practitioner Licensing Paul Hobbs says the Board's decision

The LBP approval process currently includes a number of checks and

balances, but not criminal record checks which is why Mr Sinclair's convictions weren't picked up when he acquired his licence.

Hobbs says that some other licensing schemes do carry out a criminal record check, and the LBP team is currently considering whether or not it should be part of the LBP application process.

This decision follows other significant Board decisions in 2015, where the Board took similar steps to discipline LBPs. Details of these decisions can be found on the MBIE Corporate website.

To read about the complaint and decision in full, see BPB Complaint No. C2-01244.



PM skills maintenance seminars continue

To support its customers in navigating industry changes, PlaceMakers continues to offer opportunities for upskilling. Make sure to attend the one near you!

There's a lot going on in the industry at the moment, and presenter John Tait will cover a number of changes that could affect you. This includes information from WorkSafe's most recent guidance on 'working at height', 'working on roofs' and 'safe use of safety nets'.

John will highlight the areas where good planning and monitoring can make all the difference, as well as shed light on some of the common myths that have surfaced since the new health and safety reform became law.

John will go over some insight from the registrar on the most common themes relating to LBP complaints, and include reminders about recent regulatory changes, such as the Construction Contracts Act, Residential Tenancy Act changes and the recent ban on retrofitting foil insulation.

For more information, contact your local branch.

PLACEMAKERS BRANCH	DATE
Oamaru	Tuesday, 1 Nov
Ashburton	Tuesday, 1 Nov
Riccartont/Antiqua St	Wednesday, 2 Nov
Cranford St/Kaiapoi/Hornby	Wednesday, 2 Nov
Timaru	Thursday, 3 Nov
Motueka	Monday, 7 Nov
Blenheim	Monday, 7 Nov
Nelson (Saxton Road)	Tuesday, 8 Nov
Wellington Session 1 - Kaiwharawhara, Evans Bay, Hutt City, Porirua	Thursday, 10 Nov
Kapiti	Monday, 14 Nov
Levin	Tuesday, 15 Nov
Palmerston North	Tuesday, 15 Nov
Ohakune	Wednesday, 16 Nov
Wanganui	Wednesday, 16 Nov
Hawera	Thursday, 17 Nov
New Plymouth	Friday, 18 Nov



Are you a Design LBP? If so, read below!

LBP COMPULSORY READING!
+ answer the questions on the LBP website

As promised, Under Construction will be including all compulsory Codewords articles to help LBPs earn their required points. This month's article is only required if you hold a Design licence, but it's worth knowing anyway!

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, go to the LBP website (under Codewords Issue 73) to answer the associated questions.

GLASS BARRIER BACK-UP

Designers should note a recent amendment to glass barrier requirements, intended to create a 'second line of defence'.

The amendment means that Acceptable Solution B1/AS1 now cites the glass barrier requirements in section 22 of NZS 4223.3:2016 Glazing in buildings – Part 3: 'Human impact safety requirements'.

The 1999 version of Part 3 gave thicknesses for glass in barriers but no details of the construction of the whole barrier.

The changes came into effect on 1 June 2016 by way of Amendment 13 to B1/AS1.

The figure below shows an example barrier from NZS4223.3:2016.

NZS 4223.3:2016 has diagrams for nine different barrier configurations that incorporate glass. It also provides the necessary glass thicknesses for different types of safety glass.

Where these barriers have an unsupported glass top edge, there must be an interlinking rail of some type. It must be strong enough to provide reasonable support for a person impacting the barrier should a glass pane fail. The interlinking rail needs to be either:

- At the top edge (1m or 1100mm height); or
- Alongside it.

The objective is to provide a 'second line of defence' because, while glass barriers can be very strong, glass is a brittle material and does not break or fail in a ductile way.

The interlinking rail needs significant bending strength as it must be able to span the gap that would result from any individual pane failing or being broken. The frame itself, as well as any necessary interlinking rail, will still require specific structural design.

What standard you need to adhere to will depend on when your building consent was accepted. Building consent

applications for glass barriers:

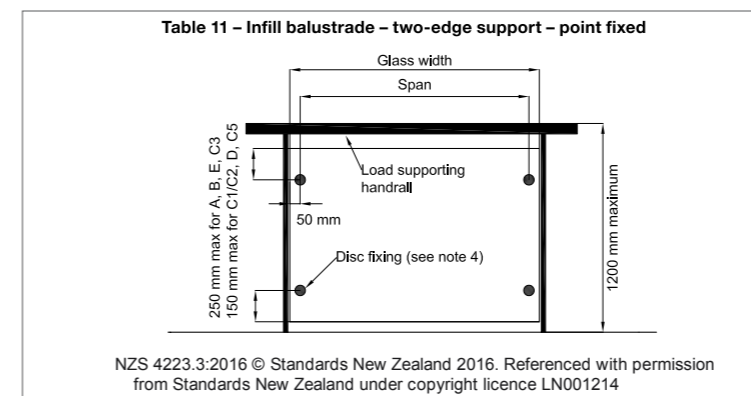
- Accepted before 1 June 2016 may use the old version of B1/AS1 (Amendment 12).
- Made on or after 1 June 2016 must comply with the new barrier requirements in Amendment 13 if B1/AS1 is used, or achieve an equivalent level of performance using an alternative solution.
- Should include appropriate documentation, showing compliance with the barrier requirements in B1/AS1 Amendment 13, and sourced from barrier suppliers or suitably qualified engineers.

Existing glass barriers do not need to be upgraded to comply with the new requirements, although it may be possible to retrofit structural glass barriers to comply with NZS 4223.3:2016.

Only section 22 of NZS 4223.3:2016 came into force in B1/AS1 on 1 June 2016.

Other sections of NZS 4223.3:2016 are not part of B1/AS1 Amendment 13, but may be used as part of an alternative solution.

NOTE: This article has been reprinted in its entirety.



Colorful campaigns for Blue September!

This year's Blue September Appeal challenged men all over the country to 'face their fear' to highlight the importance of getting their prostate checked. With prostate cancer claiming the lives of 600 men every year, Prostate Cancer Foundation CEO Graeme Woodside says the campaign was designed to highlight how early detection can prevent prostate cancer fatalities – provided men are prepared to face their fears and get checked. See how PlaceMakers got behind the campaign below:



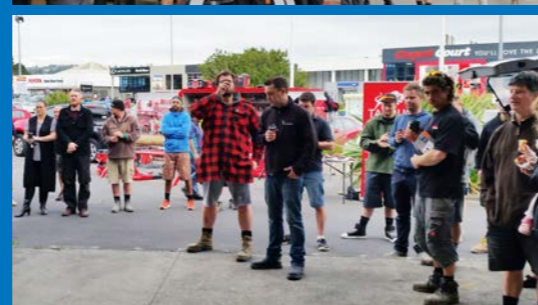
Hornby's hairless heroes: The team at PlaceMakers Hornby raised more than \$2,500 at a Blue September breakfast on Friday, 9 September, with more than 100 tradies enjoying gourmet burgers along with free coffee and haircuts. Mark Buckenham, Nick Adams, Steve Hart, Glenn Aldridge and Mark Armstrong all shaved their heads for the cause at \$500 a scalp.



Puke Olympics: PlaceMakers Pukekohe got into the spirit of Blue September, inviting the Franklin community to take part in an Olympic-style competition to raise funds for the Prostate Cancer Foundation. For those not athletically inclined, the store also hosted 'Tasty Tuesday' – staff baked morning tea treats which they sold to customers. Other activities included a raffle with a giant goodies basket up for grabs.



The Blue Knights: The Invercargill store got behind the Bikers in Blue charity ride, organised by the Blue Knights Motorcycle Club – a NZ police affiliated group. Close to 50 riders took part, raising a total of \$1,500.



The gift of giving: PlaceMakers Wairau Park hosted an auction, with Prostate Cancer Foundation ambassador Frankie Stevens in control of the hammer. A number of prizes were up for grabs, with builder Mark Donovan highlighting the Blue September spirit by placing a successful \$250 bid and promptly returning his prize to be re-auctioned.



Face your fear: The Whangarei frame and truss team faced their fears after meeting with an Occupational Health nurse for a private consultation, blood pressure test and a PSA blood test to check for prostate cancer.



Good advice that's good enough to take!

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 is the best piece of advice you've ever received and how has it helped your business?

Firm: Whelan Building Ltd
Principal: Geoff Whelan
Location: Waiheke Island
Staff: 24

From a business perspective, the best advice we have ever received has come from our accountant: "make sure you really understand your costings and overheads".

Understanding your weekly expenses and revenue is important, because otherwise you can end up waiting until the end of the year to understand how your business has actually performed.

It's helpful because by keeping track of your cash flow, you can understand exactly how much money is in your business – which allows you to plan for expenditure, such as tools and other items.

It also makes paying tax a lot easier, because you are aware of how much you are making each week and can put that aside, rather than having to guess and ending up with a large sum of terminal tax to pay.

Firm: REBL Construction
Principal: Roger Elliott
Location: Hamilton
Staff: 4

My father used to be a bank manager and he told me "don't ever trust anybody with your money".

It means you need to keep your finger on the pulse of your business and manage your cash flow. To ensure that our customers make their payments, we invoice regularly and regularly check our accounts. Employing the right accountant is also important.

Putting the right contracts in place is another key part of it. The Registered Master Builder's contracts are great and we use those as a template. The industry has evolved to the point that the paperwork is almost more important than the building, so you need to be vigilant about keeping on top of it.

As a result, we have the ability to do the jobs we need to do because we have the capital to purchase materials or invest in a section without having to borrow it. It also means we have the money to always pay our staff on time, which helps reduce turnover.

Firm: Dimension Building Ltd
Principal: Richard Phiskie
Location: Timaru
Staff: 10

Never compromise on your pricing to win a job and always learn from your mistakes.

People will always say to you "if you discount your quote by this much, we'll give you the job", but you can't do that. You need to explain to them what's actually involved in your quote and show them that they're getting value for their money. It's also about backing yourself and your service by standing by what you think it's worth.

With the second part, everybody always makes mistakes in business. It's important that you turn those mistakes into a learning experience and don't repeat them.

I received that advice from two business mentors I use.

That would be another piece of advice I'd recommend to people - have good mentors you can talk to for advice and bounce ideas off. It's really helpful because they've been there and done it, it's helped me a lot in getting to where I am.

Now have your say...

WHAT ARE SOME OF THE UNIQUE CHALLENGES OF BUILDING IN NEW ZEALAND?

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 November 2016. The answers to this question will be published in *Under Construction* February 2016.

WIN!

Earthquake-prone buildings

Ministry of Business,
Innovation & Employment



Defining earthquake-prone buildings and their associated level of risk has been a focus of MBIE since the Christchurch earthquakes

Have your say on the Building (Earthquake-prone Buildings) Amendment Act 2016 – consultation is now open and submissions due by 15 December

As reported in *Under Construction* August, the Building (Earthquake-prone Buildings) Amendment Act 2016 was enacted by Parliament in May 2016. MBIE is now consulting on proposals for regulations and a methodology that will support the new legislation when it takes effect. Read more to find out about the legislation itself and see below to find out what MBIE is looking for submission on.

The Amendment Act addresses problems with the current system for managing earthquake-prone buildings under the Building Act 2004, identified by the Canterbury Earthquakes Royal Commission as part of a comprehensive government review. It also takes account of the views of the many submissions made during the development of the legislation.

The Amendment Act standardises the rules and processes that apply to identifying and remediating earthquake-prone buildings.

It avoids a 'one size fits all' approach, prioritising geographical areas and buildings that pose the greatest risk to life. It also ensures the government's response is proportionate to risk, costs are minimised and New Zealand retains as much of its built heritage as possible.

Under the new legislation:

- The threshold for defining an earthquake-prone building remains, with amendments to clarify certain aspects (including that it applies to parts of buildings).
- New Zealand is categorised into

areas of high, medium and low seismic risk (with timeframes for identifying potentially earthquake-prone buildings of five, ten and 15 years, and timeframes for strengthening earthquake-prone buildings of 15, 25 and 35 years, dependent on the seismic risk of the area).

The new legislation:

- Excludes certain buildings (including most residential buildings).
- Establishes a new methodology for identifying earthquake-prone buildings (set by the chief executive of MBIE). The EPB methodology will further target buildings that pose the greatest risk, and proposals for which buildings will be targeted are

being consulted on.

- Prioritises earthquake-prone education buildings, emergency service facilities, certain hospital buildings and buildings located on strategic routes (if identified by territorial authorities), by requiring that in medium and high-seismic risk areas they are identified and remediated in half the standard time.

Where sufficient vehicle and pedestrian traffic could be affected, certain parts of unreinforced masonry buildings (such as parapets or verandas) in areas of medium and high-seismic risk will also be prioritised.

- Introduces a new requirement to remediate earthquake-prone buildings early, when substantial alterations are undertaken. Proposals for a regulation for substantial alterations are being consulted on.
- Provides for an opt-in extension of up to ten years to remediate Category 1 listed heritage buildings and buildings on the National Historic Landmarks List.
- Provides for opt-in exemptions from the requirement to remediate for some buildings, on a case-by-case basis. Proposals for a regulation for exemptions are being consulted on.

- Provides for a publicly available national register of earthquake-prone buildings and enhanced notices to be issued to help the public better differentiate between such buildings and encourage owners to remediate them. Proposals for regulations to establish earthquake-rating categories and to set the form of EPB notices are being consulted on.

MBIE is consulting on regulations in the following areas:

- Defining the meaning of 'ultimate capacity'. This will clarify the level of seismic performance required to help councils determine whether a building is earthquake-prone.
- The criteria for the level of other building work that will trigger the need for early seismic strengthening to be carried out.
- Specifying the characteristics earthquake-prone buildings must have to be considered for exemptions from the requirement to undertake remedial work.
- Establishing an earthquake rating system that provides a measure of a building's expected performance during an earthquake.
- The appearance of public notices describing an earthquake-prone building's level of seismic risk.

Further information on the Amendment Act and retentions is available on the MBIE website www.business.govt.nz

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.

- | | | |
|---|---|--|
| 1) What does the Amendment Act 2016 avoid? | 2) What earthquake-prone buildings does the new legislation prioritise? | 3) What would the proposed earthquake rating system measure? |
| a) A 'one size fits all' approach. | a) Education buildings, emergency service facilities, certain hospital buildings and buildings located on strategic routes. | a) The likelihood of an earthquake in that area. |
| b) A 'complex' approach. | b) Heritage buildings. | b) A building's expected performance during an earthquake. |
| c) Creating different rules based on geographical location. | c) All buildings in high-seismic risk areas. | c) The number of people in the area who would be affected. |

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.

NEWSFLASH: ASBESTOS BAN

A ban on the import of all products containing asbestos, including building products and materials, came into force on 1 October 2016 under the Imports and Exports (Restrictions) Act 1988.

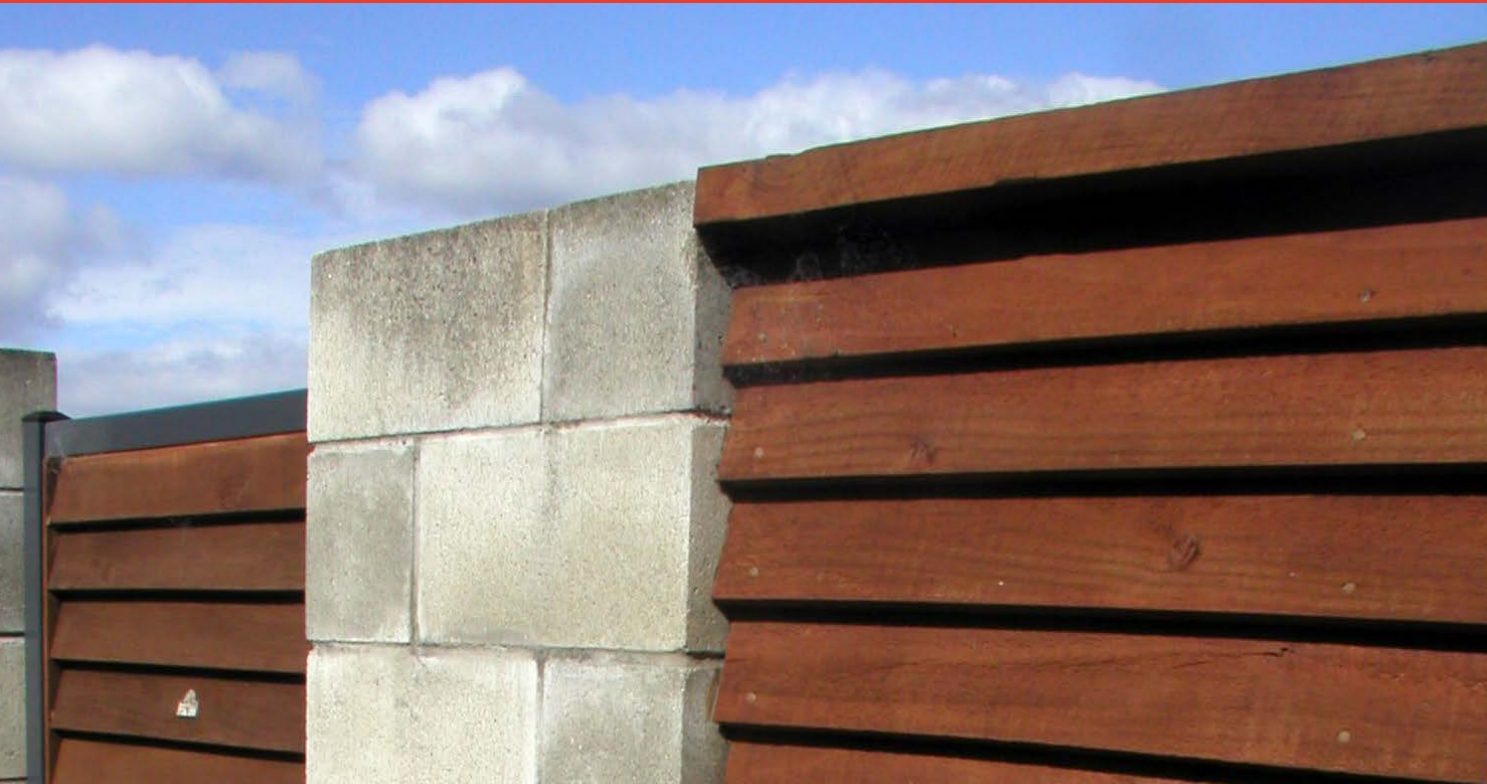
Under the ban, importers will need to understand and follow the rules and confirm their imports do not contain asbestos.

The ban will bring New Zealand's regulations into line with many other countries, including Australia and the European Union.

The manufacture and importing of raw asbestos is already banned in New Zealand under the Hazardous Substances and New Organisms Act 1996, although under the Act products containing asbestos were still able to be imported for a range of uses.

A 2014 inventory by the Ministry for the Environment (MFE) showed alternative products are available in most cases. However, from 1 October 2016, if exceptions to the ban are required, for example if there are no suitable alternative products, importers can apply to the Environmental Protection Authority (EPA) for a permit, but only in limited circumstances.

The lowdown on putting up fences



Depending on what their goals are, homeowners likely have different preferences when it comes to fence type. For privacy, solid fences like this one – concrete masonry piers with sawn-timber infill panels – are a good option

Builders are often asked to advise homeowners on fencing so this article may provide a useful starting point.

Fences, screens and walls are fundamental aspects of landscape design and construction, defining borders, creating spaces and providing various degrees of privacy and protection from the elements – here are some tips to help you overcome any fencing hurdles

If a fence is to be built on a common boundary, both neighbours are obliged to each contribute an amount equivalent to at least half the cost of a standard ‘reasonably satisfactory’ fence.

The proportion of the costs can only be claimed from a neighbor if prior written notice is given that a fence is going to be built and the neighbor is advised of the cost of the proposed fence.

Neighbours should be consulted in the first instance, but if an agreement can’t be reached over dividing the costs (or what constitutes a ‘reasonable standard’

of fence), there is a formal process that can be followed in which a non-cooperative neighbor is served with a Fencing Notice.

The notice must state that it is served under the Fencing Act 1978, must include the names and addresses of both parties involved and must be signed and dated. A template for such a notice is provided in the Fencing Act. The notice must also describe:

- The boundary to be fenced.
- The type of fence.
- Who will build the fence.
- The estimated cost.
- How materials are to be purchased.
- The start date for the work.

If a boundary fence issue can’t be resolved with tact and compromise, there are provisions in law involving notices and cross-objections that must be carried out in time frames as specified in the Fencing Act. If there is no agreement at the end of the processes described, options such as mediation, arbitration, the Disputes Tribunal or court proceedings will need to be further investigated.

DOWN THE MIDDLE

The fence should be built with the posts centred on the boundary line or as near to it as practical.

Usually, a fence of up to 2m high can be built without the need of a resource or building consent, but the relevant territorial authority should be consulted for the rules specific to the locality.

A myriad of fencing options are

available, from simple post and wire fences, to prefabricated metal or timber palings or lattice work, to walls of stone, brick or concrete block.

The requirements are that they:

- Remain durable.
- Are aesthetically pleasing.

For maximum shelter from wind, a fence should have about 40-50% of its face area open and be constructed with gaps – fewer at the base and increasing with height

- Resist or deflect wind loads.
- Comply with Resource Management Act requirements for the site in terms of heights.

For privacy, solid fences provide the greatest benefit, but for protection from the wind, the requirements are different.

SHELTER FROM THE STORM

Fences that completely block the wind provide localised protection immediately adjacent to the fence, but create downwind turbulence. Angling the top or

installing a strip of lattice across the top of the fence can reduce the turbulence.

For maximum shelter from wind, a fence should have about 40-50% of its face area open and be constructed with gaps – fewer at the base and increasing with height. Such a fence should provide a sheltered lee area with width of four to five times the height of the fence.

A fence constructed of offset horizontal planking or palings diffuses the wind as it passes through the fence. Even if the fence has more than 50% permeability, the effect of draughts are minimised because the wind cannot directly flow through the gaps.

Lattice fences have an even distribution of solid material and gaps to moderate the airflow, although they do not have the progressive increasing of open area recommended above. The approximate permeability of lattice fences is:

- 20mm lattice with 20mm apertures – 23%.
- 50mm lattice with 50mm apertures – 25%.
- 25mm lattice with 50mm apertures – 42%.

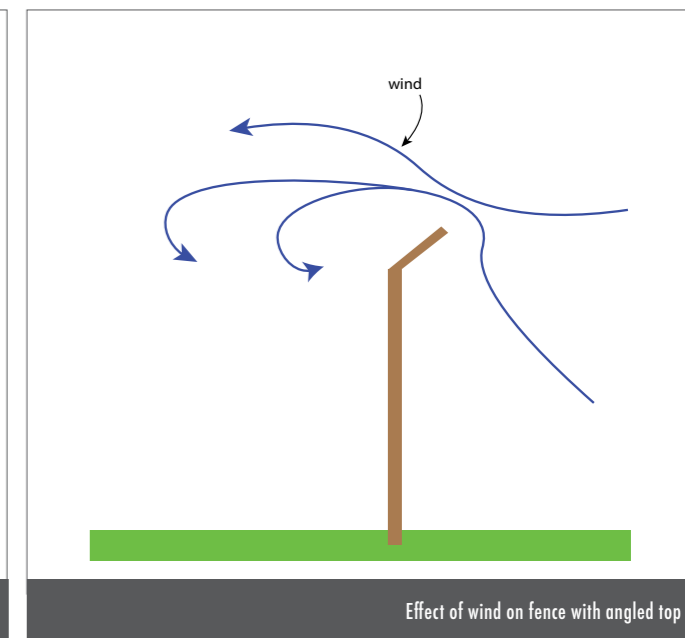
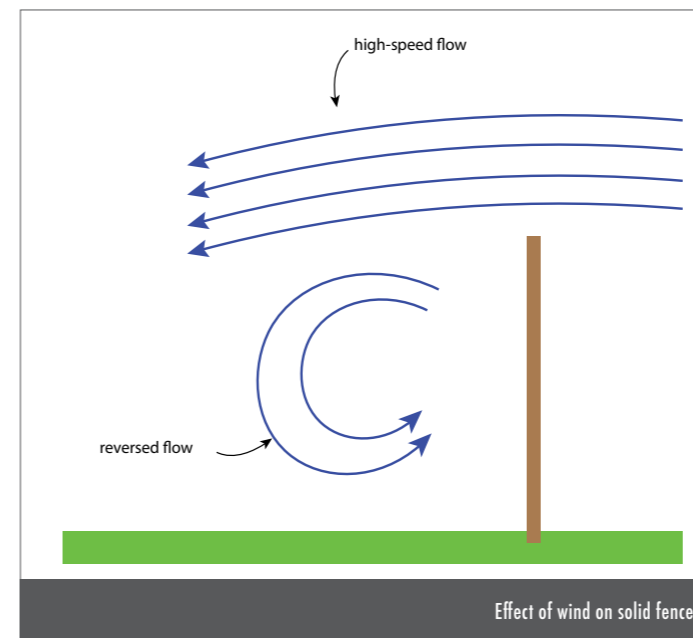
Vertical paling or board fences provide greater protection from the wind when the gaps and palings are narrower and of similar sizes. Where wide palings are used, the wind that passes through the gaps will be more noticeable.

Windbreak fabrics can be fixed over wire or timber fences to provide additional wind protection. Such protection may be useful on a temporary basis until wind-tolerant planting is established.

In areas subject to frost, leave a small gap at the bottom of a fence or planting (particularly if there is a vegetable garden behind the fence) to avoid trapping cold air and to reduce the risk or severity of the frost.

TIMBER POST AND RAIL FENCES

- Use H4-treated or naturally durable timber for all in-ground material. Using H4 treated timber (or equivalently durable timber) for the bottom rail of a fence is desirable where it is likely that the rail will be covered by or in contact with mulch.
- Posts should be placed 100mm into the ground for every 300mm above ground.
- Ensure the excavation is filled with



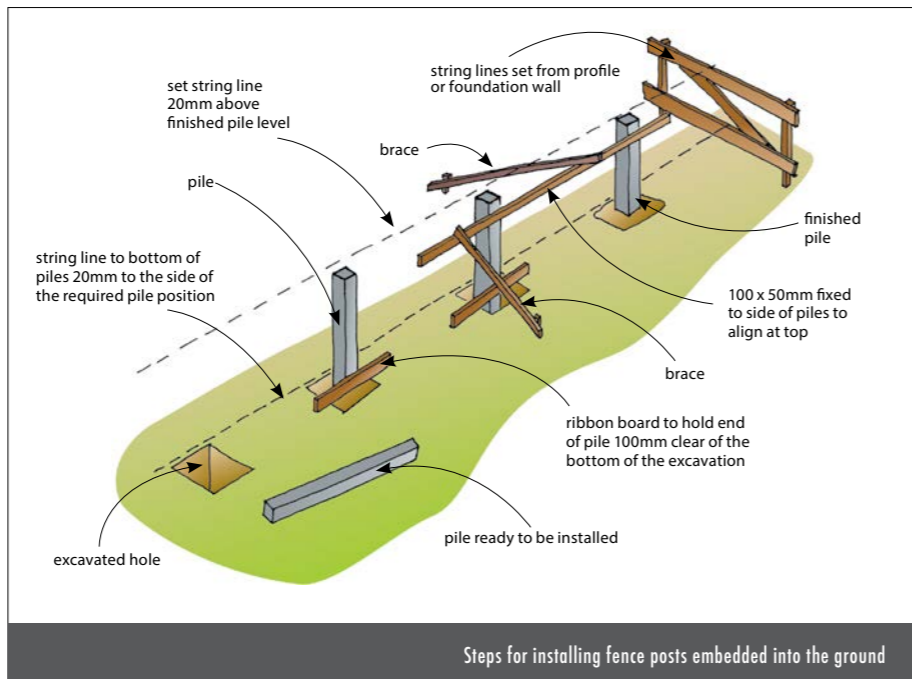
The lowdown on putting up fences (continued)

rodded concrete (preferably) or thoroughly rammed earth - limiting fence height to 1m is recommended when rammed earth is used to fill post holes.

- Keep timber rail spans smaller rather than larger. The longer the span, the greater the potential for sag in the complemented fence - for example, limit the span of a 100x50mm rail on edge to less than 2.4m.

Other factors to consider for timber-framed fences are:

- Ensure fixings holding trellis panels together will be durable - staples should be stainless steel for external use.
- Keep fibre-cement and profiled steel fence panels clear of the ground.
- Select fittings such as gate hinges and catches that are durable - stainless steel fittings are preferable to zinc-plated fittings, which are not suitable for external use on treated timber.
- Ensure the spans of fencing panels are in the limits set by the manufacturer - typically 600mm maximum for fibre-cement.



Steps for installing fence posts embedded into the ground

- **For profiled steel claddings:**
 - Don't use unfinished zinc/aluminium alloy-coated steel in corrosion zones D or E.
 - Ensure factory coatings are undamaged.
 - Use colour-matched fixings suitable for the corrosion zone.
 - Limit spans (supporting framing spacing) to 1200mm.
- **For fibre-cement:**
 - Avoid use where the surface will not be regularly cleaned by rain.
 - Use hot-dip galvanised fixings in corrosion zones B and C and stainless steel in zones D and E.
 - Paint for durability.
 - Limit spans (supporting framing spacing) to 600mm.

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>4) What does NOT need to be included on a Fencing Notice?</p> <p>a) The start date of construction.</p> <p>b) The estimated cost.</p> <p>c) Examples of previous fences you have built.</p> | <p>5) What is the approximate permeability of lattice fences with 20mm lattice with 20mm apertures?</p> <p>a) 23%.</p> <p>b) 25%.</p> <p>c) 43%.</p> | <p>6) Why should you leave a gap at the bottom of a fence in areas subject to frost?</p> <p>a) To avoid trapping cold air and to reduce the risk or severity of the frost.</p> <p>b) To allow room for frost-resistant plants.</p> <p>c) To prevent blocks of ice building up and splitting the timber.</p> |
|--|--|---|



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GET THE EDGE

ACHIEVE A SUPERIOR R-RATING WITH FIRTH'S NEW SLAB EDGE INSULATION

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1 Unlike 'bolt-on' alternatives, HotEdge® panels are placed inside the RibRaft® foundation boxing before Firth RaftMix® concrete is poured. Tornado screws allow it to be structurally connected to the Firth RaftMix® concrete edge beam, making it an integral part of the foundation.



2 RibRaft® HotEdge® is a closed cell extruded insulation system, with a pre-meshed and plastered exterior that provides high strength durability and is highly resistant to moisture, retaining its R-value year after year.



3 Boxing is removed, revealing a truly integrated seamless thermal barrier. With the RibRaft® HotEdge® you don't need to increase the framing size in your design: standard 90mm framing applies.

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Consents cool in August

Seasonally adjusted, the number of new dwellings consented dipped slightly in August

Statistics New Zealand's latest data shows that new dwelling consents cooled in August. Although a total of 2,834 new dwellings were consented, compared to 2,291 in the same month last year, seasonally adjusted, the number of new dwellings consented fell 1.0%, following an 8.1% fall in July 2016.

This is the first time this year the seasonally adjusted number has fallen in consecutive months.

The total included 2,015 houses.

Seasonally adjusted, the number of houses consented rose 4.4% on the back of a 5.8% rise in July 2016.

NEW DWELLINGS UP IN 11 OF 16 REGIONS

In August 2016 compared to August 2015, the number of new dwellings consented rose in 11 of the 16 regions.

Auckland (up 229 to 970; +31%), Otago (up 88 to 192; +85%) and Waikato (up 81 to 314; +35%) recorded the largest increase. Bay of Plenty, Hawke's Bay, Manawatu-Wanganui, Nelson, Northland, Taranaki, Wellington and West Coast were the other regions to record an increase.

The largest decreases were in Canterbury (down 28 to 568; -5%), Southland (down 21 to 12; -64%) and Marlborough (down ten to 17; -37%).

Gisborne and Tasman were the other regions to record a decrease.

ANNUAL DWELLING CONSENTS UP

In the year ended August 2016, 29,627 new dwellings were consented – up 14% from the previous corresponding period. This is the highest total since March 2005. Most growth was in Auckland and nearby regions, while the number in Canterbury decreased.

CONSENTS TOTAL \$1.7 BILLION

The total value of building work consented in August 2016 was \$1.7bn. This comprised \$1.2bn of residential work, and \$534m of non-residential work.

BUILDING ACTIVITY MAKES STEADY GAINS

Statistics New Zealand's Value of Building Work Put in Place for the June quarter shows that building activity grew by 5.5% on the back of 5.7% growth in the March quarter.

In current prices, all building activity rose 7% following a 6.8% increase in the previous quarter. The actual value of all building work was \$4.9bn (up 21% year-on-year). Auckland (\$1.8bn) and Canterbury (\$1.2bn) were the two regions that contributed the highest value of building work this quarter.

RESIDENTIAL BUILDING ACTIVITY RISES

Residential building activity rose 5.6% by volume in the quarter, following a 5.8% rise in the previous quarter. The trend for residential building work has been generally rising for almost five years and is now 96% higher than the most recent low point in the September 2011 quarter.

The new series peak reached this quarter is 8.5% higher than the earlier peak 12 years ago in the June 2004 quarter.

In current prices, the value of residential building work rose a seasonally adjusted 7.3% in the quarter, following a 7% rise in the March quarter.

The actual value of residential building work was \$3.1bn, with Auckland contributing \$1.2 billion.

NON-RESIDENTIAL BUILDING ACTIVITY RISES

Non-residential building work rose 5.3% in the June quarter, following a 5.6% rise in the previous quarter. In current prices, the value of non-residential building work rose 6.4% in the quarter, following a 6.4% rise in the March quarter.

The actual value of non-residential building work was \$1.8 billion (up 15% from the same quarter in 2015).

BUILDING ACTIVITY VALUE GROWS IN MOST REGIONS

All regional groupings except Wellington had seasonally adjusted increases in the total value of building work this quarter:

- Auckland – up 13%.
- Rest of North Island – up 8.9%.
- Rest of South Island – up 7.0%.
- Canterbury – up 6.6%.
- Waikato – up 3.3%.
- Wellington – down 10%.

IRD continues 'cashie' crackdown

Nearly four in five Auckland tradies don't think it's OK to do jobs under the table – even in their own time

Ireland Revenue surveyed 500 tradespeople in Auckland and Queenstown to determine the effectiveness of its recent campaign against 'cashies' in the building trades.

Almost 80% of respondents disagreed with the statement that "it's ok for tradespeople to do jobs under the table if they do it in their own time".

Asked about the statement "under-the-table jobs are commonplace in the building and construction industry", 37% of respondents said they disagreed, 25% agreed and the remainder were either neutral or didn't know.

When asked what percentage of building and construction work in their city they believe is done under the table, 2% of Auckland respondents said none compared to 4% of Queenstown

respondents. Of those who responded that a percentage of building work in their city was done under the table, 50% cited homeowners as the main encouragers of cash jobs, while only 15% cited tradespeople themselves.

TAX DODGERS HURTING INDUSTRY

Grant Florence, the NZ Certified Builders Association chief executive, condemned the practice, but said he hadn't seen an uplift in the number of builders doing jobs under the table.

"The IRD obviously has its own measures of it, but I haven't seen too many signs of an increase," said Mr Florence. "There has always been an element of it in the industry, though, whether that's someone building a fence or a deck for a neighbor. I think it's part of the fabric of the industry, but it's not right and we don't condone it."

"The industry has to pay its way. Those who aren't paying tax are working against those who are. We're proactive in telling them that paying tax is just part of good business practice."

CHANGING ATTITUDES

The results also indicate that industry attitudes may be changing, with 79% of Auckland tradespeople surveyed disagreeing with the statement "It's ok for tradespeople to do jobs under the table if they do it in their own time", compared to 62% of respondents disagreeing in a 2012 survey.

Perhaps the biggest indicator that the industry perception of cash jobs is changing is that 43% of Auckland tradespeople said they would tell the IRD if they knew someone was cheating on their taxes – up from 30% in 2012.

Construction activity boosts economy

Recent economic data shows that the construction industry is continuing to play an important role in driving New Zealand's economic growth

Statistics New Zealand's latest data shows that national GDP increased by 0.9% in the June 2016 quarter, on top of a 0.9% increase in the March quarter.

Those figures were boosted by continued growth in the construction industry, which was up 5.1% in the June quarter.

Compared to the June quarter, construction was up by 10.8%. All construction sub-industries continued to grow, reflecting the increasing value of building activity in New Zealand.

RESIDENTIAL BUILDING DRIVES INVESTMENT GROWTH

Overall investment in fixed assets was up 3.1% in the June 2016 quarter.

Residential building was the main driver, up \$222 million from the previous quarter. All other asset types also recorded an increase in investment.

BUILDERS IN DEMAND

SEEK NZ's latest figures shows that job advertisements were up 9.9% in August compared to the same time last year, with 'Trades and Services' the second largest contributor (up 27% year-on-year) to the increase behind 'Information and Communications Technology (ICT)'.

"With our expanding population through natural growth and net migration, 'Trades and Service' roles have increased across New Zealand to accommodate our rising personal, residential and commercial needs,"

said SEEK NZ general manager Janet Faulding.

CANDIDATE AVAILABILITY

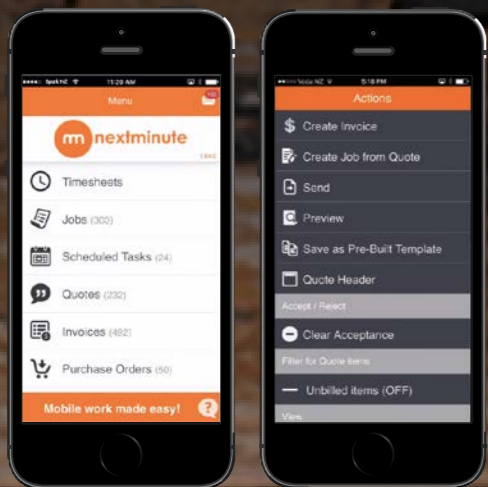
At a national level, the data shows that there has been a slight year-on-year increase in the SEEK Employment Index, which points to favourable conditions for job seekers with less competition for each role advertised. However, there is a big difference at a regional level.

For job seekers in Auckland and Wellington, there is a reasonable balance between jobs advertised and candidates applying. In Canterbury, it remains a hirer's market – for each job advertised, there is a higher than average number of candidates applying.

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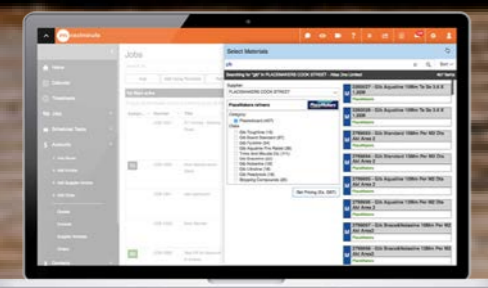
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HEALTH & SAFETY

SITE SAFE



Stepping up health and safety

Despite what you may have heard, you can still use ladders under new health and safety legislation. However, there are some common sense, but often forgotten, practices you should follow to ensure the safety of you and your team

The new law doesn't specify heights at which you should or shouldn't use a ladder, but it does say you must use equipment that's appropriate to the task.

If you are performing work at height, you must take action - as far as is reasonably practicable - to protect workers from harm that could come from a fall. Work platforms, scaffolding and towers are all options that help prevent falls.

Ladders should be the last option and only used for lower-risk and short-duration tasks. According to WorkSafe, approximately 70% of falls are from ladders and roofs. The cost of these falls is estimated to be \$24 million a year - to say nothing of the human cost.

If you need to use a ladder, here are some quick tips from the team at Site Safe on how to do it safely.

DO:

- As much prep work on the ground as possible.
- Use a tool belt; don't put tools on

the rungs.

- Secure the top and bottom of the ladder to prevent it slipping sideways or falling backwards.
- Keep three points of contact.
- Stop at the third step from the top of a straight ladder, or ensure you have at least one metre extending past the point you are stepping off from.
- Use an industrial-standard ladder in good condition on stable ground.
- Ensure the stays and clips are secured on stepladders, place the steps towards your work and avoid side-on loading (like drilling side-on through bricks).
- Ensure all working areas and access ways are clean, level, well lit and in good condition.
- Remove unwanted material and construction waste regularly from your worksite so it doesn't accumulate.
- Ensure construction materials, power leads, tools and equipment are



You should secure the top and bottom of ladders to prevent them from slipping sideways or falling backwards

positioned and secured to avoid creating hazards.

- Ensure you wear appropriate safety gear.

DON'T:

- Overload.
- Overreach.
- Work near openings or voids.
- Have more than one person on the ladder at one time.

Site Safe is a not-for-profit, membership-based organisation that promotes, inspires and supports a culture of health and safety in New Zealand construction.

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.

- 7) Where should you stop on a straight ladder?
- At least one metre or the third step from the top.
 - At the top.
 - At the third step.

- 8) What should you NOT do when using a ladder?
- Ensure all working areas and access ways are clean, level, well lit and in good condition.
 - Work near openings or voids.
 - Wear appropriate safety gear.

- 9) What should you do with your tools when working on a ladder?
- Keep them in your tool belt and ensure they're secure.
 - Have a spotter hand them up to you from the ground.
 - Keep them close at hand on the ladder's steps.



Call in the experts!



Starting a business after becoming qualified is often the biggest move in a builder's career, yet it is often handled poorly. Our advice? Listen to the experts – it could be the best advice you get.

The most crucial question any businessperson must ask themselves is: where do I want to end up?

Businesses' life cycles (as shown in Fig 1) invariably follow the same course; and while some arrive at key points at different times, the overall cycle remains the same.

Without an end goal in mind, even the best business ideas will meander along without achieving any great success. That may leave the owner unable to sell the business – not a great result for a lifetime of work!

The potential cost to a business owner of simply shutting up shop is immeasurable, especially if the business had great potential and a strong name, brand or customer base to be carried on by a new owner. Not to mention that any value built into a business at sale time is currently a tax-free capital gain! For these reasons, an exit strategy needs to be formulated at the same time as your entry strategy.

LAYING THE FOUNDATIONS FOR SUCCESS

While visualising the end is important, it is also critical to have the right advisors around you before you get too far down the track.

The first step any new business owner should take is to engage an accountant. Putting aside the statutory requirements of preparing financial statements and tax returns each year, the right accountant can often be your most trusted ally and the key connection between the advisors discussed further on.



Newly qualified builders need to consider more than just their practical capabilities when starting out on their own

Any funding application with the input of an accountant on year-end financial statements – as well as forecasted results – will consistently have a better chance of achieving the funding that you seek. They can also help you set your systems up and ensure you have the foundations in place for a strong performance.

Accountants can also take the role of business coach, being a valuable sounding board for any financial decisions that the business needs to make, as well as a mentor to help you cover off the challenges that arise along

the business' lifetime.

Due to the inherent risks associated with owning and operating a business, you will also require the services of a lawyer at some point. The best time to get one on board is right from the beginning, rather than waiting for something to go wrong.

A lawyer who knows your business inside out, has a strong working relationship with you, and can see any potential issues arising before they occur can often be the difference between a hefty



Figure 1

lawsuit and a minor inconvenience. They can also help you to structure your affairs correctly, minimising the impact on your personal assets (such as the family home) should the worst happen.

Continuing along the advisor theme, the final piece in any business puzzle is liaising with a business banker to structure your affairs in the most advantageous way. Even if it just means you have a standard business account set up, the relationship that you form with your banker is one that will last for a very long time.

They will enable you to make key decisions around the funding structure of the business; in particular, whether you will be funding this from your own pocket or with banking finance.

ONE STEP AT A TIME

Once you have your team in place, there are many other decisions to be made and challenges to overcome, such as:

- Should I draw a salary in the first year?
- How do I set my prices?
- Who are my customers?
- Should I set aside some cash for the tax bills I have coming up?
- Should I be employing some people to help me out?

All of these queries have considerable ramifications if you get them wrong and not everyone has the expertise to answer every question on their own. It is for these reasons that you need to build your team before you get too far down

the track. The analogy of the ambulance waiting at the bottom of a cliff can be completely avoided if you have someone to lend a hand at the top.

Successful businesses, no matter what the industry, all have one thing in common – they have strong working relationships with the above three advisor groups.

To decipher where you are on your business journey, visit our interactive business framework crowehorwath.co.nz/business-solutions and see what levers and business skills you should factor in to fulfil your business' true potential.

While visualising the end is important, it is also critical to have the right advisors around you before you get too far down the track

If you have questions about starting up your own business, or if you are looking to build your advisory team, please contact Ryan Watt at ryan.watt@crowehorwath.co.nz; or contact your local Crowe Horwath advisor.

For the contact details of your local office, please visit:

www.crowehorwath.co.nz/locations or phone 0800 494 569.

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>10) What is the main advantage mentioned of engaging a lawyer early on?</p> <p>a) Because you can budget for their services from the offset.</p> <p>b) An appointed lawyer is a legal requirement for all businesses.</p> <p>c) They will have a greater knowledge of your business and be in a better position to provide help.</p> | <p>11) What three professional advisors are recommended for someone establishing a successful building business?</p> <p>a) Accountant, banker and lawyer.</p> <p>b) H&S officer, landscaper, designer.</p> <p>c) Broker, architect and project manager.</p> | <p>12) What is NOT a function provided by an accountant?</p> <p>a) Being a valuable sounding board for financial decisions.</p> <p>b) Helping to establish systems for a strong business.</p> <p>c) Structuring your affairs to minimise any impact on your personal assets.</p> |
|---|---|--|



Building a productive website



How prominent would your business' website be?

As a builder, you've likely learnt how to hit a nail on the head every time – but have you considered how to have the same success when it comes to attracting hits to your website?

Just as a handshake can no longer replace a contract, word of mouth can no longer replace a website. This is because, even if your customer recommends you to a mate, chances are their next move will be to check you out online.

However, simply having a website is no longer enough. Just like any advertisement, it has to be seen by the right people to be effective. You might see roadside billboards when you're driving, but your passengers may not. You might watch commercials during free-to-air television, but other consumers might use their personal device during commercial breaks instead.

The point is, while billboards and TV ads still work, the number of people who see them has gone down due to a change in consumer behaviour.

These days, most people who need a specific product or service will go

online to find businesses that provide what they're looking for, so they can compare several suppliers before contacting one.

WHAT DOES THAT MEAN FOR ME?

It means two things:

- The importance of making a good impression online is paramount.
- Perhaps more importantly, ensure that your business shows up on the results list when people are searching for builders.

To make this happen – without breaking the bank by boosting your site – you need to understand how searching online works and apply it to your strategy.

1. Start with your customers

Before you do any online marketing of your website, you need to truly understand your customer, because your business can't exist without them.

Getting to know them thoroughly is one of the most important prerequisites to securing new business online. As you understand their concerns and the questions they are asking, you can customise your website to connect with their searches.

Start with your customers by building a list of what they say they want and what they say they need. List their top priorities, concerns and the key questions they are asking when choosing a building company.

Then each time you get an enquiry, ask how they found out about you. If it was online, you can ask what words they typed into the search box. You will learn heaps from this simple routine and it will help you shape your website.

2. Add content to your website

Assuming you have a website, one of the greatest strategies for increasing

exposure is adding compelling content to your website. This can be done through blog posts, articles, videos or infographics. Your goal is to inform and educate your readers and viewers, which in turn helps make them more aware of your company.

When searching, Google reads zillions of website pages and creates indexes of the ones that are relevant to a search enquiry – the more pages you have on your website, the more chances you have of being found.

But quantity is not everything, as Google's search engine also ranks pages according to the quality of the information on the page. Therefore, the better the information, the higher the ranking and the greater chance you have of being found.

What's more, achieving higher rankings positions you as an expert in your field. This results in greater trust and respect and shows your potential customer that you know what you're talking about.

3. Write compelling content

So, what should you write about for your website to get better rankings from search engines? What is 'compelling content'?

The answer is simple: whatever answers the questions your ideal customer is asking.

So, depending on your particular service and on your ideal customer, you might write articles answering questions such as:

- How long does it take to build a custom home?
- What is your company working on at the moment?
- What should I look out for when choosing a builder?
- Where do I find an experienced renovation builder in Tauranga?
- What is the extra cost of building a two-storey house?
- How much will a new home cost?

For example, if you create a well-written blog about 'The things to know when renovating your home' it may rank highly in the search engine indexes.

Then, if a prospective customer searching 'renovating my home' lands on your page and likes the answer you give, it may prompt them to explore your site further and eventually could lead to them choosing you to renovate their home.

So, start making a list of questions your ideal customer is asking (or might ask) and build a list of interesting answers that can become your blog topics.

You can do some research on the internet to see what others are blogging

about. Then try to write a blog regularly. Start with just one a month – or one every two months – but make it routine. Keep it simple and include images or videos to keep it interesting.

WHAT IF I'M NO GOOD AT WRITING?

Don't panic. Just take one of the important questions from your list and note three to four key points that answer this question, or guide your reader to find the answer. For example, let's consider our example blog 'The things to know when renovating your home' – your key points might be:

1. Is it worth doing?
2. Talk to your bank.
3. Designers can't estimate costs like builders.
4. There will always be hidden costs.

Then enlist the help of a professional writer to help you write. But remember, while they may help you shape your content, you need to stay in touch with your market by becoming the expert on the questions your ideal customer is asking.

Taking the time to create great content for your website may not yield an immediate return, but it will ensure your website starts to show up more and more in searches.

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>13) What is the main goal of the content on your website?</p> <p>a) To make yourself look good.</p> <p>b) To make your competitors look bad.</p> <p>c) To inform and educate visitors to your site.</p> | <p>14) Why is it a good idea to have a website?</p> <p>a) Because potential customers are likely to search for and compare builders online.</p> <p>b) Because no one sees advertisements these days.</p> <p>c) It is not a good idea to have a website.</p> | <p>15) What is NOT an example of a compelling blog post for a building website?</p> <p>a) The things to know when renovating your home.</p> <p>b) How much it costs to build a new home from scratch.</p> <p>c) Ways to maintain your home without professional help.</p> |
|--|---|---|



Renovation responsibilities

SRB Saunders Robinson
Brown Lawyers



Under the Building Act 2004, you have to comply with the following obligations with respect to any job – whether it's commercial or residential, a new build or a renovation

While renovations and refurbishment projects may not always be on the same scale as building an entire home, your responsibilities and liabilities are the same for every project you complete, large or small.

Under the Building Act 2004 (the Act), you have to comply with the following obligations with respect to any job – whether it's commercial or residential, a new build or a renovation.

- All builders are required to ensure that the building work they complete complies with the related building consent and the plans and specifications. In most cases, refurbishment or renovation projects will involve work that comes within the definition of "building

work" under the Act.

- All builders must ensure that the building work complies with the Building Code.

The ten-year defect period, during which you can face a claim, is not limited to the one homeowner

Where you carry out renovation or refurbishment work on houses, you will

have additional obligations – but only where you have a contract with the homeowner (they won't apply if you are a subcontractor and don't have a contract with the homeowner).

Your obligations are:

- You must have a written contract with the owner if the price for your work is more than \$30,000 including GST, or if they request one. You can be fined for failing to do so. You will also need to disclose

certain information to the owner before they sign the contract (see 'Avoid disclosure dilemmas' on page 20 of Under Construction Issue 57, which provides a summary of those obligations).

- You will need to comply with implied warranties for your work, whether your contract includes them or not. These essentially require you to complete the work with reasonable care and skill and in a proper and competent manner. You can find the list at section 3621 of the Act. You cannot require the owner to agree to exclude those warranties.
- If the homeowner notifies you of a defect within 12 months of completing the work, you will have to return to the property within a reasonable time to fix the defect. You cannot shorten or exclude the 12-month defect period in your contract with the owner. If you do not believe a defect exists, the onus is on you to prove it doesn't; once the 12-month period is over, the onus transfers to the homeowner to prove a defect exists.
- You will be responsible for 'reasonably foreseeable' losses that result from defects. An example would be where you install an upstairs bathroom in a way that causes a water leak. As well as fixing the problem, you would be required to pay for damage

caused by the water leak, such as a damaged ceiling or carpet below.

The obligations listed above flow from the Act. You will also have separate obligations in the contract with the building owner.

Where you use subcontractors, ensure your contracts with them require their work to be completed to the required standard

DEFECTIVE WORKS LIABILITY

As most builders are aware, liability for defects exists beyond the 12-month defect period – it exists for up to ten years from the date you complete the work and possibly longer, depending on when the owner discovers the defect.

That is a very long time to consider an ongoing risk to your business, but you need to take all jobs within this timeframe into account, particularly high-risk projects that include potentially problematic work, such as structural works, replacing windows or installing bathrooms.

NOTE: The ten-year defect period, during which you can face a claim, is not limited to the one homeowner. Any homeowner living in the home during that time can make a claim against you, if you break any of the obligations set out above.

The information in this article is intended as a general guide only and is not intended to be legal advice. Detailed advice should be obtained to cover a specific situation.

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.

16) How can you avoid complying with implied warranties?

- Contract out of them.
- Don't become an LBP.
- You can't.

17) How can you avoid fixing a defect the owner notifies you of within 12 months after you complete your work?

- You can't.
- Exclude the 12-month period in your contract with the owner.
- Shorten the 12-month period in your contract with the owner.

18) How can you reduce your own liability risk?

- Don't work with anyone else.
- Ensure your contracts with subcontractors require their work to be completed to the required standard.
- Avoid renovation work.

WHAT CAN YOU DO TO REDUCE YOUR RISK?

The main ways to control these risks are:

- Do great work and be extra vigilant in checking the quality of the work. Quality control is essential, even if it takes time.
- Where you use subcontractors, ensure your contracts with them require their work to be completed to the required standard.
- You should also discuss with your broker whether you can insure the ten-year risk.
- Guarantees issued by a Builders Association may also re-direct problems from you to the guarantee provider.

KAHU SIMMONDS



Kahu is a partner in the commercial team at Saunders Robinson Brown. He deals with the firm's construction work

and regularly advises builders and owners on building contracts and related matters. Kahu can be contacted on 03 977 2639 or kahu.simmonds@srblaw.co.nz.



Wood dust: controlling the risks

WORKSAFE
NEW ZEALAND | HAKI HAUHARU
AOTEAROA



Wood processing may be more harmful than you realise – make sure you're taking all practical steps to protect yourself and your employees

If you're a PCBU involved in woodworking activities, this article outlines the health risks from wood dust and some reasonably practical ways you can protect your workers

Wood processing causes small particles of dust to become suspended in the air, which can be inhaled by workers.

A person's upper respiratory system can filter out the larger particles but smaller particles can go deep into the lungs, causing damage and scarring to lung tissue. Each time this happens, a small amount of irreversible damage occurs.

This damage reduces the lungs' ability to take in oxygen and, over time, makes it increasingly difficult to breathe. The presence of glues, resins, formaldehyde and other wood treatment chemicals in some wood products increases the health risks from wood dust.

WHY IS IT NECESSARY TO CONTROL WOOD DUST?

Wood dust poses the following health risks:

- Inhaling dust into the lungs can cause breathing problems and lead to lung diseases, such as occupational asthma and lung

cancer. Breathing in dust is the most common type of exposure.

- Swallowing wood dust can affect the intestines, bloodstream and vital organs and make people ill.
- Getting dust in the eyes can cause irritation and damage.
- Skin contact with wood dust can cause ulceration of the skin, irritation and dermatitis.

WHAT CAUSES HIGH DUST EXPOSURES?

The following activities are likely to cause high dust exposures:

- Sawing and cutting.
- Routing and turning.
- Sanding.
- Dry sweeping of dust.
- Bagging dust from dust extraction systems.

WHAT ARE MY RESPONSIBILITIES?

If you're a PCBU, you have a duty to ensure, so far as is reasonably practicable, the health and safety of your workers and other workers whose activities you influence or direct. PCBUs must eliminate risks so far as is reasonably practicable and, where this is not possible, they must minimise them.

PCBUs have a duty to monitor the health of their workers and their workplace conditions to ensure that they aren't injured or made ill by their work.

HOW TO CONTROL WOOD DUST EXPOSURE

When selecting controls, WorkSafe expects, so far as is reasonable practicable, preference be given to controls that protect multiple workers at a time. For example, local exhaust ventilation (LEV) will protect everyone in the workplace, whereas respiratory protective equipment (RPE) only protects the person wearing it.

You should apply the most effective

and practical control measures. In most cases, personal protective equipment (PPE), such as RPE, shouldn't be the first or only control considered. Listed below are some controls that can be used to manage wood dust:

- Eliminate the risk by buying pre-cut or processed wood materials.
- Local exhaust ventilation (LEV) is one of the most effective ways to control dust at the source. Use LEV systems to capture dust from cutting, shaping and sanding wood.
- Use on-tool extraction saws and grinders to control wood dust at the source.
- Refer to the manufacturer's operating instructions for equipment use and maintenance. For example, use the correct saw blade or planer.
- Use water-damping methods where practical.
- Don't use blowers, fans or compressed air to move wood dust.
- Provide a suitable industrial vacuum to remove dust from work areas.
- Minimise worker exposure by limiting the time each person spends doing dusty work.
- Advise workers to wear RPE when emptying vacuum cleaner bags or collection bags.
- Ensure workers wear RPE and other

PPE suitable for the task. Advise workers to carefully remove work clothing at the end of the task or shift to avoid generating dust clouds.

- Provide washing facilities at work, so that dust is not taken home.
- Advise workers to wash their face and hands immediately after finishing the task and before eating, drinking or smoking.

WHEN SHOULD EXPOSURE MONITORING BE CARRIED OUT?

If you're not certain if dust levels could be harmful, exposure monitoring should be undertaken by occupational hygienists or other suitably trained personnel.

This monitoring will help determine the most appropriate wood dust control methods and respiratory protection for workers. Exposure monitoring should be undertaken regularly to check the effectiveness of controls. If the controls are not working, seek advice from an occupational health specialist or LEV engineer.

WHEN SHOULD HEALTH MONITORING BE CARRIED OUT?

Health monitoring is a way to check if workers are getting sick from exposure to hazards while carrying out their work; the aim is to detect early signs of ill-health or disease. It can also show if control measures are working effectively.

Where workers are routinely exposed to wood dust, you should arrange health

monitoring for them. Monitoring should include a baseline and annual lung function tests, as well as a respiratory questionnaire.

Follow the recommendations of an occupational health practitioner with experience in health monitoring when determining what type of monitoring is required.

RESPIRATORY PROTECTIVE EQUIPMENT

It's important to ensure that you provide your workers with a respirator that will protect against airborne wood dust (different respirators protect against different types of contaminants).

Some respirators need a tight seal between the mask and the worker's face to provide protection.

If you provide this type of RPE, you need to arrange for your workers to have an annual fitting to ensure it fits properly. Workers also need to be clean-shaven to ensure a tight seal.

You can get information on RPE selection, fit testing and training from occupational health specialists and suppliers of RPE.

WORKER TRAINING

Educate your workers about risks from wood dust and the control measures. Regular training is important to ensure worker awareness remains high.

If you'd like to discuss this at your toolbox talks, you can download factsheets from the Worksafe website.

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.

19) What is NOT mentioned in the article as a possible risk posed to workers by exposure to wood dust?

- a) Ulceration of the skin.
- b) Illness.
- c) Hair loss.

20) What benefit of using an LEV system is mentioned?

- a) It captures wood dust at the source.
- b) It's cheaper than RPE.
- c) It improves productivity.

21) When should you carry out exposure monitoring?

- a) Before every job.
- b) When you're uncertain if dust levels could be harmful.
- c) When one of your workers reports feeling ill as a result of dust exposure.



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SPORT NEWS



Roulston and PlaceMakers chase tour glory

PlaceMakers nailed down double Olympic medalist Hayden Roulston as Team PlaceMakers lead rider for the Tour of Southland

Born in Ashburton, Hayden Roulston became the first New Zealander cyclist to win two Olympic medals after finishing second and third in the men's 4000m individual pursuit and 4000m team pursuit at the 2008 Beijing games. He will be chasing down his fifth Tour of Southland title when he led Team PlaceMakers out on 30 October.

Hayden rode in PlaceMakers colours alongside Reon Nolan (Christchurch), Richard Lawson (Christchurch), Scott Thomas (North Shore), Frazer Hewitt (Invercargill), Kieran Hambrook (Nelson) and Tom Sexton (Invercargill).

Hayden, who won the event in 2006, 2007, 2008 and 2010, said he was looking forward to taking part in the event for the first time since 2012.

"I'm really excited to be coming down to a race I know really well," he said before the event. "I want to win the race for Team PlaceMakers and I'm really pleased to be riding for such a passionate sponsor. I hope I do their jersey justice in what is always a tough race."

PlaceMakers Southland joint venture



Hayden Roulston wearing the leader's yellow jersey at the 2011 Tour of Southland

Photo: PowerNet Limited

operator Ron Jeffcoat was excited to have Hayden join the team.

"His professionalism and racing experience is undeniable and we look forward to having him plying his trade in this fantastic race," said Ron.

STACKED FIELD

While the talented PlaceMakers team was arguably one of the best pedaling in this year's tour, Roulston wasn't the only Olympic medalist taking to the saddle and he knew he would not have an easy ride in pursuit of his fifth tour title.

Tour manager Bruce Ross said that this year's event featured a number of international and Olympic riders, as well as Olympic gold medalist and world champion rower Hamish Bond, all of whom would be chasing victory in New Zealand's premier cycling event.

RACE TO THE TOP

Running from 30 Oct to 4 Nov, the

851km tour features eight stages (including the prologue), with some tough climbs likely to be defining moments.

The ascent up Bluff Hill is legendary in cycling, with riders having to cover more than 2km at gradients of up to 20% before reaching the peak more than 250m above sea level - often riding into the teeth of howling gales. (For comparison, Dunedin's Baldwin Street, the world's steepest residential street, has a maximum gradient of about 35%.)

Bruce said that while the Bluff Hill climb would be a test for those taking part, Friday's ride through to Gore could be more important as it features several hills that traditionally split the field.

"Other tests include the ride over Blackmount during the Riverton to Te Anau leg, and Stage 3, which features an 8km climb to the finish point on Coronet Peak."

PROVE YOUR KNOWLEDGE

- | | | | |
|-----------------------------|------------------------------|------------------------------|------------------------------|
| 1) <input type="checkbox"/> | 7) <input type="checkbox"/> | 13) <input type="checkbox"/> | 19) <input type="checkbox"/> |
| 2) <input type="checkbox"/> | 8) <input type="checkbox"/> | 14) <input type="checkbox"/> | 20) <input type="checkbox"/> |
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November 2016

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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