

ISSUE 91

UNDER CONSTRUCTION

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FOREWORD VIEW FROM THE GM OPERATIONS

THANKS FOR WORKING WITH US



Following an 'interesting' year, we'd like to thank you all for your patience, goodwill and loyalty

While most of us in construction are grateful to be part of an industry that has boomed despite Covid-19 challenges, it certainly hasn't been straightforward. Many of you have been incredibly supportive and understanding in navigating supply issues and increased costs, and we're lucky to be dealing with such good sorts.

This isn't something we take for granted. We continue to strive, as always, to do our part to make your job easier wherever we can. Our most recent initiative on that front is making the BUILD IT Estimates Feature available via the TradeApp and TradePortal. The benefit of this is that it allows you to access estimates online and even order directly from them. Read more about this time-saving improvement on page 4.

Our commitment to the next generation of apprentices also continues. If someone on your team is considering further study opportunities after their apprenticeship, let them know about our PAC graduate scholarship before the end of February! Read more apprentice updates from page 6 to 8.

As ever, we are here to help keep you abreast of the tide of changes coming in the building industry. This issue's Industry News section outlines the new energy efficiency regulations and contrasting reactions to them, reports on the new climate standards for government buildings, and looks at Kāinga Ora's proposal to increase off-site manufacturing.

PlaceMakers is making its own strides towards operating more sustainably and the Fastenings category is doing some great work on this front already – read more on page 17.

That just leaves me to wish you a Happy New Year. It will likely be as busy and challenging as ever, but I thank you once again for your support and I promise that we will continue to do our best in return.

Gary Woodhouse

General Manager Operations

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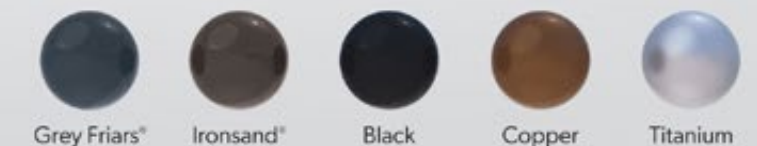


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PLACEMAKERS NEWS

BUILD IT STACKS UP BETTER THAN EVER!

Builders can now view and order off their PlaceMakers BUILD IT Estimate on the TradeApp and TradePortal – saving them time and money

Every aspect of PlaceMakers E-tools (TradeApp and TradePortal) is designed to help you work more efficiently – and easy ordering off your BUILD IT Estimates is no different.

“Almost all of our customers are time-poor and many of them handle most of their business administration themselves,” says PlaceMakers TradePortal Product Owner Naomi Kinimont. “Anything that helps them tackle those tasks more efficiently, freeing them up to concentrate on more important and complicated jobs, is incredibly welcome.”

Feedback confirms this is the case with the new Estimates Feature, now available through the TradeApp and TradePortal. It makes ordering product off your PlaceMakers Built It Estimate as easy as a couple of clicks.

“What was once a printed sheet of paper can now be accessed online,” says Kinimont, “and materials can be ordered directly from the Estimate, which lists all required products for each stage of a build from start to finish.”

Keen to take advantage of having your Estimates at your fingertips, and being able to order directly? All you need to do is request an estimate from your local PlaceMakers Account Manager or branch, with a full list of materials required for each stage of the build.

Your Account Manager will enter it into the system and, once you’ve approved it, the Estimate will be visible under the ‘Jobs’ Dashboard on your TradePortal account and TradeApp.

ONSITE SIMPLICITY

“It adds value for us in several ways,” says PlaceMakers customer Carl Adamson, Northern Branch manager for BMC. With a reputation for delivering high-quality commercial construction projects

and pricing builds accurately, the nationwide construction company has a lot to gain.

“We no longer need to go back over printed Estimates and then key up an order – all our estimates are easily accessible in one place, and we can order directly through the estimate itself. It’s even easier than I imagined.”

Adamson says making the shift to using the new Estimates Feature was straightforward, thanks to PlaceMakers Account Manager Isaac Tunui.

“Isaac was great to work with on this. He brought it to our attention early on

and helped us learn how it works, following up straight after we’d placed our first order to ensure any questions were answered.”

GET REWARDED IN MORE WAYS THAN ONE

Keen to give the Estimates Feature a try on your TradeApp or the TradePortal? There’s never been a better time. From 7 February to the end of March, you’ll earn Hunting & Fishing vouchers when you order more than \$4k of products from your Estimate through the TradeApp or TradePortal. So, what are you waiting for? Talk to your PlaceMakers Account Manager today! ■



BMC builders Carl and Shane are thrilled to be rewarded for purchasing from their estimate online – especially as it already rewards them by increasing efficiency!

GET REWARDED WHEN YOU ORDER VIA ESTIMATES

Simply order over **\$4K** via Estimates on our Trade Portal or Trade App between 7th February and 31st March and get* a **\$200** Hunting & Fishing gift card!



Get* a **\$400** Hunting & Fishing gift card when you order over \$10K!

Get* a **\$600** Hunting & Fishing gift card when you order over \$20K!



For more info talk to your PlaceMakers team today!
tradeportal.placemakers.co.nz

*Terms & conditions: Offer exclusive to PlaceMakers trade account customers. Purchases through Estimates must be ordered via the PlaceMakers Trade App or PlaceMakers Trade Portal on a current trade account between Monday 7th February 2022 and Thursday 31st March 2022 to qualify. Customer qualifies for 1x \$200 Hunting & Fishing gift card at qualifying spend of \$4000+GST, \$10,000+GST and \$20,000+GST. Total Hunting and Fishing voucher is limited to 3 per customer account. Skip The Counter purchases are excluded.

PLACEMAKERS APPRENTICE CREW



PAC GRADUATE SCHOLARSHIP

PlaceMakers continues to support recently graduated PAC members to take the next step in their education. Applications close 28 February, so apply soon!

Attention apprentice graduates! Are you a PAC member who's just graduated, or about to, and want to study further in your field this year? If you decide to take your qualification to the next level and study further, the PAC 'Branching Out' Scholarship could ease the financial burden.

WHAT IS THE PAC SCHOLARSHIP?

The scholarship aims to ease the financial burden for graduates who have achieved their Level 4 National Certificate, are currently PAC members and wish to take their qualification to the next level through

further study. It covers course-related expenses such as the course fee itself, plus any related learning materials.

Applications close on 28 February. Visit pac.placemakers (Graduate Toolbox) for more information and to download the application form. Alternatively, email pac@placemakers.co.nz or message us via the PAC Facebook page. Good luck! ■



NOVEMBER APPRENTICE OF THE MONTH

Auckland-based apprentice Zayd Ali was declared November's Apprentice of the Month for his commitment to the work he loves

While there's no question all Aucklanders had a rough few months in the end of 2021, being made redundant made it that much worse for carpentry apprentice Zayd Ali. Shortly after, with no construction job in sight, he was offered a new job in another field that pays more.

Zayd said it was hard to know what to do – while he was grateful for the opportunity, he was invested in his apprenticeship and committed to carpentry, a job he really enjoys. So, despite the risk of not finding another construction job, he turned down the offer and kept looking.

COMMITMENT CARRIES THROUGH

Turns out his persistence paid off! Zayd landed another construction job where he could continue his apprenticeship soon after.

"I'm so glad I didn't give into temptation and just take the job, because carpentry makes me happy and for me it's more than just a job, it's a career path," said Zayd.

Now that he's back on the job, he can continue to pursue his passion and encourages others to do the same.

"Never give up! Stick to doing what you love and makes you get up every day!"

Zayd was thrilled to be named November Apprentice of the Month and receive a \$200 online gift card from The Meatbox (just in time for Christmas!) for his strength of conviction.



DON'T FORGET!

Each winner of Apprentice of the Month goes into the selection to be named 'The Novice Who Nailed It'. They will receive the ultimate bragging rights and a prize valued at over \$500! See above for the 2021 winner story. ■



THE NOVICE WHO NAILED IT 2021

Gareth Tidswell, a second-year apprentice from Hawke's Bay, was thrown in the deep end when he was asked to lead the new build of a two-bedroom home

Entries for Novice Who Nailed It are judged on the nature of the challenge they face, and the initiative and grit shown to overcome it. This year's winner demonstrated all these attributes when he was asked to lead the construction of a house under limited supervision and walked away with a \$500 PlaceMakers gift card.

Gareth explains that one of their builders finished up mid-November and, with the current climate in the building industry, it was proving very hard to replace him.

"We'd just wrapped the building when he left, so with nobody else more qualified to take over, I was left to run the job! That included doing all the planning, helping out with roofing and directing all the subbies."

With supervision mostly limited to Restricted Building Work, Gareth was trusted with a project that included some intricate finishes. He called on what he had previously learnt and researched things he didn't know, as well as discussing specific things with the architect to ensure it was right.

COOL AS A CUCUMBER

"When you're 18 months into your apprenticeship and you have to finish off a house from cladding onwards, there's a lot to do. Plus, the design included some tricky elements such as sanded chipboard floors, big pivot doors, clear pine windows and an oak veneer kitchen."

Thankfully, Gareth stayed cool, calm and collected and says he was able to call on some help when he needed it.

"I had a builder come and do the main front door, which was oak. I also had help on one of the two decks, and an apprentice who was able to help from time-to-time."

Despite taking on more responsibility than he ever bargained for, Gareth's work passed all the council inspections, and he was able to finish the build on time and to the client's satisfaction, while learning heaps in the process. Win-win!

STUDYING ON THE MOVE

"I had built a few houses before that, but I've never been the main builder. For this project, I had to put in a lot of reading at night and I'd turn up an hour early and stay an hour late every day.

"It certainly taught me how to read plans properly. As an apprentice, you often look at plans and understand bits and pieces, but for this job I had to read them well enough to understand every single detail.

"I was also under a fair amount of pressure, as we had to make sure there was one person on site at all times, and that was normally me."

Furthermore, Gareth says the experience taught him that good communication and time management are vital. For him,

writing lists and then prioritising the tasks helped him achieve the goal.

ARE YOU THE NEXT NOVICE WHO NAILED IT?

Make sure to enter the PlaceMakers Apprentice of the Month competition, which runs from February to November. Your project does not have to be completed and you can enter more than once!

Each winner of Apprentice of the Month goes into the selection to be named The Novice Who Nailed It. They will receive the ultimate bragging rights and a prize valued at over \$500 (incl. GST).

KEEN TO SHARE YOUR STORY?

We'd love to hear from PAC members keen to share their story and pass on advice to other apprentices.

You will be featured in our section 'From the Ground Up', so email pac@placemakers.co.nz if you're interested. ■



PLACEMAKERS APPRENTICE CREW



PLACEMAKERS 24 DAYS OF PAC-MAS!



The annual PAC Xmas giveaway was back for 2021 and bigger than ever, thanks to our generous suppliers. For 24 days, PAC members walked away with fantastic prizes like power tool kits, a GoPro camera, gift cards, a Sharesies voucher, summer pack, Apple iWatch & iPods, headphones, BBQs and more!



Paint that respects the work



Whether you're working on a renovation, new build, re-build, big or small build, Levene® is here to show our respect for craftsmanship, hard work and dedication. That's why Levene® offers a 15 Year Guarantee* on exterior paint, and a 5 Year Guarantee* against mould and mildew on our kitchen and bathroom paint. Discover our full range of Levene® paint exclusively at PlaceMakers



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WHAT'S ON

PLACEMAKERS PRODUCT PICKS



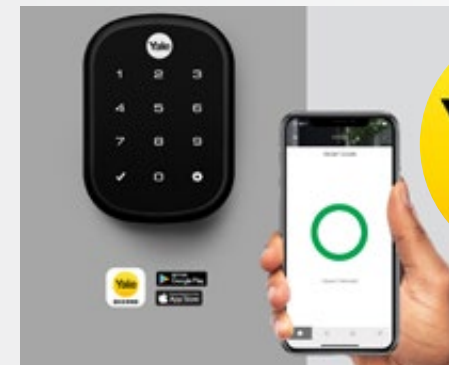
Ladies, ladies, ladies!

When it comes to safety footwear, it's important to understand that there is no 'one type fits all' – especially when it comes to ladies' vs men's. The difference between men's safety footwear and women's is significant. Women tend to have a higher arch and narrower heel than men, so this is taken into account when designing and moulding ladies' safety footwear. It is important when selecting safety footwear that ladies opt for a boot that has been designed and moulded to the female foot.

The Magnum X-T Boron Mid Ladies Safety Boot is lightweight, comfortable and durable, fully waterproof and breathable. It features a composite toe and side zip, and is available from PlaceMakers.



GREATER STRENGTH



These days there's an app for everything, and now that includes the front door. With Yale Access, your clients can lock and unlock their door remotely, assign digital keys, easily see who's coming and going - and even have a personal doorman – by setting the app to auto-unlock the door as they near it.

So what do they need to go take control? The Yale Access app, a compatible Yale digital lock, and the Yale Connect WiFi bridge.

BAILEY SLIMLINE WATER TANKS



The new Sustainable Series tanks continue the Bailey tradition of innovation and modern design, truly integrating water storage into the modern urban home.

In addition to the Sustainable Series tanks, Bailey has added to the Slim Jim range with new 2000L and 3000L versions. The new tanks also have provision for a clothesline to be mounted to the tank, to better utilise space in even the smallest back yards.

Both the Slim Jim Range and Sustainable Series tanks are an ideal solution for stormwater retention and detention.

If needed, a simple restraint system can be installed to comply with building requirements.

CAESARSTONE PROJECT RANGE

Caesarstone offers a range of stylish stone surfaces ideal for a variety of kitchen applications, including benchtops, splashbacks and kitchen islands.

The Project range designs are refined and appealing, with classic aggregates in neutral tones, and available in a highly reflective polished finish which is smooth to the touch.

The designs, combined with the durability and low maintenance characteristics of aggregated stone surfaces, make Caesarstone the perfect match for your kitchen.



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Levene® has quality and value covered for every coat across its range of paints.

Levene Multi Prep Water Based Undercoat is a primer, sealer and undercoat all in one, which has excellent adhesion and is suitable for both interior and exterior use.

Cover it up with Levene Exterior Broadwall**, which has been made to handle NZ's tough weather, and is backed up with a 15-year guarantee*.

Tidy up those prepped trims with Levene Water-based Enamel**, which has good block resistance and low odour.

Levene's wide range of paint is made in NZ, so you know it's great quality at a great price, only available at PlaceMakers.

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**Refer to product packaging for correct preparation and surface compatibility.



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SCRUFFS TRADE SOCKS

These aren't just any socks, these are Scruffs Trade socks – thick, hardwearing and durable, with a reinforced heel and toe. Best of all, they come in a triple pack, so you can treat yourself to a bit of trade luxury for most of the week. Available in sizes UK7 – UK9.5 and UK10 – UK13 through PlaceMakers, these are guaranteed to become the first item you put on in the mornings. The only decision you need to make is if one pack is enough.



Introducing the new Think Green recycled polyester glove range. The liner of these gloves is manufactured from plastic bottles, giving a second life to non-biodegradable materials, redirecting plastics away from our oceans and landfills.

Manufacture of each Think Green liner will recycle approximately 1.3 plastic bottles, reduce 14g of CO₂ emissions, reduce 1.2g VOC (volatile organic compound) and save 0.92L of water usage.

Think Green Recycled Gloves come in either latex grip for superior grip and abrasion resistance or nitrile grip for superior wet/dry grip or dry situations. Both options are washable, breathable, dextrous and abrasion-resistant, and the nitrile grip is also touchscreen compatible.



The world's first cordless Rebar Bender/Cutter, the HiKOKI Bender/Cutter uses HiKOKI's innovative MultiVolt Battery platform to effortlessly cut and bend rebar up to 16mm without heat, sparks, or distortion.

An angle adjustment dial and variable speed trigger allow the user precise control and fine adjustment of the bending angle.

Supplied with two HiKOKI MultiVolt batteries, the HiKOKI Cutter/Bender is cordless, but can also be run via mains power using an optional AC Power Adaptor.

With this tool enabling significant efficiency and time savings on site, it's no wonder there is such strong demand for the HiKOKI Cutter/Bender.

THINK GREEN RECYCLED GLOVES

HIKOKI REBAR BENDER/CUTTER KIT

THE HISTORY OF THE LBP – PART 5



The LBP was designed to increase consumer confidence in the building sector

The fifth article in the series looking at the history of the Licensed Building Practitioners Scheme with MBIE's Bruce Duggan

The Building Act 2004 introduced the concept of Restricted Building Work (RBW). RBW is work that is critical to the integrity of a building, and under the Act, Licensed Building Practitioners (LBPs) are required to design and carry it out.

Following extensive work with industry, the framework on which the Licensed Building Practitioner Scheme would operate was developed and refined, was officially established in November 2007.

On 28 February 2008, the first building practitioner's licence was granted – BP100001.

At that stage, it was optional to hold a licence, and RBW wouldn't become law for another four years - 1 March 2012.

Today, we have just over 27,000 LBPs holding 31,700 licences. Almost 4,400 practitioners are licensed in multiple licence classes.

MBIE IS THE REGULATOR OF THE LBP SCHEME

In 2004, the Building Industry Authority (BIA) was disestablished and its functions

were transferred to the new Department of Building and Housing (DBH), which in turn was integrated into the Ministry of Business Innovation and Employment (MBIE), which began operating on 1 July 2012. The Occupational Regulation team within Te Whakatairanga Service Delivery, which sits within MBIE, ensure the efficient ongoing administration of the LBP Scheme.

The Service Centre is the first point of contact for most LBPs. Service Centre staff are dedicated, knowledgeable, and will pass requests that require a decision to Occupational Regulation. You can reach the Service Centre on 0800 60 60 50.

THE BUILDING PRACTITIONERS BOARD

The Building Practitioners Board is a statutory body, independent from MBIE, whose members are appointed by the Minister for Building and Construction. Its role is to hear appeals against licensing decisions made by the Registrar, to investigate and hear complaints against the conduct of LBPs, to approve the LBP Rules, and to submit an annual report to the Minister.

THE WRONG END OF THE STICK...

After nine years of it being mandatory for RBW to be carried out or supervised by LBPs, there are still a few things about the Scheme that continue to cause concern amongst some practitioners. They are addressed below.

1. ACCOUNTABILITY VS LIABILITY

Many practitioners are still under the impression that becoming an LBP increases their liability when carrying out their work – this is not correct. When a practitioner is granted a licence, they become accountable to the Building Practitioners Board. The practitioner still operates under the same liabilities, or legal responsibilities they have always had under the Building Act and Regulations, and any other relevant laws.

To try and make this clearer, if the Board upholds a complaint against an LBP, the penalty doesn't affect anyone outside the Scheme. For example, an order to undergo formal training or cancellation of a licence only impacts the practitioner. If an LBP is penalised with a fine, it can't be passed onto the complainant as compensation.

Whereas, if the LBP has been found guilty in a court of law of carrying out illegal work, they could be held liable to pay for any damage and/or fix the problem and/or pay compensation to the owner – this liability has not changed due to becoming an LBP.

2. HOLDING A BUILDING PRACTITIONER'S LICENCE

Applying for and being granted a building practitioner's licence is not the same as joining a membership organisation (of which there are many), a club or a group where there is an expectation of 'value for money' – it is more akin to having your driver's licence. The LBP Scheme is a regulatory one with two purposes:

- To ensure that building practitioners are assessed as having the necessary skills and knowledge to carry out the work.

- To enable consumers to make informed choices.

The purpose of restricted building work is:

- To ensure that important aspects of building work are carried out or supervised by practitioners (LBPs) who have been assessed as being competent.

One of the aims of licensing is to promote, recognise, and support professional skills and knowledge in the sector. When you complete a certificate or record of work,

Today, we have just over 27,000 LBPs holding 31,700 licences. Almost 4,400 practitioners are licensed in multiple licence classes

you are stating that you carried out and/or supervised all of the work under that document, and you are stating that it was carried out correctly. Why wouldn't you want to do this if you believe you are good at your job? The only time this could present a problem to you is if you carried out, or allowed incompetent work to be carried out, under your supervision.

When you're driving on our roads, you hope and trust that that person driving towards you has been assessed as competent and holds a current driver's licence. The consumer also wants to know that the person they are trusting to carry out what is often the biggest financial outlay of their lives has been assessed as competent and holds a current licence to carry out that work.

3. MAINTAINING CURRENCY OF SKILLS AND KNOWLEDGE

However, just being assessed initially does not provide the certainty for the consumer that the practitioner is competent several years later, especially considering the fast-changing environment that we work in. It seems that every time we turn around there's a new product, or an old trusted product has a whole new way of being installed, or there is a design solution that is completely new and not used before.

Undoubtedly one of the most contentious requirements of the LBP Scheme is continuing professional development, or, as we know it, skills maintenance. Some say it's too easy, for others it's too hard, and for some, it's just not relevant. To find its relevance, we need to go back to the enabling document reproduced in the previous issue – which instructed that the legislation leads to 'a well-informed sector that shares information and quickly identifies and corrects problems'.

Thus, 'a well-informed sector' and skills maintenance will be the subject of the next issue of the History of LBP. ■

This article is an excerpt from Codewords Issue 104. Reading Codewords articles that are relevant to your licence class is a mandatory requirement for Licensed Building Practitioners. These questions can be answered through the LBP portal, online at underconstruction.placemakers.co.nz or recorded on the magazine, then provided at the time of renewal.

CODEWORDS QUIZ ISSUE 104

1 Who is the regulator of the LBP Scheme?

- The service centre.
- MBIE.
- The Building Practitioners Board.

2 What is the role of the Building Practitioners Board?

- To hear appeals against licensing decisions made by the Registrar.
- To investigate and hear complaints against the conduct of LBPs.
- To approve the LBP Rules.
- To submit an annual report to the Minister.
- All of the above.

3 Has your liability increased by being an LBP?

- No.
- Yes.
- Sometimes.



HAVS AND HAVE NOTS - A CAUTIONARY TALE

Repeated vibrations from power and hand tools can cause Hand Arm Vibration Syndrome (HAVS), a dangerous condition that can be permanently disabling

When Jason Johnstone was medically discharged from his job as an operator/trainer after being diagnosed with HAVS, he decided to explore ways to prevent it happening to other New Zealanders.

Jason is one of the few people in New Zealand diagnosed with HAVS, a condition where nerves and blood vessels are damaged by exposure to repeated vibrations from hand and power tools. It can be permanently disabling. Symptoms include tingling fingers, numbness, pain, weakness, loss of dexterity and impeded blood flow.

If caught early enough, HAVS can be reversible – but, in Jason's case, his symptoms persist, flaring up at the slightest change in temperature or during certain activities.

"All the crockery in our house has chips on it because, when I do the dishes, my fingers often go numb and I tend to drop them. It's much worse in winter and I'm pretty much stuffed when it comes to doing up buttons."

BAD VIBRATIONS

Jason has worked with power tools for most of his life. His HAVS symptoms became more pronounced while he was working at the Tiwai Point aluminium smelter as an operator/trainer – a job that involved use of tools such as jack hammers. The smelter did have time limits on use of certain tools, but it turns out intensity was also a factor.

"My wife is a UK-trained general surgical registrar and diagnosed me with HAVS, though I had no idea what HAVS was at that time. I told the smelter doctor my hands felt funny and was sent to see occupational health specialist Professor David McBride, a leading workplace disease expert in New Zealand,



Hand Arm Vibration Syndrome (HAVS) can lead to persistent symptoms that affect tradie's ability to work

who formally diagnosed me.

"Basically, I was told I couldn't use the tools anymore and was medically discharged from my job at Tiwai. But, what I noticed was that no one had any idea how the injury had occurred. Sure, vibration emitted from tools and machinery had caused my injury but there was no data to explain this to the medical or health and safety professional. No one knew how much vibration I had been exposed to on a daily basis, nothing. It was all guesswork and seemed completely crazy, felt like I had wasted 20 years of my life."

POTENTIAL MISDIAGNOSIS

Jason's experience led him to research current figures on HAVS in New Zealand, revealing what he sees as a major issue of underdiagnosis and misdiagnosis.

"According to ACC data on HAVS, there were only 40-50 cases of HAVS in New Zealand from 2000-2018," says Jason. "This seems unusual, because 6,230 cases were reported in the UK in half of that time. Assuming the

workforces are similar, based on population statistics, New Zealand should have witnessed 785 cases in 14 years, or around 44 cases per year."

He also found that, between 1 July 2009 and 30 June 2019, ACC data showed there were 5,342 cases of carpal tunnel syndrome compared to the United Kingdom's 2,930. Furthermore, international research has shown that vibration from hand tools does contribute to carpal tunnel injuries.

"In the UK, doctors are trained to recognise HAVS. In New Zealand, they're not. So, it's very often misdiagnosed as carpal tunnel and that certainly has been my experience. I believe it's a problem in New Zealand given workers' exposure in our construction, forestry, manufacture, transport and agriculture sectors."

Jason identified the need for a user-based device to monitor vibration and capture much-needed data. He worked with software developer Digital Stock

in Invercargill to develop a HAVS monitoring app and dashboard – and sought a real workplace in which to trial it.

GOOD FIT

The 'real' workplace Jason found was Delta, a Dunedin-based infrastructure maintenance company that services electricity distribution and communications networks as well as maintaining the local authority's green spaces. Delta had recently identified HAVS as a workplace hazard for its employees who often use vibrating machinery such as mowers and weed eaters for long periods.

As a result, Delta Health and Safety Manager Matt Sadgrove was immediately keen to help him trial the device.

"I could see this was a smart idea, an innovative New Zealand-made tool to gather information to help us to make smarter decisions to keep our people safe."

Matt is also a member of the New Zealand Community of Safety Innovation (COSI), a group of around 60 safety professionals who work together to identify new ways to improve health and safety. The group is supported by

WorkSafe New Zealand, the New Zealand Institute of Safety Management, the Business Leaders' Health and Safety Forum and the Health & Safety Association New Zealand (HASANZ).

"Our people are our biggest asset," says Delta's Matt. "Vibration is a major workplace health risk in New Zealand and the opportunity to accurately identify, manage and prevent this risk across our workplaces is fantastic."

Over the next year, Delta's health and safety team and crews trialled the device, the results of which led Delta to purchase new robotic mowers for the business, eliminating the vibration hazard and removing workers from other hazards such as wasps, working on slopes and sun exposure.

For Jason, the trial has resulted in working prototype vibration detection bands that monitor hand-arm vibration levels.

A KNOWLEDGE GAP FILLED?

Professor David McBride is an Associate Professor in Occupational and Environmental Medicine at Otago University and says the device is a step in the right direction for New Zealand.

"As a workplace hazard, exposure

to vibration is ubiquitous in New Zealand across construction, agriculture, horticulture and forestry. New Zealand needs to invest in more research in this area.

"With this device, we have for the first time a simple tool using available technology to scientifically assess risk in the workplace, helping raise awareness of the issue, support training and education and importantly ensure people take adequate breaks."

Daniel Hummerdal, Head of Innovation at WorkSafe New Zealand which supports the COSI, says Jason's device and Delta's trial are a great example of the ingenuity and motivation in New Zealand to create better outcomes.

"This journey underscores the purpose of COSI, which is to connect people and organisations that are developing and trialling their ideas in isolation and bring them together. We can all be inspired and learn from each other and not only spread good ideas quicker but help translate them into actions that create better outcomes." ■

This article is an excerpt from Codewords Issue 104. Reading Codewords articles that are relevant to your licence class is a mandatory requirement for Licensed Building Practitioners. These questions can be answered through the LBP portal, online at underconstruction.placemakers.co.nz or recorded on the magazine, then provided at the time of renewal.

CODEWORDS QUIZ ISSUE 104

- 4 What causes Hand Arm Vibration Syndrome (HAVS)?
 - a) Using power tools that are too heavy.
 - b) Exposure to repeated vibrations from hand and power tools.
 - c) Playing contact sports.
- 5 What are some of the symptoms of HAVS?
 - a) Tingling fingers and numbness.
 - b) Pain and weakness in the fingers.
 - c) Loss of dexterity and impeded blood flow.
 - d) All of the above.
- 6 What industries in NZ have been identified as having high exposure to vibration as a workplace hazard?
 - a) Construction.
 - b) Agriculture.
 - c) Horticulture.
 - d) Forestry.
 - e) All of the above.



COMING SOON

TUE 1ST MARCH
TO MON 18TH APRIL



NEWS

PRODUCT NEWS

PLACEMAKERS WAGES WAR ON PLASTIC



MILWAUKEE M18 5AH GENERATION3 2 PIECE KIT M18FPP2A2-502C

Kit components: • FUEL™ 13mm hammer drill/driver skin • FUEL™ 1/4" hex impact driver skin • 2x M18™ 5.0Ah battery • M12™ 2.0Ah battery • M12™ & M18™ rapid charger • Hard case
4913401



GREAT RATE
\$859^{+GST}



STANLEY FATMAX 3 PIECE LEVEL & BAG SET XTHT0-43119

Set includes: • 600, 1200 & 1800mm levels & carry bag • ±0.5mm accuracy • Lightweight aluminium frame with thicker & taller cross-section • Solid block vials • Shock resistant over-molded end caps • Profiled top
4861619



MONSTER TOOL SALE DEAL
VALID UNTIL 18TH APRIL 2022

PROMO PRICE
\$169^{+GST}



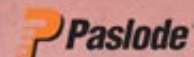
MILWAUKEE M18 FRAMING NAILER SKIN M18FFN-0CNZ

• No gas cartridge required
• Dry fire lockout
• 3 nails per second
• Tool free drive depth adjustment
• Works with popular branded nails
4579296



GREAT RATE
\$669^{+GST}

SKIN IS TOOL ONLY. BATTERY NOT INCLUDED



PASLODE FRAMEMASTER B20580

• Bypass follower for easier & quicker reloading
• Rubberised grip to improve comfort
• Intuitive long run fan cycle to improve high volume performance
• Magazine nail lip to improve reloading
3536821



GREAT RATE
\$912^{+GST}

BONUS STONEY CREEK 4 PIECE FLEECE KIT
*WITH PURCHASE. *LIMITED SIZING AVAILABLE, WHILE STOCKS LAST

With help from ECKO Fastening Systems Ltd, PlaceMakers Fastenings Category Manager Dean McGowan is putting the nail in the coffin of plastic packaging instore

PlaceMakers is undertaking an NZ first by converting its fastenings range from plastic bags, clams, boxes and pails to cardboard boxes, starting with the loose nail range that will eliminate 55,000 poly bags and 60,000 plastic boxes going to landfill annually.

"It's the biggest change to loose nails in over 20 years, spearheaded by a category proud to say 'we know a thing or two about fastenings' and supported by Kiwi-supplier ECKO Fastening Systems Ltd," says Dean.

"The move is unique to New Zealand and provides a ground-breaking in-store customer experience that's exclusive to PlaceMakers."

A TRICKY BUT VITAL PROCESS

As a main supplier, ECKO Fastening Systems Ltd was keen to help.

"At a supplier event about two years ago, PlaceMakers made it clear it was moving towards a more environmentally sustainable way of operating, and that packaging would be part of that," says ECKO's National Sales Manager Shaun Matheson.

"As a small Kiwi-owned company,

we wanted to do our part, so we set out to create packaging that would be environmentally and customer friendly, and that could meet or even exceed PlaceMakers sustainable aspirations."

After extensive research and several trials, ECKO came up with a cardboard packaging robust enough to withstand a few falls and eye-catching enough for customers to recognise what it was.

"There were a few challenges, such as finding out how to produce vivid colours on boxes without using gloss, and finding plastic-free tape strong enough to hold them together, but we got there in the end!"

The only plastic we have is in the viewing pane of some products, but even that will change in the future. So far it's working well, and customers are telling us that this is exactly what they need."

It wasn't an easy process for ECKO, but Shaun says it was well worth it.

"Designing our packaging took a lot of cost and time and testing – but, for us, to be able to call ourselves 100% Kiwi, we need to look after our environment."

CUSTOMER FEEDBACK

Some customers have done a double take to check they're in the right aisle, in-store but quickly realise they are and have been impressed by the quality and presentation of the new packaging.

"Customers have been really positive," says Shaun. "After some initial surprise, a customer in the Hutt City branch couldn't endorse the change enough – he said it was like getting rid of plastic bags in shops, a much-needed and very welcome change!"

Comments aside, Dean says the numbers speak for themselves – more than 10,000 boxes have been sold during the transition over the past year.

"We're almost there with the loose nail change," he says. "Auckland stores should complete the transition by the end of February, and then all customers can browse the loose nails range in the knowledge that they will see mainly biodegradable boxes on offer."

"It's great to see PlaceMakers placing importance on this, and working together with a local Kiwi supplier to make it happen." ■

*Offers not available to nominated national key account customers. Bonus offers available exclusively to trade account holders only. All prices exclude GST. Products featured may not be stocked in all stores but can be ordered in or the advertised price. Offers valid from Tuesday 1st February – Thursday 31st March 2022.

E3/AS1 AND WET AREA FLOORING



BRANZ Technical Writer Bruce Sedcole covers changes between E3/AS1 Amendments 6 and 7. Since 4 November 2021, the revised Acceptable Solution E3/AS1 in Building Code clause E3 Internal moisture no longer includes use of timber or timber-based products as linings and finishes to floors in wet areas. However, an Alternative Solution designed and specified to best practice is easy to do

Queries are starting to come into the BRANZ helpline about recent changes to E3/AS1, specifically the flooring options that will be available for household wet areas such as kitchens, bathrooms, laundries and toilet facilities.

E3/AS1 Amendments 6 and 7 were a means of compliance during the transition period from 5 November 2020. However, since 4 November 2021, only E3/AS1 Amendment 7 can be used as a means of compliance.

FLOORING OPTIONS IN AMENDMENT 6

Flooring options for wet areas were covered in E3/AS1 section 3.0 Watersplash, with the floor lining materials listed in 3.1.1 Floors. It covers linings and finishes to floors that satisfy the performance criteria for impervious and easily cleaned surfaces in areas exposed to watersplash.

In E3/AS1 Amendment 6, there are six flooring options – waterproof sheet materials (for example, PVC), ceramic or stone tiles, concrete or cement-based solid plaster, cork tile or sheet, monolithic coatings such as terrazzo and timber or timber-based products such as particleboard sealed with waterproof applied coatings.

Some of the six wet area flooring options in Amendment 6 were reasonably vague in their descriptions, and some did not have a very good history in use or were no longer in common usage.

At the end of 3.1.1, there is a note that in ‘bathrooms used mainly by adults, carpet may be acceptable provided it is laid over an impervious surface’. It sounds a bit



Builders who want to use timber or timber-based products as lining or finishes to floors in wet areas must have their plans designed and consented as an Alternative Solution

dodgy, but I once lived in a student flat that had a carpeted bathroom floor, and I think it was fine although it was hard to tell – the walls were painted matt black, and the light bulb was red!

SUBMISSIONS ON PROPOSED CHANGES

Last year, MBIE sought public submissions on the proposed changes to E3/AS1. Most submissions related to other aspects of E3/AS1 – sections pertaining to overflow, freewater (accidental overflow) containment and changes to floor wastes.

The evolving style of our residential building stock may have been a driving factor for many of the submissions. The single-storey stand-alone dwelling is becoming less common, and we are seeing more multi-unit, medium-density housing projects springing up. The risk profile changes exponentially when a wet area water leak can affect rooms below and potentially multiple other adjacent tenancies.

Only a few comments were received on

the change to wet area flooring materials and finishes. These included a desire for additional wet area flooring options – although those options were generally not backed by generic material and installation requirements.

FEWER OPTIONS – NO TIMBER OR TIMBER-BASED PRODUCTS

The flooring options retained in the revised E3/AS1 Amendment 7 (which came into effect on 5 November 2020) include the obvious linings and finishes such as waterproof sheet material (for example, PVC) with sealed joints, ceramic tiles and sealed or polished concrete floors – but now only slab on grade.

The removal of previous option (f) – timber or timber-based products – covers a wide range of timber flooring types and is a little more contentious. One option that was previously included was ‘particleboard sheet sealed with a waterproof applied coating’, which is a fairly loose prescription. I can imagine the potential for poor performance from an inadequate interpretation of this

‘waterproof flooring system’.

However, other timber flooring options seem far more durable and robust and able to be installed to a suitable level of specification (impervious and easily cleaned) for use in areas exposed to watersplash.

TIMBER SYSTEMS IN WET AREAS

Not all timber overlay and clip-type systems are designed for use in these wet areas, but several are, and with suitable specific high-quality surface sealer coatings, they can remain durable and impervious.

Solid timber tongue and groove (T&G) floors, when installed correctly using suitable materials and sealer coatings, have traditionally performed well in domestic wet areas such as kitchens. The image on the right shows the dishwasher installed nearly 25 years ago in my own kitchen on a Mātai T&G floor.

The floor has survived a couple of small floods with no issues, but we did apply four coats of sports-floor polyurethane to the entire room – including under all kitchen joinery – and lapped up the wall junctions.

Our bathrooms upstairs, on identical

polyurethane-coated Mātai floorboards, have also had no problems over 25 years, although they do have the safeguard of their original CP floor wastes installed during initial construction in 1936.

Our architectural practice regularly specifies new overlay and suspended timber T&G floors – often in new homes, but also to marry into existing, original native timber T&G floors. In service areas where they might get a splash of water, they are timeless and extremely durable when done well, but that does mean using the best materials and experienced professional installers.

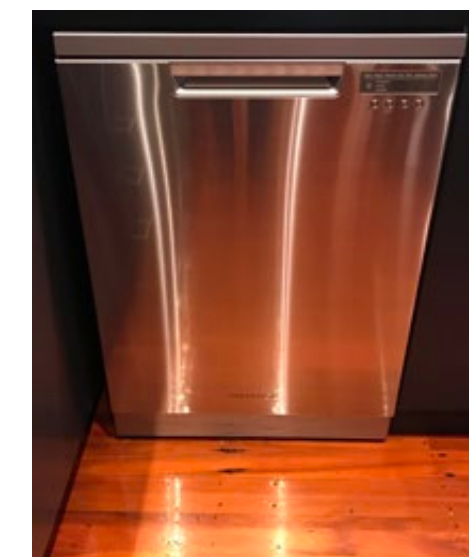
ALTERNATIVE SOLUTION IS A GOOD OPTION

On Thursday 4 November 2021, E3/AS1 switched to Amendment 7 only. If you want a particular wet area floor other than PVC, tiles or concrete, it will have to be designed and consented as an Alternative Solution as a means of compliance.

This is not difficult for robust systems and where the risk of failure is lower, such as standalone housing. Take as an example my wet area Mātai T&G floor. If we design and specify to best practice and can illustrate good history of use of that flooring system, it should be able to satisfy a building consent authority.

Think of an Alternative Solution as freeing you from the constraints of Acceptable Solutions. You are no longer limited to just three wet area flooring options – you have an infinite number to choose from.

Maybe you will struggle to smuggle a shagpile carpet in the bathroom through building consent. However, this shouldn't deter you from presenting quality alternatives that you can justify as fit for purpose in your building consent applications. ■



25-year-old Mātai T&G floor in a kitchen

Article by Bruce Sedcole, ANZIA, BRANZ Technical Writer. This article was first published in Issue 186 of BRANZ Build magazine. www.buildmagazine.org.nz. One image supplied by BRANZ.

PROVE YOUR KNOWLEDGE

Tick the correct answers below and record what you've learnt in the record of learning on the back page!



- 1) Are E3/AS1 Amendments 6 and 7 still in use as a means of compliance?
 - a) Yes.
 - b) No, only Amendment 6 is still in use.
 - c) No, only Amendment 7 is still in use.
- 2) What three materials can you use for a wet area floor that will avoid you having to get an Alternative Solutions consent?
 - a) PVC, tiles, or concrete.
 - b) Timber, tiles, or PVC.
 - c) Tiles, concrete or particleboard.
- 3) Where are flooring options for wet areas covered?
 - a) E2/AS1 section 3.0 Watersplash.
 - b) E3/AS2 section 2.0 Watersplash.
 - c) E3/AS1 section 3.0 Watersplash.

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.

INDUSTRY FEATURE

UPDATED ENERGY EFFICIENCY REQUIREMENTS



The 2021 Building Code updates increases insulation requirements to improve energy efficiency in homes and all other buildings

New Building Code requirements bring biggest energy efficiency changes in over a decade – an important update that all builders need to be aware of

On 29 November 2021, the Ministry of Business, Innovation and Employment (MBIE) released the biggest energy efficiency updates to the acceptable solutions and verification methods in more than a decade.

“The latest changes will come in from 3 November 2022 and will make new homes and buildings warmer, drier and healthier, with less impact on the climate,” said Jenni Tipler, Manager of Building Performance and Engineering at MBIE.

H1/AS1 Acceptable Solution changes include increases to roof, window, wall and underfloor insulation requirements and introduce six new climate zones to reflect the specific weather experienced in different parts of New Zealand.

The new requirements aim to reduce energy to heat and cool large buildings by 23% and to heat homes by up to 40%.

Changes have also been made to introduce a verification method for the energy efficiency of HVAC systems.

“These are the biggest energy efficiency

changes to the Building Code in over a decade and will support the building and construction sector to help New Zealand reach its goal of net zero carbon emissions by 2050,” Tipler said.

SIX ZONES, SIX STANDARDS

Changes in insulation requirements will affect residential and small buildings, as well as large buildings.

In recognition of New Zealand’s very different climates, the six new climate zones mean buildings will need to be constructed to different insulation levels to reflect this.

In residential and small buildings, MBIE is proceeding with changes to the schedule method for roof, window, wall and underfloor insulation requirements, which aim to reduce the energy needed for heating residential homes by approximately 40% over previous minimum requirements.

DOUBLE TOP

“One of the simplest and most cost-effective ways to boost thermal performance is to increase roof insulation,” said Tipler. “That’s why we’ve decided

to double the minimum amount of roof insulation required for new builds across the country.”

Under the schedule method, the minimum is now R6.6 for the roof in all climate zones. However, there is an allowance for less insulation around the perimeter in ceilings where space restrictions don’t allow the full R6.6 thickness of insulation to be installed.

WINDOW WATCH

Minimum insulation levels for windows, which represent the largest source of heat loss, are also being increased, with a window and door minimum of R0.46 in the four warmest climate zones and R0.50 in the two coldest. Skylight requirements are higher in the four colder zones.

“We have prioritised the first window insulation upgrades in the coldest parts of the country, with climate zones 5 & 6 (colder zones) needing to meet the full new requirements from 3 November 2022,” said an MBIE spokesperson.

The window and door minimum of R0.46 is achieved in two steps in new climate zones 1 and 2. Between 3 November

2022 and 2 November 2023, the minimum construction R-value is R0.37. After 2 November 2023, it rises to R0.46.

“This will allow manufacturers enough time to scale up production to the higher-performing window requirements,” said Tipler. “Climate zones 1 and 2 represent approximately 60% of residential construction activity in New Zealand, so MBIE targeted the colder climates first to provide the quickest improvement for the available supply.”

Wall insulation for houses has been set at construction R-value R2.0 for all climate zones. This can be achieved using 90mm framing. Floor insulation for slab-on-ground has been slightly increased and builders are likely to see slab edge insulation being specified to comply with the new R-values. Suspended floors will need to meet R-values ranging from R2.5 to R3.0, which is a big increase from the current R1.3.

According to MBIE, the level of increase across the different building elements varies but is still achievable for current insulation products and construction methods in New Zealand.

BIGGER AND BOLDER

Compared to residential buildings, MBIE was bolder with changes to the insulation requirements for large buildings. The changes in insulation requirements for large buildings are the greatest achievable, while still using current design and construction practices in New Zealand, and aim to reduce the energy needed for heating and cooling of 23% on average across new large buildings over previous minimum status quo requirements.

The update to the Building Code is being made following a consultation that received more submissions than the past five years of updates combined, suggesting a high level of public interest in improving energy efficiency.

To allow the sector to prepare for the changes before they become mandatory for new builds there will be a one-year transition period for the majority,

and a two-step approach for the window insulation requirements. In practice, this means most building consents lodged after 3 November 2022 will need to reflect the changes.

MIXED REACTION

Shore Build Limited Director & Project Manager Ash Hare is pleased with the changes: “I think it’s a good idea. Anything that’ll make homes more efficient and reduce the cost required to heat and cool homes is going to be a good thing.”

Bryce Dunlop from Dunlop Building agreed, saying the extra cost involved in better insulating houses would prove to be an excellent return on investment.

“New Zealand houses underperform compared to countries around the world, because there’s not enough insulation in them and not enough care and planning goes into insulating them. A house is the biggest investment that you make, and the return on investment is of far greater value than the money you save by not insulating to a higher standard.

“For the lifespan of a building, it’s a very small cost to pay. The update is a change that needs to happen, and it’s a fantastic thing for the industry in New Zealand. We’ll all be better for it, especially on the South Island where the houses are too cold and too damp.”

However some organisations, such as Window & Glass Association NZ, are concerned that the timeframes are tight, despite MBIE’s assurances to the contrary. CEO Brett Francis said the Association supported the improvements to energy efficiency, and provided feedback during the consultation.

“We appreciate MBIE listened to our feedback and removed product types and focused on performance levels,” said Francis. “We also appreciated the opportunity to update the outdated schedule tables.

“We welcome a sense of a roadmap, but these changes feel more like a race track as most of our industry orders machinery, retools, and retrains to deliver

new products. We will continue to work with MBIE and the Government as we get a clearer sense of our ability to pivot (yes, this is one time when that word is appropriate) in time.

“We’re also very interested in the work now being undertaken by MBIE – regarding wall construction, where we are expecting significant change – and its impact on window installation. We’re concerned that MBIE have yet to consider airtightness, ventilation, internal moisture, or solar heat gain – but this is all to be consulted on at a future date.”

Others are concerned the new regulations will increase costs at a time when many are unable to afford healthy housing.

“When you increase the requirements on building, the only person who pays is the end user, whether that be the homeowner or the tenant,” Williams Corporation managing director Matthew Horncastle told *Stuff*.

“I just think we need to be focusing on affordability.

“Every time the Government or council gets involved, everything they do is making it more expensive. I’m not seeing anyone do anything that makes it more affordable, and I just find it concerning.”

MORE CHANGES AHEAD

MBIE reminds builders that they will continue to need to stay abreast of the Code, which will be updated further in the future.

“Planning and development of future updates is already underway,” said Tipler, “and we will continue to make changes that support higher density housing and the Building for Climate Change programme.”

For more information on the updates to the Building Code, search ‘Building Code Update’ on building.govt.nz. ■

INDUSTRY FEATURE

GOVERNMENT BUILDINGS GO GREENER



New environmental standards for government buildings have been greeted with optimism – but not everyone is pleased

From 2022, all new non-residential government buildings with a capital value over \$25m will have to meet new green standards

As part of plans to run a carbon neutral public sector by 2026, the Government has announced that, from 1 April 2022, all new non-residential government buildings with a capital value over \$25 million will have to achieve a minimum Green Star rating of five.

From 1 April 2023, the same standard will apply to all new government buildings with a capital value over \$9 million.

The move was announced during the Build Environment Day at COP26 in Glasgow and will ensure that leaders set the standard they wish others to follow.

LEADING BY EXAMPLE

“These minimum standards will ensure government buildings achieve a level of excellence in climate-friendly design and construction that is rarely seen in New Zealand,” said James Shaw, Minister of Climate Change.

“Leading by example in this way will create job opportunities in the low carbon building sector and expand the market for more commercial buildings to also achieve higher environmental standards.”

Around 140 government agencies will have to follow these new rules, which will help kickstart the sector’s ability to construct more sustainable buildings – added Stuart Nash, Minister for Economic and Regional Development.

“This particular Green Star system is administered by the NZ Green Building Council and is adapted to suit a New Zealand context, such as earthquake resilience,” said Nash.

“More sustainable building systems will help government agencies plan to reduce carbon emissions. The decision also sends an important signal to the construction, design and building supplies sector to expand capacity and capability to meet demand.”

ALIGNING WITH BROADER AIMS

Green Star assesses each project’s sustainability across key categories and awards final points total out of 100. To reach the minimum five-star requirement, buildings need to score between 60 and 74 points. A six-star rating is scored by reaching 75 points and above.

Mandating a Green Star rating aligns with the Building for Climate Change initiative, which aims to improve operational efficiency of buildings, reduce emissions generated from production of construction materials, processes and disposal and help New Zealand meet its target of net zero emissions by 2050.

Scoop Business reported that WSP, a design, engineering and environmental consultancy firm, greeted the announcement with enthusiasm.

WSP New Zealand Managing Director Ian Blair said: “We expect the new standards will help create more urgency around carbon reduction. They will also give the supply chain confidence to innovate and invest in low-carbon building materials.

“We wholeheartedly support today’s announcement and look forward to collaborating further with the public sector to create sustainable, low carbon buildings for a better, healthier future for Aotearoa New Zealand.”

COST IMPLICATIONS

The Green Star in focus: The case for

sustainable social infrastructure report found the average cost of achieving Green Star status was low.



We expect the new standards will help create more urgency around carbon reduction. They will also give the supply chain confidence to innovate and invest in low carbon building materials

- WSP New Zealand Managing Director Ian Blair

It said: “Analysis of Green Star projects in Australia by the GBCA in 2019 found that the average cost of Green Star was 2.5% of a project’s budget, down from 2.9% in 2016. In some cases, projects are achieving Green Star for under 1% of total project costs.”

The report also found that working in Green Star offices was good for employees and output – it reduced absenteeism by 25% and increased productivity by 8.5%.

CRITICISM

Red Stag Timber Group CEO Marty Verry criticised the Green Star standard for not doing enough to encourage the use of sustainable

materials during the construction process.

“Wood (is) on the same standing as concrete and steel, and as such does nothing to deter using high-emission materials, and – importantly – does nothing to push high emission materials to reduce their emissions.

“Clearly this Green Star reset needs a complete re-think about what it means to be green. Fortunately, developers are not waiting for the Green Star system to lead the way. We are seeing a huge uptick in sustainable material use in projects in design now.” ■

KĀINGA ORA TO UP OSM BY 20%

The agency has confirmed it will increase its use of offsite manufacturing (OSM) over the duration of the Public Housing Plan

The *Transforming construction through innovation; our offsite manufacturing plan* states that Kāinga Ora will increase the number of OSM solutions it uses by a minimum of 20% year-on-year for the duration of the Public Housing Plan. The Public Housing Plan 2021-2024 commits the Government to building 18,000 housing places by 2024.

Kāinga Ora currently uses OSM techniques in around 15% of its builds.



Innovative approaches such as OSM are needed to start turning around the challenges that have beset the sector

- Kāinga Ora General Manager Construction and Innovation Patrick Dougherty

Patrick Dougherty, Kāinga Ora General Manager Construction and Innovation, says that increasing OSM use can improve construction productivity and will provide Kāinga Ora build partners with a consistent work.

“We know that the construction sector in New Zealand is operating at full capacity, and we can’t rely solely on traditional stick build methods of the past. Innovative approaches such as OSM are needed to start turning around the challenges that have beset the sector.”

Dougherty says a key part of the OSM Plan is to increase the use of OSM by 20%.

“To achieve this, we will further develop partnership frameworks with suppliers, so that together we can meet the growing demand for housing.

“By leveraging our guaranteed pipeline of work, we can provide our build partners and suppliers with assurances through multi-year contracts. This should

enable them to increase their capacity and capability to provide this type of home at scale.”

According to Kāinga Ora, OSM has several benefits:

- Homes can be built up to 40% faster than traditional methods.
- Fewer variables allow for a more streamlined build process.
- Materials aren’t exposed to the elements during construction.
- Less construction waste is produced.

The OSM homes will all meet Healthy Homes standard and be built to meet the New Zealand Green Building Council’s 6 Homestar ratings.

Kāinga Ora’s commitment to sustainable buildings follows in the footsteps of Government plans to run a carbon neutral public sector by 2026. ■

INDUSTRY FEATURE

CONSTRUCTION SECTOR FACING \$5BN BOOM



The outlook is rosy for builders as significant growth is predicted over the next five years

The National Construction Pipeline Report 2021 has forecast growth in excess of \$5bn over the next six years

Despite Covid-19 disruptions, the Ministry of Business, Innovation and Employment (MBIE)-prepared report said the construction industry will grow by \$5.7bn between now and December 2026.

New Zealand's total construction value experienced a 5.7% dip to \$42.6bn during a pandemic-influenced 2020. However, predictions expect that decline to be short lived.

Key findings show:

- The strength of the residential sector will push construction activity value to \$48.3bn in 2024.
- 265,000 new dwellings are predicted to be consented over the next six years.
- Non-residential activity is forecast to reach \$10.2bn in 2025 – a slight increase on 2020's prediction of \$10.1bn by 2025.

- Infrastructure activity is forecast to reach \$11.2bn in 2026, compared to the previous forecast of \$10.1bn by 2025.

REGIONAL OUTLOOK

Regionally, the picture is one of constant change. Auckland is forecast to grow at 15% to \$19.6bn by the end of 2024, while non-residential building and

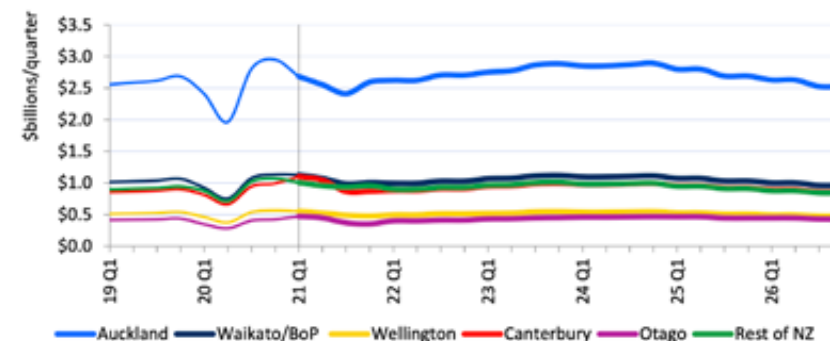
infrastructure is expected to increase by 6% and 45% by the end of 2024. Residential building value is forecast to hit \$10.3bn in 2026.

In the six years from 2021 to 2026, 111,000 dwelling units are expected to be consented, an increase on previous forecasts of 96,000 in 2019 and 73,000 in 2020.

All construction nationally, by value



Value of residential buildings, by region



Waikato/Bay of Plenty is expected to grow to \$4.4bn by 2024 before dipping to \$3.9bn by 2026. Non-residential building work is forecast to increase by 26% to \$1.7bn, while infrastructure work is predicted to reach \$2bn per annum by 2024.

The report expects 42,000 dwelling consents between 2021 and 2026.

In Wellington, total construction value is expected to decrease to \$3.6bn, led by reductions in non-residential building and infrastructure. Residential building value is expected to increase, but the gains will be a marginal 0.3%.

Dwelling consents are expected to increase by over 21,000 during the forecast period, with multi-unit dwellings the most popular at 56% of consents.

Canterbury is predicted to experience fluctuating levels of growth. Residential building value is expected to peak at \$3.9bn in 2024 before dropping to \$3.5bn per annum by 2026. Non-residential building activity is expected to reduce by 36% to \$1bn in 2021, followed by an increase to \$1.7bn in the years to 2026. Infrastructure is forecast to reach \$1.2bn per annum in 2024.

Dwelling consents are forecast to reach 7,040 in 2023.

Otago is expected to see residential building activity peak at \$1.8bn in 2024, before reducing to \$1.7bn in 2026. Non-residential activity is forecast to reach \$0.7bn by 2023. Infrastructure activity is expected to be \$0.6bn by 2026.

Over the forecast period, Otago is expected to consent 15,000 dwellings.

The rest of New Zealand's 10 regions can expect to see an increase of total construction value to \$7.3bn in 2021 before falling to \$6.8bn in 2026. Non-residential growth is anticipated to hit \$1.7bn by 2026, while infrastructure spending will reach \$1.8bn by the same year.

Dwelling consents are forecast to reach 6,500 in 2022 before falling to 5,000 by 2026.

ENTHUSIASTIC RECEPTION

Construction Sector Accord Transformation Director Dean Kimpton said the projections are incredibly encouraging.

"It's pretty extraordinary to see such strong forecasts in the Pipeline Report. This time last year the predictions were fairly dire, but we now know the sector has built up an incredible head of steam since then, with record building consents.

Our worst problems right now are not enough people and materials to do the job."

Kimpton added this news should give builders the confidence required to invest in future-proofing their business.

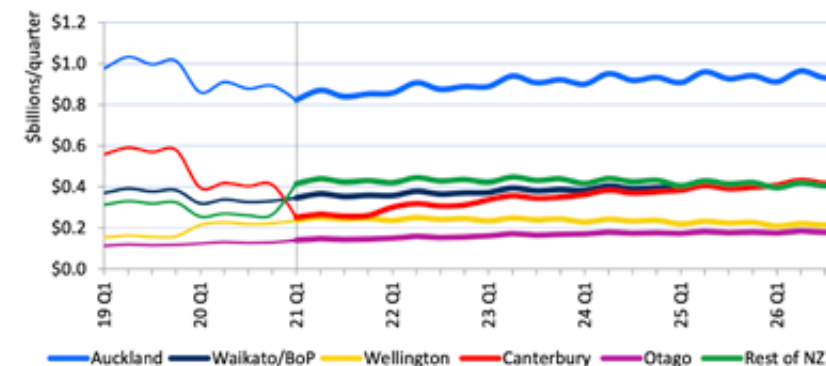
"As a sector, we need to get ahead of the game. We need to invest in our people and cast a wider, more diverse net on recruiting. We need to up our game on innovation. We need to accept that climate change also means a change in how we build. At the Accord, we think this strong pipeline should give the sector confidence about the changes that are needed. The work is there. The investment will be worth it."

REVISED NUMBERS

The national Construction Pipeline Report had previously forecast lower non-residential and infrastructure activity by 2025. 2020's report forecast activity of \$10.1bn for non-residential activity, and \$10.1bn of infrastructure activity – both those numbers have been upgraded for 2021.

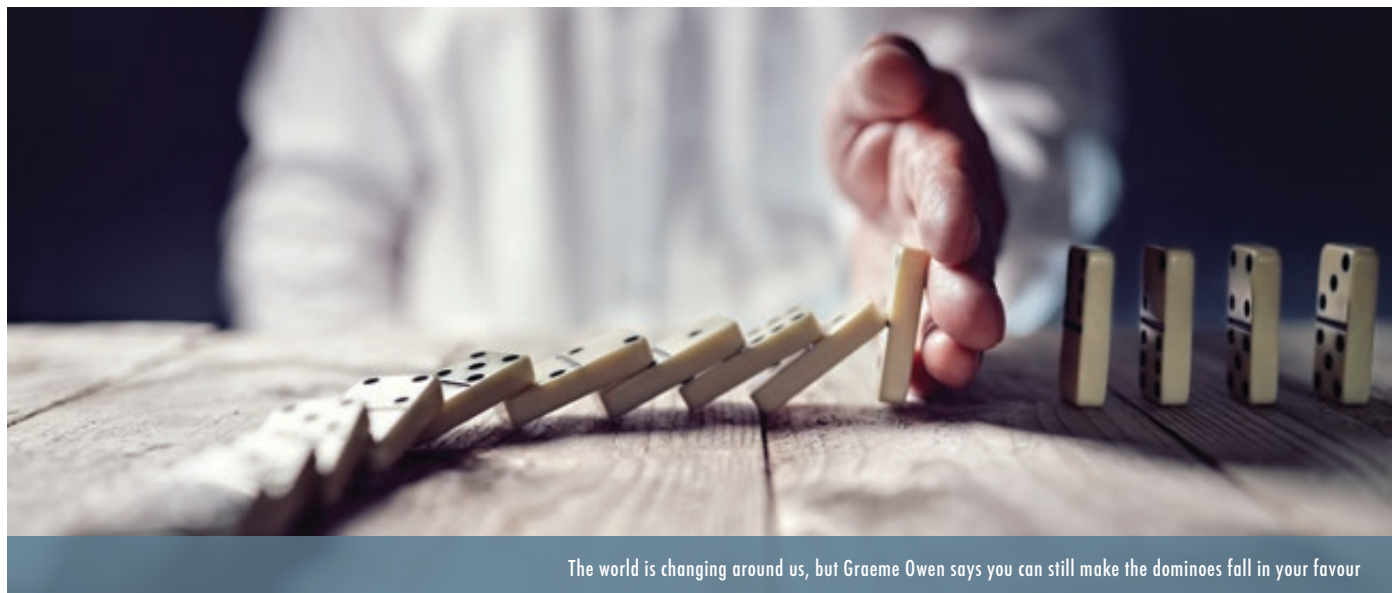
The Construction Sector Accord is a partnership between industry and government to fix issues and challenges facing the construction sector. Through its three-year Transformation Plan, the Accord seeks to drive behaviour change to lift overall performance and achieve a safer, better skilled and more productive industry and to share good practice across the sector. ■

Value of non-residential building, by region



THE SUCCESSFUL BUILDER

CHANGE IS CONSTANT – SO ARE PEOPLE



The world is changing around us, but Graeme Owen says you can still make the dominoes fall in your favour

We're living in a constant state of flux, but the people at the heart of it remain the same. Business coach Graeme Owen says this can be used to inform solid business practice

While the last two years have heralded many changes – some drastic – in many ways nothing has changed.

"What?!" I hear you ask. "Where have you been the past two years? Everything's changed! Interest rates. Inflation. Material supplies. Workers. Costs. Nothing is the same!"

Consider for a moment the following:

PEOPLE STILL LIVE IN HOMES THAT DO NOT MEET THE NEEDS OF THEIR FAMILY

Their home may be too small for their growing family and may be putting pressure on relationships – perhaps they need to extend the house?

Maybe the home is cluttered, badly designed and needs an internal rearrangement to make it work better. There may be many un-usable spaces or unnecessary internal walls, or the house is cold, drafty, and needs insulating or new joinery. It may be tired, worn and in need of a complete makeover.

Covid-19 means people are spending more time in their houses, and becoming more and more aware of its limitations. Their dissatisfaction may be growing.

Remember, people still want to change their house – and they need you to do it for them.

PEOPLE STILL WANT TO KNOW HOW TO GO ABOUT DOING A RENOVATION

For most people, a renovation is something they have never done before – and they will have plenty of questions. Common queries include:

- Where do I start?
- How do I choose a builder/designer?
- Should I renovate or would it be better to move?
- How about staying and building a new house on my site?
- Should I capitalise on the land value and build multiple units?

Who better to help them with these initial questions than you! Sure, you may not be the expert in every area, but you are the one professional who knows who to contact for answers to almost any question they may have.

PEOPLE STILL WANT TO BUILD OR PURCHASE A NEW HOME

Whatever the commercial environment, people are still looking to build or purchase a new home. They may be retiring and downsizing, or ready to create their dream family home. They may be just starting out and looking for their first home. There is always movement in the new house market and tastes will change, but the need for new houses will remain.

PEOPLE STILL WANT TO GET GOOD VALUE FOR THEIR INVESTMENT

People always want the price paid to match the value received. When a prospective customer says that price is not an issue, what they are really saying is that they're prepared to pay good money but they expect top quality results. They are NOT saying that

they will pay top money for mediocre workmanship!

In a changing environment, you still need to demonstrate that your prices are commensurate with the value they are expecting – whatever level of value that is. That hasn't changed.

PEOPLE STILL WANT SOMEONE WHO WILL HELP AND ADVISE THEM

Probably more so now than previously – given all the changes in the building environment. With that in mind, you need to become their professional building advisor, rather than just another builder wanting to get paid.

This all circles back to the idea that people are much the same today as they were two years ago. There's plenty of work to be done and business to be earned!

TOP TIPS FOR 2022

That said, here are five things you can do in the coming year to ensure your business stays in good health during 2022.

1. Keep your head

Stay positive. You've faced change before. You can do it again. Sure, the changes may be larger than last time, but you can do it.

If this is the first time you have faced big changes in the economy, talk to those who have survived several cycles of change to find out what helped them.

2. Keep informed

Talk to your suppliers and subbies. Listen to what they are expecting. Then, rather than complaining about rising prices and uncertain schedules, plan for how you will stay in business with rising prices and uncertain schedules. It's the same environment for everyone.

3. Keep short accounts

Watch for all price increases and ensure you pass these on. Be careful with fixed price contracts and make sure that they allow for price increases. Prepare your clients for the likely finished price

rather than today's price and, if possible, purchase critical materials in advance.

4. Continue looking for new team members

In times like these, builders move around, so keep advertising for staff, even if you don't need them right now. Your current staff may join the exodus, and you could end up needing new people in a hurry!

5. Stay focusing on your preferred target market

If there is still a market for your specialty, then stick with it—but make sure that you learn how changes are influencing your target clients and the questions they're likely to be asking. Then continue to post answers to these questions. Stay relevant.

TAKEAWAY

Change might be the only constant (Heraclitus 500BC), but people are still the same! ■

*Graeme Owen is a builders' business coach at thesuccessfulbuilder.com. Since 2006, he has helped builders throughout New Zealand get off the tools, make decent money, and get more time in their lives. Grab a copy of his free book: *The 15 Minute Sales Call Guaranteed To Increase Your Conversion Rate: thesuccessfulbuilder.com/book-15-min-sales-call or join Trademates and connect with builders who are scaling too: www.facebook.com/groups/TradeMates**

PROVE YOUR KNOWLEDGE

Tick the correct answers below and record what you've learnt in the record of learning on the back page!

- | | | |
|--|---|--|
| 4) How should you navigate expected price increases? | 5) What should you do in light of an uncertain future? | 6) Should you continue to look for new team members? |
| a) Allow for price increases in contracts and communicate with your customers. | a) Ignore it, as what worked in the past will work again. | a) No, it's disrespectful to your current workers. |
| b) Double your quote to allow for any increases. | b) Take on as many projects as possible to future-proof yourself. | b) No, because it's too expensive and disruptive. |
| c) Negotiate fixed price work and hope prices don't go up. | c) Talk to subbies and suppliers, then make a plan. | c) Yes, the market is fluid and your workers may be looking around themselves. |

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IF WORK STOPS, SO MAY INSURANCE



As a general rule, insurers don't like to cover building sites that are abandoned, or where work isn't progressing

With supply chain issues causing much longer lead times for building materials, which creates further scheduling challenges, there's a good chance that your project may be interrupted or delayed for a significant period of time. Builtin Insurance's Ben Rickard cautions those in this scenario about potential insurance implications

As a general rule, insurers don't like to cover buildings that are unoccupied and the same applies to building sites that are abandoned, or where work isn't progressing.

The reason is that there is a higher risk of claims – and of those claims being more expensive. For example, issues such as a burst pipe or other flooding may go undetected for longer, making damage worse. Abandoned sites are also at greater risk of burglary and vandalism.

That's why contract works insurance generally either automatically ceases

after a period of stoppage, or excludes claims from events following a period where work has stopped on site.

Here are some examples of policy wording:

1. Stoppage of work

If work at the Contract Site effectively ceases for a period of sixty (60) consecutive days, all indemnity under this Policy shall cease at 4pm on that sixtieth (60th) day and the indemnity shall only be reinstated if the cessation of work is disclosed to Us and only from the date and to the extent which we subsequently advise in writing.

2. Losses not covered

This policy does not insure loss immediately preceded by total or partial stoppage of work for longer than 90 days.

/// If you know work is going to be delayed, you should make sure your insurer is aware of this, so you're not caught out if something does happen

WHAT CAN YOU DO?

This means that, if you know work is going to be delayed, you should make sure your insurer is aware of this, so you're not caught out if something does happen.

They may want to impose additional terms, such as a higher excess during the period and a requirement that the site is regularly visited until work starts up again, but at least you will be covered if something happens.

If possible, you could reschedule the work so there are no extended periods where no-one is working on site to avoid falling under these stoppage exclusions.

At the same time, you should also minimise the chances of a claim if there are going to be delays. For example:

1. Properly secure materials from theft (either on or off site).
2. Make sure anything that shouldn't be left exposed to the weather for any length of time is protected (there are exclusions for this too).

IN A NUTSHELL

Be aware of the consequences on your insurance cover of any extended periods of stoppage on the site, and either re-schedule or keep your insurer informed if this is likely. ■

/// To avoid falling under stoppage exclusions, you could reschedule the work so there are no extended periods where no-one is working on site



If you think there is an inevitable work stoppage, get in touch with your insurer to discuss options

Builtin are New Zealand's trade insurance experts.

For more information visit www.builtininsurance.co.nz or contact Ben at ben@builtin.co.nz or 0800 BUILTIN

PROVE YOUR KNOWLEDGE

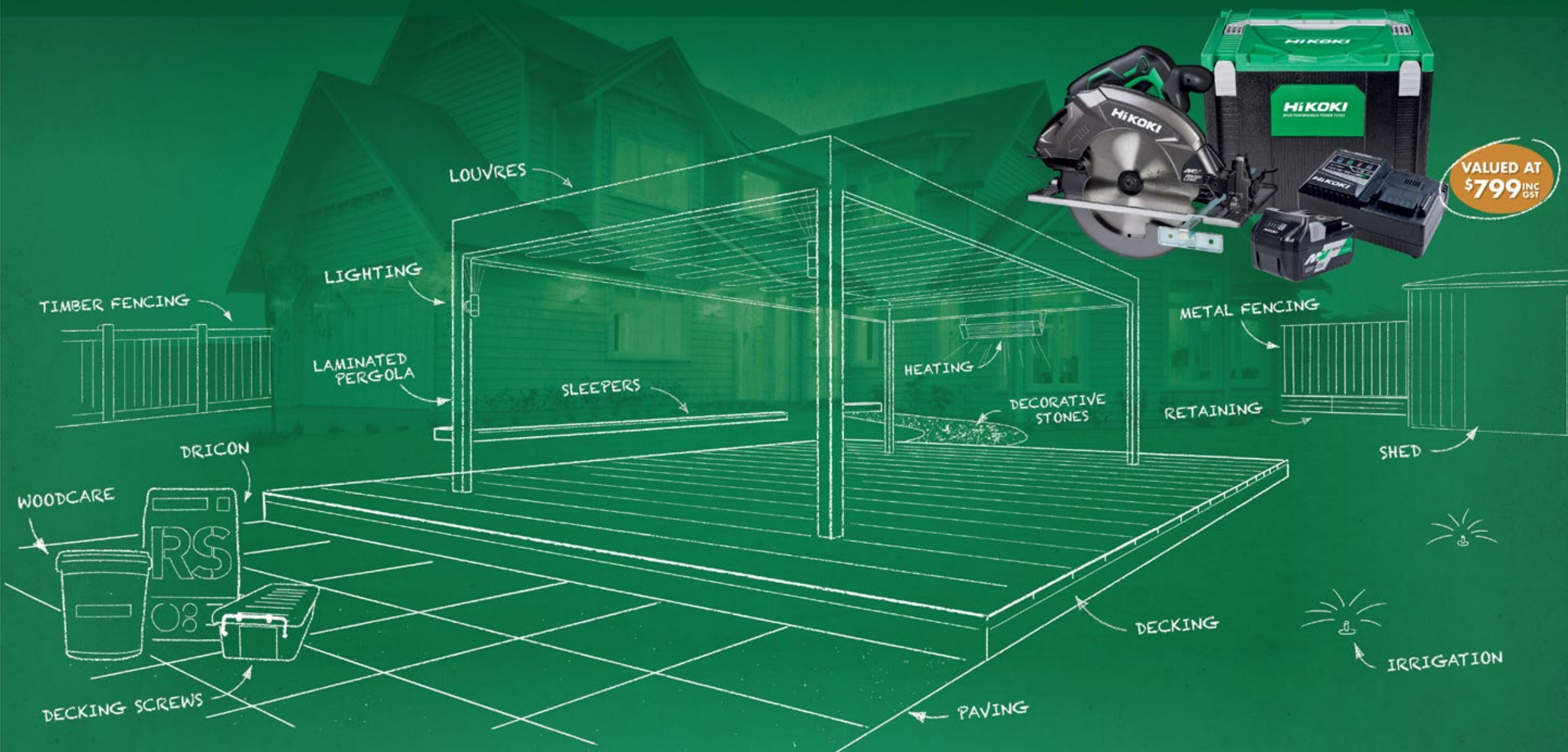
Tick the correct answers below and record what you've learnt in the record of learning on the back page!

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| <p>7) Why don't insurers like to cover unoccupied buildings and abandoned building sites?</p> <p>a) They are at greater risk of burglary and vandalism.</p> <p>b) Issues such as flooding may go undetected for longer periods of time.</p> <p>c) Both reasons.</p> | <p>8) When might contract works insurance generally automatically cease?</p> <p>a) After a period of stoppage.</p> <p>b) At the end of the financial year.</p> <p>c) After all materials are on site.</p> | <p>9) Which of the following is NOT a suggested way to mitigate insurance issues if you have a work stoppage on site?</p> <p>a) Talk to your insurer.</p> <p>b) Reschedule work to avoid a stoppage.</p> <p>c) Do not admit to the stoppage.</p> |
|---|---|--|

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INDUSTRY NEWS

CONSENT NUMBERS SET NEW RECORD

The latest figures reveal that November 2021 consented more new homes than any month on record

A new monthly consents record was set in November 2021, with 4,688 homes consented – a 21% increase when compared with the November 2020 monthly figures. The previous record was in August 2021, when 198 fewer (4,490) homes were consented.

Year-on-year figures were also up. There were 48,522 new home consents issued in the year ended November 2021 – a 26% rise on figures from the previous year ended November 2020.

After a seasonally adjusted 2.1% fall in October 2021, the number of new homes rose by 0.6% in November 2021.

Stand-alone houses accounted for the majority of all new homes consented in the November 2021 month, with 2,126 consented. There were 1,777 townhouses, flats and units consented, as well as 490 apartments and 295 retirement village units.

UP AND UP
Auckland broke the 20,000 mark for annual number of new homes consented

in the year ended November 2021 with 20,384 (a 25% increase compared with the year ended November 2020). Canterbury (with a 30% increase to 7,526), Waikato (with a 26% increase to 5,062) and Wellington (with a 22% increase to 3,633) also led the way.

“This is the first time that Auckland has passed the 20,000 mark,” said Stats NZ construction statistics manager Michael Heslop

New homes consented per 1,000 residents across New Zealand increased to 9.5, from 7.6 in the year ended November 2020.

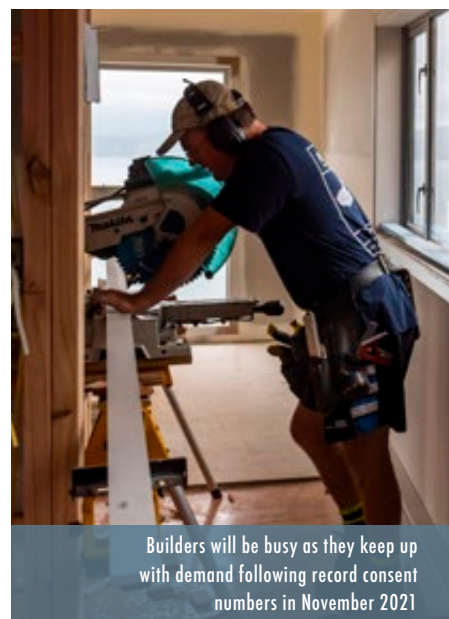
Among the biggest increases were Northland, which rose from 4.7 homes consented per 1,000 residents in 2020 to 7.6, and Canterbury, whose construction boom was characterised by its rise of 9 to 11.6.

BOOM FOR NON-RESIDENTIAL BUILDING CONSENTS

In the year ended November 2021, non-residential building consents totalled \$8.1bn, up 17% from the year ended November 2020. The building

types with the highest value were:

- Education buildings - \$1.5bn (up 30%).
- Factories - \$1.2bn (up 63%).
- Offices, administration, and public transport buildings - \$1.1bn (up 152%). ■



Builders will be busy as they keep up with demand following record consent numbers in November 2021

PROVE YOUR KNOWLEDGE

Evidence of actual learning rather than just ‘participation’ is a key requirement of the LBP renewal process.



CODEWORDS ISSUE 103

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FEB 2022 / MAR 2022

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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