

ISSUE 94

UNDER CONSTRUCTION

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FOREWORD VIEW FROM THE GM OPERATIONS

KEEPING YOU UP TO SPEED



It can feel like new ways of doing things and innovative products are being talked about every week in the construction industry – and the introduction of new regulations is often not far behind!

In the past 12 months, *Under Construction* has covered a wide variety of proposed regulatory changes and the consultations that shaped them. From the introduction of a Code of Ethics for LBPs to the updated energy efficiency requirements, it's fair to say keeping up with all the proposals, changes and requests for feedback is a job in itself.

That's why PlaceMakers is committed to covering all these changes – and their implications – to make that part of your job considerably easier. Plus, we offer practical tips from business, legal and insurance experts to help you manage and apply these changes, while protecting and growing your business.

This issue is loaded with news you need to know about, including MBIE's consultation on the transition period for new insulation requirements and the wrap up our series on the LBP review submissions.

Following our focus on the building consent system last issue, we delve into the findings of an evaluation of the system commissioned by MBIE. We also feature builder's opinions on the new LBP Code of Ethics.

PlaceMakers itself continues to embrace change and innovation where it benefits our customers. One of the latest examples of this is our investment in our frame and truss operations. We know these components can be difficult to install, so the PlaceMakers detailing team is working to provide smaller, lighter sections wherever possible to make life easier and safer onsite. Read more on page 6.

We hope the number of challenges facing the industry can be resolved sooner rather than later and will continue to do everything we can to support your businesses in navigating them.

Shane Cornelius

General Manager Operations

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>PUBLISHER > DCL Corporate Publishing > ENQUIRIES > editor@pmunderconstruction.co.nz; (04) 384 5689

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FEEDBACK

BUILDERS BUSINESS

CODE OF ETHICS

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 do you think about the LBP Code of Ethics?

Firm: Trident Homes
Interviewee: Hamish Broomfield
Role: Franchisee
Location: Southland
Staff: 11

I don't think introducing an LBP code of ethics is a bad thing. I believe that if people aren't doing their job properly, they should get called out for it and held accountable.

However, it seems like it isn't really relevant for LBPs – for example, I've never heard about an LBP being disciplined for unethical behaviour, but then again, I guess you can't really discipline someone for that under the current rules, as there is no code of ethics.

In general, the LBP scheme works well. I'm required to be part of it otherwise I wouldn't be in a position to do certain jobs, such as outside cladding or foundations, but I just can't help but feel a code of ethics is redundant. As I said, it can only be a good thing that people get pulled up and rapped across the knuckles for doing things wrong, but most of the disciplining I've seen for LBPs is pretty light.

I understand that some people may think introducing a code of ethics would improve the public's confidence in the scheme but for that to happen, the public has to be aware of it in the first place! I've never even been asked by a potential customer if I'm an LBP. I think people believe that if you own your own business and you're a Master Builder that you're qualified enough for the job.

Firm: SMBC
Interviewee: Sam Manson
Role: Director/Owner
Location: Wanaka
Staff: Six and five contract build teams

To be honest, I don't feel the LBP scheme needs a code of ethics. If you're an LBP, you've already been through a rigorous process to join the scheme and that means you're far less likely to be a cowboy or display unethical behaviour. Also, most of us LBP members are in organisations such as Master Builders or Certified Builders, so that already demonstrates we're trying to lift standards by being a member of a professional organisation.

However, my biggest issue with the LBP scheme is that there needs to be more weight attached to it, especially for experienced builders. I've recently moved to Wanaka from Christchurch and Queenstown Lakes District Council seems to be far more stringent on various inspections. Councils need to be more consistent across the board. For example, in Christchurch we could sign off post line inspections as a PS3 rather than having council inspect it, which kept costs down and sped up the building process.

I'd love to see a system that records your experience and background against your LBP number, so you're given more freedom and trust as you become more experienced. It could have a real impact, as we're struggling to progress jobs due to hold-ups for some inspections, most of them for small things. If LBPs were trusted more, we could free up inspection time for more important things – and I suppose that extends to a code of ethics as well.

Firm: David Reid Homes
Interviewee: Ben Allan
Role: CEO
Location: Nationwide
Staff: Six with 19 franchises around NZ

I think a code of ethics is a good idea and completely appropriate for members of a professional organisation. A code of ethics should be a key part of what you sign up for when you become a member. Something official that you can be held accountable for is important.

Generally, a code of ethics is not particularly onerous on its members, so why wouldn't a scheme like LBP have one? Particularly something as important as the LBP scheme.

I think a code of ethics is a good idea and completely appropriate for members of a professional organisation.

A code of ethics is to improve public confidence in the LBP scheme. However, I'm not sure that's going to work. To be honest, I don't think the public are even aware of the scheme and the difference between certified builders, LBPs and non-LBPs.

Overall, I think the LBP scheme works well and the code of ethics is a step in the right direction towards improving the professionalism of the building industry.

PRODUCT NEWS

MADE FOR TRADE

When cost and performance is key for your paint job, Levene is made for the trade

In a competitive market, you want a range of products that will provide good performance and which are cost effective, allowing you to quote competitively for the job. Having a trusted paint range – that you know will perform how you want it to – is key for confidence and satisfaction.

TRADE PAINTER PERFECT

The Levene® Trade range is made specifically for the trade painter, who demands high quality and consistency in their paint but at the right price. It's made right here in New Zealand, derived from formulas that have been tried and tested over decades, and is designed for every size of job – from new builds to renovation jobs to a quick re-paint.

The Levene® Trade range is concise yet versatile, consisting of three products: Interior/Exterior, Easy Sand Sealer and Ceiling. They're all water-based, which

means they are low-odour and fast drying, with 20-minute touch dry and two-hour re-coat times. To allow for ease of application, all of the range is brush, roller and spray friendly.

A PAINT FOR EVERY PURPOSE

To prep bare surfaces, it is important to use an undercoat to seal the surface. Levene® Trade Easy Sand Sealer is an acrylic sealer undercoat, which provides good adhesion and, as the name suggests, is easy to sand, enabling a sound surface for application of the top coat. It is also suitable for interior and exterior use, which makes it convenient for those multi-purpose jobs.

To keep the bigger jobs simpler, it's handy to have a product that can be applied to a range of interior and exterior surfaces. Levene® Trade Interior/Exterior paint does just that, and comes in two popular sheen levels –

Low Sheen and Semi Gloss – to achieve the desired effect, which are tintable to the Dulux Colours of New Zealand®. The good coverage and opacity provided by the quality formula means you can get up to 14m² per litre, achieving better efficiency than other 'cost effective' trade paints.

The ceiling often gets overlooked, but when it's not right, it can be easy to notice, so Levene® Trade Ceiling is a flat white paint with strong adhesion and good coverage, providing a great finish to help hide imperfections.

Find the Levene® Trade range, as well as the full range of Levene® paint, exclusively at PlaceMakers stores, and talk to us about the great pricing available. ■

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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 your craftsmanship, hard work and dedication. That's why Levene Trade Interior / Exterior is a quality paint that's outstanding value.

Discover the full range of Levene Paint exclusively at PlaceMakers®, including Exterior Broadwall's 15 Year Guarantee*, Roof's 10 Year Guarantee* and Kitchen & Bathroom's 5 Year Guarantee*. All tintable to a wide range of the Dulux® Colours of New Zealand®.



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INVESTING IN SAFER FRAMES AND TRUSSES



PlaceMakers is focusing on producing smaller frames and trusses that are easier to manage on site

The PlaceMakers detailing team is working hard to design frames and trusses that can be installed with less risk to builders – by providing smaller, lighter components wherever possible

Installing frames and trusses can be dangerous work. In 2019, WorkSafe reported three instances of life-changing injuries sustained while installing frames and trusses. In one of these, three workers attempted to raise a frame by hand, with no mechanical or other devices. Two of them could not support the weight, so they let go and the frame fell onto the third worker, who is now paralysed.

To reduce the level of potential danger to tradies on site, PlaceMakers detailers are shifting their approach to frame and truss design.

“We’re trying to minimise the construction of large frames,” says PlaceMakers National Technical Resource Manager Pete Hammond. “It can be easy to forget how heavy the frames actually are in real life when you’re designing them on a computer screen.”

When it comes to frames and trusses, Pete says large and heavy is a bit of an understatement.

“On many occasions, PlaceMakers produced frames that weighed upwards of 200kg – a dangerous weight – and trusses spanning up to 15m.”

Although sometimes that size can be unavoidable, Pete says that nine times out of 10, detailers will be able to break it into lighter components that weigh around 150kg or less instead.

THE SWEET SPOT
With this in mind, Pete wants PlaceMakers detailers to find a sweet spot.

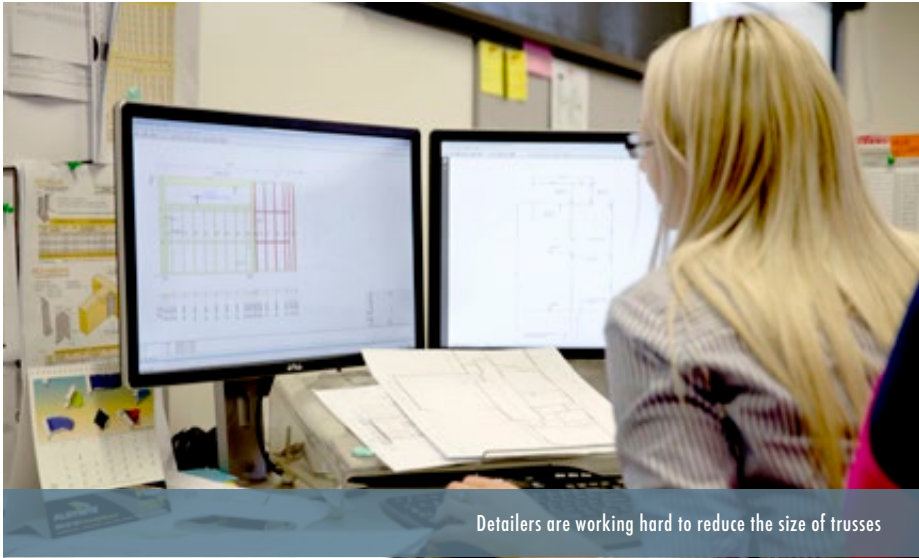
“We’re asking our detailers to make different drafting decisions to reduce the size of frames and trusses. We know we won’t be able to completely eradicate massive components, but we want to change the mindset, so that we’re



PlaceMakers produces frames and trusses at nine locations across New Zealand

“We’re asking our detailers to make different drafting decision to reduce the size of the trusses. We know we won’t be able to eradicate massive frames and trusses, but we want to change mindset so that we’re only producing them when there’s no other choice ”

- PlaceMakers National Technical Resource Manager Pete Hammond



Detailers are working hard to reduce the size of trusses

only producing them when there’s no other choice.

“You don’t want to send heaps of bits to a site, but you don’t want pieces so large that they become a danger.”

To make sure detailers are constantly thinking about ways they can make frames more manageable, Pete has instigated a national, coordinated communication network.

“We have nine plants, each with a team of detailers. Historically, those detailers worked in silo but now we have a communications platform channel, where they can interact directly, sharing

knowledge and information, as well as monthly newsletters with updates and advice.”

BUILDING SAFETY INTO SOFTWARE
Pete is also looking into design software that makes detailers’ jobs easier.

“We’re looking to adopt the next generation of design software, which generates a frame’s weight as it’s being drafted, so the designer gets an instant view of it during the design phase.”

With all those changes in the work, Pete knows PlaceMakers can help cut down on accidents on sites across New Zealand.

“We’re confident that if we can stop builders straining to drag large frames and trusses around, we can prevent some long-term health effects and we should stop those extreme injuries as well. ■

PLACEMAKERS APPRENTICE CREW



FROM THE GROUND UP

Our apprentice column provides an opportunity for PAC members to share their views, experiences and ideas, while providing insight for builders who employ them. This month's question is:

Q: Do you plan on becoming an LBP - why or why not?

1st
YEAR

Name: Reid
Location: Bay of Plenty

At this rate, I'm not 100% sure if I'll end up as an LBP. I think the idea of being an LBP is a good one but, to be honest, I don't know a huge amount about what would be required of me if I wanted to become one. I'm enjoying building and getting amongst it, but I don't know what the end goal of my career is. Right now, I'm just focusing on getting through my apprenticeship and getting a trade under my belt.

I haven't really had a proper discussion with anybody about the scheme, mainly because there are only two of us on site at the moment – me and my boss – and there's not a lot of time for chatting. He's just started up his own company and he seems to be enjoying being the main man, but he's an LBP, so I'm sure I could talk through it with him later down the road.

I know my brother plans on becoming an LBP one day and I was inspired to get into the construction industry because of him, so, if he does, I'll be able to talk through the pros and cons with him. He's moving to the UK in July and plans to use his qualification to find a job. Being able to use my skills to live and work abroad is an appealing thought at the moment.

3rd
YEAR

Name: Ashley
Location: Taranaki

I would like to get my LBP qualification after I finish my apprenticeship. I'm actually going to do a quantity surveying course in a couple of weeks, which should take about 12 months to complete. When I finish that, I'll be applying for my LBP.

My future goal is to own a company that does building and quantity surveying. Ideally, this will help me to stay on the tools doing a job I love, but also take a back seat at times. My body has taken a beating over the years due to sport and I need a livelihood that isn't so hard on me physically. So, to do that, I'd need to become an LBP.

I can't really see any negatives to becoming one. If anything, it's only a positive step! If you do the work, your name should be on it and it allows you to take credit for a job well done.

On the other hand, the scheme also keeps people in line – especially the new code of ethics, which is being introduced soon. I think anything that keeps people in line with their responsibilities is good.

NEWLY
QUALIFIED

Name: Ryan
Location: Otago

I'm recently qualified and, at this stage, I don't need to become an LBP. There are only two of us at the company I work for and my employer is an LBP, so his name goes on everything. I'd also like to gain a bit more experience and understanding of the whole build process before I look at going for my LBP.

Down the track, having an LBP licence might help with my career progression, because as our company grows, it would be beneficial for me to run other jobs alongside my boss. Before I do that, I want to complete my main goal at the moment, which is to finish my own family home! My boss and I are building it together, so he is signing off the work. It has been quite a journey, as we started it when I was an apprentice!

I haven't looked into the scheme enough to know if there's any gaps in it, but on the whole, it makes sense to have licensed builders separate from qualified builders. There are a lot of inexperienced but qualified builders, who don't have an LBP licence – so I see being an LBP as a way to prove your quality as a builder.



APPRENTICE OF THE MONTH – JULY

Third-year apprentice goes above and beyond to finish laying a concrete foundation for a house, finishing the job at 11pm!

Winter can be a tough time to be on the tools and so it was when the day Conrad was due to start concreting arrived!

The Wairarapa apprentice jumped at the chance to work on a different building site but may have regretted his decision by the end of the day.

"I needed to get my concreting done as part of my apprenticeship and the opportunity came up to help out on another building site alongside my employer's brother, so I put myself forward!"

Conrad says before he knew it, he was roped in from start to finish.

"The job started at 10am but, due to delivery delays and bad weather, it didn't end until 11pm. We spent a lot of time waiting for concrete to be delivered as it

was a bit of a 'hurry up and wait' situation."

Unfavorable temperatures and the threat of heavy rain contributed to the decision to add a two-part accelerator to the last batch of concrete.

"We started power floating the concrete at 10pm, but it wasn't setting properly and the weather turned from bad to worse. We finished our last round on the power float at 11pm when the elements defeated us. All we could do was cover the floor and come back the next day to finish the job."

The job may have been a bit hectic, but the result was a quality, rock-solid foundation for a new home.

Being faced with uncontrollable factors is never ideal, but Conrad says the best thing you can do is "adapt as things unfold" – especially in stormy weather!



Conrad pulled an all nighter battling the cold and rain to finish a concreting job he started at 10am!

"Even with things outside our control we managed to get the job done, but more broadly I've learned that it's important to take opportunities when they present themselves. You can't always wait for others to create those opportunities for you as their priorities and focus will not necessarily be aligned with yours." ■

APPRENTICE OF THE MONTH – JUNE

Second-year Brodie McGhie-Priddle had to relearn his processes when a new boss came on board – not an easy thing to do after doing things a specific way for a year!

The first year of Brodie's apprenticeship set the foundations he needs moving forwards, but it turns out it was built on slightly shaky ground – so the Hutt City apprentice was forced to do a bit of re-learning.

"The company I work for was recently taken over because my old boss retired, so I've had to adapt pretty quickly to new machines and a new way of doing things."

While most of the skills Brodie learned in his first 12 months could be translated to the new processes and machinery, he says it was a challenge having to forget some of what he'd learned.

However, the PAC Apprentice of the Month sucked it up and overcame the challenge by leaning on the knowledge and experience of his new boss.

"I really tuned in to the new workshop manager to learn as much as I could, asking a lot of questions to make sure I could do the best job possible."

"In the trades, things aren't always done the same way, so sometimes you need to accept that and persevere, even when it means learning new things."

"It's great when those teaching you are helpful, as in my case – my workshop manager is always willing to help."



Second-year apprentice Brodie McGhie-Priddle won a set of Ultimate Ears WONDERBOOM 2 headphones

PlaceMakers Hutt City Branch Manager Raymond Berry said it's fantastic to see future tradies doing well and being recognised for their dedication. ■

WHAT'S ON

PLACEMAKERS PRODUCT PICKS

G D Rutter Ltd is pleased to announce that we are now able to offer a more extensive range under the Superior Architectural Hardware brand. This new and exciting range is supplied by privately owned Melbourne-based company Superior Brass Pty Ltd, which has been supplying hardware in Australia for 30 years.



This new brand includes satin brass, traditional brass hardware, front door pulls, wooden joinery window hardware and a lot more. A core range will be stocked in New Zealand, and the full range will be available to PlaceMakers stores via special order. Contact your Sylvan representative now for further details.

CONNECTO TRADE CHANNEL GRATE



Designed in New Zealand, this interlocking modular surface water drainage system is ideal for path, driveway or landscape use. Made from UV-stabilised recycled materials, the channels, corners, pits and accessories are suited to New Zealand conditions.

The channels are available in 1m or 3m lengths with a range of grate styles and have a 5-tonne vehicle load rating. Accessories include the support bracket to strengthen the joins between channels and solvent weldable end and bottom outlets, which make assembly faster and easier.

BrilliantSmart WiFi devices make life easier for your clients by connecting directly to their home's modem/router with no hub required. They can simply download the free BrilliantSmart App onto their mobile device to create the control.

The App can be used anywhere with an internet connection and it's scalable, so clients can build their smart home at their own pace and customise it as their needs change. Lighting and appliances can be automated on a schedule to save energy by reducing consumption and monitoring power usage.

It not only connects with BrilliantSmart products, but also works with most plug-in appliances and other smart devices. The control is either manually by switch, via the app, or voice activated using Google Home or Alexa.



Smart Home Automation. That's Brilliant!

OUTDOOR CAMERA Monitor your home.

DOOR BELL Check who's at the door.

GLOBES Hey Google, set the mood to date night.

FAN CONTROLLER Alexa, turn on the fan.

GOOGLE Let Google automate your BrilliantSmart home.

WALL PLUG Hey Google, turn on the TV.

VOICE CONTROL ALEXA Give Alexa a command.

DIMMER & KINETIC SWITCH Retro fit your existing lighting.

GLASS WALL SWITCH Touch sensitive, glass design.

SECURITY LIGHT Detect movement in the yard.

GARDEN LIGHTS Alexa, light up the garden.

WIFI 2.4GHz NO HUB REQUIRED Works with IFTTT works with the Google Assistant

Brilliant SMART

www.brilliantsmart.com.au



Viblock is a 100% owned and operated Kiwi family business offering two appealing cladding options.

One of these is Kiwibricks, which Viblock manufactures in Central Otago, New Zealand. The bricks are made of reprocessed aggregates from gold mining and dam construction. Being locally produced, Kiwibricks can be supplied at short lead times, ensuring your project stays on track.

Kiwibricks have a range of benefits. They are affordable, highly customisable, dimensionally true with very little wastage, low maintenance and long-lasting. They are available in four sizes, eight colours, and four textures:

Shotover – 220 x 73 x 70mm

Dunstan (pictured above in Crawford colour and Rumbled texture) – 220 x 136 x 70mm

Hawea – 450 x 136 x 70mm

Whakatipu – 450 x 220 x 70mm

Viblock also offers fluted masonry – a modern and tactile choice for interiors and exteriors alike, coming in structural and veneer options and a range of colours.

Masonry has many benefits over traditional building materials, including sound insulation, low maintenance, high thermal mass, fire resistance, and high durability. Being supplied from Viblock's Central Otago manufacturing facility results in short supply lead times and nationwide affordable pricing.

The masonry pictured below is 20 Series Fluted in Kohl.



VIBLOCK CLADDING OPTIONS

Ladies, ladies, ladies!

When it comes to safety footwear, it is important to understand that there is no 'one type fits all' – especially when it comes to women's 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 women opt for a boot that has been designed and moulded to the female foot.

The Magnum Precision Max women's Safety Boot is lightweight, comfortable and durable, fully waterproof and breathable. It also features a composite toe and side zip, and is available from PlaceMakers.



GREATER STRENGTH



MAGNUM LADIES BOOTS



For the first time ever, HiKOKI has launched four exciting Limited Edition colours of HiKOKI's best-in-class 36V Brushless 215Nm Impact Driver – WH36DC. Originally destined for the Japanese Domestic Market (JDM), these exclusive JDM colour editions have landed in New Zealand for a limited time. Choose between Forest Green, Strong Black, Flare Red or Deep Ocean Blue colour options. Available as bare tools only. Limited stocks available. Find out more at www.hikoki.co.nz or follow the hype on social media HiKOKI NZ.

HIKOKI BRUSHLESS IMPACT DRIVER



NEW REGULATIONS FOR BUILDING PRODUCTS

New regulations (Building (Building Product Information Requirements) Regulations 2022) have been made by the Government to ensure a minimum level of information is provided about designated building products, increasing confidence in their use, and supporting better and more efficient decision making

The new regulations for building products mean that certain information is required to be provided publicly by building product manufacturers and importers. Retailers and distributors will then need to check that the required information is available for the designated building products they sell or distribute.

The regulations will make it easier for designers, builders and homeowners to decide which products are right for the job, use them as intended, and make decisions about alternative products where there are product shortages. They will also help building consent authorities with more efficient consenting, as they will have the right information readily available to check that building products included in plans and specifications meet their applicable Building Code performance requirements.

Manufacturers, importers, retailers, and distributors have 18 months to prepare to meet their obligations, before the regulations apply to designated building products manufactured in, or

imported, into New Zealand, on or after, 11 December 2023.

There are two classes of designated building products:

- Class 1: batch or mass-produced products that are typically available for retail or wholesale purchase. For example, cladding products, mechanical fixings, insulation products, internal lining, roofing products, structural wood-based products, structural steel and reinforcing products, sanitary plumbing and drainage products, including tapware (this is not an exhaustive list).
- Class 2: custom-made lines of products that are made to order to client specifications. For example, external window joinery and doors that have been customised to the specifications of individual clients (for example, specifications on dimensions and glass type).

Information must be published and maintained online that is publicly

available. Information requirements to be displayed online include:

- The name and a description of the product (or product line from which the product is customised) and its intended use.
- A product identifier (in most circumstances).
- The legal and trading name of manufacturers and, if applicable, importers.
- A statement specifying the relevant clauses of the building code and how the product is expected to contribute to compliance, as well as any limitations on the use of the product.
- Any design, installation and maintenance requirements.
- Either a statement that the product is not subject to any warnings or bans or a description of warnings or bans applicable to the product.

MBIE has further information available to help manufacturers, importers, retailers, and distributors with their responsibilities.

CODEWORDS QUIZ ISSUE 108

- 1 When do the new regulations come into effect? On products that are manufactured in, or imported into, New Zealand on or after:

 - a) 11 December 2022.
 - b) 11 December 2023.
 - c) 11 December 2024.
- 2 What is some of the information the new regulations require building product manufacturers and importers to provide on designated products?

 - a) The name and a description of the product (or product line from which the product is customised) and its intended use.
 - b) A statement specifying the relevant clauses of the Building Code and how the product is expected to contribute to compliance.
 - c) Any limitations on the use of the product.
 - d) Any design, installation, and maintenance requirements.
 - e) All the above.
- 3 Who are the new regulations designed to help?

 - a) Designers.
 - b) Builders.
 - c) Homeowners.
 - d) Building consent authorities.
 - e) All the above.

The Codewords article above is republished verbatim. As such, neither PlaceMakers or Under Construction magazine's publishers take responsibility for the accuracy of the article or its corresponding questions. Reading this article and answering the questions meets Skills Maintenance requirements.

JOURNEY MAP Building Product Information Requirements

Introducing building product information requirements will ensure there is a minimum and consistent level of product information available for building products to support designers, building consent authorities, tradespeople and consumers to make better choices about building products that contribute to Building Code compliance.

BUILDING WORK WHEN CONSENT IS REQUIRED

THE MANUFACTURER

1

Fibreboard Peak Ltd is a New Zealand-based manufacturer of weatherboards made from fibre cement, sourced from overseas. To be sold in New Zealand they must provide certain product information about the weatherboards. They collate information from the manufacturer, internal quality control testing and the results of external testing.



Fibreboard Peak Ltd are uncertain of some of the claims from the overseas manufacturer so they check what testing was done, by who and to what international standard. They can also undertake 3rd party testing to be sure of the physical properties before including those claims in the product information.

THE DESIGNER

2



The designer thinks the weatherboards from Fibreboard Peak Ltd would work well in their design but hasn't used them before and needs to check how the weatherboards secure to the building structure. The designer is able to look up the technical drawings for installation within the product information and adjust the cladding design to ensure it meets these installation requirements.

3

The customers are happy with how their new house is progressing. They find an alternative weatherboard they think would look better in their house. After checking the product information and discussing the relevant differences and similarities to the weatherboard being used in the rest of the house, they are confident the new weatherboards will also be fit for purpose. With the designer's help they complete a variation to the building consent to update the building consent.

THE CUSTOMERS

10



THE BUILDING CONSENT OFFICER

8

The building consent officer is reviewing the building consent application for the customer's new house. She hasn't come across Fibreboard Peak Ltd's weatherboards before. Previously the agent would have had to seek further information from the architect to understand the weatherboards' scope and limitations. Now they are able to look up the product information on the manufacturer's website.



The builder who is working on the customer's house has not installed Fibreboard Peak Ltd's weatherboards before but, as building products now must include installation information, they are able to install the weatherboards correctly first time. They must ensure that the building products are installed so that the building work complies with the building code and the relevant plans and specifications. This saves them from having to redo them later because they weren't installed properly.

THE BUILDER



The corrective action may include creating a compliant building product information. MBIE may also proceed with an investigation that may lead to prosecution and imposition of applicable fines.

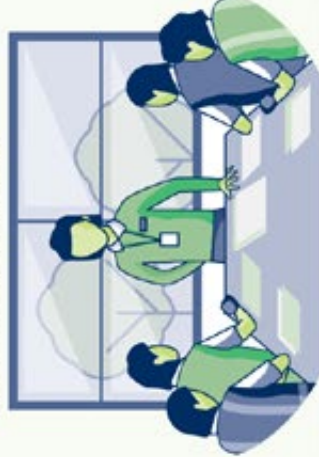
11

Complaints regarding non-compliance by manufacturers, importers, wholesalers and distributors with the requirements for building product information is lodged with MBIE. This covers failure to provide the required building product information and making false or misleading representations about the product.

BUILDING PERFORMANCE

4

THE GENERAL MANAGER (GM)



The GM of a large building product retailer is preparing their staff for the requirement for all products in stock to meet the minimum information requirements. There are already a number of other regulatory requirements that have to be considered such as specific product testing.

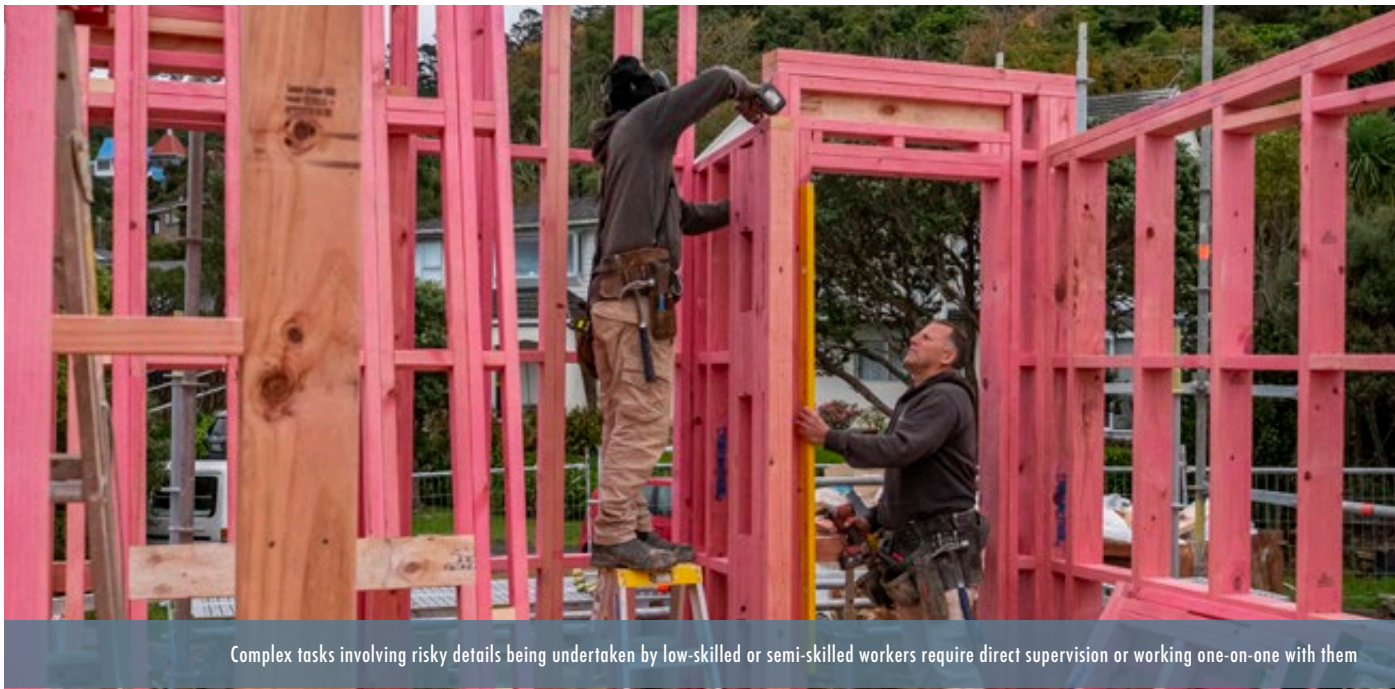
The GM works with those staff members expand their role to track that building products they are selling comply with building product information requirements. The GM needs to ensure there is a process in place to check that the required information is included with the relevant products before they are made available for sale. This may include having in-store signage to ensure the information is available to the customer before purchase.





MBIE

SUPERVISING BUILDING WORK



Complex tasks involving risky details being undertaken by low-skilled or semi-skilled workers require direct supervision or working one-on-one with them

Undertaking supervision of building work is an important role. All LBP's need to consider the practical and legal implications of performing this function

The Building Act 2004, in section 7, defines what it means to "supervise" building work:

Supervise, in relation to building work, means provide control or direction and oversight of the building work to an extent that is sufficient to ensure that the building work:

- (a) is performed competently; and
- (b) complies with the building consent under which it is carried out.

Only licensed building practitioners (LBP's) can supervise restricted building work (RBW), and only that which they are licensed to carry out themselves. For example, an LBP with a carpentry licence can supervise non-LBP's doing carpentry RBW, but cannot supervise a non-LBP doing blocklaying RBW.

CAN AN LBP SUPERVISE ANOTHER LBP?

An LBP cannot supervise another LBP

undertaking work in the same licence class. LBP's are legally entitled to carry out RBW and are always individually accountable for the work they themselves produce. The LBP who completes RBW must also be the one who completes a record of work afterwards.

DIFFERENT TYPES OF SUPERVISION

There are three different types of supervision – direct, general and remote. The supervising LBP needs to consider both the work being done and who is carrying it out to be able to gauge the level of direction and control necessary – it is important to remember that the LBP supervising RBW is accountable for that work, and must complete a record of work.

Complex tasks involving risky details being undertaken by low or semi-skilled workers require direct supervision or working one-on-one with them. An example of this might be an apprentice installing weatherboards for the first time.

However, if the person doing the work has previously demonstrated the ability to perform the task with limited supervision, then general supervision may be adopted – with the supervising LBP working in a different area on the same site but periodically checking the work as it proceeds.

Remote supervision could be used when an LBP knows that the non-licensed workers carrying out RBW on a different site are highly skilled. It is important the LBP identifies specific tasks when he or she needs to be on-site to provide direction or oversight even when they can't be there constantly due to running more than one job at that time. With remote supervision, good lines of communication must be available so that advice and assistance can be offered when and where required.

DESIGN SUPERVISION

When a new graduate is undertaking Design RBW, direct or general supervision would probably be used when the design LBP is working in the same office.

Where a competent but unlicensed designer who is well known to the supervising LBP works in a different office, remote supervision would be appropriate, and would be provided primarily by phone or email. As the supervising LBP is going to be providing a statement about the building code in their certificate of work (CoW), dialogue with the non-LBP throughout the design process is essential.

RECORDS AND CERTIFICATES OF WORK

It is crucial that the LBP accurately completes their record of work or certificate of work, outlining what work was carried out or supervised – there is plenty of space to do this on the form. These forms will be held at the council for the life of the building they relate to, therefore having an accurate record is in the best interests of the LBP. You are unlikely to remember what you did on a particular job years from now, so accuracy is important.

SITE LICENSES

Though not directly linked to carrying out or supervising RBW, the site licence is a critical part of the overall scheme. Holders of a site licence are practitioners who are recognised as possessing specific skills that relate

to coordination, oversight, organisation and managing building projects. The site licence is an indicator that you have the skills to manage personnel and provide technical site supervision within the scope of your licence. The site licence holder undertakes supervision of general building work, rather than the supervision of unlicensed people undertaking RBW.

WHAT DOES POOR SUPERVISION LOOK LIKE?

Poor supervision can involve poor on-site health & safety records, disorganised and untidy sites, little or no quality assurance, poor sequencing resulting in rescheduling of work, missed milestones or handover targets, or disgruntled staff or clients. It can result in failed building inspections, poor quality workmanship, re-work, – all of which are going to reflect badly on the supervising LBP. It is an offence to supervise in a negligent or incompetent manner, and you could be held to account.

GOOD SUPERVISION

Good supervision requires a solid understanding of your co-workers' skills and the complexity of work being performed, alongside the right mix of control, direction and oversight.

Just being licensed does not mean you are capable of supervising non-LBP's carrying out RBW. It may be difficult for newly licensed practitioner with only a few years' experience to supervise a non-licensed tradesperson with 40 years' experience.

It all comes down to competence, and not being afraid to say "I need more experience before I can competently do that." ■

CODEWORDS QUIZ ISSUE 108



- | | | |
|---|--|--|
| <p>4 What is supervision in relation to building work?</p> <ul style="list-style-type: none">a) Supervising other LBP's doing the same work as you.b) Providing control or direction and oversight of the building work.c) You need to be the foreperson to supervise building work.d) Making sure the work looks right even if it doesn't comply with the building consent. | <p>5 What would need to be in place when using remote supervision?</p> <ul style="list-style-type: none">a) Good lines of communication.b) The supervisor knows the workers to be highly skilled.c) The supervisor has identified certain tasks where they need to be on site to provide direction or oversight.d) All the above. | <p>6 What is the site licence holder able to supervise?</p> <ul style="list-style-type: none">a) Licensed building practitioners.b) Non-LBP's doing restricted building work.c) General building work rather than supervision of unlicensed people undertaking restricted building work. |
|---|--|--|

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Specifications

Feature	Specifications
Model Name	IM250A Li Mk2
Product Code	B20722
Weight	2.13kg with battery
Dimensions (LxHxW)	300 x 269 x 82mm
Fastener Range	32-63mm
Cycle Rate	1000/hr (2-3/sec. intermitt.)
Magazine Capacity	100 brads x 2 strips
Fuel Cell Life	1000 Nails (approx.)
Battery Life	12,000 shots per charge

Fasteners

Product Code	Length	Diameter	Head	Finish	Fuel Cells	Box Qty
B20732	32mm	1.6mm	Lost	Zinc Plated	2	2000
B20738	38mm	1.6mm	Lost	Zinc Plated	2	2000
B20745	45mm	1.6mm	Lost	Zinc Plated	2	2000
B20750	50mm	1.6mm	Lost	Zinc Plated	2	2000
B20765	63mm	1.6mm	Lost	Zinc Plated	2	2000
B20770	32mm	1.6mm	Lost	Stainless Steel	2	2000
B20772	38mm	1.6mm	Lost	Stainless Steel	2	2000
B20774	45mm	1.6mm	Lost	Stainless Steel	2	2000
B20776	50mm	1.6mm	Lost	Stainless Steel	2	2000
B20778	63mm	1.6mm	Lost	Stainless Steel	2	2000

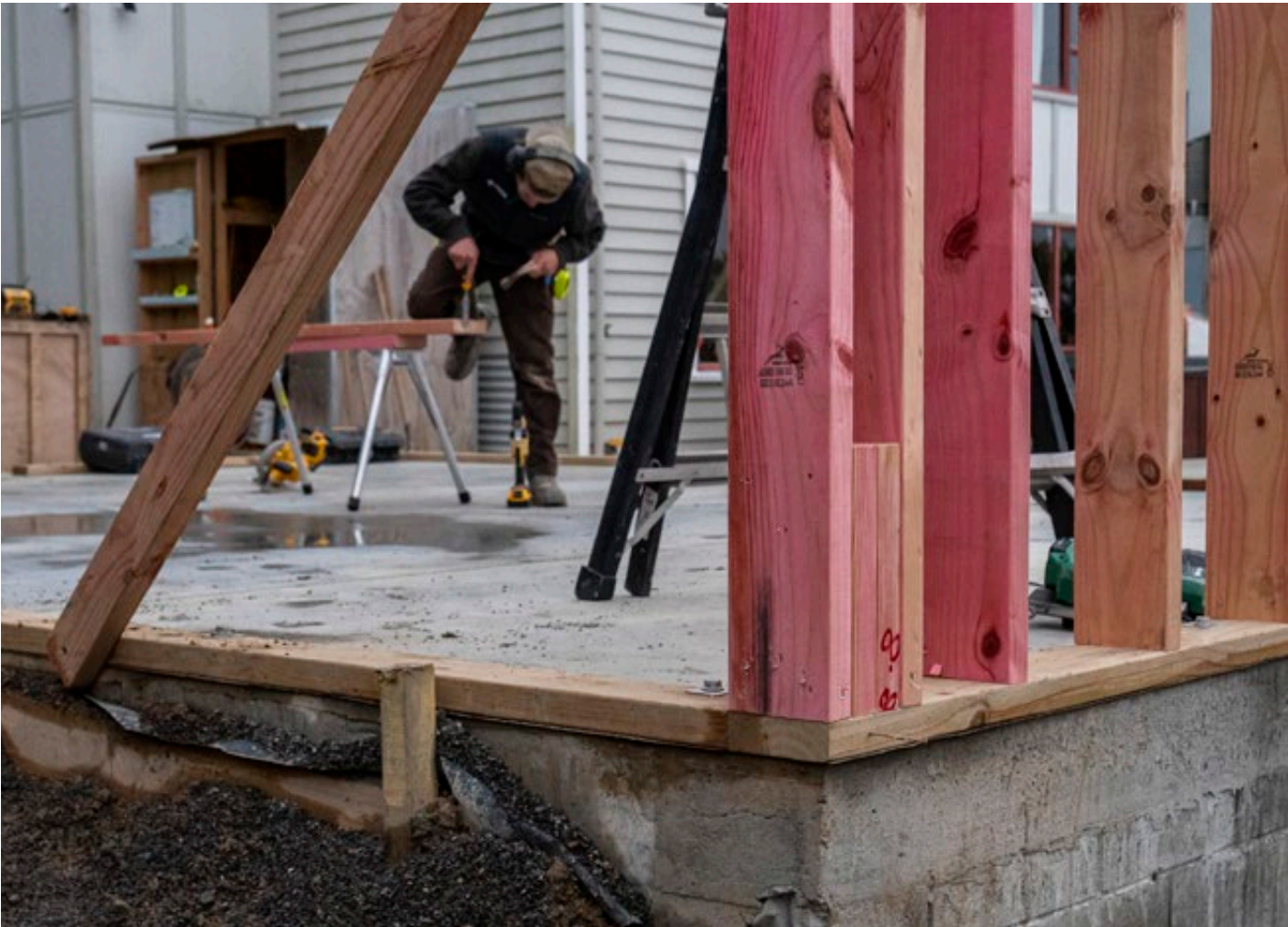
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HOLES IN BOTTOM PLATES



A bottom plate's primary purpose is to anchor the wall to the floor or foundation

Thanks to feedback from readers, BRANZ clarifies some of the issues around holes and penetrations in bottom plates

In *Build 186* and *Under Construction* December 2021/January 2022, the article *Important to Keep the Bottom Plate Whole* covered the issue of holes and penetrations in bottom plates of timber-framed walls. Feedback from readers to BRANZ suggests that further clarification is required.

MAINTAINING STRUCTURAL ADEQUACY

The article suggested that the absence of fixing information to concrete slabs in NZS 3604:2011 *Timber-framed buildings* implied that bottom plate

penetrations were not permitted with concrete floor slabs. This is unrealistic, and so this article suggests a way to maintain structural adequacy.

Ideally, a bottom plate would run for the full length of the wall without interruption. Its primary purpose is to anchor the wall to the floor or foundation, and NZS 3604:2011 provides for fixings to a timber and concrete floor for this purpose. However, to accommodate manageable timber lengths and frame sizes, joints are sometimes needed, and the frame

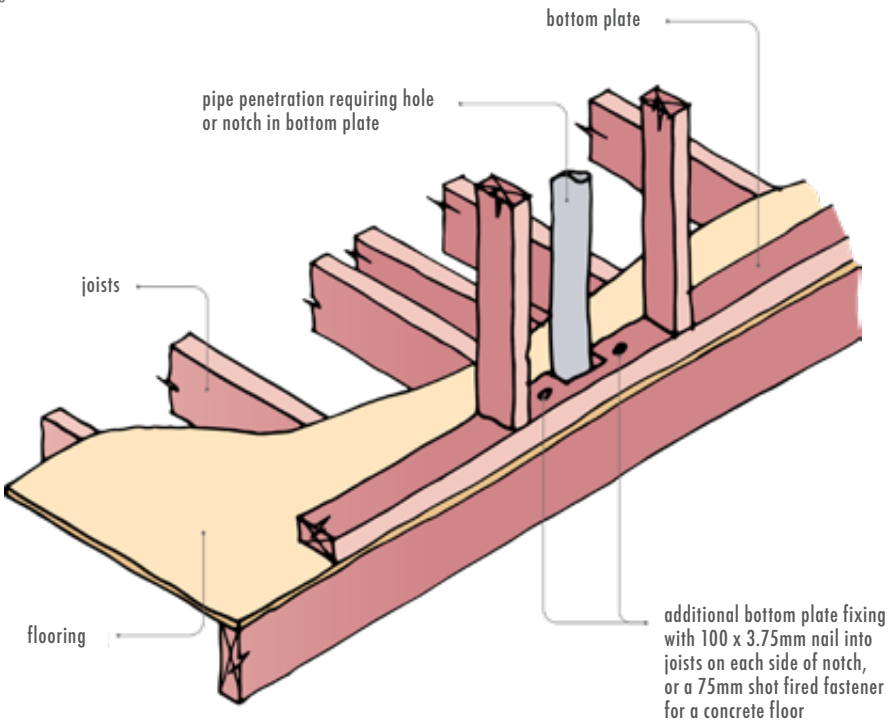
detailer will take this into account.

WHEN HOLES IN PLATE ARE UNAVOIDABLE

The article also discussed holes in the plate required for service penetrations such as waste pipes, where lack of planning means decisions must be made on site in a more ad hoc way.

Designers can minimise these situations by locating bracing elements to avoid wet areas and kitchens where possible, or better still, run the pipes in purpose-made ducts or shafts.

Figure 1



Where a plate joint or service penetration becomes unavoidable, it is essential that the plate is fixed to the floor on each side of the joint or penetration to limit sideways movement of the wall

Where a plate joint or service penetration becomes unavoidable, it is essential that the plate is fixed to the floor on each side of the joint or penetration to limit sideways movement of the wall.

If the penetration is required in the middle of a bracing element, it is even more important that the cut-out is as

short as possible, and that the plate is adequately fixed to the floor.

WHEN THE FLOOR IS A CONCRETE SLAB

NZS 3604:2011 clause 8.7.5.2 provides for a 100 x 3.75mm nail each side of the penetration, but is silent on the equivalent for a concrete floor slab.

BRANZ suggests that at least a single 75mm shot-fired fastener on each side of the penetration should be used in this situation. The bottom plate must also be able to still accommodate the full set of required fasteners for the sheet bracing element as well as the end fixings to the slab as required. ■

Article by Roger Shelton, BRANZ Senior Structural Engineer. This article was first published in Issue 190 of BRANZ Build magazine. www.buildmagazine.org.nz. Figure 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!

- | | | |
|---|---|---|
| <p>1) What is the primary purpose of the bottom plate?</p> <ul style="list-style-type: none">a) Anchor the wall to the ceiling.b) Anchor the wall to the floor or foundation.c) It's purely cosmetic. | <p>2) If a penetration is required, what does BRANZ suggest should be used to secure a bottom plate to a concrete floor slab?</p> <ul style="list-style-type: none">a) A single 75mm shot-fired fastener on each side of the penetration.b) A single 86mm shot-fired fastener on each side of the penetration.c) Two 75mm shot-fired fasteners on each side of the penetration. | <p>3) What legislation provides for fixings to a timber and concrete floor when the bottom plate runs the full length of the floor without interruptions?</p> <ul style="list-style-type: none">a) NZS 3604:2011.b) NZS 4604:2011.c) NZS 3604:2021. |
|---|---|---|

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WHAT DOES INSOLVENCY MEAN?



The building sector is under pressure and some firms are starting to crack. Duncan Cotterill Partner Alysha Hinton discusses what it means if a firm you work for goes under

According to figures from the Ministry of Business, Innovation and Employment, during the 12-month period ending 23 May 2022, 92 companies in the building sector went into liquidation.

It is no secret that building companies are under immense pressure because of Covid-19, which has created supply chain issues, shortages in labour and materials, and high costs. All of these factors are increasing the financial risks that building companies are taking on and exacerbating the pressures at all stages of the construction supply chain. This raises some important questions, particularly around what it means for sub-contractors or workers if their head contractor goes insolvent.

WHAT DOES INSOLVENCY MEAN?

If a company is 'insolvent' this means one of two things:

1. Their debts cannot be paid when they are due.
2. Or their total debt is more than the value of all their assets.

LIQUIDATION VS RECEIVERSHIP

Though the outcome is often the same, there are a few important differences between a company going into liquidation or receivership.

Receivership

A receiver is nominated by a secured creditor (eg, a bank) and acts for the benefit of that creditor alone. A receiver decides the best way to recover the debt – they may decide to keep the company trading or simply take possession and sell the secured assets. After this process, the company resumes possession of the remaining assets and theoretically could continue trading, but will most commonly go into liquidation.

Liquidation

If a company is unable to pay its debts, meaning the company owes more than it has available, it may be put into liquidation. A company can be put into liquidation by its shareholders, its board of directors or a creditor(s). A liquidator is then appointed to take possession of all the assets of the company and distribute these to the creditors in order of priority. All creditors may record their debt against the company during a meeting of the creditors. Liquidators have the power to investigate the company and hold the directors personally accountable if they have breached their duties.

SECURED VS UNSECURED CREDITOR

There are two kinds of creditors: secured and unsecured.

1. Secured creditors have the right to repossess and sell a debtor's assets that they have a security interest over if the debtor falls behind in payments. They are in a stronger position when a company faces financial difficulties.
2. Unsecured creditors do not have the right to repossess or sell any of the debtor's assets if they default on payments. They are reliant on recovering their money through the liquidation process.

WHAT ARE THE NEXT STEPS IF A COMPANY BECOMES INSOLVENT?

If a contractor/sub-contractor/supplier becomes insolvent and a receiver or liquidator is appointed, then the next steps are:

- Secure the site/assets – once a liquidator or receiver is appointed, the control of the site passes to them. An assessment of the assets will then take place.
- To have your claim recognised, act fast. File a claim with the liquidator for any money you are owed as soon you are notified of the insolvency.
- Review your contract(s) – are there insolvency mitigation clauses in there (step-in rights, etc.), has the contract automatically been terminated?
- Establish if direct contracting between the solvent parties is still possible.

THE EFFECT ON SUB-CONTRACTORS

If a head contractor goes under, moneys owed to sub-contractors becomes general unsecured debt. Unfortunately, once secured creditors are paid, there are often insufficient funds to repay the

unsecured creditors everything they are owed.

An additional risk to sub-contractors is site access. If your property is on-site, it may be some time before it is identified, distinguished from the head contractor's or other third party's property, and returned to you. You might even lose title to your property and it could be sold as an asset of the head contractor unless your interest has already been registered on the Personal Property Securities Register (PPSR).

If you find yourself locked out of a site because a head contractor has gone under, contact the liquidator or receiver directly. Do not force entry onto the site – accessing the site without the approval of a liquidator or receiver could result in a trespass notice being issued and police involvement.

WHAT ABOUT RETENTION MONEY?

The *Construction Contracts Act 2002* (CCA) sets out the retention money scheme. Retention money is an amount held back from a payment made under a construction contract. It is generally held to ensure that a contractor

performs all of its obligations under the contract and is then released either on practical completion, or after the end of a defects' notification period.

The CCA currently requires any party to a construction contract (party A) who is withholding retention money from the other party to the construction contract (party B), to hold that retention money on trust for the benefit of party B. The retention money may be held in cash, "other liquid assets that are readily converted into cash", or a financial instrument such as insurance or a payment bond.

If party A is placed into either receivership or liquidation, the receiver or liquidator will hold the retention money on trust and must deal with it in the same way as party A was required to. Court orders are required to administer retention moneys. However, proposed reform of the CCA will make the retention position clearer and remove the need to apply for Court orders.

WHAT ABOUT EMPLOYEES?

Employees have preferential claims against unsecured creditors for any of the following:

- Unpaid wages or salary earned in the four months before the company's liquidation.
- Payroll deductions and donations deducted from an employee's pay but not transferred by the employer.
- Any holiday pay that had not been paid to an employee before the company's liquidation.
- KiwiSaver contributions, child support payments and/or student loan payments deducted from the employee's salary or wages but not transferred by the employer.
- Redundancy compensation if there is an entitlement in the employment agreement.

On the day that a company goes into liquidation, all employment agreements may be terminated. However, where the liquidator needs employees to continue working to generate funds for repayments, the liquidator may make arrangements with employees to enter into a new employment contract with the liquidator. ■

If you have any questions about insolvency, please contact Alysha Hinton on (04) 471 9452 or at alysha.hinton@duncancotterill.com, or your local Duncan Cotterill advisor (duncancotterill.com). Duncan Cotterill is a full-service law firm with offices in Auckland, Wellington, Nelson, Queenstown and Christchurch.

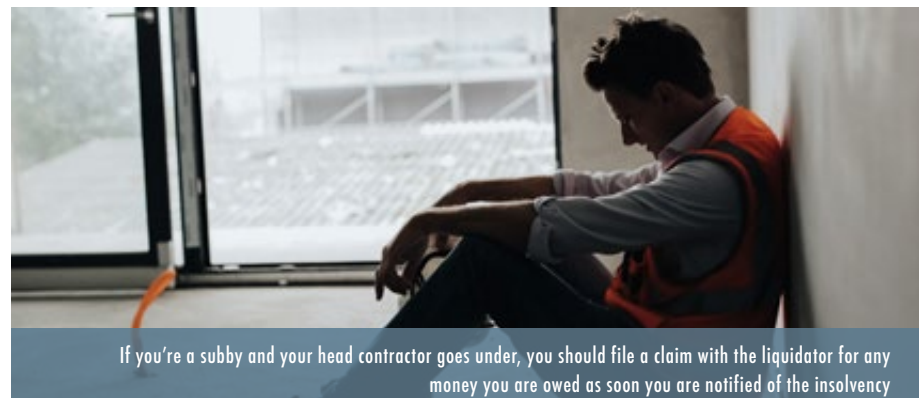
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PROVE YOUR KNOWLEDGE

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

- | | | |
|--|--|---|
| <p>4) What does insolvency mean?</p> <p>a) A company's debts cannot be paid when they are due.</p> <p>b) A company's total debt is more than the value of all their assets.</p> <p>c) Both of the above.</p> | <p>5) Who can put a company into liquidation?</p> <p>a) Its shareholders or board of directors.</p> <p>b) A creditor(s).</p> <p>c) A member of staff who has not been paid.</p> <p>d) A and B.</p> | <p>6) What if a creditor's money was supposed to be held in trust as per a CCA agreement, but the contractor goes into receivership or liquidation?</p> <p>a) Too bad, the CCA didn't account for that.</p> <p>b) The receiver or liquidator will hold the retention money on trust and must deal with it in the same way the contractor was required to.</p> <p>c) That creditor will be paid first.</p> |
|--|--|---|

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If you're a subby and your head contractor goes under, you should file a claim with the liquidator for any money you are owed as soon you are notified of the insolvency

TIPS TO BEAT FINANCIAL PRESSURE

BUILTIN INSURANCE

Difficult economic conditions are making life hard for the Kiwi construction sector. So, how can you safeguard your livelihood against the worst? BuiltIn insurance expert Ben Rickard explains

Recent media reports have highlighted volatile trading conditions in the building industry, with concern that these could affect the solvency of many companies. Indeed, we are already seeing a spike in liquidations both here and in Australia. What measures can builders and other trade businesses take to be prepared for the financial pressure that might be coming?

FINANCIAL COMPETENCE

The most fundamental requirement for any business to help navigate challenging economic conditions is to have a very clear understanding of its financial position. At a minimum, this must include a cash flow forecast, operating margins and working capital metrics.

These will allow you to see if there are periods ahead where cash is tight, margins are being squeezed or if your short-term liabilities (eg, what you owe to suppliers) exceeds current assets (eg, what you're owed or have in the bank). The key is to be prepared and make sure that, if there is a potential problem, you see it coming.

Speak to your accountant about setting up a dashboard, where you can check these figures regularly and act if it looks like they are heading in the wrong direction. If you're not especially financially literate, lean on your accountant or someone else with the right skills.

COSTS AND CREDIT TERMS

Can you reduce costs, refinance or obtain extended credit terms? It's better to make these decisions before it's too late and the dashboard mentioned above can help give you that advance warning.



Before times get tough, jump on the phone and research how insurance can see you through troubled waters

SELL OR DOWNGRADE ASSETS

Can you free up capital you might need by switching from owning to leasing vehicles? Alternatively, can you downgrade to something more affordable, at least in the short term?

CONTRACTUAL TERMS

What does your contract say about cost inflation and does it allow you to pass this on to customers? Many builders are moving away from fixed-price contracts because margins can quickly get eaten up by price increases and project delays.

DON'T TAKE ON TOO MUCH

It can be tempting to accept every job that comes along on the basis that it's

better in your pocket than someone else's, especially when there's concern about demand softening over the coming months. Yet taking on low margin jobs can come back to bite you, particularly when prices are rising and there are difficulties with supply. Better to spend that time seeking out good quality work.

REPLACING RETENTIONS WITH A BOND

Having retentions withheld on a contract can have a big impact on cash flow, so providing a bond instead of those retentions can help. That way, your invoices are paid in full rather than waiting for months to get that money out of the principal or main contractor.

GOOD RISK MANAGEMENT

In good times, the business might be able to weather an unforeseen event and finance to pay for an unforeseen problem or loss might be easier to come by. When the economy is tighter, finance becomes harder to get and there might not be as much money in your rainy-day pot.

That's why it becomes even more important that you have insurance in place in a downturn. Here are some examples of insurance cover that might not be in your basic package, but could be a financial lifesaver in tight financial times:

1. Directors and Officers' Liability

If insolvency cover is included and the company gets into financial trouble, the policy will protect company directors from a liquidator trying to recover losses from their personal assets. In some situations, liquidators have powers under the Companies Act to do this on behalf of creditors.

2. Crime/Fidelity

This reimburses losses due to theft, typically by an employee or someone in a position to siphon money out of the business. The most common means of doing this is by setting up and

paying fake accounts. Over time, these losses grow and can end up in the hundreds of thousands of dollars.

3. Employee Disputes Liability

You never really know a person until you see them under stress. In a downturn, this stress can result in all kinds of negative behaviour and business owners are no exception. If an employee has a grievance, this can not only add a significant amount of stress, but also a substantial financial burden to you and the business. This policy covers the legal bills for defending cases taken to the Employment Relations Authority and any compensation awarded.

4. Tools cover

For many builders and tradies, tools are probably the most uninsured assets you own, while also being some of the most critical to your ability to continue operating your business. As the economic squeeze goes on, property crime rates increase and trade tools are an easy target. The price of tools insurance is not as much as most people think, especially when the cost of not having it could be much greater. Make sure the cover you do have is full replacement value regardless of the age of the items.

5. Stock cover

Incidences of material theft are also on the rise and, in many circumstances, materials may be uninsured. BuiltIn's tools policy includes cover for stock at any site. It can be included in most contents/material damage policies as well, but be wary of the fine print, such as whether the cover is limited to a single fixed location.

Rather than paying all at once, paying your premiums monthly can also help with good cash flow management.

IN A NUTSHELL

A scout's motto is 'always be prepared'. This applies equally to businesses going into uncertain economic times. The more prepared you are, the more prepared you'll be to weather heavy seas.

Make sure you have key financial early warning indicators set up; have your costs, credit and contract terms optimised; and don't take on too much work with narrow margins. Lastly, there are good costs and bad costs, so consider what risks you should insure to help mitigate significant financial shocks to your business. ■

The information presented in this article is general in nature and not intended to be financial advice for individual situations. You should speak to an expert about your specific circumstances and needs. For more information visit builtininsurance.co.nz

PROVE YOUR KNOWLEDGE

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

- 7) What's one way you can free up capital?

 - a) Buy vehicles instead of leasing them – that way you're just paying once.
 - b) Downgrade your vehicles.
 - c) Swap out your owned vehicles for ones on a lease.
 - d) B and C.
- 8) Which insurance policy protects businesses from employees siphoning money from you?

 - a) Crime/Fidelity.
 - b) Employee Disputes Liability.
 - c) Financial Crime Prevention Policy.
- 9) What does effective financial planning include?

 - a) Working capital metrics.
 - b) A cashflow forecast.
 - c) Operating margins.
 - d) All of the above.

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INDUSTRY FEATURE

INSULATION TRANSITION EXTENDED



Builders and industry bodies have welcomed the extension of the transition period for new insulation requirements

Following a consultation, the Ministry of Business, Innovation and Employment (MBIE) has extended the time to comply with new wall, floor and roof insulation requirements in new homes by a further six months to 1 May 2023

In November 2021, the Acceptable Solution H1/AS1 Fifth Edition and Verification Method H1/VM1 Fifth Edition set out compliance pathways to meet new minimum insulation requirements for new housing as stated in clause H1 Energy Efficiency of the New Zealand Building Code.

In a letter to ministers, the Registered Master Builders Association (RMBA) argued against implementing the changes in November 2022, despite agreeing with them in general. It voiced concerns that the “short” timeline would negatively impact the already severely disrupted supply chain, not provide sufficient time for current manufacturing methods to meet updated H1 requirements (especially for windows), and add additional cost at a time when prices are already rapidly rising – among others.

Due to concerns raised within the construction industry, MBIE held a consultation to extend the transition period by six months. The consultation received more submissions than any Building Code consultation to date and an extension to 1 May 2023 has been confirmed.

NO EXTENSION FOR WINDOWS AND DOORS

However, it does not cover window and door insulation – which will continue to see a staged implementation process.

MBIE said: “For window and door insulation, construction in the upper North Island (climate zones 1-2) will keep to the previous timeline, requiring an interim minimum R value of 0.37 by 3 November 2022, and further requiring a minimum R value of 0.46 by 2 November 2023.”

Across the rest of the country (climate zones 3-6) there will be an interim increase. By 3 November 2022, insulation needs to have a minimum R value of 0.37. By 1 May 2023, it will increase to R0.46 (zones 3-4) and R0.50 (zones 5-6). By 2 November 2023, windows and doors in new housing will be required to meet increased performance levels for all parts of the country.

The decision to increase the transition period for some areas was a reflection of MBIE’s desire not to penalise those who have managed to prepare for the change within the original timeframe.

“Extending the transition period for changing to using these window types [for the entire country] would penalise companies that had prepared for the transition period in favour of those that had not,” said Dr Dave Gittings, Manager

Building Performance and Engineering at MBIE. “This is why we haven’t applied the same blanket extension for windows and doors and will be progressing with a slight amendment to the previously communicated staged approach.”

A BREAK FOR BUILDERS

The extension to the deadline for new wall, floor and roof insulation requirements has been made to ease the pressure on the residential building sector, added Gittings.

“Parts of the sector have told us they need some more time to prepare for the increase in insulation (and) there were some significant concerns raised by key parts of the system about keeping to this date.”

Builders and building consent authorities were strongly in favour of the transition period.

“We’re pleased with the outcome, as it provides the wider industry more time to develop solutions and products to meet the new requirements, especially at a time of unprecedented construction demand that the industry is currently experiencing,” Ben Allan, Managing Director of David Reid Homes told *Under Construction*.

The exclusion of windows and doors from the extension may not be what every builder wanted, but Allan supports the reasoning behind the decision.

“Exterior joinery has had two significant price increases this year already and the new standards will drive costs up again. This will increase how much it costs to build new homes, which many firms will pass on to clients.

“However, if the supply chain is able to meet the new demand and have been preparing to supply to the new standards, it makes sense to start the implementation.”

While Allan is in favour of the new regulations, he conceded that the timing was “unfortunate”.

“Having warmer and healthier homes for New Zealanders is a good thing, so any improvements we can make to the way we build that contributes to that has to be beneficial. The timing is a little unfortunate, as we have seen probably the most significant increase in cost to build in most construction professionals’ careers. Added costs associated with improved standards at this time will be difficult for many to bear and may impact on some new home builders’ ability to proceed with their projects.”

INDUSTRY ASSOCIATIONS WELCOME NEWS

The New Zealand Certified Builders (NZCB) also welcomed the delay.

“The building industry is already experiencing significant pressure from supply chain constraints, skill shortages and price escalation for building materials, in the context of ongoing high levels of building demand. Deferring the timeframe for the new insulation standards recognises that more time is needed to enable the industry to be ready to implement them effectively,” said Chief Executive Malcolm Fleming.

Registered Master Builders (RMBA) CEO David Kelly echoed Fleming’s sentiment.

“While we are supportive of changes that will result in better homes for New Zealanders, our already stressed sector requires additional time to implement them. We wish to avoid a situation where well-intentioned policy fails at the point of implementation due to bad timing.”

Both organisations added that they would be running training programmes to help builders better understand the changes, while the RMBA called on MBIE to ramp up education efforts across the sector.

GREEN CONCERNS

However, not everyone is happy. New Zealand Green Building Council Chief Executive Andrew Eagles criticised the move strongly.

While we are supportive of changes that will result in better homes for New Zealanders, our already stressed sector requires additional time to implement them. We wish to avoid a situation where well-intentioned policy fails at the point of implementation due to bad timing

– David Kelly,
CEO Registered Master Builders

“There are a raft of pressures on our industry but taking this step to progress our minimum standards is essential to the health of our people and our planet. We simply cannot afford to hold up the most important transformation our sector will ever go through.”

Eagles added that the climate implications to the delay could be damaging.

“This fiasco has highlighted the challenge we have ahead of us [...] this delay ensures the record number of homes being consented will be built to dated standards, locking in hundreds of thousands of tonnes of pollution for decades to come.” ■

CONSENT SYSTEMS REPORT: PART ONE



MBIE says the consent system generally works well – but not all builders agree

The Ministry of Business, Innovation and Employment (MBIE) has released its evaluation of the building consent system report. This is the first of four articles that explores its findings

The report was commissioned to understand how well the current consent system is aligned with its objectives and to explore the underlying causes of issues such as efficiency and effectiveness.

Under Construction has reported widely on the consenting process, with builders highlighting issues with it across the country.

However, MBIE refuted those claims in the executive summary of the report.

“The system faces frequent criticism for being inefficient and unpredictable, adding additional costs and delays to building projects,” it stated. “However, there has been little robust evidence to support these claims and a lack of nationally consistent data about the consenting process.”

RMBA APPLAUDS MBIE

A review of the system has been called for, and praised, by industry leaders

such as Master Builders Association David Kelly.

“We support and applaud MBIE for initiating a review of the consenting system. MBIE is saying it understands and accepts it needs to take responsibility to review the system, which is as it should be, because it’s unfair to leave it up to individual councils to solve the problem.”

The report gathered evidence between March and July 2021. It carried out interviews, focus groups, surveys, building site visits, reviewed existing research and analysed the current consents process. MBIE received 291 survey responses, carried out 59 interviews, held five focus groups

attended by 41 industry professionals and visited sites in eight regions across New Zealand.

This is the first of four articles that will explore the findings published in the report and seek to place them into the context of the wider construction industry, applying experiences from those on the ground to the research published by MBIE.

“BROADLY ALIGNED” BUT GAPS REMAIN

MBIE found that, although the building consent system is “broadly aligned with its intent”, there are gaps in its operation.

“There was broad agreement from interviewees and survey respondents that the current system is achieving its intended outcome. This helps to provide assurance that buildings are safe, durable and healthy for building users. However, there is less certainty about whether the system is achieving its wider objectives. In particular, there was concern that the system was not supporting innovation and instead leading to an over-reliance on Acceptable Solutions.”

Respondents believed that the consent system generally works well, but that there are clear areas for improvement – illustrated by unpredictable outcomes and delays.

“Concerns from both BCAs and the sector about unexpected delays and unpredictable outcomes indicate that the system is not working as well as intended.”

The shortage of experienced tradespeople is placing a huge strain on the sector. New Zealand hasn’t trained enough tradies and companies can’t bring enough in because of visa restrictions

– David Kelly,
CEO Registered Master Builders

PROBLEMS WITH THE SYSTEM

MBIE’s analysis identified four underlying problems. These are presented below as they appeared in the report.

- Unprecedented level of market demand is intensifying constraints within the system.
- Increasing complexity in the building environment is contributing to gaps in capability and oversight.
- The devolved structure of the consent system contributes to unpredictability.
- Concerns about potential risk and liability are affecting the way that people carry out their role in their system.

A HUGE STRAIN ON THE INDUSTRY

The four problems are putting considerable pressure on the capacity and capability of BCAs and the construction industry. For example, the report said that the 67 different BCAs are responsible for their own policies and resourcing, which leads to unpredictable outcomes and inefficiencies in the overall system.

Other issues, such as workforce constraints and poor industry performance, have also been named as contributing factors.

“The shortage of experienced tradespeople is placing a huge strain on

the sector,” added Kelly. “New Zealand hasn’t trained enough tradies and companies can’t bring enough in because of visa restrictions.”

However, New Zealand Institute of Building Surveyors vice-president Darryl August said some builders don’t help themselves – which contributes to delays in earning consents.

“We still have a huge number of building companies and builders that are not building to the appropriate standard they should be.”

Despite those issues, the report found that there is confidence that the system is achieving its outcome and contributes to effectiveness in decision-making.

“Further consideration could be given to balancing the roles and responsibilities in the system, particularly with regard to quality assurance,” said MBIE. “This could contribute to a system that is more efficient, predictable and effective, and better able to achieve its wider objectives.”

After the publication of this report, MBIE ran a public consultation on the consent system with a deadline of 4 September. ■



Some industry leaders say a dearth of qualified builders is placing strain on the industry



* Actual HD render from the 3D Design Planner.



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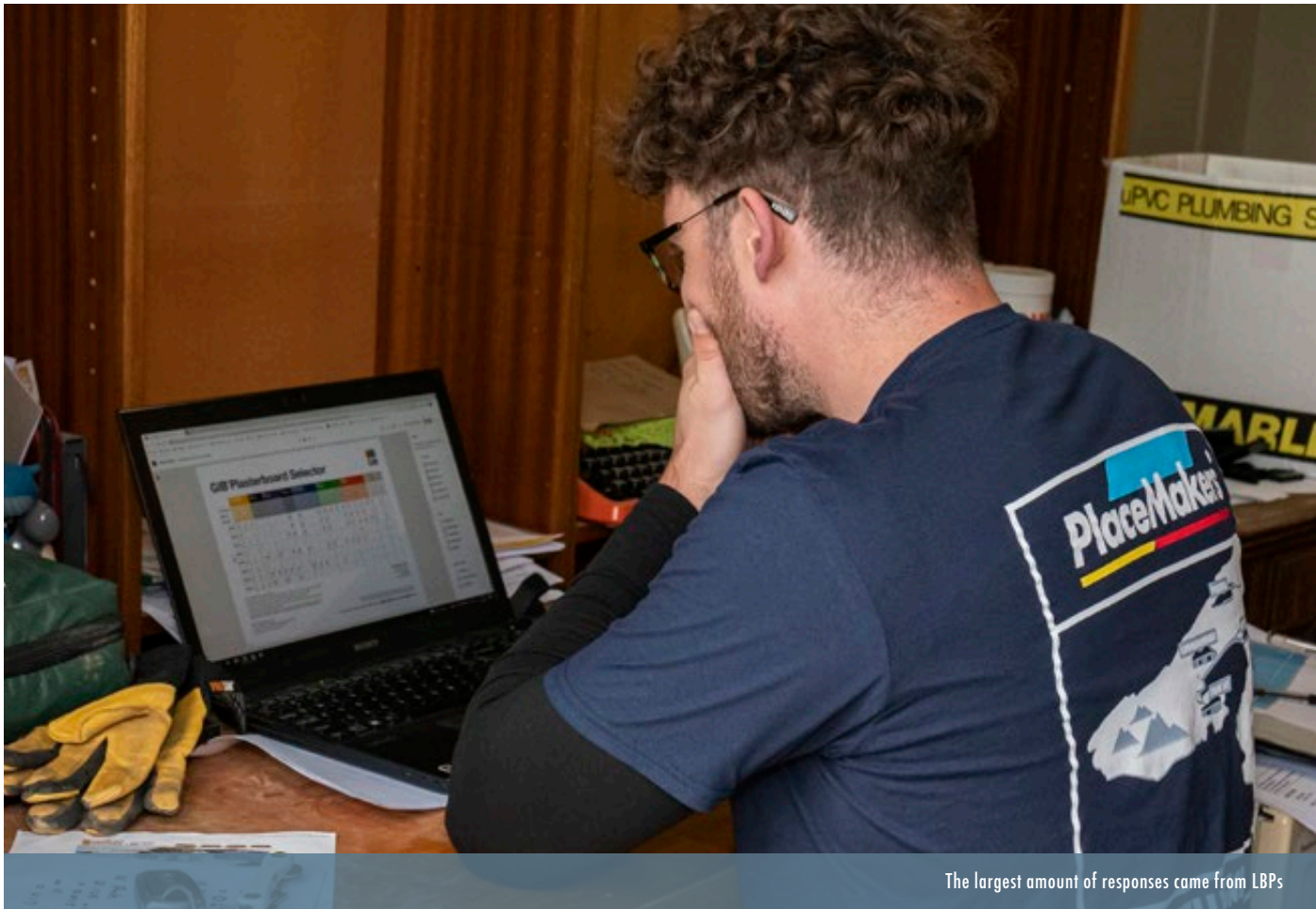
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LBP SCHEME REVIEW IN DETAIL



The largest amount of responses came from LBPs

Feedback from LBPs strongly suggests the LBP scheme could be improved and some areas of licence classes reformed. In this article, we take a closer look at the criticisms, suggestions and concerns of respondents when it comes to licence classes, core competencies and minimum standards

In April 2021, The Ministry of Business, Innovation and Employment (MBIE) opened a consultation on potential issues in the LBP scheme, focusing on three main areas:

- 1. Supervision.
- 2. Licence class.
- 3. Core competencies and minimum standards.

There were 140 responses, with the largest amount (69) coming directly from LBPs. Other respondents included

BCCA/Building Consent Officers (15), Designers (13) and Residential Building Owners (7).

MBIE ran the consultation to “test potential issues MBIE was aware of to determine whether these issues were real or not and, if so, to what extent”.

This is the second of two articles that examines the responses and includes verbatim written comments from survey respondents. This article focuses specifically on licence classes, core competencies and minimum standards.

CLASSES SHOULD REMAIN
Submitters mainly agreed that the existing licence classes should remain but asked for additional classes to be added to bring specialised non-LBPs under the same regulatory framework.

A specific example raised was stonemasonry.

“Introducing stonemasonry into the scheme as a separate licence class would provide a mechanism to raise standards of work and protect consumers from substandard work,” said one tradesperson.

An area of concern for respondents was those who work with LBPs but are not licenced by the scheme.

MBIE said that “60% of submitters agreed the scheme needed to regulate specialised non-LBPs in some way”.

AREAS OF PRACTICE ARE FIT FOR PURPOSE

To be licenced in a class, LBPs need to show they are competent in one or more area of practice in that class. They are not required to show competency in all areas of practice for a class and are not limited to working within the areas designated on their licence. For example, roofers with a LBP licence in liquid membrane roofs are still able to work on concrete or clay tile roofs, or shingle or slate roofs.

You should be fully qualified or certified by a recognised training company before you are even allowed to sign up for LBP

- LBP consultation submittee

Some respondents argued that this meant there were instances of LBPs working in areas outside their competencies, though the majority were confident this wasn’t the case.

However, one area for concern was ‘deemed’ LBPs.

An individual LBP commented: “I see many designs done by engineers, who have unlimited design class yet don’t know most of the code clauses that are affected by their design, yet only sign off B1 (Building Code clause B1 Structure).”

An individual designer also added: “I commonly see Design LBPs undertaking work beyond their licence level. Some Design 2 LBPs seem to

think that they can call themselves project managers, particularly on non-RBW. This makes a nonsense of the LBP scheme. If a Design 2 can carry out project management or contract administration on non-RBW when they cannot do so on RBW, then they are communicating to the public that they have the required competencies (ie, Design 3) when in fact they have not, or at least have not been validated by the LBP intake process.”

TWEAKS TO SITE LICENCE
Most submitters thought the Site licence class was still required but needed some tweaks to stay relevant.

“A Site licence should be the most important,” commented one LBP. “It has to cover off on the work of other LBPs, not be subservient to them and also the work of specialist trades to ensure the Restricted Building Work is NZ Building Code compliant.”

A BCA/Building Consent Officer added: “We believe this class is still valid but needs to have very clear description of the roles which must be performed by holders of this class. Consumers rely upon this set of licences to give them confidence in the overall job.”

Other suggested ideas for improvement were:

- Allowing only Site-licenced tradies to supervise Restricted Building Work.
- Modify the Site licence to be more like the Clerk of Works role that preceded the LBP scheme.

LICENCE STRUCTURE NEEDS A COMPLETE OVERHAUL
The LBP scheme operates a flat structure that puts every LBP at the same level, regardless of experience or formal qualification level.

Support for a tiered licence structure that distinguishes based on experience and ability was overwhelming. More than 70% of submitters said this should happen.

An individual LBP said: “By having tiered classes, especially in Carpentry, it would recognise experience in supervision. It may also encourage young tradespeople to become licenced without fear of having too much responsibility and accountability thrust onto them too early.”

However, there were some differences of opinion among submitters. One individual based in the education/training/skills field put forward that experience doesn’t always equal competence.

“Experience does not necessarily mean that you are competent in the industry, as you may have been doing this for years and feel confident; however, you may not have been updated on the new law changes to the way things are done now.”

CORE COMPETENCIES AND MINIMUM STANDARDS

Many submitters felt that the bar to entry should be raised to increase confidence in the system.

One organisation said: “Stricter and higher-level competency requirements are needed, particularly for supervisors and supervision.”

A separate organisation added: “Our understanding from industry practitioners is there is insufficient rigour in the approval and renewal of licences.”

Respondents argued that factors reducing public confidence in the LBP scheme include a lack of understanding by the general public, low standards and poor quality of work from LBPs and suggested that increasing entry requirements would go some way to improving confidence.

MORE RIGOROUS ENTRY REQUIREMENTS WANTED

It was generally agreed that lifting standards of competence would be good for the LBP scheme, with more than 50% of respondents suggesting it would be a good idea.

LBP SCHEME REVIEW IN DETAIL CONT



While some LBPs think a written exam should be part of becoming an LBP, other don't believe builders should need to demonstrate their competence through academic means

// Can we not have an exam type system? So many workers insist on the E2/AS1 acceptable solutions when an alternative solution is far superior. They just can't see it. They don't understand the basic science of construction and weathertightness"

– LBP consultation submittee

An individual LBP stated: "Can we not have an exam type system? So many workers insist on the E2/AS1 acceptable solutions when an alternative solution is far superior. They just can't see it. They don't understand the basic science of construction and weathertightness."

An alternative view was that mandatory qualifications would be more effective than raising minimum standards.

"You should be fully qualified or certified by a recognised training company before you are even allowed to sign up for LBP," said a non-LBP tradesperson.

However, there were concerns raised that relying on formal qualifications would leave some excellent tradies behind, or that formal qualifications are less valuable than practical experience gained on site.

"Qualifications are only part of the knowledge. Experience on site is equally or even more valuable," said an individual.

Another individual added: "Some people are a lot better at doing the work than academic study and they need to be given the opportunity to prove that by assessment of their skills, not penalised by insisting on academic achievement."

SKILLS UNDER THE MICROSCOPE
The final section addressed skills maintenance, which a large number of submitters felt was working properly.

One LBP said: "The system seems to be working well. We all work in a very competitive field and know we need to keep up or fall behind. We are very busy and make the time for the LBP system because we need it to operate in construction and we support

the idea of cowboys being removed from the industry, but would be struggling to spend too much more time if the system gets too complex."

There seems to be a difference between the standards individual LBPs would like to see enforced and those organisations demand.

For example, an organisation commented: "The evidence collected when being assessed is not of sufficient rigour. It is an integrity test in fact. Is the work evidence actually the work of the potential licence holder? For our National Qualification, the candidate has to show competency on a module where they show application of the knowledge and the physical skills required to complete the work."

However, overall, there was no consensus on how skill maintenance should be tackled moving forward. ■

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Brick and blocklaying is a core components of most residential house builds

Master Brick and Blocklayers CEO Brian Miller shares details on the organisation's innovative app solution to expedite consenting for members and the wider building community

In the challenging times we as an industry are in, it's important to collectively look at ways to ease some of the pressure in parts of the market through high-quality solutions. At the moment, a widely reported issue is the strain the consenting process is under, with most aware that it's facing one of its biggest challenges in our construction history.

With brick and blocklaying being a key component of the exterior completion, we have been working on a solution that could expedite processing times and allow

workflows to improve significantly. With construction inflation currently running in the region of 18 to 20%, any tools that allow Building Consent Authorities (BCAs) to address some of the processing challenges they face should be looked at. Using such systems could assist in mitigating some of the cost impacts that are being passed through to consumers as well.

The advantages to all parties within the process of using a system to expedite consenting are significant. Workflow improvement for the building community – especially the

smaller contractors, who may not have enough of a pipeline to be comfortable with some of the delays that are now commonplace – would be a win for all involved. Building clients would be less likely to be impacted by inflationary delays. Builders' and subcontractors' cash flows could normalise, providing better protection for smaller businesses and their sustainability.

For brick work in particular, if we can assist in expediting the half high approval process, it has a similar impact to removing the cork from a bottle – many other tasks can flow from this point.



Image examples from App: Sill angle, cavity and weephole. These can also be captured in a video walk around

A MODERN SOLUTION

The evidence trail that a modern app-based system can provide allows officials, builders and clients to be confident that the documented work meets the appropriate Building Code clauses and New Zealand Standards. The tool provides the ability to confirm the GPS location of the work, and that an LBP is providing the evidence from his/her own device. Video or photographic confirmation of tasks can be appropriately completed, including specifying the products used by brand and type.

The system has streams for both brick and block work, as well as the capability to add the SSSP, Record of Work or Producer Statements for projects as required. These can then form part of the final submission and be directly uploaded and sent to the interested parties, such as BCAs, builders, engineers and owners. The output is a PDF document that reports on the all the work carried out by a contractor.

Block work has its own specific workflow requirements, including relating to the steel work requirements of NZS4210, as well as general site safety and best practice. Again, the stages can be recorded and sent directly to all parties in the process. This includes:

- Placement of horizontal steel.
- Linking with vertical bars.
- Clean outs.
- Confirmation that the mortar is of the desired strength.
- Pre-pour checks.
- Confirmation that the correct block fill, as specified is used.
- Dimensions.

The checks within the app flow are very comprehensive and designed to allow the consenting agent to

respond to the sender. This interactive capability allows the consenting agent to request clarification via additional photographic or video evidence if required, and/or address any matter they may have questions about, saving time and travel for all parties involved.

GETTING INDUSTRY BUY-IN

Working together should be primarily about improving outcomes for consumers through collaborative partnerships that benefit us all. Master Brick and Blocklayers is looking to educate those involved in the consenting process and is keen to offer interested BCAs or other groups a demonstration of the full functionality of the App. The organisation's App video also highlights its functionality and can be viewed by searching 'Master Brick and Blocklayers self-inspection app' on YouTube. ■

Brian Miller is currently the Chair of Master Brick and Blocklayers and has spent most of his working life in the construction sector, from training as a Joinery Machinist, Window and Door Manufacturer, to the CEO of Master Painters New Zealand.

THE SUCCESSFUL BUILDER

LEARNING FROM COVID CHAOS



It can be useful to change your perspective on Covid-19. Graeme Owen acknowledges it's a challenge, but says it can also be an opportunity

It can feel like the worst thing in the world if key people in your business go down with Covid. But this doesn't have to – and shouldn't – be the case, according to The Successful Builder Graeme Owen

So, you have contracted Covid-19 or you're a close contact and can't get to site.

Or maybe you have key team members off sick and you're concerned about how your business will survive.

Are such challenges the beginning of the end for your small business?

No!

Interruptions and challenges, like Covid-19, can be great learning events. Here are three things I've noted that business owners have learned from Covid-19 interruptions.

1. IDENTIFYING WEAKNESSES

As an engineering student, I made concrete blocks of different consistencies. All the blocks looked the same – even though they had differing constituencies – but under pressure, those differences showed

up and the weakest blocks cracked first. I learned, first hand, the results of skimping on cement.

Similarly, the weaknesses in your company may only emerge when it's under pressure. For example, when Covid-19 skims the top off your team, or hits you and you can't visit any sites, identifying the 'cracks' that develop provides insight as to what you can do to strengthen your company.

In the first instance, of course, you will have to intervene and act quickly to stay upright and avoid panic. But once you have taken immediate action, pause for a moment or two to consider what could have been in place to minimise disruption.

For example, a builder I know, who was rushing from site to site, sorting details and running errands, identified that his site managers were not good at scheduling work,

ordering materials, or booking subbies and needed to improve their planning overall.

To address the issue, he instituted a two-week 'look-ahead' form, where the site manager lists and schedules the tasks to be completed, and those responsible for completing them, over the next two weeks. It also lists and schedules the materials to be ordered and the subbies to be contacted.

Once in place, this 14-day 'look-ahead' plan is reported against and updated each week for the next fortnight. So, should a site manager be absent suddenly, the team has – at a minimum – one week of work planned. This gives time for any changes to be made without panic.

Moreover, it greatly reduces the number of times the business owner had to visit sites.

2. LEADERS EMERGE

There is a big difference between authority that comes from having a position and the authority that comes from personality. I call it the difference between positional leadership and natural leadership. Positional leadership gains its authority from above, whereas natural leadership gains its authority from within.

It's in emergencies, when positional leaders are absent, that natural leaders emerge. These are the ones who step up to help, work longer hours, come up with possible solutions, or offer to go the extra mile. They are also the ones that others will readily follow. Often, they will remain calm, assess situations and decide what needs to be done. Of course, what they know needs to be done will be determined by their experience and sometimes they will make mistakes.

But the astute business owner will recognise early signs of leadership and ensure that such people are given the training and opportunities to step up into positional leadership roles.

So, next time you have an emergency, look to see if any future leaders are showing up.

3. YOU ARE DISPENSABLE

When was the last time you slept under a bridge because you had nowhere to stay?

Never! So it's true. Our worst fears are seldom realised.

While adversity may not be desirable, it doesn't need to be destructive. In fact, it can be the springboard to becoming an even stronger company

Yet many small business owners act as though their business will fall over unless everything passes through them. Initially, of course, that's probably true, but after a few years and with several staff, it's no longer true. Others can do what you do – more or less. It's crazy to think you are the only one! You are not indispensable.

Sure, your team may not be as motivated as you are and they may not do something quite as well as you do, but they can likely do a decent

job that will make the client happy – either going forward (so you don't have to be involved with everything!) or until you're back on your feet post Covid.

A builder I know would take holidays for several weeks at a time. As his company grew, his time away would extend. Sometimes he would be uncontactable for much of the time away. He believed that a company needs to become a commercial enterprise that (essentially) runs itself. So, he let it do so!

It was always interesting when he returned to discover that almost every challenge that he would normally get involved in had been solved without his presence!

On the other hand, it showed that some in leadership were not really capable of leading.

So, give up the 'everyone needs me' beliefs and facilitate others to do the work for you!

TAKEAWAY

While adversity may not be desirable, it doesn't need to be destructive. In fact, it can be the springboard to becoming an even stronger company. ■

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!

- 10)

How can you schedule your jobs more effectively?

a)

Trust your site supervisors to do it.

b)

Implement a two-week look-ahead form.

c)

Implement a one-week look-ahead form.
- 11)

What is the difference between natural and positional leadership?

a)

Positional leadership gains its authority from above, whereas natural leadership gains its authority from within.

b)

Positional leadership gains its authority from within, natural leadership gains its authority from above.

c)

They're the same thing.
- 12)

What's one of the potential benefits from Covid-19 disruptions?

a)

It's a quick way to end a business.

b)

It proves company owners are indispensable.

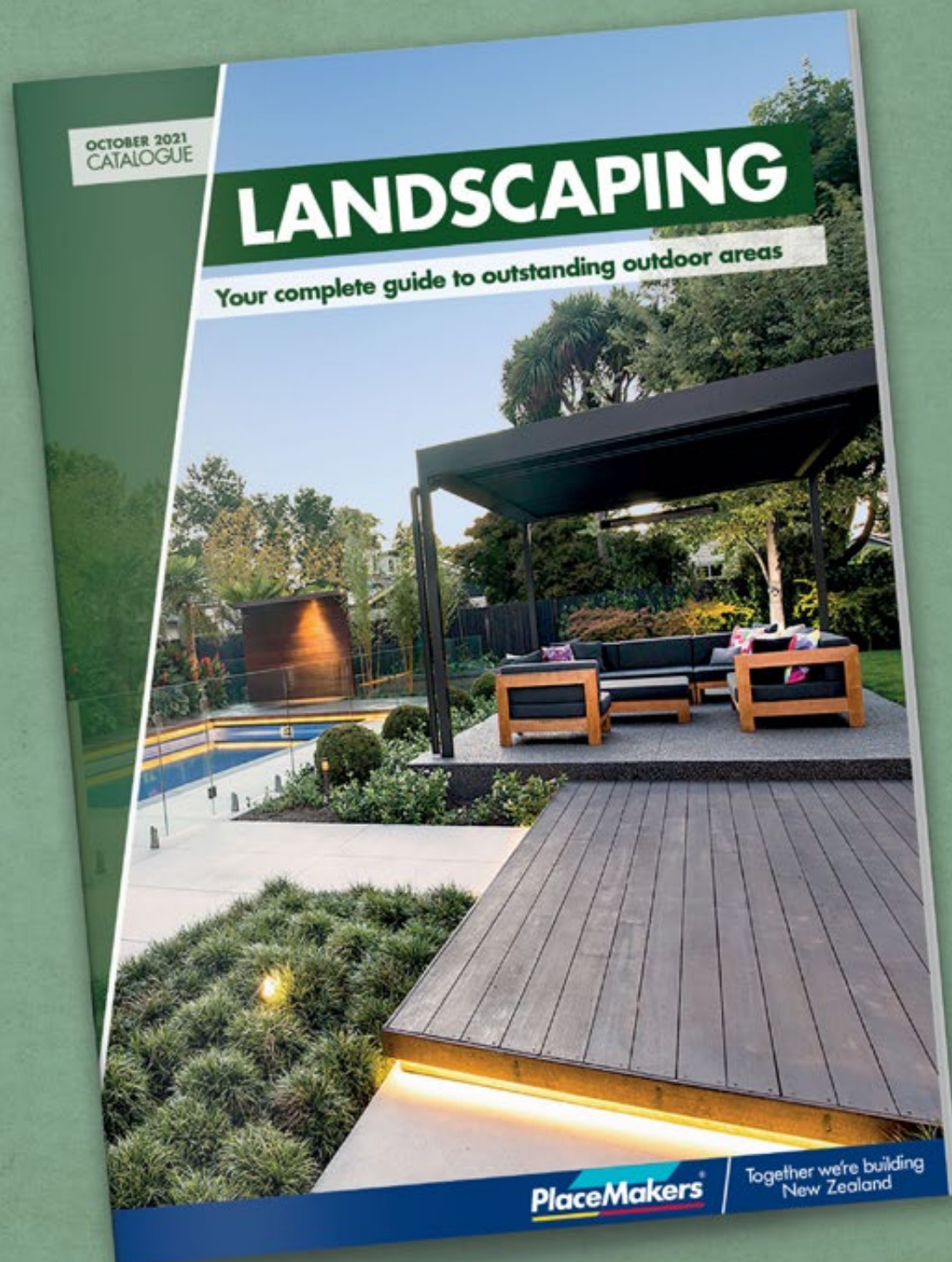
c)

Weaknesses are identified that can strengthen your business in the long run.

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.



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INDUSTRY FEATURE

MULTI-UNIT HOME CONSENTS UP 36%

More than 50,000 new homes were consented in the year ended June 2022 – the fourth time in a row the milestone has been reached

The number of new homes consented in the year ended June 2022 increased 14% from the year ended June 2021 to 50,736. That figure comprised 26,823 multi-unit homes and 23,913 stand-alone houses.

The number of multi-unit homes increased 36% compared to June 2021, while there was a 3% reduction in the number of stand-alone homes consented.

In the month of June 2022, 4,037 new dwellings were consented. Of these, there were 1,834 townhouses, flats and units, 1,751 stand-alone houses, 289 apartments and 163 retirement village units.

MIXED FIGURES

Despite the overall number of consents remaining high, the number of standalone houses consented – which peaked in August 2021 – has decreased 21% over the past year.

“Home consents have remained near historically high levels, with a decrease in stand-alone houses being largely offset by high levels of consenting activity for multi-unit homes,” said Construction and Property Statistics Manager Michael Heslop.

There has also been a 2.3% seasonally adjusted fall in the number of new homes consented in the month of June 2022 compared with May 2022, which saw a 0.5% fall. The seasonally adjusted number of stand-alone houses fell 5.5% in June 2022, following a 1.6% fall in May 2022.

REGIONAL RECORD BREAKING

Canterbury set a new annual record for new homes consented in the year ended June 2022, with 8,628 homes consented. This is the highest ever number of new homes consented in a year in Canterbury, and a 33% increase compared with the year ended June 2021.

Other high performers were:

- Wellington with 3,892 (21% increase on previous year).
- Auckland with 21,609 (14% increase on previous year).
- Waikato with 5,094 (9% increase on previous year).

Canterbury also consented the highest number of homes per 1,000 residents in the year ended June 2022 (13.3).

Auckland (12.6), Waikato (10.1) and Otago (10.1) rounded out the top four.

New homes consented per 1,000 residents across New Zealand was 9.9, up from 8.7 in the year ended June 2021.

Among the biggest increases were Canterbury, which rose from 10 homes consented per 1,000 residents to 13.3 and Auckland (11.1 to 12.6). Conversely, Tasman (10.7 to 9.7) and Bay of Plenty (7.3 to 7) suffered drops.

NON-RESIDENTIAL BUILDING CONSENTS RESUME

In the year ended June 2022, non-residential building consents totalled \$9bn, up 16% from the year ended June 2021. The building types with the highest value were:

- Education buildings – \$1.6bn (up 11%).
- Storage buildings – \$1.5bn (up 54%).
- Offices, administration and public transport buildings – \$1.3 billion (up 26%).

PROVE YOUR KNOWLEDGE

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



CODEWORDS
ISSUE 108

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②		⑥	
③			
④			

UNDER
CONSTRUCTION

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2)		7)		12)	
3)		8)			
4)		9)			
5)		10)			

SEP / OCT 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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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.

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NORTHLAND

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KERIKERI 407 4820
MANGAWHAI 431 4236
WHANGAREI 470 3970

AUCKLAND

ALBANY 414 0900
COOK ST 356 2899
MT WELLINGTON 570 8300
NEW LYNN 825 0088
PAKURANGA 538 0200
PUKEKOHE 237 0020

SILVERDALE

TAKANINI 268 2950
WAIHEKE ISLAND 372 0060
WAIKOU PARK 444 5155
WARKWORTH 425 8444
WESTGATE 815 6800

WAIKATO / BAY OF PLENTY

CLARENCE ST 838 0716
HUNTLY 828 2000
MORRINSVILLE 889 8057
MT MAUNGANUI 575 4009
ROTORUA 347 7023

TAUPO

TE KUITI 878 8149
TE RAPA 850 0190
THAMES 868 0130
WHAKATANE 306 0320
WHITIANGA 867 2000

CENTRAL NORTH ISLAND

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NAPIER 843 5816
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NEW PLYMOUTH 755 9040
OHAKUNE 385 8414

PALMERSTON NORTH

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