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KOKI

SEASON!

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LANDSCAPING



FOREWORD VIEW FROM THE GM OPERATIONS

CARRY ON, WITH CARE



Insulation requirements aren't the only changes coming into effect this spring - on 25 October, the new Code of Ethics for LBPs came into force

and applied.

Front and centre for most builders seems to be the changes to H1 Energy Efficiency – unsurprising, given they are the biggest changes to the Building Code in more than decade. While MBIE has extended the time for new residential and small buildings to comply with the latest wall, floor and roof insulation requirements by a further six months (to 1 May 2023) several other changes remain set for 3 November this year, including all insulation requirements for large buildings. Find out how builders are coping on page 3.

Insulation requirements aren't the only changes coming into effect this spring – on 25 October, the new Code of Ethics for LBPs came into force. If you aren't sure what this means for you, check out our previous articles on the Under Construction website.

It's not just experienced builders who are facing change – from 1 January, apprentices around the country from all institutes of technology and polytechnics will come together under the Te Pukenga – The New Zealand Institute of Skills and Technology. Read more about the transition and what it means for them (and their employers!) on page 26.

page 8.

As always, we hope you find this issue informative and that the sun really does shine and you enjoy a wonderful holiday season!

Shane Cornelius

General Manager Operations

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Together we're building New Zealand

Despite rising interest rates in New Zealand and recession overseas, domestic spending has remained resilient and, with many product shortages somewhat alleviated, 'make houses while the sun shines' seems to be the mantra of most Kiwi builders

However, as has become the norm in recent years, this doesn't mean you can put your heads down and carry on as you've always done – there are a number of changes facing the industry that need to be understood

Finally, we are pleased to announce that Southland builders will be better equipped than ever to 'make houses while the sun shines' thanks to a fourth store opening in Winton. Read more about the new location and team on

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FEEDBACK

BUILDERS BUSINESS

INSULATION IMPLICATIONS

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 the implications of the new insulation requirements will be?

Firm: Versatile Interviewee: Brad South **Role:** Director/Franchisee Location: Invercargill Staff: 8

We will have to pass costs onto the customer, as increasing the amount of insulation in homes will make them more expensive to build. We're not sure how much we'll have to pass on yet, as there will be a few different factors we need to take into account, such as whether the insulation is in the slab, wall, windows or cladding.

We will have to pass costs onto the customer. as increasing the amount of insulation in homes will make them more expensive to build

I think another consequences will be that it'll take longer to complete homes, as the subbies putting in insulation will have to do two layers instead of one. It was 90mm and now it's 140mm, so there's no way it won't take longer – plus you'll also need heavier frames, which will likely require a different approach for those handling the frames.

The other issue is supply and demand – will suppliers be able to keep up? If there's a shortage, it'll drive up price and that will result in higher house prices as well.

Firm: Sentinel Homes Interviewee: Guy Richardson Role: General Manager Location: Nationwide Staff: 100+

At the moment, we're designing houses that are compliant with the current regulations, but we are notifying customers that if consents aren't signed off by 1 May 2023, then a re-design may be required, especially in terms of ceiling insulation.

The new laws will add a significant extra layer of cost. For example, we currently receive one delivery of insulation bale per home and that will increase to two or three. So, in addition to purchasing more product, we'll need a place to store them to avoid them being stolen.

Another big consequence for the industry is that working capital requirements for builders, installers and suppliers will increase. Right now, smaller installers, who operate out of a van, could be priced out of business because they'll need to upgrade their vehicle to a truck and increase their working capital from \$2,000-3,000 to \$7,000-8,000. An unintended consequence of this could be less competition though smaller players dropping out. That's not likely to lead to lower prices.

Finally, I'm worried there isn't enough product to meet increased demand. Some suppliers are already working on allocation for insulation and, with demand doubling or trippling per house, the supply chain will not keep up.

Firm: Quality Construction Interviewee: Dan Albert Role: Director Location: Wellington Staff: 5

We considered the change for some time and six months ago we told our designer to use the new standards. We took into account the cost and practicalities of embracing the new standards, which included speaking to our aluminium joiners to make sure we only use products that will still be the best in five to seven years.

From my point of view, I don't want to be installing anything that won't be up-to-date in six months' time. For me, it doesn't make sense – I want to jump ahead and lead the industry!

We use R7 insulation and I'm not seeing any issues getting the product and the same goes for our aluminium joinery product but, as we're a small company, we don't have to purchase a lot of stock.

As far as cost goes, it will increase the cost of a build but I don't think it'll go up by more than 1.5%. When we're working with contingencies of up to 20%, it shouldn't hurt the business financially.

From my point of view, I don't want to be installing anything that won't be up-to-date in six months' time

PRODUCT NEWS

SHARING SOLUTIONS FOR H1 CHANGES



With the biggest energy efficiency changes to the Building Code in over a decade only six months away, PlaceMakers is committed to helping builders navigate the changes as painlessly as possible. To this end, our Glasswool insulation supplier Comfortech[®] reviews the changes to insulation and provides possible solutions to help builders comply with new ceiling and wall requirements

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

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

Originally the changes were scheduled to come in from 3 November 2022. However, following a consultation, MBIE extended the time to comply with new wall, floor and ceiling insulation requirements in new homes by a further six months, to 1 May 2023.

Changes in insulation requirements will affect residential and small buildings, as well as large buildings. In this article, we focus on small buildings.

In residential and small buildings, MBIE is

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

NEW CLIMATE ZONES

In recognition of New Zealand's very different climates, MBIE is expanding the number of climate zones used in the insulation requirements from three to six. This will allow the insulation requirements



to better reflect the different climates experienced in each zone. The new climate zones follow territorial authority (local government) boundaries.

There is no one size fits all solution; there are several compliance pathways. Accordingly, the house orientation, the slab insulation, size and type of your windows and wall insulation and ultimately your ceiling insulation will determine the best solution to meet the new H1 requirements for insulation.

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

R-VALUE CALCULATION

The Schedule Method has been the traditional method of compliance with H1 for most houses. It involves selecting R-values from a table.

Builders may find their designer has used the Calculation Method, which addresses heat loss from buildings more

holistically. It can be used on buildings with up to 40% glazed wall area. It doesn't, however, address heat load in summer – including the impact of solar gain from glazing and mitigation from shading – or the contribution of thermal mass.

The Modelling Method is the optimum method of compliance. It addresses energy use to deliver a better performing building, taking into account both summer cooling and winter heating loads.

COMFORTECH® GLASSWOOL CEILING SOLUTIONS

The traditional single layer segment installation methodology will no longer be able to meet the requirements of the new H1. Segment widths designed to fit between truss chords create a thermal chimney over the structure, allowing heat loss into the ceiling space. As R-values increase and calculations are based on more robust accounts for thermal bridging, the impact of this heat loss cannot be adequately offset.

Comfortech[®] has developed a single layer solution (pictured above), at 460mm, wide which, when notched Comfortech® Solution One - Single Layer

and fitted between the truss chords, seals the thermal bridge. This will be available as a Pink[®] Batts[®] insulation R7.0 for compliance via the schedule method and other R-values for compliance via the Calculation and Modelling methods; these will include Pink® Batts® insulation R4.5 and potentially Pink® Batts® insulation R5.0 and R5.2, which seem to be common requirements via modelling.

Interestingly, we are seeing a move to a two-layer system, often proposed as two layers of traditional R3.6, but the issue with a two-layer R3.6 are twofold. Firstly, the weight of the second layer will compress the first layer, reducing its thermal performance. Secondly, the over thickness of the first layer above the truss chords creates a channel for air flow that significantly undermines the overall thermal performance.

For the two-layer solution, Comfortech® recommends a high-density Pink[®] Batts[®] first layer of the same thickness as the height of the truss chords. The second layer is then supplied over width (at 460mm wide), so that when the segments are installed, the thermal bridge is completely closed and the insulation performs as per the modelling.

NEWS

PRODUCT NEWS

SHARING SOLUTIONS FOR H1 CHANGES CONT



Comfortech® Solution Two - Double Layer

Under the new H1, the last 500mm of the perimeter of the ceiling insulation can be reduced to R3.3, allowing the insulation to be carried out over the top plates of the wall, while reducing the barrier to air flow from the eave edges. There is, however, still a high risk particularly in ceilings with a pitch below 30 degrees – of the insulation touching the underside of the ceiling underlay, preventing ventilation of the ceiling space and creating a condensation and mould risk. Therefore, Comfortech® recommends the installation of a roll panel vent over the trusses, under the underlay, to maintain this critical ventilation pathway.

Skillion ceilings pose a unique challenge for achieving the new higher values, particularly via the Schedule Method. Currently, R7.0 insulation with a rafter space of 600mm will not meet the required construction R-value of 6.6. Therefore, Comfortech® recommends a two-layer Pink® Batts® insulation solution for skillion ceilings with a second 1.0 layer (at 40m thickness) installed between the ceiling battens.

OTHER SOLUTIONS

There are various solutions from other supplier partners to PlaceMakers and these include Polystyrene from Expol and Panel Insulation from Kingspan.

PLACEMAKERS PLAYS ITS PART

PlaceMakers is committed to helping educate customers on the upcoming changes, as well as highlighting what our supplier partners are doing to help in this regard. Our aim is to provide you with solutions to meet the new Code and make your life easier!

Keep an eye out for more articles like this – in Under Construction, via email and in store – and make sure to come along to our LBP seminars. We also have a page on our website dedicated to providing helpful resources **placemakers.co.nz/online/h1**.



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HOUSE OF TRAVEL

Comfortech® Solution Three -Double layer with

Insulation Guard







PLACEMAKERS NEWS

SOUTHLAND COMMUNITY EMBRACES WINTON



PlaceMakers is delighted to open its new store in Winton, its fourth location in the Southland region

ith an official opening planned for October, it will be a "small store that packs a punch", according to Joint Venture Operator (JV) Ron Jeffcoat.

Four staff will be on hand to serve the community across trade and retail, with an impressive CV between them. With 20 years' experience as a builder, Blake Johnstone will head the store assisted by Judas Wynan-Wilde (16 years with Craig Pine sawmill as a logistics manager), Chelsea Smith (three years as a builders' labourer) and Jeremy Robertson (five years with

ITM and PlaceMakers Invercargill).

Ron himself is no stranger to the trade - the experienced operator has spent 19 years working in the building and plumbing industries – but the thing he loves most is dealing with people.

"I've dealt a lot with tradies over the years, but I'd say my claim to fame is building culture and teams – I really enjoy people management."

COMMUNITY-FOCUSED STORE

PlaceMakers has carved out a bit of a reputation in Southland for its outstanding service and the way it embraces local causes – and Ron is determined to enhance the brand's legacy.

"Down here, we're affectionately known as Fortress Southland and that's because we have an amazing team of professionals, who enjoy coming to work and are passionate about what we do as a group," says Ron. "We hunt down opportunities and build great long-term relationships with our clients. And, with four stores, we cover Southland well."

Ron has earned the right to say he serves the whole Southland community.



Down here we're affectionately known as Fortress Southland and that's because we have an amazina team of professionals who enjoy coming to work and are passionate about what we do as a group"

- Ron Jeffcoat, JV

PlaceMakers is an active part of life down south and supports a number of causes and charities – the biggest of which is the biannual 50cc Southern Scooter Challenge. This year it raised \$110,000 for Hospice Southland and The Charitable Hospital.

The Southern Scooter Challenge is an endurance ride from Bluff to Queenstown that fundraises for local charities and attracts more than 100 riders every event. It also doubles up as an awarenessraising event for cancer survivors, families of those with cancer and those committed to making a difference. Organised by PlaceMakers Invercargill Internal Key Account Manager Tash Clay, the bi-annual event is a community staple that Ron is proud to be part of.

"I love the event and I've got seven scooters myself, so I always get behind it 100%. I'm incredibly proud of the support PlaceMakers Foundation lends to the Southland teams organising the

Scooter Challenge, as well as the work we do with Sharks Basketball and smaller local fundraisers throughout Southland."

THE TIME WAS RIGHT

With branches in Invercargill, Te Anau and Gore, the time was right to move into Winton - and customers are pleased to see it too!

"We had already established clientele in the area and it was time to begin this journey - Winton is in central Southland and it's a market we wanted to get closer to and service," says Ron. "Trade and retail customers have been very happy to see us and we are proud to offer them an excellent product range and knowledgeable branch staff.

"Our store location is in a convenient spot and when customers pop in, they see local staff who understand their needs."









PAC NEWS

PLACEMAKERS APPRENTICE CREW

l st

YEAR



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:

Are you concerned about the polytech shake-up?

3rd

YEAR

Name: Troy Location: Taranki

I'm not aware of any of the changes to polytechs, as nobody has communicated anything with me and I haven't seen any news online. None of my peers are really talking about it either, even though I'm in my first year and it looks like the changes will impact me in my last year.

I'm with BCITO and I've been there for my full apprenticeship. To be honest, I feel like it's going alright. I definitely enjoy the hands-on learning the most and I'm glad I get to do heaps of that this year.

I hope the transition doesn't change much, as I feel like I'm getting the right mix of on-site learning and classroom stuff to get me to where I need to be and I don't want that to change.

I'm not sure what the impact of the change will be moving forward, but I'm pretty relaxed about it and looking forward to finishing my apprenticeship.

I hope the transition doesn't change much as I feel like I'm getting the right mix of on-site learning and classroom to stuff to aet me to where I need to be

Name: Ashley Location: Taranaki

I did hear something on the news about the changes but I'm not too sure about how it will affect me. To be fair, my assessor thinks I'll be fully signed off by Christmas, as I'm in the third year of my apprenticeship and I don't think the changes will be through by then.

Presumably, all the polytechs will be arouped together and training will be standardised across the whole country, which I think is a good thing. I know some other apprentices, who are with different organisations, and they all have slightly different methods. For example, I'm with BCITO and I'm on site all the time now but I reckon some classroom work would be beneficial to help us through our paperwork. I know that other training organisations offer more classroom time.

One thing I do know is that BCITO and WIT (Western Institute of Technology) will be a part of the new organisation. I got an email from the polytech about it the other day, but they didn't really go through what the practical implications will be.

When I heard about the change, I wasn't too fussed. Everything seems to be getting a rebrand at the moment but as long as the training is still good enough, I don't really see the downside.

] st YEAR Name: Aidan Location: Horowhenua

To be honest, I was a bit surprised when I heard the news. I'm with BCITO and I haven't been informed about the change to polytechs, but I'm not too worried about how it will impact me.

Why would you try to fix something that isn't broken?

In my day-to-day, I don't have much to do with BCITO as I'm onsite learning. The only time I get in touch with them is when I submit my theory work online. At that stage, if BCITO needs more information, they send me a message via my training app, or they'll contact me if they want to do a site visit.

As far as the changes go, I don't have any concerns with them and I don't think it would shake up too much of my learning – but then why would you try to fix something that isn't broken? Personally, I wouldn't want to do less practical training, as I learn best when I do things with my hands.

As BCITO is such a large training provider, I'd hope the new organisation would adopt a fair amount of existing practices, so that things don't change too much.

PAC NEWS

APPRENTICE OF THE MONTH – SEPTEMBER

Iona Allinson, a first-year apprentice, faced her fear of heights to take home September's Apprentice of the Month!

espite finding herself in a "stressful" environment, lona managed to overcome her insecurities and successfully complete her work on a roof.

"I know it's part of the job, but I find working at heights really stressful," explains the Auckland-based apprentice. "I've been doing it for the past couple of weeks and, because of my fear of heights, it hasn't been easy."

lona says she's worked at height before, but her current role - working on a school construction project in Orewa - is next level, literally.

"Most days I'm working on scaffolding that's four levels up, which is the highest I've ever worked from," she says.

The rules and regulations around working at height – and safety on site in general - have become a focus point for the construction industry over the past few years and lona says she's grateful for that.

"I still don't really like being on the roof but at least I feel safer, because we are using all the correct safety equipment to minimise risk and everyone is taking it seriously."

lona says she is committed to keeping herself safe and doesn't think she could handle it if those around her weren't.

"My life is valuable and it's not worth risking using an unsafe setup at height."

She was also grateful to learn that her co-workers were accepting of her limits.

APPRENTICE OF THE MONTH – AUGUST

Chris Reynolds, a third-year apprentice, aced his opportunity to manage a two-bedroom home build

he Otago trainee has shown he's got what it takes to deliver a big project with no hold-ups, after managing a complex home build to perfection. Chris was tasked with ensuring important

deadlines were hit and subbies were kept in the loop, so the project he was working on could progress through its stages.

One of the first tasks was to arrange for the foundation to be poured in preparation for the frames and trusses – a job made more complex by Otago's cold temperatures and an in-demand plumber!

"To ensure no frost settled on the concrete following the pour, I organised to have fans on site to keep the air moving. I also kept the plumber – who needed to do the drains and a soak pit – in the loop, so he could come straight away when we were ready."

It was Chris' first time being the foreman on site, but he reckons he coped with it well.

"I felt comfortable with it. I think it helps that I'm an older apprentice at 31. Plus, I was shadowed and mentored by an experienced foreman, so I knew I had back-up if I needed it."

But that doesn't mean it wasn't a complex project for a new foreman.

"I was in charge of ordering materials to site, which I'd never done before, and overseeing the subbies."

The result? The foundation and plumbing passed their inspections, the frames are on-site ready to stand and the roof is ready to go on.

When asked what helped make the



Iona bagged herself an impressive Yeti bag in the process!

"I've learned that it's okay to say I can't do things. For example, I'm not comfortable reaching up to use a nail gun – partly because I'm only a few months into my apprenticeship and partly because of the height factor – and no one made me feel bad about it."

lona, who won a 20L Yeti tote bag, was pretty happy with her victory.

"It's pretty cool. I don't think I've won anything I've applied for before this!"

project a success, Chris said it was having experienced foremen around and keeping in really close contact with the other trades.

"I reckon the things that helped me the most were good communication, staying organised on the job and keeping up-todate records of work completed."



a two-bedroom home bu

NEWS

WHAT'S ON

PLACEMAKERS PRODUCT PICKS



Sol is a compact and versatile range. Its contemporary aesthetic combines smart functionality and sleek design in both chrome and brushed nickel finishes.

From basin and sink mixers to showers, the Sol Collection has something to finish off your client's next bathroom or laundry space.

Makita's 40Vmax XGT Brushless 216mm (8-1/2") Slide Compound Mitre Saw provides 4,800rpm for faster and smoother cutting.

The rail-forward design maximises workspace when it's positioned flush against a wall. The Mitre Saw has a large 70x312mm cutting capacity at 90°. The saw mitres 0° to 60° left and right and bevels from 0° to 48° (left and right).

Compatible with AWS* for wireless connectivity, it also features compatible dust extraction. The LS002GZ01

features Automatic Speed Change technology to adjust cutting speed and torque under load for optimum performance, while a soft start suppresses start-up reaction for smooth start-ups and longer gear life. Makita also includes an expandable sub-table for cutting longer materials and is retractable for easier storage.



New solutions for old problems. This is what we do at LawnMaster. For everything outdoor power, we have you covered!

From a wide range of petrol and lithium tools you can mow your lawns and keep your gardens tidy with the LawnMaster core range featuring blowers, hedge trimmers, brushcutters and more! Struggling with power cuts? Not to worry, as LawnMaster has a new range of generators.

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The Raymor Cove range of shower enclosures offers both style and flexibility for every home.

The range offers luxury your clients can afford and allows them to enjoy a seamless bathroom interior with the Cove's semi-frameless modern look. With a good selection of sizes, configurations and colours, your client's dream bathroom has never been this easy to achieve.



Summer's here, which means it's the perfect time to finish off the house build with painting! It's never been easier than with Levene[®] exterior paints – made in New Zealand for our tough weather conditions.

Levene[®] Exterior Broadwall has a 15-year guarantee^{*}. Durable, long-lasting and with UV protection, it is touch-dry in 20 minutes and is available in a low sheen and semi-gloss, tintable to the Dulux[®] Colours of New Zealand[®].

Top the house off with Levene® Roof paint, which includes a 10-year guarantee* and comes in popular Colorsteel® colours and is also tintable. Finish off the look with Levene® Fence Finish, available in a selection of popular colours.

Made for the trade, Levene® is only available at PlaceMakers.

*Refer to product label for full conditions. This guarantee does not limit and may not necessarily exceed your rights under the Consumer Guarantees Act 1993.



EXTERIOR

PAINTRANG

Enhance your client's outdoor living space with the nature-inspired TimberTech range, a lightweight, premium, composite decking product that takes stain and fade resistance to an entirely new level. With the texture and feel of real wood, this is the ultimate low maintenance and aesthetically pleasing decking solution.

The PVC-capped polymer makes your deck resistant to mould while providing good slip protection. Every board contains up to 80% recycled material, creating an ideal sustainable solution. With its unique composition, it feels cooler compared to many other composite decking products and offers peace of mind with an industry-leading warranty of up to 50 years.



We're pleased to introduce the NEW Scruffs Eco Worker Polo and T-shirts – sustainability without compromise.

Offering great comfort and flexibility while on site, the worker eco polos and T-shirts are made from sustainably sourced, breathable fabric and designed to keep you cool, comfortable, and looking sharp without restricting movement. Nice!

Available in black, graphite and navy. Sizes Small to XX-Large. Find out more in-store or online.



StabiFence is a modern, maintenance free solution for fencing in New Zealand.

Using aluminium posts and StabiWood Recycled Wood Plastic Composite (RWPC) boards, StabiFence offers stable and stylish fencing that looks like natural wood but is UVresistant and made from recycled wood fibre and recycled plastic. It will not twist, warp, splinter or discolour, and does not require any upkeep such as oiling or painting to maintain. The aluminium posts hide all fixings for a clean, stylish finish. StabiFence is quick and easy to install and is available in black, grey or mahogany and either solid boards or slats.

MBIE

BUILDING PRODUCT SUBSTITUTION GUIDANCE



Most designers should already be trying to avoid specifying products likely to need to be substituted at the construction phase

The current shortage of products means builders are increasingly turning to alternatives. This can be potentially problematic and MBIE has recently released specific guidance on what products can be substituted for plasterboard

t has been well documented that Aotearoa New Zealand is currently facing a shortage of plasterboard and other commonly used building products. This is largely due to supply chain issues associated with the downstream effects of Covid-19 and elevated levels of demand.

Consequently, there is an increased possibility that some building products specified as part of a building consent may need to be substituted with a similar or comparable product.

A FIRST-PRINCIPLES APPROACH

The Building Code sets the minimum performance requirements that all building work must meet. However, it does not prescribe which materials, building methods or products to use.

Designers and homeowners can choose the product that fits their requirements if they can provide evidence that it complies with the relevant performance requirements of the Building Code.

MBIE'S PLASTERBOARD-SPECIFIC **GUIDANCE**

MBIE recently released the guidance document Product Substitution plasterboard for building consent authorities (BCAs), designers, contractors and building owners to better support them in using building products that differ from those originally requested by owners and specified in building consent applications.

It outlines a pathway to product substitution and compliance for plasterboard and other wallboard products and is best read in conjunction with the more general Product substitution guidance published by MBIE in November 2021.

The guidance was developed in conjunction with BCAs with a view to managing the approval of plasterboard substitution in a more nationally consistent manner.

In addition, MBIE has published the

step-by-step guide for plasterboard product substitution, showing the roles played by manufacturers, designers, building consent officers and builders.

THREE-STEP APPROACH

The plasterboard product substitution guidance lays out a three-step approach consistent with MBIE's broader product substitution guidance:

- It encourages people to consider the legal context, particularly any additional obligations and compliance-related matters that might arise from a product substitution.
- It points to the broader implications of using a different product to that specified, including whether it is fit for the same purpose and still meets the owner's needs.
- It talks people through how to implement changes to consent for example, if substituting the product

•

The Building Code sets the minimum performance requirements that all building work must meet; however, it does not prescribe which materials, building methods

requires a minor variation or, for more-complex changes, it might trigger an amendment to the building consent.

or products to use

In summary, it also:

- Outlines and encourages the use of the minor variation process for substituting plasterboard.
- Lists those products that can be substituted as a minor variation.
- Explains what should be considered when substituting plasterboard that has:
- Standard performance requirements when used as lining only.

Additional performance or as an element within a firesystem or a bracing system.

- Advises what can be done in the design stage to avoid the need for product substitution – the consideration of other products and construction methods.
- Provides an appendix of links to other product information that may be of use to show compliance with the building code.

ALL PARTIES HAVE A ROLE TO PLAY

A designer or builder who wishes to substitute a building product should ensure that:

- The customer is informed about and has agreed to the substitution taking place.
- They provide adequate evidence so the BCA can be satisfied on reasonable grounds that the building work will continue to comply with the building code.

CODEWORDS QUIZ ISSUE 109

(1) Does a building owner need to be (2) made aware that a building product that has been consented is to be substituted with another product? a) Yes. b) No.

c) Maybe

- place. c) While the product substitution is taking place.

substituted.

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requirements such as a substrate lining in areas subject to water splash in bathrooms and kitchens protection system, a sound-rated

They are on site to talk to the building control officer (or are available in the event that it is a remote inspection) about the proposed substitution and provide documentation if this is requested.

Failure to provide sufficient information may lead to delays in assessing variations or rejection of the application or require an amendment to the building consent to be applied for.

TRY TO AVOID THE NEED TO SUBSTITUTE IN THE FIRST PLACE

Most designers will already be trying to avoid specifying products likely to need to be substituted at the construction phase.

As a reminder, designers should check on the availability of products in short supply and consider whether any of the following are more readily available and could be suitable alternatives:

- Other readily available plasterboard products.
- Non-plasterboard panel systems such as plywood.
- Alternative construction systems.

When should the BCA be made aware of a product substitution?

(3)

- a) After the product has been
- b) Before the product substitution takes
- What needs to be in place before a minor variation can be approved?
- a) Relevant technical information.
- b) Applicable installation details.
- c) Approval from the BCA.
- d) All the above.

REGULATION - CODEWORDS

MBIE

DESIGN LICENCE FOR MEDIUM DENSITY



The new medium density residential standards may require designers to add a further LBP area of practice. Even if you don't strictly need the licence, you must be able to show you have the skills and competency to design buildings over 10m in height

D ecently a colleague posed this question: 'Currently, I have a Design Area of Practice (AoP) 2 licence. Do I need to apply for a Design AoP 3 licence to be able to carry out design work under the new medium density residential standards?'

The answer is that you may need an AoP 2 licence if the design work comes within the definition of Restricted Building Work (RBW), but not a Design AoP 3.

The reason the answer is 'may' and not 'must' relates to differences in the height limits in the definition of RBW in the Building (Definition of Restricted Building Work) Order 2011 compared to those in the medium density residential standards (MDRS).

Clause 6 of the Building (Definition of Restricted Building Work) Order 2011 stipulates:

Certain design work relating to

primary structure or external moisturemanagement systems of residential buildings to be restricted building work

(1) The kinds of design work described in subclause (2) are restricted building work for the purposes of the Act.

(2) The design work referred to in subclause (1) is the preparation of any drawing, specification, or other document, according to which-

(a) the primary structure of a house or • a small-to-medium apartment building is proposed to be constructed or altered; or

(b) any external moisture-management system attached to or forming part of a house or a small-to-medium apartment building is proposed to be constructed or altered.

The terms 'house' and 'small-to-medium apartment building' are defined in

clause 3 of the Order as:

A house means 'a free-standing, fully detached building consisting of a single residential unit – or a single residential unit and one or more residential facilities'.

A small-to-medium apartment building means 'a building that:

- Contains two or more residential units or residential facilities.
- Does not contain parts that are neither residential units nor residential facilities.
- Has a maximum calculated height of less than 10m.⁴

•

It is in the last part of the definition of small-to-medium apartment building that the differences with MDRS arise.

Clause 3 of the Order provides the following further definition: 'maximum calculated height, in relation to a building, means the vertical distance between the highest point of its roof (excluding structures such as aerials, chimneys, flagpoles, and vents) and the lowest point of the ground'.

The MDRS, however, allow for a maximum building height of 11m plus 1m for a pitched roof. This exceeds the maximum calculated height provided in the Order.

Given this, a designer will have to be licensed and hold a Design AoP 2 Licence (based on the categories of buildings as defined in the Building (Designation of Building Work Licensing Classes) Order 2010) if the design work comes within the RBW definition.

However, if the building is a smallto-medium apartment building which exceeds 10m from its highest to lowest points, then it would fall outside of the RBW definition. The design work would not have to be carried out by an LBP.

> When it comes to disciplinary liability, LBP designers can be responsible and accountable for their work. even if it is not RBW

Caution is, however, still advised even if the design work is not restricted building work.

Firstly, when it comes to disciplinary liability, LBP designers can be responsible and accountable for their work, even if it is not restricted building work. This is because the broadest disciplinary charge under the Building Act is negligence and/or incompetence. The specific charge (section 317(1)(b) of the Building Act) relates to building work, not restricted building work. Building work is defined in section 7 of the Act, and it is much wider than restricted building work, and it would include design work relating to an MDRS structure that was higher than 10m.

Secondly, the disciplinary regime focuses on competence. One way of assessing a LBP designer's competence is by reference to the Area of Practice that they hold as defined in the Designation of Building Work Licensing Classes) Order 2010. Generally, Design AoP 1 licence holders are restricted to Category 1 Buildings, AoP 2 to Category 1 and 2 Buildings, and AoP 3 to Category 1, 2 and 3 Buildings. Interestingly, if you look at the Building (Designation of Building Work Licensing Classes) Order 2010 and compare the height limits in it to the RBW Order you will note that Category 3 Buildings fall outside of the definition of RBW. There may, in this difference, have been an element of future proofing

CODEWORDS QUIZ ISSUE 109

- (**4**) What is the maximum calculated height of a small-to-medium apartment building under the Building (Definition of Restricted Building Work) Order 201?
- a) Less than 10m.
- 11 m plus 1 m for the pitched roof.
- c) 10m or higher.

(5) What is the maximum height of a small-to- medium apartment building under the medium density residential standards?

- a) Less than 10 m.
- b) 11 m plus 1 m for pitched roof.
- c) 10 m or higher.

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should the definitions of RBW be extended at any time in the future.

Given the above, if a designer was developing a building consent for an MDRS building that had a high risk-matrix score or was nearing the upper limits in the MDRS allowable height, and they only held a Design AoP 1 licence, for example, then it may follow that they have carried out building work that is outside of their competence. This is another disciplinary charge under the Act (section 314 and 317(1)(h) of the Building Act) and another reason for caution.

It's also worth noting that a designer who works outside of their personal competency may run into issues with their professional indemnity cover and their civil liability to their clients.

Finally, remember, the LBP scheme and Areas of Practice are designed to recognise the competence of designers so that consumers can choose the right person for the job. The scheme relies on designers using their licence responsibly to ensure quality compliant homes are built.



- a) The vertical distance between the upper surfaces of the floors of the lowest and highest storeys.
- The vertical distance from the lowest storey floor to the upper-most ceiling in the building. b)
- c) The vertical distance between the highest point of its roof (excluding structures such as aerials and chimneys) to the lowest point of the ground.







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BRANZ

UNDERSTANDING BRANZ'S ROLE





BRANZ CEO Chelydra Percy wants to clear up a misconception. While BRANZ does excellent work providing the industry with practical solutions, it is not a regulator and therefore not

n recent months, the industry has hogged the headlines – supply chain issues, the plasterboard crisis and staff shortages have all featured prominently.

responsible for approving the use of products

While it's clear the pandemic was largely responsible for supply chain pain, that hasn't stopped the odd bit of finger pointing. Fortunately, most industry players were focused on finding solutions.

The hue and cry has reminded us there can be confusion around the role we

play in the building system. It has driven home how important it is that the industry understands what BRANZ can and cannot do, particularly regarding product regulation.

BRANZ DOESN'T REGULATE PRODUCTS

Quite simply, BRANZ is not a product regulator. We do not approve products for use in New Zealand – for example, we were unable to solve the plasterboard crisis by simply approving new brands. Under New Zealand's performancebased Building Code, manufacturers

and suppliers must provide evidence of compliance with all relevant Code clauses. Ways they can do this include:

- Providing technical product information.
- Getting an independent product assessment.
- Showing adherence with an industrybased scheme.
- Having the product BRANZ Appraised.

Having the product certified – via the CodeMark scheme owned by MBIE and administered by JAS-ANZ.

PROVIDING TRUSTED INDEPENDENT INFORMATION

BRANZ's role in this is often misunderstood. We are just one of several companies providing product testing and assurance services on a commercial basis to manufacturers and suppliers. We also support manufacturers and suppliers to demonstrate Code compliance through any of the mechanisms listed above.

We understand the power of the BRANZ brand and the BRANZ Appraisal. We know there is strong reliance on a BRANZ Appraisal, test and assessment, and we are proud that our work is held in such high regard.

However, in some ways, we have been a victim of our own success, as the trust in our work has led to a perception that products can't be used without BRANZ approval. We see architects, specifiers, building consent officials and even builders pushing back on companies trying to introduce new products, asking "is it tested by BRANZ"?

BRANZ's role is often misunderstood. We are just one of several companies providing product testing and assurance services on a commercial basis to manufacturers and suppliers

NEW WAYS OF DOING THINGS ARE NOW NECESSARY

Whether it is driven by supply chain, climate change or just supporting innovation, the industry will need more alternative products or ways of doing things.

It's great to see the industry already taking up the challenge. For example, bigger construction firms and developers imported plasterboard, and many BCAs supported the use of alternative products and designs. Manufacturers and distributors are also actively working on reducing the carbon emissions of their products.

This is heartening at a time when there is increasing awareness of the industry's

Article by Chelydra Percy, BRANZ CEO. www.buildmagazine.org.nz. Image supplied by BRANZ.

PROVE YOUR KNOWLEDGE

Tick the correct answers below and record what you've learnt in

1)	Can BRANZ approve products for use in New Zealand?	2)	Can products be used BRANZ approval?
a)	Yes.	a)	Yes.
b)	No.	Ь)	No, without BRANZ
c)	Yes, but only in specific circumstar	nces	to use a product in N
	such as a severe product shortage	e. c)	Only if a BCA has an

No, without BRANZ to use a product in N Only if a BCA has ar c) dispensation for its u

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 orgar

role in supporting New Zealand's climate change ambitions. Everyone will have to be open to new ideas to ensure we continue to have a thriving industry.

WHAT WE'RE DOING

So, what is BRANZ doing? We continue to work with manufacturers and suppliers, helping with product development processes and providing the necessary information to support their products in the market.

We provide robust evidence about material and product performance in New Zealand conditions, such as our recent work on structural insulated panels, and we educate on Code compliance pathways.

This work is central to BRANZ's focus on providing practical solutions that assist the industry to tackle challenges, transform and innovate.

without 3) What is BRANZ's role in the industry? approval it is illegal Z. a) To work with manufacturers and suppliers to help with product development. b) To work wit manufacturers and suppliers to provide the necessary information to support their products in the market. c) Both A and B. d) None of the above.			
without	3)	What is BRANZ's role in the industry?	
	a)	To work with manufacturers and suppliers to help with product development.	
approval it is illegal Z.	b)	To work wit manufacturers and suppliers to provide the necessary information to support their products in the market.	
se.	c)	Both A and B.	
	d)	None of the above.	

BRANZ

WEATHERTIGHT INSTALLATION TIPS



Getting building basics right is critical for weathertight construction. Here, we look at the correct way to install wall underlay and flashing tape to exterior window and door openings in light timber or lightweight steel-framed dwellings, before installing aluminium joinery

Flexible flashing tape is installed over the

wall underlay to provide another layer of

protection to the framing in critical areas

Along the full length of the sill.

There are generally two types of selfadhesive flexible flashing tape available

- conformable and non-conformable.

CONSTRUCTION SEQUENCE

We step through the preparation of

a typical window opening (with sill above floor level) and highlight some key

Install the flexible wall underlay (building

framing and carry it completely across the

wrap) to the exterior face of the wall

for each, as outlined below.

STARTS THE SAME

Step 1: Wall underlay

considerations.

window opening.

The installation process is slightly different

At each corner including the exposed

FLEXIBLE FLASHING TAPE

of the window opening:

triangles of framing.

here is potential over the life of a dwelling for water to enter through the exterior cladding into the wall assembly. This can occur through the junctions between the exterior joinery and the cladding or through the seals and joints of aluminium joinery, particularly at corners.

This ingress moisture may reach the wall framing and, as the framing is vulnerable, it needs protection.

PROTECTING FRAMING FROM MOISTURE

Under Building Code Acceptable Solution E2/AS1, exterior openings are initially protected with a combination of flexible wall underlay and flexible flashing tape.

While installing the protective layers of underlay and tape is relatively straightforward, it is critical that it is done accurately as it is inaccessible once the exterior cladding/joinery has been installed.

Figure 1 (Steps 1-2)



Step 1: Install the flexible wall underlay.

Step 2: Cut and fold in wall underlay.

Step 2: Cut and fold wall underlay to opening

When ready for window installation, cut the wall underlay diagonally (at 45°) from corner to corner across the opening. Tightly fold it into the opening and over the full depth of the framing. Secure the underlay to the inside edge – for light timber framing, generally secure with staples, and for lightweight steel framing, fix with flathead screws or double-sided construction tape (in accordance with the underlay manufacturer's instructions).

Trim off the excess underlay at the internal face of the framing. This leaves an exposed triangle of framing at each corner of the opening, which is covered with flashing tape at the next step.

CONFORMABLE FLASHING TAPE INSTALLATION (USE STEPS 3-6)

Flashing tape is installed to the full depth of the framed opening as well as out over the face of the framing/underlay. Conformable tape may be preferred as it can be stretched around and out over the face at corners.

Step 3: Install tape to the top corners

Begin by installing tape to the top corners. The tape width must allow for the depth of framing (generally 90 or 140mm) plus a minimum of 50mm lap out over the face of the framing/underlay.

Fix one length of tape (of the required length/width) to the underlay in the opening at each top corner for the full depth of the framing a minimum of 100mm across the head and down the jamb.

The tape must overhang the outer face of the framing/underlay a minimum of 50mm.

Step 4: Fold overhanging tape back

Next, fold the overhanging tape back, accurately stretching the tape to form it around the corner, and fix it to the outer face of the framing/underlay at the corner and across the head and down the jamb. Maintain a minimum of 50mm cover.

Step 5: Repeat for sill

Follow the same initial process for the sill, with one length of tape running the full width of the sill, a minimum of 100mm up the jamb at each corner and overhanging the outer face of the framing/underlay a minimum of 50mm.

Step 6: Fold overhanging tape back

Again, fold the overhanging tape back, accurately stretching the tape to form it around the corner, and fix it to the outer face of the framing/underlay at the corner, up each jamb and along the full length of the sill. Maintain a minimum of 50mm cover.

NON-CONFORMABLE FLASHING TAPE INSTALLATION (USE STEPS 7-11)

As this tape is unable to be stretched, the tape installed to the window corners and sill will need to be cut at the corners during installation. This allows it to be folded out over the face of the framing/ underlay.

Step 7: Fix tape diagonally across corners

When the tape is ultimately fixed out over the framing/underlay, an untaped area of underlay at the face of each corner is left.

Prior to installing tape to the window corners and sill, these untaped areas must be protected by fixing a suitable length of tape, fully covering the area that would otherwise remain untaped diagonally across the face of each corner of the opening.

Figure 2 - (Steps 3-6)



Step 3: Start with top corners and install to full depth of opening and across face.



Step 5: Install flashing tape to sill.

Step 8: Install flashing tape to the top corners

Next, install tape to the top corners. The tape width must allow for the depth of framing (generally 90 or 140mm) plus a minimum of 50mm lap out over the face of the framing/underlay.

Fix one length of tape (of the required length/ width) to the underlay in the opening at each top corner for the full depth of the framing a minimum of 100mm across the head and down the jamb.

The tape must overhang the outer face of the framing/underlay a minimum of 50mm.





100 m





Step 6: Fold overhanging tape back for sill.

Step 9: Cut, fold and fix flashing tape

Cut the portion of overhanging tape at each corner. Fold the tape back and fix it to the outer face of the framing/ underlay at the head and jamb and over the pre-installed diagonal tape at each corner. Maintain a minimum of 50mm cover.

Step 10: Install flashing tape to sill

Follow the same initial process for the sill, with one length of tape running the full width of the sill, a minimum of 100mm up the jamb at each corner and overhanging the outer face of the framing/underlay a minimum of 50mm.

TECHNICAL

BRANZ

WEATHERTIGHT INSTALLATION TIPS CONT





Step 7: Fix tape diagonally across all four

install flexible flashing tape over

flexible wall underlay and along end of si

install flexible non

tage to all window

conformable flashing

flashing tape

underla

over flexible wall

Step 9: Cut, fold and fix flashing tape. Step B: Install flashing tape to the top corners



Step 11: Cut, fold and fix tape for sill

Cut the portion of overhanging tape at the corner, fold the tape back and fix it to the outer face of the framing/underlay across the width of the sill, up each jamb and



over the preinstalled diagonal tape at the corners. Keep a minimum of 50mm cover.

SEVERAL KEY

CONSIDERATIONS Accurate installation of flashing tape is critical as it protects the opening sill and corners, including the exposed triangles of framing at the corners not covered by wall underlay. Here are a few pointers:

BRANZ

- Ensure that the flexible flashing tape specified meets all relevant requirements and is compatible with the wall underlay.
- Follow all tape manufacturer's installation instructions.

•

- The face of the underlay must be clean, dry and dust free prior to tape installation. Some tapes may require a primer or extra adhesive to be applied to the surface prior to installation.
- Ensure the tape is well fixed to the underlay. It must be wrinkle and fold free – a flexible plastic applicator can be used to ensure accurate application and good adhesion.
- Avoid excessive tape build up, which can cause aluminium joinery and air seal installation issues and may result in damage to the tape. 📕

Article by Greg Burn, Building Consultant, Structure Limited, Auckland. This article was first published in Issue 191 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!

- 4) When ready for window installation, how should wall underlay be cut?
- a) Diagonally at 45° from corner to corner across the opening.
- b) Diagonally at 55° across the opening.
- c) Vertically down the opening.
- b) E2/AS1. c) E2/AS2.

E1/AS2

a)

- 6) Flashing tape is installed to the full depth of the framed opening plus a minimum of how much to lap over the face of the framing/underlay?
- a) 30mm.
- 40mm. b)
- c) 50mm.

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5) Under Building Code Acceptable

flashing tape. Fill in the gap.

Solutions , exterior openings are

initially protected with a combination

of flexible wall underlay and flexible

BUILTIN

HIRING SCAFFOLDING? AVOID HITCHES!

Would it surprise you to know that hire contracts for scaffolding commonly require the builder to accept full responsibility for loss, theft or damage to it? BuiltIn expert Ben Rickard explains more

ire contracts may require you to insure the scaffolding during the hire period. So, if you haven't taken cover out via the hirer, then you'll need to arrange your own insurance while it's in your care. Here's an example of the wording you might encounter:

The hirer agrees to accept full responsibility for the safekeeping of the equipment and indemnify the hire company for all loss, theft or damage to the equipment, however caused, whether or not such loss, theft or damage is caused by any negligence, failure or omission of the hirer. The hirer agrees to insure the equipment against loss and damage during the hire period and provide evidence of such insurance to the company upon request.

HOW CAN YOU COMPLY WITH **THIS REQUIREMENT?**

Within most contract works insurance policies there's an optional extension to add cover for hired or borrowed equipment, including scaffolding. As it's an optional extension, you need

to ask for it and it will come with an additional premium.

If you have your own material damage or mobile assets policy covering your contents, tools and equipment, that policy will also commonly include cover for hired items.

In both cases, the policy limits must be sufficient to cover the replacement of the scaffolding if a claim needs to be made.

SHOULDN'T MY LIABILITY **INSURANCE COVER THIS?**

General/public liability policies include cover for property in your care, custody or control, but only if you would be legally liable for its loss or damage anyway. You're not covered for any additional "contractual liability" contained in the hire contract.

For example, if your own actions damaged the scaffolding then you'd be liable in law and it should be covered by your liability insurance. But, if it was

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 i

- 7) When would general liability insurance cover damage to scaffolding you've hired?
- a) If your own actions damaged the scaffolding.
- b) If a force of nature, such as an earthquake, damages the scaffolding.
- c) A and B

- 8) If you already have a works insurance polic be able to add cover borrowed equipment
- a) Yes, but only if you l insurance as well.
 - Yes

b)

c) No, because hired c equipment is always a contract works ins

NB: The questions and answers in this section have been produced by the publisher and

damaged in an earthquake, you wouldn't be legally liable for that, so your liability insurance wouldn't cover it, even though you had contractually agreed to be responsible for loss or damage "however caused".

IN A NUTSHELL

If you're hiring scaffolding, make sure you know what the terms and conditions of the agreement are and if you're responsible for insuring it.



a contract cy, should you for hired or9)If you already have your own material damage or mobile assets policy covering contents, tools and equipment, should you be covered for hired items?ave general liabilities ave general liabilitiesa)Yes, but you should always check the fine print.b)No, hired items always need additional cover.b)No, hired items don't need insurance cover.	the record of learn	ing	y on the back page!	
ave general liabilities a) Yes, but you should always check the fine print. b) No, hired items always need additional cover. covered under c) Neither – hired items don't need insurance policy.	y, should you for hired or ?)	If you already have your own material damage or mobile assets policy covering contents, tools and equipment, should you be covered for hired items?	
b) No, hired items always need additional cover. covered under c) Neither – hired items don't need insurance policy.	ave general liabilities	a)	Yes, but you should always check the fine print.	
covered under c) Neither – hired items don't need urance policy. insurance cover.	or borrowed	Ь)	No, hired items always need additional cover.	
	covered under urance policy.	c)	Neither – hired items don't need insurance cover.	

INDUSTRY FEATURE

ITP MERGE UNDER WAY



The ITP merge will be good for learners, staff and the whole of New Zealand, says BCITO's former chief executive

The country's 16 institutes of technology and polytechnics have been brought under the same roof

ll 16 institutes of technology and polytechnics (ITPs) are now operating as a single national campus network under Te Pūkenga -The New Zealand Institute of Skills and Technology, but won't officially transition into the organisation until the end of the year.

By 2023, the entire network will move towards a single Te Pūkenga – The New Zealand Institute of Skills and Technology brand.

The operating model has been designed to give learners and employers more flexibility in what, where and how learning happens in New Zealand, said Warwick Quinn, Deputy Chief Executive Employer Journey and Experience (formerly chief executive of the Building and Construction Industry Training Organisation (BCITO).

"By removing the competition between polytechnics and industry training organisations, we effectively remove the approach to learning, where previously learners were forced to choose between campus study in a Polytechnic or a work-based apprenticeship. We can now create a model which is more flexible to better suit learners (and employers) by providing on-the-job, on campus and online learning in whatever combination best works for them."

Additionally, the changes will prioritise learners who weren't well served by the previous system, added Quinn.

"Previously the lack of scale in some industry sectors (and by some providers) meant it was difficult to cater for all types of learners and invest more heavily in those that need greater support.

Our size and scale will mean we will be better able to respond to the needs of these groups."

COLLABORATION, NOT COMPETITION

Collaboration between learning providers will now be possible, which will benefit learners, said Quinn.

"One example is a pilot between Tai Poutini Polytechnic, Southern Institute of Technology and Primary ITO, which allows learners to share their time between tertiary education providers, shifting their training focus depending on work opportunities.

"Universal College of Learning (UCOL) and BCITO have also been working together to develop a Construction Trades Supervision Level 5 programme, which builds skills in managing contracts, supervising construction methods and practices, programming work, and leading and monitoring staff.

"Examples like this will only grow as we move from 25 organisations into an integrated network."

One of New Zealand's biggest ITPs is BCITO, which supports around 21,000 apprentices and trainees.

Despite initial concerns about the transition into Te Pūkenga – in September 2021, BCITO said "the status quo was performing well and should be maintained" – the organisation now feels that learners' best interests lie with a nationwide approach to training thanks to the organisation taking sector feedback onboard.

"BCITO's initial transition into Te Pūkenga has been smooth and straightforward for both learners and employers," it said in a statement provided to Under Construction.

"The future transformation will bring many benefits for learners and employers. The opportunity in front of us is being able to offer more support to learners and employers and more flexibility in learning for apprentices and trainees.

"Learners who haven't been well served by previous systems will also be better supported, including Māori, Pasifika, and learners with disabilities. In the future, employers and apprentices will have access to a much wider set of offerings spanning on-the-job, on-campus, and online learning, which will be based on learner and employer needs. Learners will have access to wider career and pastoral care support, and benefit from a host of other initiatives.

"Until the Te Pūkenga future operating model and transformational changes are in place, it's business as usual for apprentices and their employers. You will continue to work with the same training advisors, and we will continue to engage with the industry."

The change is also designed to futureproof the industry, said Quinn.

"We are only on the cusp of real skill shortages. We have a rising retirement rate coinciding with fewer school leavers, which means for the next 15 years or so, access to skills is going to become increasingly challenging. We cannot afford to have the vocational education system competing amongst itself and with employers for people.

"We need to follow the examples of places like Germany and Switzerland, where employers and the tertiary system are 'joined at the hip' – sharing the learner for everyone's benefit.

"By investing in staff, most businesses discover the benefits of training and they end up with loyal and productive staff, which is very important in a tight labour market and for a firm's productivity and competitiveness."

More flexibility will help learners complete their study in a way that suits them best, he added.

"Learners will no longer be enrolled with a particular Polytechnic or ITO but will be enrolled in Te Pukenga and, for the first time, have access to all modes of delivery. This will also enable learners to move between on-the-job, on-campus and online delivery. This flexibility will be key to supporting learners and their whānau when their circumstances change."

NO CHANGE IN CANTERBURY

BCITO's qualification standardssetting functions has been transferred to a new organisation called Waihanga Ara Rau, the Construction and Infrastructure Workforce Development Council.

"We are only on the cusp of real skill shortages. we cannot afford to have the vocational education system competing amongst itself and with employers for people."

- Warwick Quinn, Deputy Chief Executive Employer Journey and Experience

However, Ara Institute of Technology chief executive Darren Mitchell said that there will be no material change for learners.

"There'll be no change to the day-to-day teaching and learning activities of kaimahi (staff) and ākonga (learners). All relationships with kaiako (tutors), learning support services and programmes will continue.

"Our relationships with employers, industry and communities are an integral part of delivering vocational education that meets the needs of learners in our wider region, and we value the work we do together to support learners. These relationships, and the mahi we achieve together, will continue. Supporting successful outcomes for learners remains our priority. That won't change."

NEWS

INDUSTRY FEATURE

HUGE VARIATION IN CONSENT FEES



A new report showed how consent costs vary across the country, but couldn't explain why

A recent study by Te Waihanga/New Zealand Infrastructure Commission has uncovered large discrepancies in building consents fees across the country, but many BCAs question the findings

ata gathered from 51 of 67 councils showed that the medium fee to process a consent for a \$350,000 build is \$3,780 - although there is a standard deviation of \$1,540.

For example, the total fee for a project between \$100,000 and \$499,999 is \$4,982 in Auckland. Wellington City Council charges \$1,253 for the same sized project, while Christchurch City Council charges \$1,900 for a project valued between \$300,000 and \$500,000. In Queenstown, a building consent for a project of a similar value will set homeowners back \$3,740.

The median fee for a \$750,000 project is \$4,376 with a standard deviation of \$2.024.

Across those four councils, Auckland is the most expensive (\$7,376), followed by Queenstown (\$5,720). In Wellington, it costs \$2,923.25 for a consent, while

Christchurch costs just \$2,500.

A spokesperson for Wellington City Council (WCC) said its fees could be lower than average due to the way the consents team is funded.

"Different council building consents departments may [or may not] receive rates funding to support its activities.

"Some councils may have their building consents teams solely processing and inspecting consents and therefore receive little or no funding. Others may have their building consents and building compliance functions operating in the same business unit and, due to the nature of this work, receive a portion of rates funding."

HOW TO KEEP COSTS DOWN

WCC confirmed that its building consents department is 65% self-funded and 35% rates funded. The Council added that one way builders can keep costs down is

to ensure applications are as thorough as possible.

"Should there be unclear information or missing information, officers will issue a request for information (RFI). Due to the large variation in the information RFIs could be asking for, assessing responses to these incurs an hourly charge. If applicants ensure they have a good and complete application, they can save costs by avoiding the RFI process."

Queenstown Lakes District Council's (QLDC) General Manager Planning and Development, Tony Avery said that consent fees need to be higher to cover the cost of processing.

"Every council takes a different approach to charging for building consent costs. In the Queenstown Lakes District we have a full 'user pays' approach. The fee is based on the median cost of processing any application, with refunds for those



QUEENSTOWN WELLINGTON CHRISTCHURCH AUCKLAND

applications processed in less time and extra charges for those that take longer."

He added that Queenstown's growth means costs will naturally be higher.

"Our district is experiencing high growth and high levels of consent applications (the fifth highest by volume in NZ) and hence requires a level of resourcing to match. Furthermore, labour costs are typically higher than the national average in the district and, like all councils across the country, there is a shortage of experienced building consent officers. QLDC uses a range of contractors (at a higher cost than internal staff) to ensure that our processing and inspection times are kept within acceptable limits."

NO CORRELATION DETECTED

The study found that there was little correlation between the size of the council and the fee to process a building consent, nor across six other variables: labour costs, consent volume, employee cost share, income from fees and a proxy variable for spatial competition facing councils.

"All councils are legally required to provide a similar service and prohibited from charging more than the cost to provide the service," said the report. "While there are large variations between councils – some councils charge as little

as \$1,000, and others charge as much as \$7,000 - this does not seem to be related to council size or any other variables we tested."

However, Auckland Council questioned its finding.

"We would suggest that further analysis is likely to reveal that most of the figures attributed to other councils in the report will actually only reflect their respective deposit regime. This would explain why some councils' charges appear so much lower than other councils performing the same work."

Auckland Council added that its deposits are a good indication of what a final cost may be but said "the final figure may be slightly lower or higher".

Christchurch City Council had the same concern, added Head of Building Consenting Robert Wright.

"The two figures identified [in the report] for Council are identified under the heading 'Building Consent – deposit' with a proviso that 'actual costs will be calculated at the time of the processing decision'.

Wright added that the report doesn't clarify which councils subsidise the cost of consent processing by using ratepayer money, such as Wellington City Council,

MEDIAN

Consenting costs for infrastructure projects are increasing, and availability of key materials like aggregates is increasingly constrained. This makes it difficult to deliver infrastructure efficiently

– Peter Nunns, Te Waihanga/ New Zealand Infrastructure Commission **Director of Economics**

and which councils charge the full cost of processing the consent.

"Also, it is not clear what the consent fees include, for example do they include inspection costs, levies, network connection costs etc. Or even if they include GST," he concluded.

HIGH COSTS MEAN INEFFICIENT BUILDS

Te Waihanga/New Zealand Infrastructure Commission Director of Economics Peter Nunns said it's important to understand consent fees, especially if high costs are resulting in inefficient builds.

- "The costs to consent and build infrastructure are rising. We've recently published other research showing that consenting costs for infrastructure projects are increasing, and availability of key materials like aggregates is increasingly constrained. This makes it difficult to deliver infrastructure efficiently. We need to address these types of systemic issues to get good value from infrastructure investment."
- "Successive governments have invested in infrastructure, but they could have got more from what they spent. To do better, we need to better understand cost performance and look for areas we can improve."

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INDUSTRY FEATURE

CONSENT EVALUATION REPORT: PART TWO



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

he 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."

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 second of four articles that will

explore how well the building consent system is aligned with its objectives, as discussed in the report.

THE SYSTEM GENERALLY ALIGNS WITH ITS INTENT

MBIE states that "the building consent system is broadly aligned with its intent" but added that gaps remained.

"Building consents often face lengthy processing times, delays due to requests for further information and unpredictable outcomes of decision-making. This indicates that while the system may be effectively achieving its intended outcome, it is not operating as efficiently or predictably as expected."

61% of BCAs disagreed that the current consent system ensures construction is completed on time (11% strongly disagreed, 50% disagreed)

- Report findings

As the Building Code is not prescriptive, it allows Building Consent Authorities (BCAs) to develop their own methods for determining whether work satisfies Building Code requirements. Despite the potential for difference in methods, an International Accreditation New Zealand (IANZ) report carried out on behalf of MBIE found that "in general, most BCAs have good policies, procedures and systems in place to effectively undertake their building control functions".

According to MBIE, the differences between BCAs are primarily administrative – some are increasing their uptake of electronic consenting systems and others the use of remote inspections, while some are doing neither.

The report indicated a broad agreement that the consent system is contributing to Code-compliant building work – 86% of BCAs surveyed agreed that the building consent system helps ensure safe, durable buildings and 76% of sector respondents had the same opinion.

There was less certainty about whether the system was achieving its other intended outcomes of ensuring consistency and supporting innovation.

When asked if the building consent system supports innovative and modern methods of construction, most BCAs 'strongly disagreed' (14%) or 'disagreed' (54%). Sector respondents were even stronger in their views, with 32% 'strongly disagreeing' and 41% 'disagreeing'.

THE SYSTEM IS NOT OPERATING AS WELL AS IT COULD BE

In the report, MBIE stated that "the system should be able to achieve its intended

outcomes, while minimising the inputs and handling required".

MBIE recognises that the consent system ensures compliant building work, but that the process is not efficient or predictable for builders – an issue that builders are all too aware of.

It's also one that David Kelly, Chief Executive of the Master Builders Association, said could cause builders to go under.

"Additional delays to consents mean you've got to wait for inspection, which makes it even harder to manage projects, harder to get specialist trades in when they're needed, which means builders can't move through the stages of a build on time. This could be a tipping point, which could break the back of some building services."

LONG PROCESSING TIMES

BCAs are required to process a building consent application within 20 working days of receipt. If a BCA requires additional information to process the consent, a request for further information (RFI) can be applied for. The time it takes an application to supply request information does not count towards the 20 days.

MBIE states that most consents are processed within 20 days; however, many are put on hold following the issue of an RFL

"With many applications put on hold pending further information, the actual processing timeframe is likely to be much longer," said MBIE. "The extent to which this might be an issue is not currently well understood, due to the lack of sufficient consenting data."

The average time to make a decision is 14 days; however, this does not include the time an application was put on hold via an RFI. MBIE estimates that 25% of BCAs struggle to meet their processing time requirements.

Interestingly, 61% of BCAs disagreed that the current consent system ensures

construction is completed on time (11% strongly disagreed, 50% disagreed). 72% of sector respondents felt the same way (31% strong disagreed, 42% disagreed).

QUICKER CONSENTS? FEWER RFIS

It's rare that a consent application doesn't receive an RFI. A 2017 review found that, for applications requiring further info, an average of 11 items are requested.

BCA and sector survey respondents thought that too many RFIs were being issued (75% of BCAs, 64% of sector respondents). However, the respondents were divided about why RFIs were requested.

"Sector respondents typically saw RFIs as delay tactics to allow BCAs more time for processing applications by issuing 'unnecessary' and 'pedantic' RFIs," said MBIE.

However, BCA respondents noted that building and design work was often poor or incomplete, which is why an RFI is required.

UNPREDICTABLE OUTCOMES LEAD TO FRUSTRATION

MBIE found that sector professionals are often frustrated by the consent process. The variation in processes between BCAs and within an individual BCA was raised as an issue by builders. Furthermore, the difference in how individual Building compliance officers (BCOs) understand whether a change is a minor variation or an amendment to the building consent has caused frustration.

"BCAs generally have good policies and systems in place to manage the building consent process," said MBIE. "However, concerns from both BCAs and the sector about unexpected delays and unpredictable outcomes indicate that the system is not working as well as intended.

"Although interviewees expressed confidence that the system was ultimately achieving what it was meant to do, they also acknowledged that the system continued to be difficult and frustrating to navigate."

NEWS

INDUSTRY FEATURE

MCM BUILTREADY SCHEME LAUNCHED



An MBIE scheme to enable faster consenting of quality assured homes and buildings has been introduced, with applications for the scheme opening in late 2022

uiltReady, a new voluntary modular B component manufacturing (MCM) certification scheme administered by the Ministry of Business, Innovation and Employment (MBIE), has been passed into law by the Building Amendment Act 2021. The scheme, which is part of the wider Building System Reform introduced in June 2021, enables modular component manufacturers to become certified and registered to produce modular building components deemed to comply with the Building Code.

Malcolm Fleming, Chief Executive of New Zealand Certified Builders (NZCB), welcomed the decision.

"NZCB believes this new policy will facilitate greater usage of modern methods of construction (MMC). In our view, the new certification scheme benefits are compelling: for builders, greater usage of MMC will reduce construction time and the incidence of rework; while for homeowners, greater adoption of more efficient construction technologies should contribute to reducing building costs."

BuiltReady will be open for applications from certification bodies in late 2022 and open for applications by manufacturers in 2023.

LIFT STANDARDS AND DRIVE **BETTER OUTCOMES**

MBIE believes this is in line with the Building System Reform's aim to lift performance of the regulatory system and drive better outcomes for the sector, and for New Zealanders in general. Making modular components offsite can improve productivity,

deliver precise, repeatable and consistent construction, and reduce waste, building delays and associated building costs. It is intended that certificates issued under the scheme will provide conclusive evidence of Building Code compliance.



MBIE

"(The scheme) works by certifying manufacturers to produce consistently safe and reliable building components and modules," said MBIE. "The end-toend process from design (where relevant), manufacture and assembly, right through to transportation and installation on-site, are assessed with ongoing checks and balances to ensure construction meets the requirements of the Building Code."

If manufacturers meet quality standards and criteria, they can apply for certification in one of two ways:

- 1. Manufacture only certification to manufacture modular building components to a Building Code -compliant design.
- 2. Design and manufacture – certification to manufacture modular building components to a Building Code-compliant design that they have developed or adapted themselves.

"Third-party inspections and audits and post-certification surveillance will ensure that certified manufacturers are producing modular components that meet the requirements of the Building Code," added MBIE.

BARRIERS TO MCM ADAPTATION

MBIE says current building consent processes are best suited to traditional construction methods and can present barriers and delays for innovative products and methods. There is also variation in how building consent authorities (BCAs) apply the Building Code to MCM methods when checking for compliance.

MBIE hopes that the voluntary manufacturer certification scheme will ease those problems and others by:

Providing a streamlined consenting pathway tailored to this type of construction.

- Enabling faster consenting.
- Providing assurances that scheme participants deliver quality and durable products, which comply with the Building Code.
- Removing barriers in the consenting process that favour traditional methods.
- Improving confidence in the quality of modular construction, making it a viable choice for many.

"Certified manufacturers will find consenting easier, faster and more efficient with fewer inspections needed," said MBIE. "It will remove uncertainty, duplication and delays in the process, saving time and money without compromising on quality.

"BCAs will be assured of construction guality and that certified manufacturers are complying with Building Code requirements. The scheme will allow them to focus on compliance with on-site installation. Homeowners may



Figure 1: The system for managing modular component manufacturer certification

34

benefit from more building choices and reduced building times and costs, and be assured of quality construction in a controlled environment."

MBIE also said that the scheme may lead to a shorter building consent process of 10 working days if the entire structure is a single modular component.

CERTIFICATION SCHEMES ALREADY IN USE

BuiltReady isn't the only pre-approval scheme administered by MBIE. The MultiProof scheme is used by builders and companies who build standardised design and is used to provide evidence of compliance for BCAs.

If your building consent application including a MultiProof design, the BCA must grant or refuse it within 10 working days. To be eligible you must have the intention and design to build an approved design at least 10 times over a 24-month period.

THE SUCCESSFUL BUILDER

NAVIGATING A TRICKY ENVIRONMENT



With new regulation, sustained labour problems and supply lines that continue to be constrained, the construction industry faces many challenges. Graeme Owen from The Successful Builder shares ways you can navigate them

ur world is changing rapidly and having an impact on the ability to transact business. The construction industry is no exception. So here are four things to keep in mind to help you navigate a rapidly changing environment.

1. KEEP WELL INFORMED ON BUSINESS NUMBERS

I come across many builders who are incredibly capable, intelligent and resourceful tradespeople. They ooze technical know-how for every component of a build, yet when I ask them about the critical business numbers, they don't know!

> By reflecting on your past, you learn that current challenges do pass, and that your worst fears rarely eventuate

In previous years, it may have been okay to be ignorant of commercial numbers and to run your business by the seat of your pants, leaving it to the accountant to sort out at the end of the financial year. But, when costs are changing on a daily basis, it is imperative to know the impact these changes are having to your business.

Say, for example, you had quoted a job at 4,000 hours and you pay your team members \$45 per hour. The job would cost \$180,000 (4,000 x \$45 per hour). Say you marked up 33% to \$59.85 per hour (\$45 x 1.33) and guoted at \$239,400 (4000 x \$59.85) Then your expected gross profit would be \$59,400 (\$239,400 - \$180,000). Now, if overheads are \$30,000 then the net profit would be \$29,400 (\$59,400 - \$30,000). That's a healthy 12%.

But if halfway through the job your team resigns, and you can only sign new

people at say \$52 per hour, then your costs will be \$194,000 ((2000 x \$45) + (2000 x \$52)) and your expected gross profit will have reduced to \$45,400 (\$239,400 - 208,000), leaving a net profit of just \$15,400 (\$45,400 -\$30,000), a little over 6%! That's a 50% decrease in net profit!

So, in a rapidly changing environment, you need to know the implications of any changes that occur during the time between quoting and completing a job. It may mean re-negotiating a contract, looking for fixed-price contract labour or avoiding fixed price contracts altogether.

You need to know your business numbers, so that you can make intelligent decisions.

2: REVIEW SCHEDULES MORE FREQUENTLY

Hold brief weekly team meetings with your key team members (or leaders) to review each and every build schedule.

Have them check that the actual hours expended are in line with the hours budgeted in your quotation or build agreement.

If the job is a fully charged up job, do not make the mistake of allowing the work to simply drag on, as this sets a dangerous precedent. Most clients believe that the finished price should be close to your initial estimate and that charge up is reserved for unforeseeable or unchangeable circumstances.

Achieving this assures you of great referrals. Endeavour to treat every job as though it is a fixed price job and aim to complete it in the time and budget estimated. Set weekly targets and help your team leaders achieve these. Of course, there will be variations and changes, so make sure you have a good system to record these in case the client asks what the additional charges are for - this is simply good business.

Review procurement lead times and subcontractor schedules. You want to be fully informed about delays or hold ups, so that you can intervene to smooth the workflow. In a rapidly changing environment, it is likely that you (or someone else in your company) will need to spend more time sourcing and confirming supplies and subbies.

3. STAY NIMBLE

It's important to plan long-term. Do it at regular intervals!

However, in a changing environment, you should consider your long-term plan as simply 'the plan that you had at the time you wrote it'.

Things change and, when they do, your plan needs to change. If something needs changing, then change it!

Your team may feel that you are being inconsistent. So what? You have the security of the company to consider and the livelihood of your team members to protect. There is nothing to be gained by sticking religiously to a plan that is out of date. Be courageous.

As Winston Churchill is reported to have said to a woman berating him for changing his position: "When the facts change, I change my mind. What do you do, madam?"

So plan long-term, but revise shortterm. This is an important key to business survival in changing times.

4. REMAIN POSITIVE

As a business owner who employs staff, you are a leader in your community. One aspect of leadership is casting vision.

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 i

10	0)	How often should you hold meetings to review your build	11)	When should you revi long-term plans?
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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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	c)	Price it any way that delivers a profit.	

By reflecting on your past, you learn that current challenges do pass and that your worst fears rarely eventuate. Even if you have made mistakes, you have survived and come back stronger. Take a moment to review your mistakes. Draw courage from your successes.

Builders are some of the most adaptable people – highly skilled at diagnosing and solving problems. You have a multitude of skills and experience.

So, remain positive – regardless of the challenge. Adapt and cast vision. Team members rise to a challenge when inspired by a positive leader.

And remember, change is the only constant.

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INDUSTRY FEATURE

CANTERBURY BOOM CONTINUES AT PACE

Canterbury sets a new annual record for homes consented in the year ended August 2022, with a 23% increase compared to the year ended August 2021

he region also led the way for the number of new homes consented per 1,000 residents in the year ended August 2022 with 13.4.

With 8,691 homes consented in the year ended August 2022, Canterbury beat the record of 8.623 new homes that it set for the year ended June 2022.

Nationally, the number of new homes consented in the year ended August 2022 was up 8.9% - to 50,653 - compared with the year ended August 2021.

"Homes were consented at high levels in most regions, particularly in Canterbury which reached a new annual record," said Construction and Property Statistics Manager Michael Heslop.

"[Again], the increase in the number of homes consented was largely driven by multi-unit homes."

There were 27,593 multi-unit homes consented in the year ended August 2022 – an increase of 30% compared with the year ended August 2021 when 23,060 were consented.

In the month of August 2022, 4,547 new

dwellings were consented nationally. Of these, there were 1,927 stand-alone houses, 1,771 townhouses, flats and units, 441 retirement village units and 408 apartments.

NORTH AND SOUTH ISLAND RECORDS

Canterbury wasn't the only region to set a record for the highest number of new homes consented in the year ended August 2022. Northland (1,549) and Southland (485) also bettered previous bests.

"The number of homes consented in Canterbury in the year ended August 2022 is now well above the postearthquake rebuild peak of 7,308, [set] in the year ended December 2014," said Heslop.

There has also been a 1.6% seasonally adjusted fall in the number of new homes consented in the month of August 2022 compared with July 2022, which follows a seasonally adjusted rise of 4.9% in July 2022.

HIGH VOLUME OF CONSENTS

Rounding out the top four regions by number of new homes consented in the year ended August 2022 is Auckland with 21,463 (up 7.7%), Wellington with 3,875 (up 18%) and Waikato with 5,076 (up 3%).

Canterbury consented the highest number of homes per 1,000 residents in the year ended August 2022 with 13.4 Auckland (12.5), Tasman (10.4) and Otago (10.2) hot on its heels.

New homes consented per 1,000 residents across New Zealand was 9.9, up from 9.1 in the year ended August 2022.

NON-RESIDENTIAL BUILDING CONSENTS RESUME

In the year ended August 2022, nonresidential building consents totalled \$9.2bn, up 14% from the year ended August 2022. The building types with the highest value were:

- Education buildings \$1.6bn (up 16%).
- Offices, administration and public transport buildings – \$1.5 bn (up 42%).
- Storage buildings \$1.4bn (up 37%)



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WHANGARFI	470 3970	WARKWORTH	475 8444	WHAKATANE	306 0320	EVANS BAY	387 8692	CHRISTCHURCH		GORE	209 0055
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ALBANY	414 0900	WAIKATO / BAY	OF PLENTY	CENTRAL NORT	H ISLAND	KAPITI	296 1086	KAIAPOI	327 5860	OAMARU	433 0460
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NEW LYNN	825 0088	MORRINSVILLE	887 8057	HASTINGS	842 2925			ASHBURTON	308 9099	WINTON	236 8262
PAKURANGA	538 0200	MT MAUNGANUI	575 4009	NEW PLYMOUTH	755 9040	UPPER SOUTH ISL	AND	TIMARU	687 4035		
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