

ISSUE 100

UNDER CONSTRUCTION

GET YOUR OCTOBER/NOVEMBER 2023 SKILLS MAINTENANCE POINT!



IT'S TIME TO GET OUTDOORS

But not sit around! It's time to start shaping those perfect outdoor spaces. Check inside to get inspired, learn something new or get some tips.

Did you know...
This is our
100th
Issue!

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New Zealand

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FOREWORD VIEW FROM THE GM OPERATIONS

CELEBRATING A CENTURY



Welcome to a very special edition of *Under Construction* – our 100th issue! Over 12 years in print, we've committed to delivering a publication dedicated to our trade customers in support of LBP skills maintenance and, more generally, to keep you informed of industry changes and supplied with tips and insights to aid you, your team and your business

To mark this milestone issue, we bring you a bumper stack of news and features with a particular focus on encouraging more female participation in the industry and a look at how landscaping aligns with construction.

There are significant achievements to celebrate in both of these areas – on pages 28 and 29, we review the 2023 National Association of Women in Construction Excellence Awards, while on pages 36 and 37, we showcase the winners of the annual Landscapes of Distinction and Young Landscaper of the Year competitions.

Continuing the landscaping theme, builders tell us how often they engage landscapers on client projects and, on page six, we talk to Goom Landscapes about their longstanding relationship using PlaceMakers as a key supplier, and how well that's worked for both parties.

In PAC News on page 14, we hear from two female apprentices about life on the tools in Thames and, on page 15, we have the latest news from BCITO on its Women in Trade initiative.

As usual, we have updates from MBIE, insights from across the industry and a range of business advice to help you both on and off the tools.

We hope you find this 100th issue useful and informative. We're proud to have reached such a significant milestone in support of our highly valued builders, and we're already planning for the next 100 issues! For now, enjoy the read!

Shane Cornelius

General Manager Operations

COVER IMAGE: This Goom Landscapes project won Gold for Construction and Silver for Design in the 2019 Registered Master Landscapers Landscapes of Distinction Awards.

Printed by Bluestar using soya-based inks. Paper is Sumo K Matt stock from Hansel Paper Co. in Korea manufactured under the environmental management system ISO 14001 using elemental chlorine-free (ECF) pulp from sustainable, well-managed forests.

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Record your LBP skills maintenance – you've earned it!

FEEDBACK

BUILDERS BUSINESS

GREEN-THUMBED BUILDERS?

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: As a builder, how often do you carry out the landscaping yourself versus engaging a specialist landscaper?

Firm: Stonewood Homes West Coast
Interviewee: Peter Blight
Role: Managing Director
Location: Hokitika
Staff: 12

We rarely do landscaping for our residential projects. Sometimes we might as part of an overall home and land package, and we'll occasionally get contracted to build a driveway or other smaller jobs such as that, but, apart from smaller standalone projects, we don't do a lot of landscaping.

Saying that, landscaping is something we're happy to do, and we're comfortable with the law and regulations regarding common landscaping aspects such as retaining walls, decks and pergolas, but we're often not in the right place at the right time to take those jobs on. What I mean by that is, we find clients maximise their budget to get the house built and then think about landscaping further down the road. By that time, we've moved on to other work.

As builders, we don't normally advertise that landscaping is a skill we offer. We chat to clients during a build about their plans and, if landscaping comes up, we'll let them know that we can do that as well.

We'll occasionally subcontract landscaping work if we're doing a commercial project, but we wouldn't normally for residential work. If someone asks us to landscape, we'll normally do it ourselves.

Firm: Contemporary Homes
Interviewee: Jacob Richards
Role: Managing Director
Location: Nelson
Staff: 9

Whether or not we do the landscaping work on a build can be a bit of a mix. We are happy to carry out all aspects of hard landscaping; however, we rarely do soft landscaping jobs and will refer clients to landscapers for those requests.

// Landscape design should be, and is reflective of the building design. I believe the two should have continuity – which we're perfectly placed to provide

For hard landscaping, we'll work from landscape architects' plans but also offer our own thoughts and expertise, which sometimes means, with the client's agreement, the project ends up looking a little different to the original plan.

Landscape design should be, and is reflective of the building design. I believe the two should have continuity – which we're perfectly placed to provide. Also, because we're already on site, we have a good relationship with the client and understand their vision. From our point of view, it's really rewarding to see a project go from start to finish and know you played a key part in the development of the entire property and the creation of a space for the client to enjoy.

Firm: Nolan Building
Interviewee: Dan Nolan
Role: Director
Location: Timaru
Staff: 6

We're comfortable doing the landscaping for our clients and it's a service that we'll always bring up at the start of a contract. Generally, it depends on the financial position of our clients. If they have the budget for landscaping once our building work is complete, we're more than happy to do it.

Some clients will just ask us for quotes on aspects such as fencing, which we're also happy to do.

Our staff are comfortable working across all aspects of hard landscaping work, such as paving areas, driveways and decking, but we'll subcontract any soft landscaping, such as lawns or planting. We often do a lot of the prep work in those cases, so the subby can hit the ground running.

Landscaping is an area that requires an up-to-date knowledge of regulation, particularly surrounding aspects like retaining walls, and we're comfortable and committed to staying up to date with all of that.

I think some companies offer landscaping as a bit of an afterthought, as they prefer to focus solely on the build, but we really enjoy working on it. It gives all our staff job satisfaction to see the 'full package' after completing a job, instead of leaving a house with elements like a lawn or decking missing.

PLACEMAKERS NEWS

UNDER CONSTRUCTION REACHES 100!

This is the 100th edition of a magazine developed specifically to support you, our builders, through what has proven to be one of the most significant periods of change within our industry

Twelve years ago, in September 2011, we launched *Under Construction* to provide our builders with an easily accessible tool, through which they could achieve their 'elective learning' skills maintenance points under the revamped Licensed Building Practitioner scheme.

Introduced in 2007, the LBP scheme changed the rules for how builders go about their work. When it was announced that the scheme would become mandatory in 2012, with an ongoing skills maintenance requirement, we saw the need and the opportunity to expand the support we could deliver to our trade customers.

Since then, we have witnessed an unprecedented era of change, from building regulation and health & safety legislation to contract law and Covid-19. Throughout this time, *Under Construction* has sought to keep you up to speed with the critical information you need, along with some useful advice, to keep your business operating profitably.

At the time of its introduction, *Under Construction* was one of only a handful of trade publications providing information that qualified as skills maintenance learning.

Our new magazine reflected the more formal direction the wider industry was taking, replacing our existing *Pies & Portaloo's* 'smoko entertainment'.

GETTING THE RIGHT BALANCE

From the get-go, we have aimed to pack *Under Construction* with as much useful and relevant information for builders as possible – all in one place.

Regulatory updates, skills maintenance information, health and safety advice, business tips, employment guidelines, insurance guidance, apprentice news, trade-specific instruction and industry

news are now regular features of this bi-monthly publication.

When it became mandatory to read MBIE's Codewords newsletter in 2015, we included the relevant articles in *Under Construction*, ensuring LBPs could continue to meet all their licence requirements outside of on-the-job learning.

While it has always primarily been a learning resource, we also wanted somewhere to celebrate the community spirit and various achievements of PlaceMakers builders and staff – and the incredible support they receive. There has been plenty to be proud of over the years, from local initiatives to nationwide Blue September efforts.

THE RIPPLE EFFECT

According to Graeme Owen, director of The Builder's Business Coach and a regular contributor to *Under Construction*, this type of educational support is invaluable to those working in the industry.

"Builders regularly tell me how much they value *Under Construction*," says Graeme.

"Running a building business requires more than practical construction skills, which is one of the reasons why I chose to work in this industry. I want to help builders attract and engage customers in a professional manner, so that both parties – and anyone else they work – get a great result.

"My goal in supplying articles for this magazine is to assist builders in creating a culture that reaches beyond their immediate company into the families and communities of their team, sub-trades and suppliers."

PlaceMakers has a similar objective and remains committed to delivering useful and informative articles in an easily accessible manner, in print and online.



Our industry has gone through massive change in the past 12 years and will continue to do so. We remain committed to supporting our builders come what may!

- PlaceMakers Brand Manager
Nicholas Scott

"Our industry has gone through massive change in the past 12 years and will continue to do so," says PlaceMakers Brand Manager Nicholas Scott. "We remain committed to supporting our builders come what may!

"Though *Under Construction*, we can provide helpful and up-to-date information and maintain that connection between our business, our customers and the wider industry.

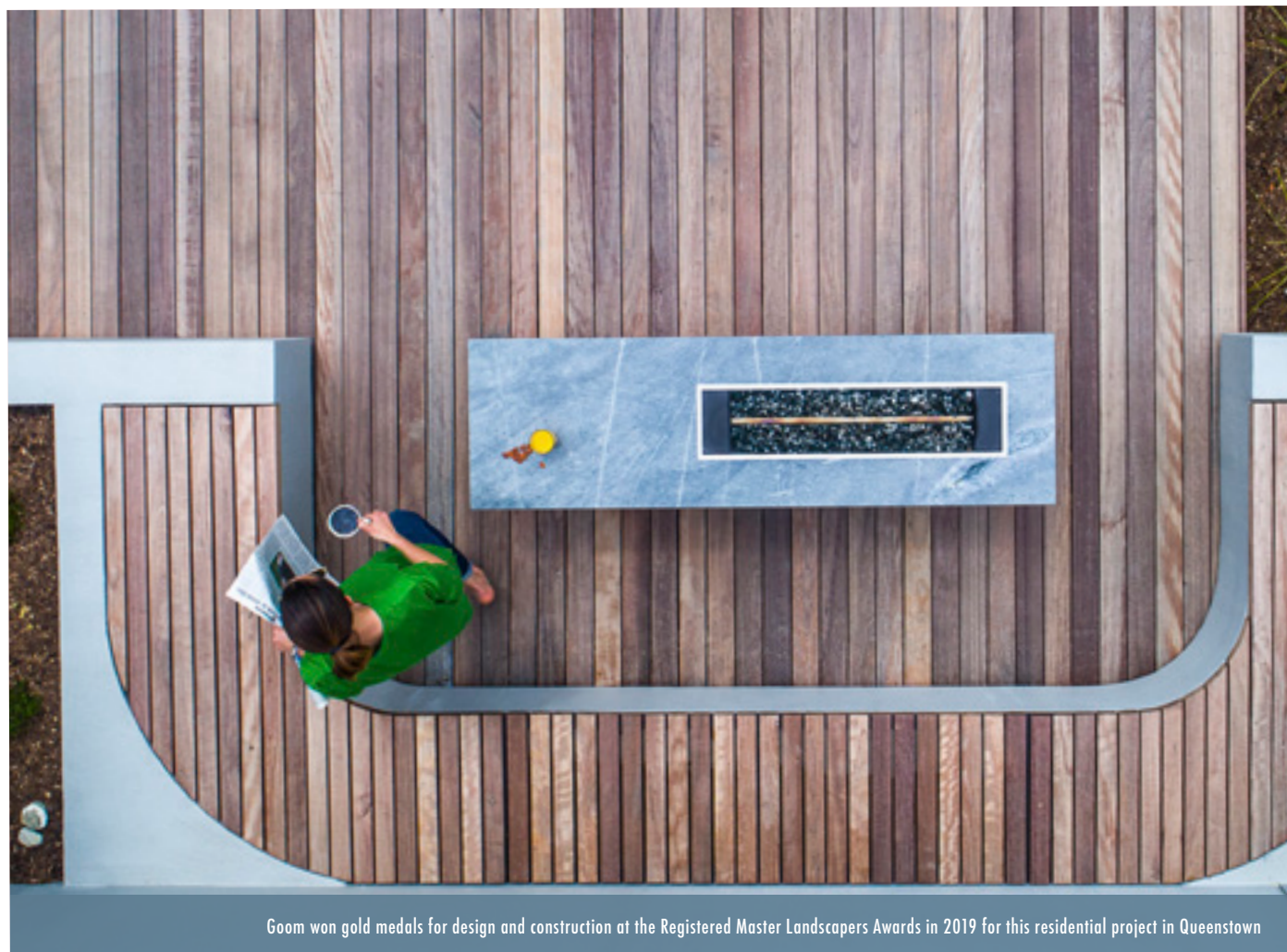
"I would like to thank all of the contributors – past and present – who have helped us in that endeavour.

"We now have our sights set on the next 100 issues!" ■



The changing face of *Under Construction* over the years – always the same quality of information-packed content inside!

QUALITY MEETS QUALITY



With multiple award-winning landscaping projects under its belt, it's fair to say that Goom Landscapes is a high-class outfit. To keep achieving the best results, the company relies on quality products delivered on time to meet client expectations – and that's where PlaceMakers comes in

Goom Landscapes has been a fixture of the Canterbury landscaping scene since it was established in 1981. By the mid-eighties, it had grown to 30 employees and has since doubled in size. Now, the family run business is known for its high-end residential projects and is a serial winner in the Registered Master Landscapers' Landscapes of Distinction awards.

"We love turning dream designs into reality," says director Tim Goom. "Our team has been involved in some

exceptional projects that bring a lot of joy and happiness to our clients, which is what we all love about the job."

Establishing itself as a trusted provider of premium projects doesn't happen without a good range of high-quality products to pick from, which is why Goom uses PlaceMakers as one of its key suppliers.

"To make sure we deliver exactly what our clients want, we need to use the best products, which is one of the reasons why we use PlaceMakers," says Tim.

"Their product range and quality delivers what we need to meet our customers' very high expectations."

MULTIPLE TEAMS, SAME QUALITY

Goom's business is split into three parts: landscaping, swimming pools and a plant nursery. Despite its preference for residential projects, the team does pick up commercial work if it's the right fit.

One example is Lyttelton Volunteer Fire Station, described as "a gem in the rebuild of post-earthquake Christchurch" by The New Zealand Institute of Landscape



We've had a good relationship with PlaceMakers for years thanks to the excellent service and quality we receive. We're very loyal to them and we've been well looked after in return

- Tim Goom, Director

Architects Tuia Pito Ora. The design and construction of the station was done by Goom Landscapes.

Other commercial projects include a rebuild for Christchurch Boys' High and the landscaping at TAIT Technology Centre.

"Between our three teams, we use PlaceMakers for the majority of our products," says Tim.

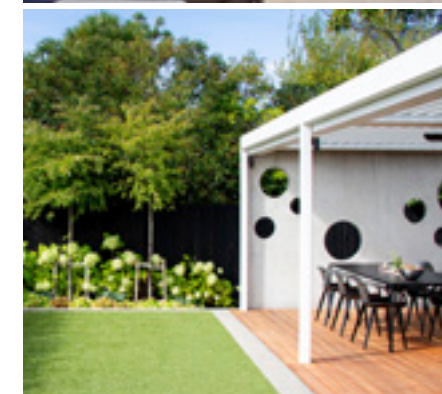
"Around 80% of the material we buy is timber, concrete and fixings for landscaping. Kwila decking is a key product for us. It's tried and tested, always performs well, and we know what we're getting.

"For our pools, we use PlaceMakers sealant, reinforcing rods, concrete and bonding materials. We always come back to PlaceMakers, because none of the products or services have let us down."

RELIABLE SUPPLY

Working in high-end landscaping, reputation is so important – and with the service Goom receives from its PlaceMakers reps, Tim has confidence the product order and delivery process is taken care of, leaving he and his team to focus on the job.

"The ordering process is painless and we know it will be delivered on schedule.



Some of Goom Landscapes' impressive residential projects

"We try to get one big delivery to site at the start of each job. We often use the PlaceMakers Trade App, or talk to our rep directly – either way, the service is very reliable."

Goom works in metro and rural areas, and although that can present a challenge in terms of logistics, Tim says PlaceMakers can be relied on to deliver to places a little off the beaten track.

"We recently started a large job in Akaroa (90 minutes from Christchurch), where we placed a large order via the Trade App, which included multiple grades and sizes of timber, drainage materials, hardware,

cement and even honeycomb pavers for the driveway. This was all delivered at the site to plan by PlaceMakers on the first day of the project."

For hard landscaping and construction supplies, Goom has found a trusted supplier in PlaceMakers.

"We've had a good relationship with PlaceMakers for years thanks to the excellent service and quality we receive. We're very loyal to them and we've been well looked after in return." ■

GETTING THE BALL ROLLEN’



The new 4,583m³ PlaceMakers site at Rolleston could save some local tradies a 40-minute round trip

PlaceMakers is delighted to reaffirm its commitment to Canterbury tradies by opening its new store in Rolleston and getting the ball rollen’ to fill a gap in coverage

The branch, which has been in development since September 2021, joins seven other PlaceMakers stores in the region to improve access to building materials for tradespeople working in surrounding areas such as Selwyn.

“We’ve left no stone unturned in the construction of this store and researching the customer base it’ll serve,” says Hub Operations Manager Rob Payne. “We identified a lack of service to builders out here and wanted to expand our reach to better meet their needs.”

He reckons the new location could be a real time-saver for a lot of tradies and enable them to complete projects more efficiently.

“We’re anticipating it could save some builders a 40-minute round trip to restock on supplies – and that’s with good traffic!”

PLENTY OF SPACE

With more than enough space to stock all the materials needed to take a project from concept to completion,

the showroom will be 583m² with a drive-through area of over 1,000m².

“It’s a big site,” explains Rob. “We also have a gravelled area that we’ll use for product storage and that’s roughly 3,000m². It’s a location that has a lot of potential for us, and we’re planning to cover everything a builder needs to take a house from start to finish.

“We thought really hard about what builders need most and made sure we



Store Manager Scott Morton is looking forward to making builders' lives a lot easier!

have plenty of that stock in the store, then we fleshed out the rest of our range from there.”

The new store will provide a delivery service as well as the option to 'click and collect'.

“Our Order Make Up service is really popular here in Christchurch,” says Rob. “Builders can tell us what they want in advance, then we’ll bundle it all together, so it’s ready to pop onto a forklift and into a customer’s vehicle as soon as they pull up. Some builders use it differently – they’ll just order the big stuff through the App when they arrive at the store, then browse for smaller items while we do the heavy lifting.”

KNOWING THE CUSTOMERS

Rob anticipates that most of the new customers will be working on residential builds around Rolleston and the Selwyn district.

“There’s a lot of subdivisions popping up around the area and we’ll work with anyone from group home developers to individual builders. We anticipate we’ll be supporting a broad range of clients.

“There’s also Lincoln down the road and that has a lot of big subdivision projects as well, so we anticipate that residential will be our biggest client base for sure. That said, we will always have stock on hand to service commercial clients – and if we don’t have it, we can always bring it in from one of our other Christchurch locations.”

BROAD RANGE OF EXPERIENCE

The new store's branch manager Scott Morton has been working with PlaceMakers for 14 years, but this is his first time managing one! He started off part-time at a young age, working after school in the showroom, before progressing through telesales and account management, as well as spending some time as a commercial account manager.

“Focussing on key commercial account customers in Canterbury gave me a really good understanding of the building environment in the area and what tradies need to get projects completed from start to finish.

“Before moving out to Rolleston, I was based in Riccarton and being part of

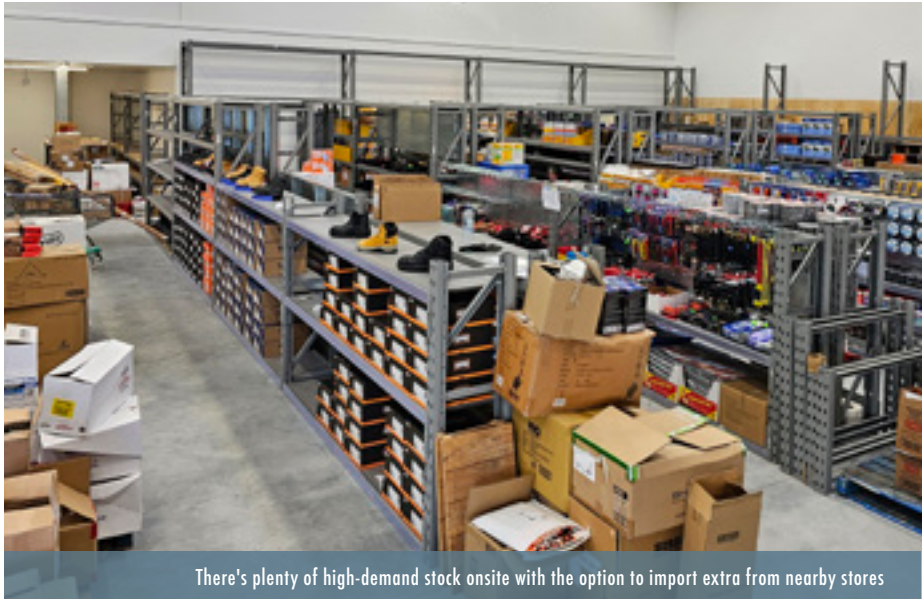
a big, supportive team was a real plus for me. I’m really looking forward to getting to grips with my new role and growing my team in a similar way!”

Scott says he’s confident the knowledge and experience of the staff working at Rolleston will help fill a gap that was previously missing for builders in the area.

“We’ll ensure we meet their needs by providing the most enjoyable and efficient in-store experience, the best range of merchandise in the area and a comprehensive delivery service.

“We’ve thought really hard about what builders would need most and made sure we’ve got plenty of stock in the store. We then fleshed out the rest of our range from there

- Rob Payne, Hub Operations Manager



There's plenty of high-demand stock onsite with the option to import extra from nearby stores

METAL FENCING TRENDS



Breezeline is easy to install, with just three components to put in place

PlaceMakers offers a full range of quality fencing suitable for a variety of situations. When your client is considering which colour, style or material to choose, it’s good for your relationship to offer advice that leaves them feeling satisfied with their choice for years to come. That’s why PlaceMakers fencing experts stay up to date with current trends, so you don’t have to!

As with most areas of construction, fencing trends come in and out of fashion, says PlaceMakers Outdoor Centre Team Leader Jason Rhodes.

“Screen fencing is on trend at the moment and, at PlaceMakers, we’re lucky to have plenty of options available. One of our most popular ranges is the EliteFence from PSP Limited, which is a modular aluminium screen kit with a patented no-weld system.

“It’s great for builders, because it’s quick to install and requires no welding and limited screwing – and the slats can be adjusted.”

A BREEZE TO INSTALL

Another modular option available to PlaceMakers is Storetech’s Breezeline range of aluminium slat fencing.

“The Breezeline and Breezeline+ options

from Storetech tick a lot of boxes for customers,” says Jason.

Breezeline is available in seven colours and is easy to install, with just three components to put in place (posts, slat channel and slat).

“Breezeline is offered in black, which is a very popular colour with people picking much darker tones than they were a few years ago.”

“Fentec has started making a new product called VistaWall, which is offered as a slat or a tongue-in-groove option.”

Jason adds that, even though slat panel fences are on trend right now, there are other products catching builders’ and customers’ eyes.

COMPOSITE OPTIONS

“We’ve had a few customers looking at composite fencing, rather than fencing

made from aluminium, and we’ve been able to cater to those preferences thanks to products from Biform or Urban Group.”

Urban Group’s StabiFence uses aluminium posts and wood-plastic composite boards to create a fence that has the appearance of natural wood but is made from UV-resistant materials such as recycled wood fibre and plastic.



We have a good range of on-trend fencing solutions, so I’d urge builders to talk to their rep to understand what’s on offer and the different advantages of each product

Composite fencing has additional benefits over natural wood in that it won’t twist, warp or discolour.

TALL ORDER

Another hot product right now, says Jason, is privacy screening.

“People are adding an extra two or three panels to the top of their fence to give them an extra bit of privacy, as well something that will block more wind from howling around their property. That’s been very popular for a couple of years now.”

Stock levels of fencing are high across the PlaceMakers network, which means that builders are often spoiled for choice when they approach a rep for help picking out the best product for their client.

“We normally show builders through our main fencing options and, if they need fencing on the day, they can pick from the selection we have on site. If time is on their side, we can order in for them.”

Requests for boundary fencing are the most common, but Jason is keen to point out that PlaceMakers offers other fencing products.

“Glass for pool fencing or balustrades is coming back into fashion again, and we can offer a variety of options in this area from Scenik Glass Fencing from Storetech.”

Jason recommends talking to a PlaceMakers rep for any fencing needs on a client project.

“We have a wide range of on-trend fencing solutions, so I’d urge builders to talk to their rep to understand what’s on offer and the different advantages of each product.” ■



VistaWall is a popular slat or tongue-in-groove option



StabiFence uses aluminium posts and wood-plastic composite boards to create a natural effect

NEW

GIB® HANDIBRAC® TRADE PACK

MiTek
BOWMAC
Structural Brackets



10 pairs
GIB Handibrac
brackets



100 x Tek Screws



20 x BOWMAC®
screw bolts

Biodegradable cardboard and
less single use plastic

For the full range of
MiTek Products log on to

MITEKNZ.CO.NZ

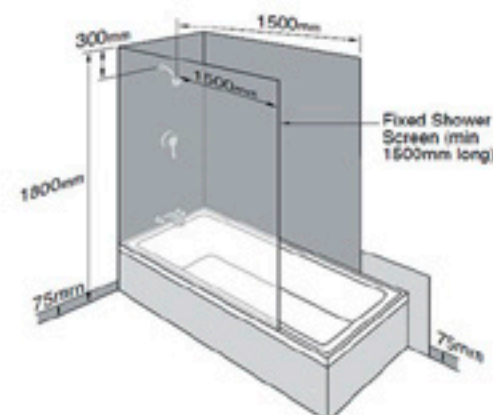


Best Practice Series Wet Area Systems

7 THINGS TO CONSIDER WHEN INSTALLING GIB AQUALINE® – WET AREA SYSTEMS

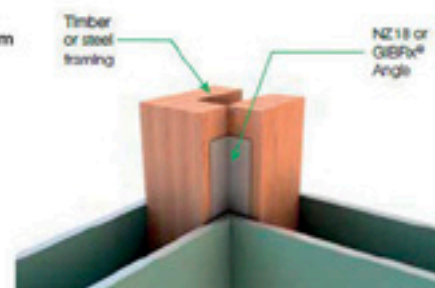
01. Always use GIB Aqualine® on walls and ceilings to help protect against moisture and steam damage.
02. Use waterproof membranes in the right areas - such as to the edge of showers, baths and vanities to be tiled.

Enclosed Shower over bath



03. To provide stability use a GIB® Rondo® NZ18 or GIBFix® metal angle attached to the internal corner of timber framed shower walls.

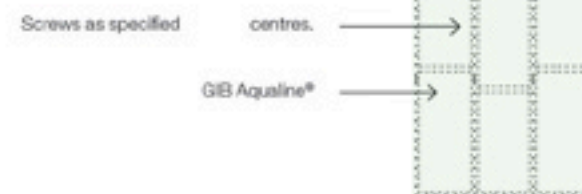
Vertical corner
GIB® Rondo®
NZ18 32 x 32 x 0.55mm
or GIBFix® 45 x 45 x
0.55mm galvanised
steel angle to a
minimum height of
1800mm.



04. Fix GIB Aqualine® horizontally where possible to reduce joints and improve the finish.
05. Use 13mm GIB Aqualine® on ceilings to protect against moisture and steam.
06. When tiling*, fasteners are required at 150mm centres to the perimeter of the sheet and to all intermediate studs.

*10mm GIB Aqualine® is for tile weights up to 26kg/m² and 13mm GIB Aqualine® up to 40kg/m². Most wall tiles weigh under 25kg/m².

Fixing bracing elements



07. Bracing systems must not be located behind showers or baths because of durability requirements, renovation likelihood and other practical issues relating to fixing bracing elements.



The GIB Aqualine®
Wet Area Systems
literature contains all
the information you'll
need to correctly
install GIB® Wet Area
Systems.

FOR MORE INFO VISIT GIB.CO.NZ OR CALL THE GIB® HELPLINE ON 0800 108 442

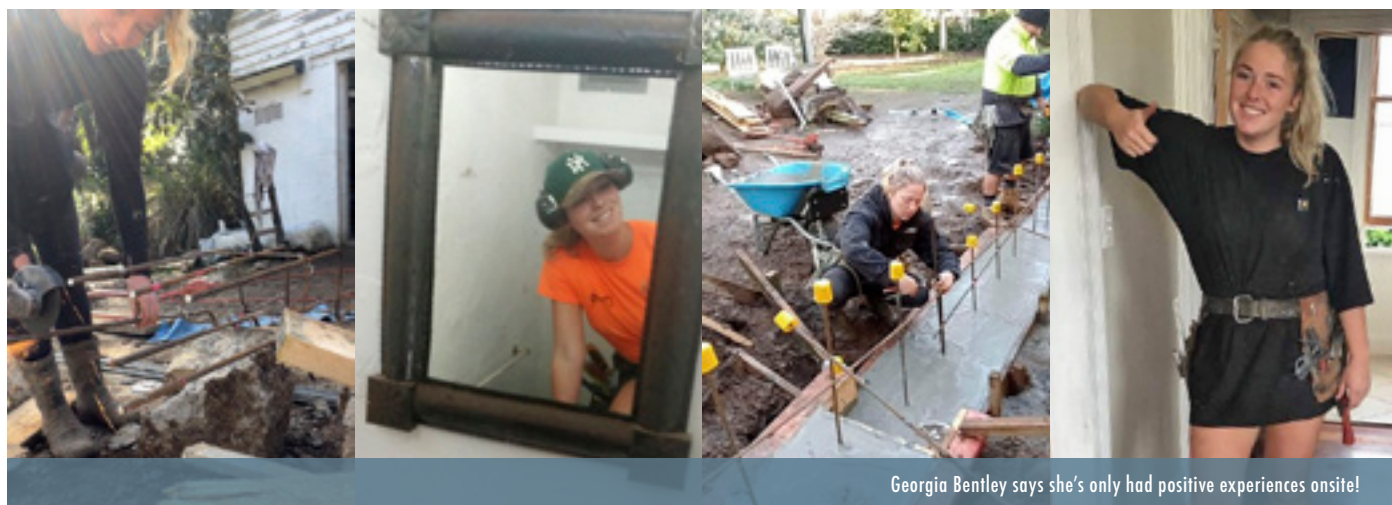
July 2023

PlaceMakers®

Together we're building
New Zealand

PLACEMAKERS APPRENTICE CREW

WOMEN THRIVING ONSITE IN THAMES



Georgia Bentley says she's only had positive experiences onsite!

Increasing the number of women in trades is an important consideration for BCITO, a work-based learning division of Te Pūkenga. Its Women in Trades campaign aims to empower and encourage women to pursue careers in the building and construction industry and, over in Thames, two women are walking the walk and talking the talk

Amber Wenzlick is a first-year apprentice, who was influenced by her family into taking the leap into a career in construction.

"I started my apprenticeship in March this year," said Wenzlick. "I hadn't had any construction experience beforehand, so it was a pretty big decision! My brother is a builder and he encouraged me. It was really nice to feel support from an important person in my life."

Entering a male-dominated world isn't always easy but barring a few outdated attitudes, Amber says she was supported the whole way.

"A few people told me it wasn't a woman's job, but I took a lot of strength from my brother, who told me that anyone could do it. Despite that, I was nervous about entering the industry as a woman, but my employer has been very welcoming."

"I did some gateway experience with him before becoming an apprentice and that helped ease me into it."

FAMILY SUPPORT

Georgia Bently has been an apprentice

for nearly three years and also got into the trade thanks to support and encouragement from family.

"My dad suggested that I enter the construction industry. I had been working as a casual labourer for about four years, so I had an idea of what to expect. I've found attitudes to be good; they're definitely changing. I've only had positive experiences so far."

"The guys I work with are great and very helpful, which makes things easier. Over the past few years, I've learned to adapt expectations of what I can do physically and I've learned how to use my body more effectively in terms of lifting. I've definitely become stronger over the past two years."



I've found attitudes to be good; they're definitely changing. I've only had positive experiences so far

- Georgia Bently

"When I first started, I was slightly intimidated by the number and variety of tools, but now using them is second nature to me. I really feel like I can contribute now. When I started, I didn't always feel like that, but I guess most people feel that way starting a new career!"

PASSION FOR RENOVATION

Both apprentices have been working mainly on house renovations.

"I worked on one house that could have been straight out of Grand Designs! It had no straight lines; it was all curves, which was really cool," says Georgia.

"I'd love to end up working on film or TV doing set design. That would be so interesting!"

Meanwhile, Amber is looking forward to the next few years on the tools.

"I've got to learn a lot, but building is something I'm really interested in. My goal is to keep learning and push myself to do things I wouldn't normally. I'm excited to experience all the different aspects of building and the skills that come with it."



BCITO WANTS MORE WOMEN IN TRADES

BCITO has launched its Women in Trades Campaign, which aims to encourage diversity in a traditionally male-dominated arena

By 2025, the training organisation aims for women to make up 10% of apprentices. The sector goal for 2040 is to have women make up 30% of people in the construction trades.

"This is a critical issue facing our sector, and while we have made some progress, we still have a long way to go," said Amanda Williams – Principal Advisor Women at BCITO Te Pūkenga.

"This campaign is about providing practical approaches that can inspire women to enter the trades, and to help employers to attract and retain more women."

BCITO has experienced growth in this area since 2015, when less than 1% of apprentices in building and construction were women. The number is now above 6%, with carpentry, painting and decorating, and timber joinery the most popular trades.

GIVE WOMEN A PLATFORM

To encourage more women in trades, BCITO has launched an online platform to help employers support female employees, while fostering growth and strengthening their businesses. It has been used by more than 10,000 employers to access strategies such as:

- Building workplace culture.
- Improving communication.
- Health & wellbeing.
- Building future leaders.

Additionally, BCITO has developed a series of profiles and case studies to showcase opportunities for women in construction, featuring stories from people like Jessica and Te Atamairangi.

Jessica is quoted as saying: "My passion for building is so strong, but my passion to build other women up is even stronger."

Meanwhile, Te Atamairangi asks: "We move mountains for our families, so why not move the world and reshape it for us?"

"The construction industry needs confident, capable and motivated professionals. [The case studies] exemplify the extraordinary talent and determination of women in the trades," said Williams.

"Through their accomplishments, we hope to inspire and empower other women to pursue careers in trades, through a BCITO apprenticeship, knowing that they too can achieve great success."

CREATE THE RIGHT ENVIRONMENT

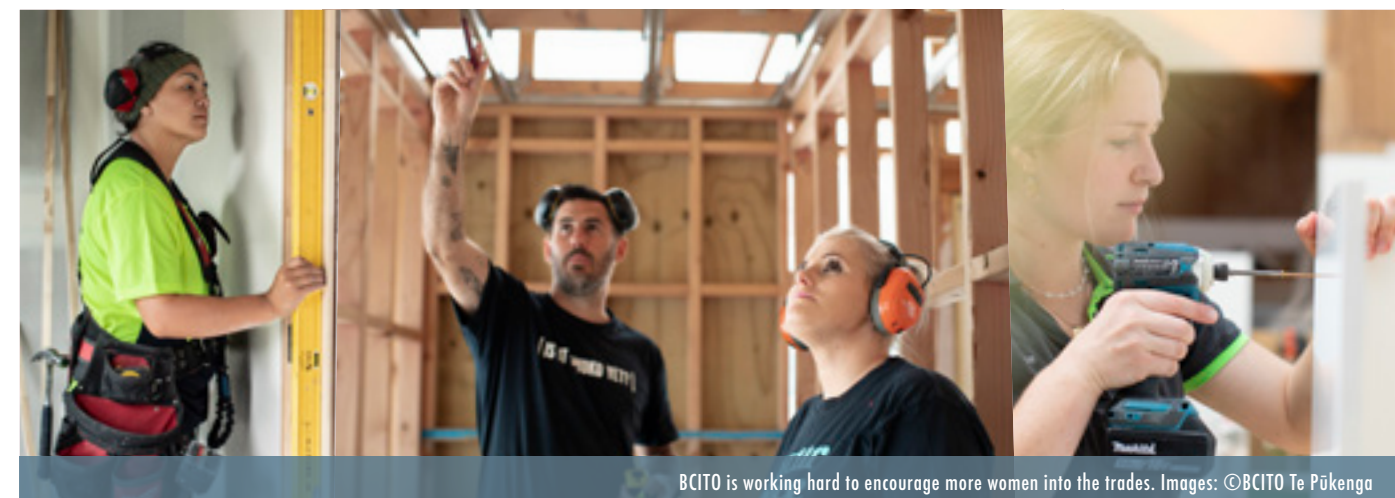
Despite some progress, women are still under-represented in skilled trades and BCITO is on a mission to support gender diversity, provide more opportunities for women in construction, and futureproof a supply of talent to the industry throughout New Zealand.

"We're keen to create an all-inclusive and all-empowering environment, where women feel comfortable, enabling them to thrive and contribute to the growth and success of the trades industry," concluded Williams. ■



This campaign is about providing practical approaches that can inspire women to enter the trades, and to help employers to attract and retain more women

- Amanda Williams, Principal Advisor, Women at BCITO Te Pūkenga



BCITO is working hard to encourage more women into the trades. Images: ©BCITO Te Pūkenga

WHAT'S ON

PLACEMAKERS PRODUCT PICKS

New Dulux® Concrete & Paving is a revolutionary, water-based, three-stage system that employs penetrating technology for superior adhesion. It is a heavy-duty, water-based coating system that will coat over most existing surfaces*, such as driveways, garage floors, pathways, patios and steps.

There is a tailored solution for both bare and sealed areas, with a great choice of finishes available, which are tintable to a wide variety of Dulux colours.

To get your bespoke project guide with shopping list, or to watch our handy how-to videos, check out our website dulux.co.nz/paint/concrete-and-paving.

^*For performance results and more information about suitable surfaces please see our website.



From November 2023*, the Building Code for smoke alarms in new builds and major renovations will change. The new changes will require all dwellings to have a smoke alarm in each bedroom, living space, hallway and landings within the building.



The alarms must interconnect with each other – meaning that when one activates, all smoke alarm devices in the household unit will sound. The interconnection between alarms may be wired or wireless, and the alarms must be powered by either 10-year, long-life battery (sealed) or mains.

With more than 30 years' experience in the fire industry, Watchman Alarms has builders covered when it comes to specifying or suggesting interconnected solutions to clients.

For more information visit watchmanalarms.co.nz/nz_building_code.

*There is a 12-month transition period until November 2024.

MAGNUM SITE MAX SAFETY BOOT



Introducing the Magnum Site Max Safety Boot, designed to overcome the toughest conditions. Offering exceptional performance through its advanced features, builders can stay comfortably dry with the 100% waterproof and breathable MAG-DRY bootie membrane.

Crafted from full grain leather (black) or nubuck (wheat), this boot showcases exceptional craftsmanship and durability. Take on any task with the convenient YKK® side zipper and high-traction, slip-resistant outsole, which ensures stability on slippery surfaces. Enjoy unmatched comfort and protection with the lightweight composite toecap and PORON® Performance cushioning, effectively shielding against impact and fatigue. Certified to Australian standard 2210.3:2019 SB P HRO E FO WR SRC. Get yours today!



Milwaukee Tools introduces its new M18™ FUEL™ ½" router (M18FR120B). The M18 FUEL™ ½" leverages Milwaukee's POWERSTATE™ Brushless Motor and REDLINK PLUS™ electronics, delivering 2.25 peak horsepower.

It delivers end-users power and speed for clean, quality cuts in hard materials. A variable speed, ranging between 8,000 and 30,000rpm, gives end-users control in all applications.

It's equipped with two collet sizes – 6mm and 12mm – allowing for a quick change of router bits, and the Dust Collection Shroud and Universal Hose adapter help remove dust for increased visibility of the cut. The M18™ FUEL™ ½" router is compatible with plunge base and track saw rail adapter (sold separately).



MILWAUKEE M18™ FUEL™ ½" ROUTER



Introducing the Ultra-DrainGuard: a revolutionary solution for stormwater management. Designed to effectively filter pollutants from runoff, this drain insert sets the standard in environmental protection. With its high-capacity design and innovative filtering technology, the Ultra-DrainGuard provides an efficient and reliable solution for capturing oil, sediment, debris, and other contaminants that could otherwise harm our waterways.

Made from durable materials, it easily fits into most storm drains, ensuring hassle-free installation and maintenance. Suitable for use in industrial, commercial, or residential areas, the Ultra-DrainGuard helps safeguard our ecosystems by preventing harmful substances from entering our streams, rivers, and oceans. Think cleaner water with the Ultra-DrainGuard.

ULTRA-DRAINGUARD



Transform your power drill to effortlessly dig multiple holes in pliable soil with Sutton Tools Garden Augers. Suited for planting and installing garden structures quickly, the 7/16" hex shank fits most standard drill chucks or quick-change extensions.

Sutton Tools Garden Augers feature an engineered flute to assist in efficient soil removal and painted steel for easy clean up after use.

Available in 50, 75, 100 and 150mm diameters with a 450mm overall length.



SUTTON TOOLS GARDEN AUGERS



CHANGES TO RETENTION MONEY REQUIREMENTS



The Amendment Act builds on retention money provisions already in the Construction Contracts Act 2002 and further protects retention money owed to subcontractors

The Government has made changes to retention money requirements to give subcontractors confidence that they will be paid the retention money they are owed, should a head contractor’s business fail

These changes are prescribed in the Construction Contracts (Retentions Money) Amendment Act 2023 (the Amendment Act) which was passed on 5 April 2023.

The Amendment Act aims to strengthen and clarify protection for subcontractors’ retention money and make it easier for subcontractors to access retention money without a court order, in the event of a company’s insolvency.

The Amendment Act builds on retention

money provisions already in the Construction Contracts Act 2002. The provisions in the Construction Contracts Act were put in place to protect retention money owed to subcontractors in the event of a business failure, and to ensure retention money withheld under construction contracts was responsibly managed.

KEY CHANGES TO RETENTION MONEY PROVISIONS

Many head contractors are already doing the right thing and are holding retention

money aside appropriately. For these people, there will be very little change.

The changes will safeguard subcontractors’ retention money by:

- Clarifying that retention money is automatically held on trust by the head contractor once the contract allows it to be withheld from the subcontractor.
- Removing the ability to mix retention money with other money and assets.

- Requiring that retention money held as cash also be held separately in a bank account with prescribed ledger accounts.
- Failure to provide regular information to the subcontractor on retention money.

COMPLIANCE WITH RETENTION MONEY PROVISIONS

The Ministry of Business, Innovation and Employment (MBIE) now has the responsibility to provide information, education and guidance to the sector on the retention money regime. This allows MBIE to help businesses, companies and subcontractors understand what they are responsible for, and how to comply with the retention money provisions.

The Amendment Act introduces new offences and penalties and gives the Chief Executive of MBIE the power to investigate retention money offences and enforce penalties. There are new offences and penalties of up to \$200,000 for companies and, in some cases, directors who fail to meet the new requirements, including:

- Failure to comply with accounting, recording and reporting requirements.
- Use of retention money for a purpose other than remedying defects in the subcontractor’s performance.

DATE TO START COMPLYING WITH THE CHANGES

The changes in the Amendment Act come into force on 5 October 2023. This gives time for head contractors looking to hold retention money, to ensure processes are established and standard contracts are renewed.

WHERE TO FIND FURTHER INFORMATION

To read more about the Construction Contracts Act 2002 and the Amendment Act, visit the MBIE website and the Building Performance websites: mbie.govt.nz/building-and-energy/building/supporting-a-skilled-and-productive-workforce/understanding-the-construction-contracts-act/ and <https://www.building.govt.nz/projects-and-consents/why-contracts-are-valuable/construction-contracts-act-2002/>. ■

The Amendment Act aims to strengthen and clarify protection for subcontractors’ retention money and make it easier for subcontractors to access retention money without a court order, in the event of a company’s insolvency

CODEWORDS QUIZ ISSUE 114



- ① When do the changes come into force?

 - a) The Amendment Act came into force on 5 April 2023.
 - b) The Amendment Act comes into force on 5 October 2023.
 - c) The Amendment Act comes into force on 1 January 2024.
- ② The changes in the Amendment Act protect subcontractors’ retention money by:

 - a) Clarifying that retention money is automatically held on trust by the head contractor once the contract allows it to be withheld from the subcontractor.
 - b) Removing the ability to mix retention money with other money and assets.
 - c) Requiring that retention money held as cash also be held separately in a bank account with prescribed ledger accounts.
 - d) All the above.
- ③ If you are a head contractor and you fail to meet the new requirements under the Amendment Act, can you be fined?

 - a) Yes, you can be fined up to \$200,000.
 - b) No, the penalties do not apply to head contractors.

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MBIE

THE LBP CODE OF ETHICS IN PRACTICE



The LBP Code of Ethics requires LBPs to ensure that they are meeting their health and safety responsibilities on site

The Licensed Building Practitioners (LBP) Code of Ethics (COE) came into force on 25 October 2022. It is a tool that sets clear standards for how LBPs should conduct themselves. In this article, we will look at some examples of it in action that you may recognise on site, or in your dealings with clients

Over the next few issues of Codewords, we will put a spotlight on each of the principles, what they mean and provide some examples. We are working to develop some more specific examples for design LBPs – so watch this space!

The COE applies to all LBPs regardless of whether they are employed, are the employer, or are contractors. The majority of LBPs already meet these standards, but the introduction of the COE will hold those to account who do not.

As all LBPs should know by now, the COE contains 19 standards, which sit under four principles.

PRINCIPLE 1: WORK SAFELY

- 1. You must take responsibility for health and safety.
- 2. You must report unsafe behaviour by others on a building site.

- 3. You must avoid harming the environment.
- 4. You must comply with the law.
- 5. You must report breaches of the law.
- 6. You must be knowledgeable about what you are allowed to do.
- 7. You must explain risks to your client.
- 8. You must inform and educate your client.
- 9. You must be accountable.
- 10. You must advise clients of any delays as soon as they become apparent.
- 11. You must act in your client’s interests.

PRINCIPLE 3: TAKE RESPONSIBILITY FOR YOUR ACTIONS

- 12. You must normally follow your client’s instructions.
- 13. You must behave professionally.
- 14. You must act in good faith during dispute resolution.
- 15. You must price work fairly and reasonably.
- 16. You must declare and manage actual or potential conflicts of interest appropriately.
- 17. You must maintain confidentiality of client details unless there is good reason for sharing information.
- 18. You must acknowledge and respect cultural norms and values of clients and colleagues.
- 19. You must conduct business in a methodical and responsible manner.

PRINCIPLE 2: ACT WITHIN THE LAW

PRINCIPLE 4: BEHAVE PROFESSIONALLY

- 12. You must normally follow your client’s instructions.
- 13. You must behave professionally.
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- 19. You must conduct business in a methodical and responsible manner.



If an LBP becomes aware of someone breaching the building laws, they must report it to the appropriate person – whether it is the person themselves or someone supervising or managing the site

WORK SAFELY

Everyone on a building site knows they need to take reasonable steps to make sure the work they are doing does not endanger the health and safety of themselves, their colleagues, and anyone else that may be on-site. The COE requires LBPs to ensure that they are meeting their health and safety responsibilities.

For example, if they see someone using a power tool without the proper guarding in place, or not wearing their PPE, they need to let that person know that it is not safe. If the behaviour continues, the LBP needs to take other appropriate action, such as escalating it to the site foreperson or supervisor.

You should always take steps to prevent harming the environment. Again, if the LBP sees someone doing this, they must also report it. This may be to the person doing it, or a supervisor. For instance, the concrete truck driver is about to wash

down the chute where the runoff will go onto the road or a neighbouring property. It is as simple as asking them to stop and directing them to the designated washdown area.

ACT WITHIN THE LAW

An important thing to note for this and the following standards is the level of responsibility the LBP holds. If they are employed, then their obligation is to their employer’s directions. If they are self-employed, then their obligation is to the matters that they are responsible for carrying out, or supervising, to the person who engaged them.

The first standard under this principle, says that you must comply with the law. There are several laws that apply here, so it would be unrealistic to expect an LBP to know these off by heart.

It would be expected, however, that an LBP is aware that all building work is covered by law and would need to know their obligations and responsibilities under those laws. Knowing where to look or having someone that could show them where to look is important. By following plans and site documentation, many of these laws are already being complied with.

Any valid complaints about LBPs go to the Building Practitioners Board for consideration. The Board members have a mix of skills, including industry expertise in design, construction and inspection,

law, dispute resolution, and mediation. They are a pragmatic group of people and look at complaints from a real-world perspective.

Links to those relevant laws can be found here: lbp.govt.nz/assets/lbp/documents/guidelines/code-of-ethics-guidelines-for-lbps.pdf.

The second standard under this principle is the duty to report breaches of the law. If an LBP becomes aware of someone breaching the building laws, they must report it to the appropriate person – whether it is the person themselves or someone supervising or managing the site. If the breach continues, then they must escalate the report to someone at a higher level.

An example of this might be that an LBP notices that the blocklayer has not put the horizontal reinforcing in the first course of blocks as per the plans and has started laying the second course. As this is a breach of the building consent and therefore the Building Act, it needs to be reported. The easiest way of doing this is to point it out to the blocklayer before he or she gets too far ahead. If the response is that they are not going to do this, the next step is to talk to the person in charge of the site.

A future article will continue with the next principle: Take responsibility for your actions. ■

CODEWORDS QUIZ ISSUE 114



- 4 Who does the COE apply to?
 - a) Everyone on the site.
 - b) Just the main contractor.
 - c) All LBPs.
 - d) Only the supervising LBP.

- 5 What does an LBP need to do if they see someone on site using a power tool without the proper guarding in place?
 - a) Talk to the person involved or their supervisor.
 - b) Call an ambulance to be on stand-by.
 - c) Not worry, they will probably be ok.

- 6 A complaint about an LBP goes to?
 - a) The District Court.
 - b) WorkSafe.
 - c) The Building Practitioners Board.

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LANDSCAPING RISKS FOR BUILDERS



Appropriate measures must be taken to identify the location of any services prior to digging

While it may be argued that there is less risk when landscaping than when building, there are still hazards that need to be considered. Construction insurance expert Ben Rickard provides some advice

There are many risks that can be managed by having good training and procedures in place, including.

The same applies when it comes to managing relationships with customers. Written contracts are essential to avoid misunderstandings and to provide a basis for the agreed scope of work and managing any disputes. This includes making sure that variations are also agreed in writing.

These are just a few examples of hazards that need to be managed

as part of a broader risk management plan, which may also include having the right insurance cover in place.

INSURANCE ESSENTIALS FOR LANDSCAPING

Public/General/Broadform liability

This covers your liability for accidental damage to someone else's property. For example, concrete splashes staining existing cladding or joinery, or heavy equipment (while being operated for its specialised purpose, not while being driven) damaging existing property.

There are particular risks with landscaping that need to be properly managed, whether with the appropriate insurance or other risk mitigation

One common pitfall to be aware of is hitting underground services when digging holes or trenches. This is covered, usually with a higher excess, but only if the appropriate measures were taken to identify the location of any services prior to digging. This may include needing to manually dig rather than using an excavator if working near such services.

Pools are another area that need to be managed very carefully, as insurance may not cover liability issues related to their construction.

If your main occupation is as a builder but you pick up a job landscaping, make sure your policy includes this activity as well – otherwise, you may not be covered.

Damage by vehicles & heavy machinery

Damage to other people's property caused by your vehicle is covered under the vehicle's insurance, not public liability. This also applies to any items of equipment or heavy machinery that are mechanically propelled and insured as vehicles.

It is not uncommon for neighbours to complain of cracks in their houses, paths or driveways because of the operation of heavy machinery at the

next door property. It's a good idea to visit neighbours before this work starts and to get lots of photographic evidence of the condition of the existing property before commencing operation.

Contract works insurance

This covers accidental damage or loss to the building work, including by theft, storm, subsidence or flood. Often not even considered for landscaping work, if this cover hasn't been arranged and there is damage to the works under construction, a substantial loss may have to be borne by the builder carrying out landscaping.

If the work involves an existing structure, such as the addition of a deck, fencing, retaining or landscaping around a house, this cover should be arranged by the building owner with their current insurer. It is a good idea for the builder to ensure that this has been done, which will avoid any problems later on, if it hasn't been and there is an issue. It should be a standard condition of your contract for this cover to be arranged.

If the contract involves standalone work, such as a sleepout or a freestanding deck, pergola or substantial retaining works, the builder may be able to arrange the cover separately.

If your main occupation is as a builder but you pick up a job doing landscaping, make sure your policy includes this activity as well – otherwise, you may not be covered

Design liability

If your role includes landscape design, consider professional indemnity insurance. This covers liability for errors in the design that require the client to be compensated for their loss. For instance, encroaching on neighbouring property boundaries or a lack of sufficient barriers when designing a pool.

IN A NUTSHELL

Aside from your regular business insurance (as well as cover for illness and income protection) there are particular risks with landscaping that need to be properly managed, whether with the appropriate insurance or the other risk mitigation measures outlined in this article.

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 or contact Ben Rickard at ben@builtin.co.nz or call 0800 284 584.

PROVE YOUR KNOWLEDGE

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

- 1) Hitting underground services when digging holes or trenches is usually covered with a higher excess, but only if:

 - a) The trench has been dug by machine.
 - b) The appropriate measures were taken to identify the location of any services prior to digging.
 - c) The trench is part of a pool construction.
- 2) What does contract works insurance cover?

 - a) Accidental damage or loss to the building work, including by theft, storm, subsidence or flood.
 - b) Damage to other people's property caused by your vehicle.
 - c) Liability for accidental damage to someone else's property.
- 3) Does being fully insured as a builder mean you will automatically be covered for landscaping activities?

 - a) Yes.
 - b) No.

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.



BARRIERS FOR SWIMMING POOLS



Strict regulations ensure the safety of children around swimming pools by requiring the installation of suitable barriers to restrict access. BRANZ outlines the requirements and where to find them

We enjoy an enviable outdoor lifestyle in New Zealand and, as our climate continues to warm, the number of residential swimming pools will probably continue to increase accordingly.

KEEPING CHILDREN SAFE AROUND POOLS

Along with the enjoyment of these pools comes the legal obligation and responsibility for safeguarding children from the risks of these fun-filled features. This responsibility includes restricting unsupervised access by children – especially those under five years of age – to residential swimming pools.

The guideline for pool barriers was traditionally the Fencing of Swimming Pools Act 1987, but this was repealed by the Building (Pools) Amendment Act 2016, which inserted new provisions into the Building Act 2004.



Frameless, toughened glass barriers are growing in popularity

BUILDING CODE CLAUSE F9
The Building (Pools) Amendment Act created a new Building Code clause F9 Means of restricting access to residential pools. This includes F9/AS1, which provides the Acceptable Solution for swimming pool barriers in general, and F9/AS2, which provides the Acceptable Solution for pool covers.

Clause F9 of the Building Code relates directly to section 162C (1) of the Building Act, which requires all residential pools to have barriers to restrict access by unsupervised children under five years of age. This section applies to pools constructed before the amendment to the Building Act and those built after in compliance with clause F9. Barriers also need to be maintained so they continue to be effective.

BARRIERS NEEDED FOR ALL POOLS OVER 400MM DEEP

Pool barriers are required for all swimming pools that have a capacity to hold more than 400mm depth of water. A pool fence must enclose the ‘immediate pool area’ (that is, the pool itself along with a confined area around the pool where activities related to or involving the pool take place).

Activities not related to or involving the pool must be kept outside the pool area. These include vegetable gardens, clotheslines and children’s play areas.

Using the immediate pool area to access the house from the property boundary or to gain access to other parts of the property from the house would, in most cases, conflict with the definition of immediate pool area.

A compliant pool barrier can be a fence or other forms of construction, such as a concrete block wall. Specifically designed frameless toughened glass barriers are growing in popularity.

The wall of a house or other building can also form part of the barrier to the immediate pool area or may enclose the total immediate pool area – for example, an indoor pool.

POOL BARRIER REQUIREMENTS

Dedicated pool barriers not on a property boundary must be no less than 1200mm high, measured from the finished floor or ground level outside the pool barrier.

Pool barriers may be angled no more than 15° from vertical and must only slope away from the pool. Any rods, rails or wires forming part of a pool barrier that are not vertical must be a minimum of 900mm apart vertically to restrict climbing by toddlers or children.

There must be no openings in the pool barrier that a 100mm diameter sphere can pass through.

ACCEPTABLE POOL BARRIERS

Acceptable ways of constructing pool barriers that are not on a property boundary are shown in Figure 1 of F9/AS1 and include solid panel type barriers, fencing with vertical members that include horizontal structural members, horizontal fencing and metal rail fencing.



If a pool barrier is located on a property boundary, it must be at least 1800mm high measured from the ground level on the pool side and located at least 1m horizontally from the edge of the pool

F9/AS1 Figure 1 illustrates specific ground clearances, overall barrier heights and horizontal and vertical spacing requirements.

CONSIDER THE SPACE IMMEDIATELY OUTSIDE

Determining the required barrier height is dependent on the characteristics of the space immediately outside the pool barrier. Changes in level adjacent to the barrier or the presence of climbable objects, buildings or other structures may enable a child to scale the barrier.

F9/AS1 Figure 2 shows acceptable methods for evaluating the impact of these ground features or objects outside the pool barrier but within 1200mm of the top of the barrier.

Any projections or indentations on the outside face of a pool barrier must not have a horizontal projection from the face of the pool barrier greater than 10mm, unless they are at least 900mm apart vertically.

PROPERTY BOUNDARIES

If a pool barrier is located on a property boundary, it must be at least 1800mm high measured from the ground level on the pool side and located at least 1m horizontally from the edge of the pool.

There must be no openings that

a 100mm sphere could pass through and requirements regarding any rods, rails or wires and projections and indentations must be as per pool barriers surrounding the immediate pool area.

The pool owner must ensure there are no ground features, plantings, buildings or other structures that enable a child to scale the pool barrier on the boundary of the property.

WHEN A BUILDING WALL IS PART OF A POOL BARRIER

When a wall of a building, such as the home, forms part of the pool barrier, there are specific requirements for openings.

Where there is a window that can open above and within 2.4m vertically of the immediate pool area, the window must have either:

- The lower edge of the opening no less than 1m above the floor level inside the building with no projections underneath of more than 10mm. A restrictor limiting the size of the opening to prevent passage of a 100mm sphere.
- A permanently fixed screen preventing the passage of a 100mm sphere.

F2/AS1 requires safety glass for glazing within 2m vertically and 2m horizontally

of walking surfaces alongside pools.

F9/AS1 also limits the size of any doors accessing the immediate pool area to no greater than 1m in width. These doors must have a self-closing device or an audible alarm and a self-latching device at least 1500mm above finished floor level that is released manually.

A sign reading ‘Swimming pool. Close the door.’ must be fixed adjacent to the door handle, as per F9/AS1 section 4.2.2 (d). Specific functional and performance requirements for the self-closing device and door alarm are also noted in F9/AS1 sections 4.2.3, 4.2.4 and 4.2.5.

ALTERNATIVE COMPLIANCE METHODS

These are Acceptable Solutions for residential pool barriers, but designers should be familiar with the New Zealand Building Code Handbook, which explains alternative methods of achieving compliance. Designers using F9/AS1 should also check for amendments on a regular basis.

Remember, pool barrier requirements are not a substitute for the presence of an adult to supervise children under five years of age using swimming pools. ■

Article by Bruce Sedcole, ANZIA, BRANZ Principal Writer. This article was first published in Issue 183 of BRANZ Build Magazine. www.buildmagazine.org.nz.

PROVE YOUR KNOWLEDGE

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

- | | | |
|--|---|---|
| 4) Which clause provides the Acceptable Solution for swimming pool barriers in general?
a) F9 Means of restricting access to residential pools.
b) F10 Means of restricting access to swimming pools.
c) F12 Means of restricting access to water features. | 5) Are all residential pools required to have barriers?
a) Yes, if the pool holds more than 400mm depth of water.
b) Yes, if the pool holds more than 500mm depth of water.
c) No. | 6) What’s the legally required height of a dedicated pool barrier?
a) No less than 2000mm high measured from the finished floor or ground level.
b) No less than 1000mm high measured from the finished floor or ground level.
c) No less than 1200mm high measured from the finished floor or ground level. |
|--|---|---|

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LBP HAS DESIGN LICENCE CANCELLED



A designer with a conviction for forgery has had his LBP licence cancelled

The Builders Practitioners Board (the Board) has cancelled the licence of a Licensed Building Practitioner (LBP) after he was found in breach of the Building Act 2004

Matthew Biddle's Design Class 1 licence was cancelled after he pleaded guilty to two charges of using forged documents under section 257(1) of the Crimes Act 1961, an offence which carries a maximum penalty of 10 years imprisonment. As a result of his guilty plea at a hearing in Tauranga District Court on 21 February 2022, Biddle was convicted and sentenced to six months home detention and ordered to pay \$7,564 to two victims for carrying out work as an LBP while suspended for a previous complaint (details below).

"He submitted several Certificates of Work to the Western Bay of Plenty District Council and Tauranga City Council using the name and details of another LBP designer. This LBP did not supervise his work, had no knowledge of the work undertaken, and did not authorise Biddle to use their details," stated a news item on the LBP website.

PATTERN OF BEHAVIOUR

Biddle originally had his licence cancelled in December 2018 for a period of 18 months, following a complaint that was brought in June 2017. In 2021, he submitted an application to become an LBP. It was initially declined in April 2022, before being granted in March 2023 after a review.

However, following the granting of the licence, a complaint was made by the Ministry of Business, Innovation and Employment (MBIE) because of his conviction by the Tauranga District Court.

"The commission of the offence reflects adversely on his [Biddle's] fitness to carry out or supervise building work (section 317(1)(a) of the Act)," said a summary of the complaint.

MBIE alleged that Biddle was in breach of section 317(1)(a) of the Act, which relates to a person's fitness as an LBP, and that he was in breach of section 317(1)(i), which relates to LBPs conducting themselves in a disreputable manner. However, the Board did not pursue the second allegation because the alleged offending did not occur when Biddle was licensed.

UNACCEPTABLE RISK

Even though the offending took place prior to Biddle re-obtaining a Design Class 1 licence, the Board found that there was an "unacceptable risk of future offending or conduct that would be outside of the LBP Code of Ethics", as the criminal offence was directly related to the work for which he holds a licence and that he had not taken adequate steps to address the conduct that led to his criminal offence.

Biddle responded to the complaint by arguing it was "vexatious" and driven by a vendetta.

"His submission was based on the [...] view that he had been assessed by MBIE, who knew of his conviction, as being competent to hold a Design AoP 1 Licence and that, in the short time that he had been relicensed, he had not had an opportunity to prove his fitness. Consideration of that submission requires a review of the licensing process."

The Board found the complaint was neither vexatious nor an abuse of process. As a result, Biddle's licence was cancelled. He may not re-apply for a period of two years. ■



The Board found that there was an "unacceptable risk of future offending or conduct that would be outside of the LBP Code of Ethics"

NET ZERO CARBON CONCRETE PLAN

New Zealand's concrete industry has launched its roadmap to net zero carbon by 2050

Concrete New Zealand (NZ) chief executive Rob Gaimster says the publication of the roadmap is a pivotal moment for the concrete industry and the country's built environment.

"We must provide adaptive solutions that address and help ease the impacts of climate change in a country that is also at risk of earthquakes, tsunamis and volcanoes," said Gaimster.

"As well as contributing to our nation's resilience, the concrete industry is committed to being part of efforts to mitigate climate change.

"This roadmap represents a collective effort, combining the expertise, ingenuity, and commitment of the concrete industry and wider construction sector, to meeting our environmental responsibilities.

"It builds on global cement and concrete industry progress to achieve net zero carbon emissions which had been recognised by the United Nations."

Barbara Nebel, Chief Executive of thinkstep-anz, leading sustainability consultants responsible for developing the roadmap, applauds the concrete industry for its efforts.

"We have run a rigorous rule over the proposed strategies, so we could develop the roadmap as a realistic and achievable pathway forward," said Nebel.

"In fact, the industry has already started its decarbonisation journey, with an 11% reduction in CO₂ emissions achieved between 2005 and 2018, even though ready mixed concrete use increased significantly during that time.

"Based on this roadmap, the New Zealand's concrete industry can achieve a 44% decrease from 2020 levels by 2030, and ultimately net zero carbon by 2050."

The roadmap was funded by Concrete NZ, MBIE's (Ministry of Business, Innovation and Employment) Building Innovation Partnership (administered through the University of Canterbury), and BRANZ through the Building Research Levy.

Strategies to help the industry reach its 2050 net zero carbon target include:

- Increasing the use of waste as alternative fuels and raw materials to make cement clinker.
- Partial replacement of cement with low carbon recycled or natural materials.
- Efficiencies in concrete production.
- Further decarbonising New Zealand's electricity grid and supply chains.
- Design and construction optimisation.
- Carbon uptake, which sees exposed concrete absorb CO₂.
- Capturing remaining CO₂.

Progress is clear, with low-carbon cement and concrete options available on the market for use across a range of residential, commercial and civil construction projects.

Fletcher Concrete Chief Executive, Nick Traber, believes the roadmap reflects the genuine direction of companies such as his.

"We are playing a key role in reducing emissions right from using alternative fuels and raw materials in cement manufacturing, to our low-carbon supply chain and low-carbon binder technology developed at Fletcher Building's new research lab focused on sustainable concrete solutions."

Chief Executive Officer of Holcim Australia & New Zealand, George Agriogiannis, feels that industry is walking the talk

outlined in the roadmap after having invested significantly in researching and producing new lower-carbon products.

"We have also constructed a new low-carbon cement replacement facility at the Ports of Auckland. At peak operation the site is expected to enable replacement of just under 100,000 tonnes of Ordinary Portland Cement, which will substantially reduce greenhouse gas emissions. Annually, this is the equivalent of removing approximately 78,000 tonnes of carbon dioxide."

Leader of the Building Innovation Partnership, Professor Larry Bellamy, whose team is working on strategies for reducing carbon emissions from buildings and communities, believes construction needs new approaches to enhance the resilience and sustainability of building materials and structures.

"The roadmap is important because it identifies the research needed to help transform concrete for the benefit of NZ," said Bellamy. ■



New Zealand's concrete industry has launched its roadmap to net zero carbon by 2050. Photo of the Tūranga (Central Library) in Christchurch by Adam Mark

NAWIC AWARD WINNERS ANNOUNCED!



Eleven NAWIC Excellence Awards, ten excellent winners!

The National Association of Women in Construction (NAWIC) named the winners of its 11 Excellence Awards at Te Pae, Christchurch Convention Centre in August, in categories including Excellence in Construction Administration and Apprentice Excellence

An all-time high of 238 entries in this year’s awards indicated a positive trend in the participation of women within the industry, said NAWIC Awards Director Stacey Mendonça.

“The number of entries for the NAWIC Awards this year has proved a positive shift in attitude within construction. We were thrilled with the overwhelming response from the industry in our new record of NAWIC Award nominees,” said Mendonça.

“It is really encouraging to hear and see the amazing roles and impacts women in our industry continue to pursue, be passionate about and excel in,” said judge Linda Kestle.

Thirty-seven judges and five moderators were tasked with trimming the 238 entrants down to a shortlist from which the eventual winners were selected.

TIRELESS ADVOCATE
The premier award of the event is the Helen Tippet Award. Tippet was a pioneer for women in the construction industry and instrumental in establishing NAWIC.

The award was presented to Fletcher Living’s Branch Manager Aurelie Le Gall for her role in supporting the advancement of women in the construction industry.

“I chair the Equality Network, Fletcher Building’s Action Group for gender diversity. When I started at Fletcher Living North, we had no female construction Site Managers, but now there are three. I also volunteer as a coach and mentor outside of my busy day job,” Le Gall explained.

Another area in which Le Gall has played a key role is Fletcher Living’s BUILDhers Project, a home “planned, designed, built, marketed, and sold, to the last nail – entirely by women”.

“We’re really excited about it,” said Le Gall. “It’s about normalising the presence of women on a construction site as tradeswomen as well as female leaders.”

PROUD MENTOR
Nicky Leman from Fletcher Construction took home the Outstanding Leader of the Year – Site Award. Nicky has been in the industry for more than 20 years and is proud to be someone that other women can turn to for advice.

“You can see that some females in construction can be reserved and unsure of themselves, because they’re in a male-dominated industry,” said Leman. “I want people to hear me and I want to instill that attitude in the females I mentor. I want to show them that their opinions matter and they can make a difference.

“Women need to know the world is their oyster and you don’t have to be a stay-at-home mum, unless you want to of course!”

It is really encouraging to hear and see the amazing roles and impacts women in our industry continue to pursue, be passionate about and excel in

- NAWIC Excellence Awards judge Linda Kestle

IMPORTANT SUPPORT NETWORK
Ella Star was one of two Tradeswoman of the Year winners and believes that NAWIC is playing a key role in supporting women in the industry.

“You can’t be what you can’t see and the more I can advertise what I’m doing, and the more organisations like NAWIC spread the word, the easier it will be for future generations – I hope!” said Star.

“I also see really nice examples of people in the public supporting women in trades. For example, one woman specifically hired me to do a job, because she wanted her son to see that women can do anything.”

Star runs her own business – Plumberella – in Christchurch, and says that being her own boss wasn’t a specific career goal for her; it arose from an opportunity that presented itself during a move from Auckland to the South Island, which she decided to grab.

“I’d had experience working with payroll and stock management before I got into the trades, so it wasn’t too much of a leap for me on that side of things, and I couldn’t be happier with my decision to back myself! The positive response has been overwhelming.”

VISIBILITY MATTERS
The mentorship and development opportunities provided through NAWIC, and the group events that evenings like the awards provide, proved useful to Student Excellent Award winner Olivia Kieser.

“On my first internship, I was one of two women on a site of up to 100 people. It was only through NAWIC that I was able to meet other female engineers, as role models, which I don’t think I’d have had the chance to do without the organisation bringing us together.”

Olivia is now in her fourth and final year of a civil engineering degree at the University of Auckland and was nominated for the award by staff at Downer, where she is currently working part-time.

“My boss said the work I’d done on cost escalation, and the development of a cost escalation tool to price a certain amount of risk into our projects, was impressive and the reason I was nominated for the award.

“I didn’t expect to win, so it was an awesome feeling to hear my name read out!”

A SENSE OF COMMUNITY
PlaceMakers Pukekohe Account Manager Rowena Massey took home the Excellence in Construction Administration award – an achievement she puts down to her outlook on life.

“I see my role as keeping my builders happy, while also creating a connection between myself, my work and the community,” said Massey.

“Pukekohe is a small town, where work and personal lives tie into each other, so I think it’s really important to be supportive.”

Massey said she always looks to get the best outcome for builders and their clients, while supporting women along the way.

“Being female in the industry is hard. I always try to make sure to bring other females through and give them the confidence to know they can add value to any business in the industry.”

The awards evening was “humbling but special”, said Massey, who also praised the organisation for a job well done.

“NAWIC put on an amazing evening and made people feel very welcome and special. All finalists were presented with a pounamu. It’s a night I’ll never forget.”

Find out more about NAWIC by visiting nawic.org.nz.



The NAWIC award winners featured in this article (l-r): Aurelie Le Gall, Ella Star, Nicky Leman, Olivia Kieser, Rowena Massey

ADVOCATING FOR WOMEN



Women in Trades provides an opportunity for voices to be heard during keynote addresses and Q+A sessions

Women in Trades (WIT) is a not-for-profit that promotes trades for women and plays a crucial advocating role as it seeks to close the gap between genders in the industry

In the year ended December 2022, Stats NZ reported that women made up over 50% of New Zealand's population – yet less than 12% of trades jobs are occupied by women.

WIT provides spaces for women to find out more about trades training and careers, as well as opportunities to explore their options in a supportive environment.

To enable this, WIT holds events to connect women interested in trades training with those already working in the sector. It also provides information about trades careers, potential employers and training providers, alongside services and organisations established to help women succeed in the industry.

"These events are a great opportunity for women to connect with a range of

industry organisations," said WIT co-chair Kylie Taffard.

"We want to present women with educational opportunities – whether that's through public or private training enterprises. At our event last year, we also had exhibitions from PlaceMakers and Fletcher Building, which helped attendees see that there are businesses in the industry who want to employ women and have interesting opportunities for them."

YOU CAN'T BE WHAT YOU CAN'T SEE

"We like to show women that there are heaps of ways to get into trades," continued Taffard.

"Trades isn't just about plumbing or carpentry, there's also HVAC or electric supply. No trade is off limits to women, they just need to know about it."

To promote a wider understanding of the opportunities available and whether they are a suitable fit, WIT also encourages exhibitors to facilitate 'give it a go' sessions for women in attendance to try something they've never done before in a safe environment.

Keynote speakers are also invited to pass on their experiences of being a woman working in a trade.

"We always ask them to speak about the good and bad days onsite and when things can get a little ugly as a woman," said Taffard. "We want women to be aware of things that might happen, such as overt sexism, and what happens when you're on your period and there's only a portaloos onsite."

"For us, offering someone the chance to be a keynote speaker is also



We want women to see trades as a viable option and we want trades to see women as capable workers in their own right

- Whitney Murrie, WIT co-chair

an opportunity for them, as it helps support existing tradeswomen to find their voice, and we provide them with public speaking training as part of it."

The address is complemented by a panel discussion, which allows attendees to investigate a broad range of opinions from women who have been there and done it.

CONNECTED EFFORT

While WIT is primarily focused on Kiwi women, it has collaborated with other international organisations and some a little closer to home.

"We try to connect with the likes of Tradeswomen Australia and similar organisations in Ireland and Canada. Closer to home, we like to work with other advocacy groups rather than compete with them for space. For example, there's a successful Girls in Trades event in Invercargill every year that we try to promote."

SOLUTIONS TO COMMON PROBLEMS

WIT is keen to introduce practical measures to help mitigate perceived obstacles to hiring women.

"We don't want to present problems to employers, we want to present a range of solutions to businesses, which have perceived barriers around hiring women – although our advocacy work in this space is new and this is a work in progress for us."

However, Taffard points out that it shouldn't only be down to women to 'fix' accessibility issues that prevent more women from working in the trades.

"Women are not here to solve problems. A lot of women find they have to solve all the problems onsite, such as working out how to obtain the correct PPE, or where the closest toilet is."

"It can become hard for them, but we believe issues such as these can easily be overcome if employers work together with their women employees."

WIT co-chair Whitney Murrie says that creating visibility, alongside other efforts, is an important part of the work the organisation does.

"We want women to see trades as a viable option and we want trades to see women as capable workers in their own right," said Murrie.

"We might also look at product innovations to help women into trades, as well as working with suppliers to see what

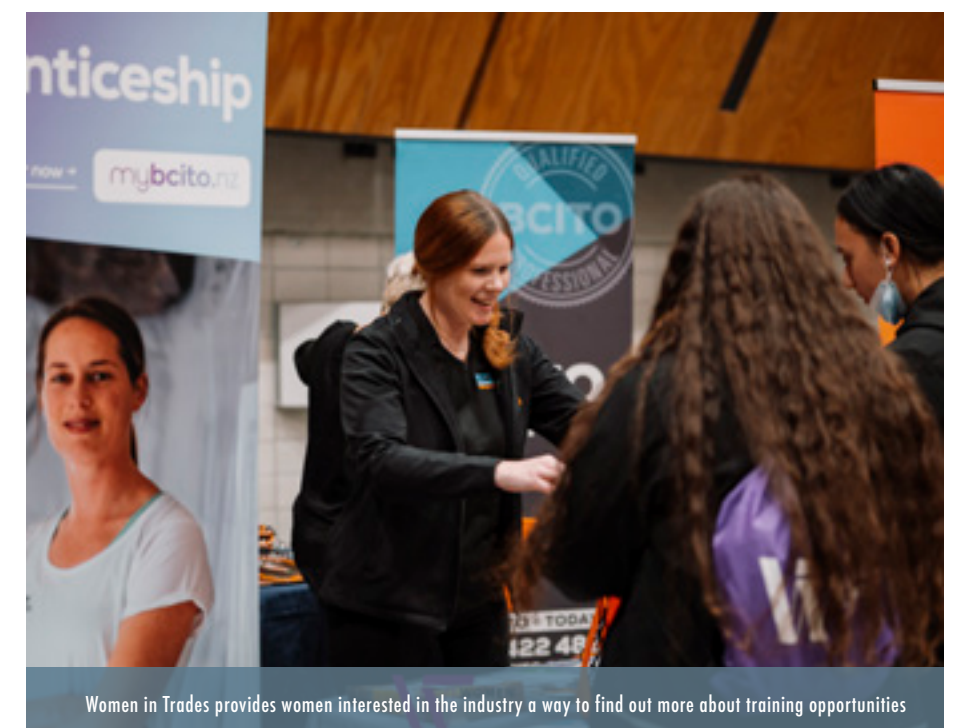
works and what doesn't – and that all contributes towards the culture shift that's slowly happening."

As a volunteer-run entity, WIT relies entirely on the generosity of its sponsors. Any businesses that wish to contribute to the cause can do so by emailing contact@womenintradesnz.com.



We want to present women with educational opportunities to help them connect with the industry. At our event last year, we had exhibitions from PlaceMakers and Fletcher Building

- Kylie Taffard, WIT co-chair



Women in Trades provides women interested in the industry a way to find out more about training opportunities

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BUSTING THE BOOM-AND-BUST



The state of the construction industry is causing concern among builders – but do they agree on the solutions outlined by Master Builders?

Master Builders has released a report calling for the next government to make critical interventions in the construction industry to alleviate the boom-and-bust cycle

The document, titled *Building a Better New Zealand: Election Manifesto 2023*, calls for housing to be designated as ‘critical infrastructure’, which would allow government to “take faster and more definitive action in the market”, as well as other high-level changes.

“We recommend the Government continue to streamline and elevate building and housing as well as infrastructure under one more senior ministerial portfolio,” said the report. “A stable portfolio under a senior minister would allow greater strategic focus on a sector, which is vitally important to New Zealand’s economy and New Zealanders’ wellbeing.”

Master Builders also urged the Government to continue spending on building and infrastructure, even during poorer economic conditions, to ensure a strong pipeline of work and that key projects can be carried to completion. One way the report suggests tackling the boom-and-bust cycle is to avoid the suspension of government projects, which tends to overheat the market once conditions improve and funding is restored.

HOW TO AVOID OVERHEATING

“While the changing market conditions mean government spending should be closely monitored, New Zealand’s infrastructure deficit is a long-term issue that cannot be postponed. We

recommend government continue its public infrastructure pipeline. This must include social housing, and not repeating past mistakes, where building stops in a downturn and comes back in a boom, further overheating a stretched market.”

A further step the Government could take towards smoothing the boom-and-bust process is to support other affordable and social housing providers and look into the funding model used to pay for such projects, while also considering “priming the pump” during economic downturns.

“Government must also address how infrastructure to meet our housing needs is funded. This is a financial burden on local

government, and often stifles development. Government needs to be open to different funding models, that is, the not-for-profit sector, Iwi, and Kāinga Ora. This will require procurement models that enable the sector to build more and better.

“We also recommend that government should consider time-limited, counter-cyclical measures that would help smooth the disruptive effects on the sector of future bust cycles by ensuring long-term continuity of supply. This would include partial government underwriting of key developments to maintain a steady construction pipeline. Our research indicates that counter-cyclical policies, such as those offered in Australia, should be considered by government to help smooth and shorten the current bust cycles.”

STATE INTERVENTION ISN'T THE ANSWER FOR EVERYONE

However, not all agreed that state spending is the way to smooth out the boom-and-bust cycle.

“Not all builders want to work on government contracts and for many small businesses, working on state jobs is seen as a last resort because the margins are tight and the work is so prescriptive,” said Home Trends Builders director Peter de Gouw.

To ensure a steady supply of skilled labour, Master Builders praised the work BCITO is doing to increase apprentice numbers – but expressed concern that the Apprenticeship Boost wasn’t made permanent. It would also like to see legislative change to “attract workers and simplify the immigration process”.

De Gouw did agree that a consistent and predictable immigration policy would help the industry – alongside other policy considerations.

“Maintaining a consistent immigration policy is extremely important,” he said. “We also need government to stop

tinkering with the rental housing market, because the rule changes, such as altering tax breaks and other incentives, have a downflow effect and are damaging the construction industry.

“When demand for more investment properties is strong, there are a lot more flats and properties built but when government changes the law, the work stops quickly and that contributes towards the boom-and-bust cycle.”

“The interest rates are also killing home building,” he added. “Until rates come down, I can see work continuing to dry up.”

GOVERNMENT INTERVENTION OPPORTUNITIES

Attracting more first-home buyers into the market could be one way for the construction sector to limit the ups and downs, de Gouw said, and government intervention could be better targeted to help that group into the market.

“That would especially help group home builders, which experience a decline in sales when first home buyers aren’t financially secure enough to purchase a property.”

Talking about government assistance for hiring apprentices, Nolan Building director Dan Nolan said a permanent scheme such as the Apprenticeship Boost would be a huge help.

“I believe a permanent subsidy would be in the best interest of the industry, as it helps businesses employ more apprentices, especially in less certain economic climates. In turn, this supports the growth of young people, who see the trades as a viable career, and they are less worried about being less go as a cost to the business when things get tight.”

CONSENT CONCERNS

On the thorny issue of consents, the report highlights how 66% of Master Builder members are impacted by consenting



We need government to stop tinkering with the rental housing market because the rule changes, such as altering tax breaks and other incentives, have a downflow effect and are damaging the construction industry

- Peter de Gouw, Director, Home Trends Builders

delays. This is an area the organisation would like to see undergo considerable change, including:

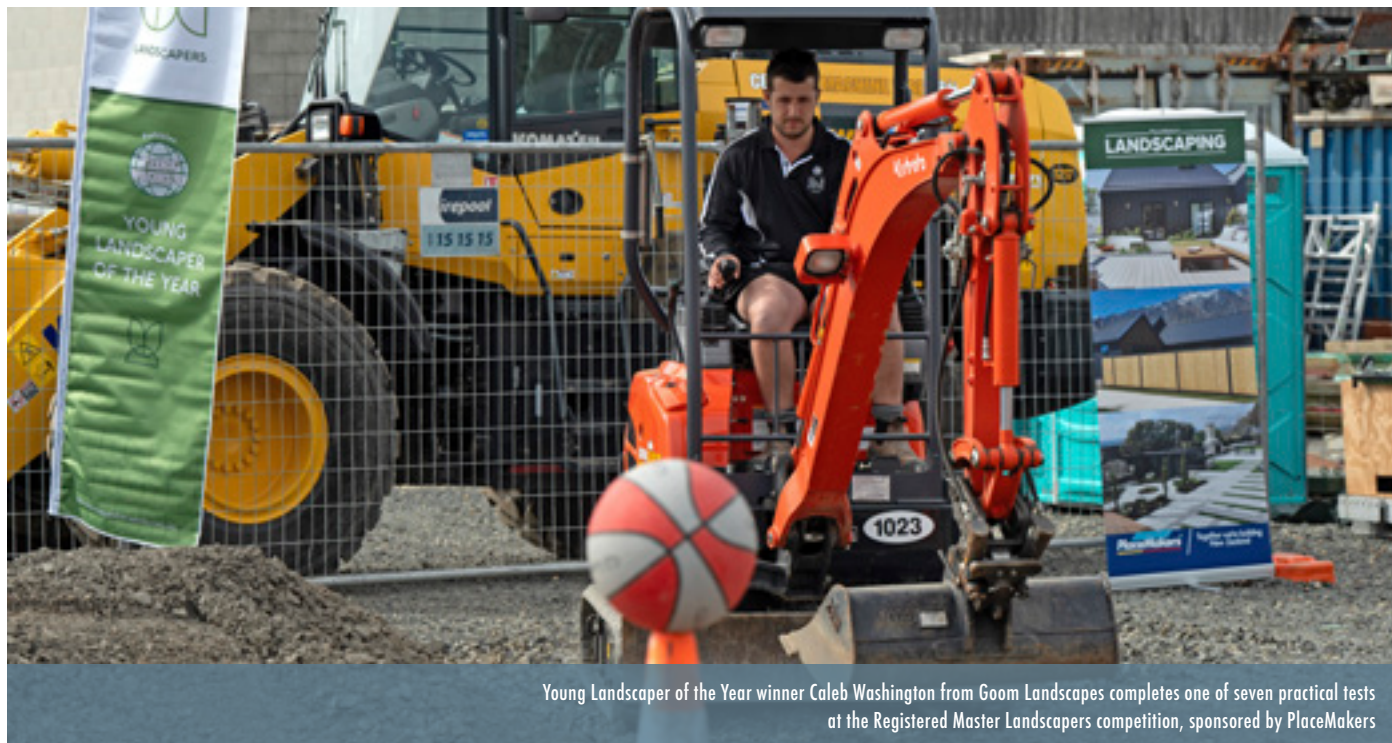
- Ensuring MBIE is resourced to use its regulatory powers and allowing MBIE to provide formal guidance and directives to building consent authorities.
- Taking a builder’s credentials into consideration during the consenting process to “allow the system to recognise good players and relatively simple volume builds”.
- Using more technology for online applications and virtual inspections.

An improved consenting system will “bring efficiencies and cost savings”, added the report.

Nolan agreed with the Master Builders’ assessment.

“A streamlined consenting process would help overall. We find it particularly tricky when consents get outsourced by some councils and you do the work according to how the third-party has assessed your consent, and then a local inspector has a different view on the matter and then you’re asked to change aspects of the work. That can make it extremely difficult for builders to get projects over the line on time.” ■

PREMIER LANDSCAPERS SHINE AT RML AWARDS



Young Landscaper of the Year winner Caleb Washington from Goom Landscapes completes one of seven practical tests at the Registered Master Landscapers competition, sponsored by PlaceMakers

A key sponsor of Registered Master Landscapers, PlaceMakers was proud to support two prestigious events - the Landscapes of Distinction awards and the Young Landscaper of the Year competition

Second Nature, based in Auckland, was named Supreme Winner for its work on the 'Natural Urban Courtyard', for which it also took the Premier Award for Horticulture. Judges said: "The design of this small, elegant, urban courtyard in the heart of Auckland demonstrates a rare sophistication and is in perfect harmony with the architecture."

"There is a genuine attempt to reduce the footprint associated with this garden, as evidenced by the high levels of permeability, careful material selection and a desire to support pollinator species."

SUPPLIED BY PLACEMAKERS

Goom Landscapes (profiled on page six) won the Premier Award for Design for its residential project 'The Vibe', which employed a range of materials supplied by PlaceMakers. This included a BBQ bench and tiles used in the construction

of a fireplace, bar and entertainment area under a louvre roof.

Sarah Bradshaw from Goom Landscapes said the project sought to "create a space that seamlessly integrates with its surroundings, while standing out as a unique and aesthetically pleasing addition to the existing house".

Goom Landscapes also won the Special Judges Award – Heritage category for 'Mid-Century Cool', which featured kwila decking supplied by PlaceMakers, selected for its durability, resistance to weathering and overall aesthetic in keeping with the rest of the property.

"By using FSC-certified kwila, the design ensured the longevity of the upper level, while maintaining a visually appealing and functional outdoor space," said Bradshaw.

The choice of materials resonated with the judges, who praised it for being in "total harmony" with the architecture of the house.

CONSTRUCTION SKILLS

Nice Pozi from Wellington triumphed in the Premier Award for Construction category for its work on 'Titahi Bay Playcentre' – a reimagining of a children's playground in the Wellington suburb of Porirua.

Judges praised the "wonderful mix of timber work [and] expert carpentry skills" alongside "highly competent concreting work" and a water feature that provided "the crowning glory of this project".

For the second year in a row, Onlandscapes took the People's Choice award for 'Clyde Road' – a residential new-build site that was transformed into a stunning riverside garden.

Once again, kwila was the timber of choice, with PlaceMakers also called upon by Onlandscapes for the supply of NovaFlo pipe, cloth and stone chip used in the construction of the site's drainage system.

Away from hardscaping, Diva Landscapes won the Premier Award for Garden Management/Maintenance for its work at Millbrook Resort in Central Otago

The Diva team was praised for its "skillful handling of every aspect of plant management" with the judges calling the carefully maintained grounds "delightful, engaging and a joy to be in".

YOUNG TALENT

The 2023 Young Landscaper of the Year competition, also sponsored by PlaceMakers, saw nine of the nation's top emerging leaders go head-to-head in a variety of tasks that showcased every element of their landscaping talent.

Considered by some industry spectators as demanding "more than many experienced landscapers would know", the tasks ranged from written and practical tests to public speaking.

"It takes a wide variety of skills to be a good landscaper, and this competition speaks to that depth and breadth of knowledge required," said RML board member and organiser Ollie Newman from Onlandscapes.

The morning began with a written test, through which the young landscapers had to estimate the cost of a landscaping project, before heading to Nichol's Garden Centre for practical tests across seven disciplines – lawn preparation, paving, painting, digger use, profile set out, tool care and plant identification and layout.

Around midday, all competitors delivered a speech on ways to improve sustainability in landscaping, with suggestions ranging from re-using slash to permeable paving to recycling on site.

Demonstrating the strength in depth of his team, premier award-winning Goom Landscapes' very own Caleb Washington came out on top in what Newman called "the closest competition and the highest quality of entrants we've had so far".

Caleb, who missed out on his first attempt last year and appeared calm and collected throughout the day, was "absolutely stoked" to take the win.

"Given it was my second go, it really cemented all the work I'd done over the past year to make sure I was as prepared as possible, as the competition touches on quite a diverse range of skills," he said.

"Most importantly, it was a big win all round. It's great to give the team something to be proud of, and hopefully it inspires some

of our younger guys and gives them the confidence to have a go as well."

Caleb takes home the main prize of \$2,500, a 12-month affiliate membership to the Registered Master Landscapers, a tool bundle from PlaceMakers and automatic entry to the Young Horticulturist of the Year awards.

PROUD SPONSORS

The competition proved to be hungry work, with the PlaceMakers Dunedin team, including Branch JV Justin Macready, Trade Sales Manager Luke Kendrik and Key Account Managers, jumping on the BBQ to dish up a hearty lunch to demonstrate their ongoing support to the region and show off true Dunedin hospitality.

Theresa Davies, Landscape Category Manager at PlaceMakers, said it was an honour to be involved in the competition.

"We are so privileged to have such amazing emerging talent and future leaders in landscaping, and PlaceMakers is proud to support them in their careers. To witness such skill, talent, passion and camaraderie is a true demonstration of champions. I can see how these 'Best of the Best of 2023' came to be competing for the grand title – every one was a winner in my eyes."

RML CEO Janine Scott said that opportunities for young landscapers to compete wouldn't be possible without the generous support of sponsors like PlaceMakers.

"Industry sponsors are crucial to the survival and growth of the RML as an industry advocacy organisation.

Without this support, we couldn't offer these types of crucial learning experiences to the young people in our industry – nor would we be able to hold our annual awards night, which is a vital celebration of the fine body of work our members undertake." ■



PlaceMakers kept young landscapers and supporters well fed and watered!



Goom Landscapes' winning project used PlaceMakers materials

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*\$30,000⁺GST or more is limited to selected landscaping products. The Hikoki 18V Gasless 90mm Framing Nailer Multi Volt Kit is limited to 100 nationwide and a maximum of one per qualifying trade account. Prizes and rewards will only be supplied to trade customers who are within trading terms with balances paid up to date. The first 100 qualifying customers will receive Hikoki 18V Gasless 90mm Framing Nailer Multi Volt Kit which will be available from the winner's PlaceMakers branch no later than 28th April 2024. Prizes are not redeemable for cash or any other product or service. Further terms and conditions apply, see <http://www.placemakers.co.nz/online/landscaping@1st24> or in-store for details.

PRODUCT NEWS

TWO BUILDING WRAP ALTERNATIVES



Rigid building wrap options from IBS provide robust weather protection for up to 90 days

IBS Sustainable Building Products has two high-performing building wrap alternatives available in the form of RigidRAP and RigidRAP-XT

Engineered in Europe to British Standard EN 300, these two OSB (Oriented Strand Board) products from IBS have been tested for bracing and as temporary weather protection for up to 90 days' exposure.

IBS RigidRAP has been developed for timber frame homes. This 8mm OSB is laminated with a wrap to provide double protection from the weather throughout the building process, resulting in a warmer, quieter, healthier and stronger home.

IBS RigidRAP-XT, which has a 10mm EPS (Expanded Polystyrene Foam) backing on the rear of the board to provide a thermal break on steel frames, has an R-value of R0.41. It has also been tested for use on timber frames.

OSB is rigid in construction and will not warp, crack, or delaminate,

making installation easy with normal woodworking tools.

Both RigidRAP and RigidRAP-XT are Codemark certified, which means councils are required to accept it as a minor variation to the plan if swapped for an existing rigid air barrier.

Highly versatile, IBS RigidRAP can be used with at least nine different brands of flashing tape.

By using IBS RigidRAP, you can be assured that your project is getting the best secondary protection available at a reasonable cost. IBS believes that all houses in New Zealand should be fixed with some form of rigid air barrier to keep houses healthy and warm. IBS RigidRAP & RigidRAP-XT come in three handy sizes: 2440mm, 2745mm and 3050mm.

For more info visit www.ibs.co.nz ■



RigidRAP has been developed for timber frame houses



RigidRAP-XT has a 10mm EPS backing and can be used on steel frames – it has an R-value of 0.41

PRODUCT NEWS

FIVE FACTS ABOUT PLYWOOD

Plywood is a popular product for construction in New Zealand, but how much do you know about this familiar material?

The chances are that you've used plywood more than once during your life as a builder. It's one of those materials that's often taken for granted. So, here are five interesting facts about plywood that you may not have known about.

1. WHERE DOES IT COME FROM?

New Zealand has two domestic producers. There is IPL, based on the West Coast of the South Island, which has been in business since 1965, and Carter Holt Harvey (CHH), based in the central North Island town of Tokoroa, in business since 1958. Both have plentiful access to the main component of plywood, New Zealand radiata pine.

However, New Zealand is small change as far as plywood production goes. China produces over half the total amount of plywood in the world and is miles ahead of any other country. India, which is the second largest producer of plywood (ahead of the United States), produces less than a sixth of the amount that China does.

2. A BIG PENCIL SHARPENER

The veneers that are used to create plywood are produced by a machine that works like a giant pencil sharpener. These machines rotate the logs and a large blade is used to slice off the thin veneers. It's a fascinating process to watch!

3. READING MATERIAL

Structural plywood is required to have certain information written on it, but what does it mean?

Most plywood is rated visually on the front and back side by using the following grades:

A – High appearance grade suitable for clear finishing.

B – Appearance grade with solid sanded surface.

C – Non-appearance grade with a solid sanded surface.

D – Non-appearance grade with permitted open defects.

S – An appearance grade permitting natural characteristics as decorative features.

The most common plywood used in NZ is a CD, which means it has a C face on the front and a D face on the back.

Plywood also has an interesting panel construction code, which is not widely known, consisting of three numbers – for example 17-24-7. The first number refers to the thickness of the plywood sheet, in this case 17mm. The second number refers to the thickness of the veneers used (multiplied by 10), so the above plywood veneers would be 2.4mm thick. The last number is how many veneers the plywood has; in this case, seven (ie, seven veneers x 2.4mm thick equals 16.8mm, plus a bit of glue).

4. CORE DIFFERENCES

In the past, most plywood sold and made in New Zealand was manufactured using

100% radiata pine veneers. However, recently there has been an influx of imported plywood that uses different timbers for their core (middle) veneers.

- Poplar – lighter and less expensive than pine but not as strong. Poplar core plywood is great for uses such as internal lining, where strength is not an issue.
- Hardwood – usually a eucalyptus timber, is heavier and stronger than pine. Hardwood core plywood is good to use where strength is required, such as concrete form work.

5. ONLINE SALES

Plywood is one of the top-selling products on the PlaceMakers website. Its popularity online is down to a couple of factors:

- Plywood can be difficult to transport, so customers can order it online and it can be easily delivered from any of our 70 branches.
- Customers often want a variety of different sizes of plywood, so rather than waste time pulling the sheets off the shelves, they can just click and collect what they want (with use of our free loan trailers if needed). ■



Plywood can look great when used for internal linings

THE SUCCESSFUL BUILDER

BUILD A TEAM OF SUPER SUBS!



A well-written contract is worth its weight in gold

So you want a fantastic team of subcontractors to help you create a great working environment, ensuring quality workmanship, punctuality, maintaining a schedule, and flexibility when faced with unexpected delays. That would be a dream come true. Is it possible?

It could be. Engaging great subcontractors results from a combination of skills that you can develop yourself. These skills are:

1. BUILDING RELATIONSHIPS

The best teams of subcontractors I know like working with builders who treat them as colleagues, who see them as working together to achieve a common goal. They share a common culture and respond to circumstances in a similar way. They know that the builder has their back and is not out to fleece them of their last dollar.

In the same way, they understand the need to keep to their word, deliver high-quality workmanship and stand behind their work.

It's a relationship that benefits the builder, the subcontractor and, ultimately, the client.

When you think of your subbies as part of your team (your work family), you are more likely to treat them with the respect

they deserve and they are more likely to respond in a like manner.

This fosters a collaborative environment in which you all work together harmoniously. Furthermore, it encourages sharing of expertise and problem-solving that serves to broaden your knowledge and skillset. This has to be good!

2. PRE-QUALIFICATION

It's way better to avoid a subcontractor who is likely to deliver poor workmanship than to pay the price for substandard work. This invariably leads to heated arguments, controversy, legal problems and, worst of all, dissatisfied customers.

However, you can avoid such disappointment by carefully qualifying before selection.

Check on your prospective subcontractor's reputation and experience. Ask for references and/or examples of their work and run some checks before

engaging them. After all, you do this when employing new staff (over whom you have supervisory influence), so you ought to do the same when selecting subcontractors (over whom you have much less supervisory influence).

It is also good to check (and list) their range of abilities and assess whether or not these match your requirements. They may be really good at some areas of their trade, but that doesn't mean they will be good in all areas. For example, someone who is capable on a commercial build site may not have the skill necessary for an upmarket residential job.

3. ONBOARDING AND ORIENTATION

Once you have chosen a new subcontractor, do the following before you engage them.

- Introduce them to the members of your team with whom they will be working.

- Orientate them with your company culture, safety policies and any site-specific rules you have in place.
- Explain your quality management processes, payment systems and how you expect any disputes should be handled.

It is always better to cover off as many things as possible before you engage a subcontractor and before any potential issues arise.

4. CLEARING THE PAPERWORK

When asking subcontractors for quotations, always ensure that you provide an adequate outline of the scope of works you are requesting to avoid any misunderstanding. Include any quality standards that may be applicable, your projected timelines, and your payment terms.

When engaging your subcontractor, do so with a clearly written contract or agreement. If necessary, ask your lawyer to assist you with creating a template. It really clears the air and ensures that both you and your subcontractor are on the same page.

Don't assume that, because they are good

people, you will not run into any problems along the way. It happens! Things sometimes go wrong and mistakes occur.

Should a disagreement arise, don't let it become personal. Refer to your written instructions and specifications and 'work the contract'! This is what it is for and when a well-written one is worth its weight in gold.

5. MAINTAINING COMMUNICATION

Perhaps most important of all is to establish regular and open communication with your subcontractors to discuss progress, changes and any challenges they may be coming up against. Encourage them to raise concerns or to ask questions promptly, so that you can do whatever is needed to ensure a smooth workflow.

Check in regularly on their performance and request that they submit a copy of the quality assurance check that you require on completion.

Depending on the length of the job, it may be good to schedule a regular time to connect with your subcontractors, even if everything is going smoothly – just to stay in touch. It's little things like these that build the foundations for good communication when things go wrong.



It is always better to cover off as many things as possible before you engage a subcontractor and before any potential issues arise

Further, when a subcontractor has done a great job, make sure that you show your appreciation.

TAKEAWAY

By building strong relationships with a carefully selected and oriented crew of subcontractors, you are well on the way to surrounding yourself with a high-performing team and to achieving great customer outcomes. Who wouldn't want that? ■

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

PROVE YOUR KNOWLEDGE

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

- | | | |
|--|--|--|
| <p>7) Why is it good to check a subcontractor's range of abilities?</p> <p>a) So you can assess whether or not they match your requirements.</p> <p>b) To avoid a subcontractor who is likely to deliver poor workmanship.</p> <p>c) Both answers.</p> | <p>8) What is NOT suggested that builders should provide when asking a subcontractor for a quote?</p> <p>a) Your references.</p> <p>b) Your quality standards.</p> <p>c) Your payment terms.</p> | <p>9) What key piece of paperwork is advised when engaging a subcontractor?</p> <p>a) A purchase order.</p> <p>b) A clearly written contract or agreement.</p> <p>c) A letter of recommendation.</p> |
|--|--|--|

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SITE SAFE

CEMENT SAFETY



Silicosis and chronic obstructive pulmonary disease (COPD) can develop through exposure to cement containing silica dust

Cement-based concrete is widely used and contains extremely aggressive and hazardous chemicals. However, often not enough thought is given to the potential harm it can do to those laying it

Concrete must be managed properly, or it can cause the following health risks.

CONCRETE BURNS

Wet concrete is a strong alkaline chemical solution which is very hazardous to skin tissue. Victims are often unaware even after several hours that they are being burnt because alkaline chemicals damage nerve endings first. Concrete burn injuries are extremely painful and can take months to heal. Some treatments can require surgical treatment in the form of skin grafts. In extreme cases, the medical complications associated with the burn may lead to amputation or even death.

IRRITANT CONTACT DERMATITIS

Irritant contact dermatitis is a skin condition caused by the chemicals that make up concrete. The particles that make

up cement are abrasive and can injure the skin. If the skin is not given sufficient time to recover, irritant dermatitis can develop. This condition is found in many concrete workers.

Symptoms include:

- Stinging
- Itching
- Redness
- Swelling
- Cracking
- Blisters
- Scaling
- Fissures

- Bleeding

Cuts or wounds heal very slowly and infections are likely.

ALLERGIC CONTACT DERMATITIS

Allergic contact dermatitis is a skin condition caused by an allergic reaction to concrete. Cement-based concrete contains hexavalent chromium which causes allergies and, in some cases, cancer. The cumulative effect of daily exposure may take years to cause a reaction; however, when it does, it is irreversible. Allergic contact dermatitis is a common reason that concrete workers leave the industry.

Symptoms include:

- Swelling
- Redness

- Oozing
- Cracking
- Stinging
- Itching
- Blisters
- Scaling

SILICOSIS AND COPD

Silicosis and chronic obstructive pulmonary disease (COPD) can develop through exposure to cement containing silica dust.

There are various methods for reducing dust on the worksite and preventing exposure to it on the SiteSafe website under the category of ‘Dust’.

CONTROL CONCRETE RISKS

To control concrete risks, consider the following easy methods:

Personal protective equipment (PPE)

Reduce the risk of skin contact by wearing:

- Full-length overalls with long sleeves and trouser legs that won’t let dust or water in.
- Waterproof boots.

- Waterproof gloves.
- Eye protection.

Any clothing that has been contaminated by concrete should be washed before it is used again. Do not allow contaminated clothing to touch skin directly.

Hygiene

Dermatitis can occur without skin being in contact with concrete contamination, so it is vital that workers wash their hands before visiting the toilet and eating. The best solution is to provide a large sink – big enough for workers to submerge their forearms in – with warm water, soap and clean towels to get the concrete off. If running water is not an option, the next best alternative is to store clean water in your work vehicle. Avoid using abrasive cleaning products or alcohol wet wipes as they can damage the skin and increase the risk of injury – a mild soap is best.

Health monitoring

Ensure all workers that may be exposed to concrete understand the risks and necessary precautions to take. It’s recommended you get professionals to conduct regular skin exams and encourage workers to check themselves for signs and symptoms of concrete skin contact dermatitis.

Wastewater

Wastewater produced when working with concrete is toxic. It takes one million litres of water to dilute one litre of alkaline back to a safe pH level (between six and seven). Use these four steps to ensure run-off doesn’t pollute waterways, potentially killing fish and plants:

1. Check the weather and pick a dry day.
2. Contain the wastewater by making a bunded area.
3. Capture the wastewater in the bunded area.
4. Clear the wastewater by pumping it into a container like a 1000 litre cube.

EMERGENCY ACTION FOR CONCRETE BURNS

If there is any suspicion that a concrete burn has occurred, seek help from emergency services. ■

Site Safe is a not-for-profit, membership-based organisation that supports a culture of health and safety in New Zealand construction. For more information go to: www.sitesafe.org.nz

PROVE YOUR KNOWLEDGE

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



- 10) Dermatitis can occur without skin being in contact with concrete contamination, so it is vital that workers wash:

 - a) Their worksite surroundings.
 - b) Their hands before visiting the toilet and eating.
 - c) Their vehicles before returning home.
- 11) Concrete wastewater is toxic. It takes how many litres of water to dilute one litre of alkaline back to a safe pH level?

 - a) One million.
 - b) One hundred.
 - c) One thousand.
- 12) What is NOT an appropriate way to reduce the risk of skin contact to cement?

 - a) Waterproof boots.
 - b) Waterproof gloves.
 - c) Waterproof sunscreen.

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BUILDING CONSENT EXEMPTIONS



Garden sheds less than one storey and 10m² in floor area don't require a consent, as long as other conditions are met

Under Schedule 1 of the Building Act 2004, there are some building projects that don't require building consent. It was updated in 2020 to exempt low-risk building work such as sleepouts, sheds, carports, outdoor fireplaces and ground-mounted solar panels from consents – however, there are still conditions that builders need to meet

It's important to keep up to date with the changes and to understand which projects do or don't require a consent. This article will go through common exempt building work.

SINGLE-STOREY DETACHED BUILDINGS

The following examples are exempt from consent:

- 1. Kitset or prefab buildings with a maximum floor area of 30m² where a manufacturer or supplier has had the design carried out or reviewed by a Chartered Professional Engineer.

- 2. Buildings with a maximum floor area of 30m² where a Licensed Building Practitioner (LBP) carries out or supervises design and construction.
- 3. Buildings with a maximum floor area of 30m² where only lightweight materials with structural components built in accordance with Acceptable Solution B1/AS1 are used – this work may be done without the help of a professional.

CARPORTS

Carports up to 40m² in size can be built without a consent if the designed has been carried out or reviewed by

a Chartered Professional Engineer or an LBP has carried out or supervised design and construction.

GROUND-FLOOR AWNINGS

Awnings up to 30m² on a ground floor can be built without a consent if the designed has been carried out or reviewed by a Chartered Professional Engineer or an LBP has carried out or supervised design and construction.

OUTDOOR FIREPLACE OR OVENS

A permanent outdoor fireplace or oven can be built up to a maximum height of 2.5m, with a maximum cooking surface

of 1m² without a building consent. The fireplace or oven must be at least 1m away from any legal boundary or building – however, double check what local government restrictions there are regarding lighting open fires.

FLEXIBLE WATER STORAGE BLADDERS

Flexible water storage bladders with up to 200,000L storage capacity supported on the ground for use in irrigation or firefighting.

GROUND-MOUNTED SOLAR PANELS

Ground-mounted solar panels up to 20m², built in an urban zone, can be built without the help of a professional. Ground-mounted panels between 20 and 40m², in an urban zone, can be built without a consent if the design has been carried out or reviewed by a Chartered Professional Engineer.

There is no restriction on size for solar panel arrays in rural zones.

STRUCTURES, BRIDGES, POLE SHEDS AND BARNs

Small pipe supporting structures can be built without a consent if they only carry water and are on private land. Short-span bridges can be built without a consent if they are a maximum of 6m long and if they do not span a road or rail area. The design also needs to be carried out or reviewed by a Chartered Professional Engineer.

Pole sheds or hay barns in rural zones can be built as long as they are no larger than 110m² and the design has been carried out or reviewed by a Chartered Professional Engineer, or an LBP has carried out or supervised design and construction.

VERANDAS AND PORCHES

It is possible to build a veranda or porch of up to 30m² on a ground floor without a building consent if the design has been carried out or reviewed by a Chartered Professional Engineer or an LBP has carried out or supervised the building work.

ALWAYS CHECK BEFORE YOU BUILD

If you are not sure if your work requires a consent, you can check Schedule 1 of the Building Act 2004. It's also important to note that some exempt building work requires an authorised professional to carry out. Authorised professionals include Chartered Professional Engineers, a person authorised under the Plumbers, Gasfitters and Drainlayers Act 2006 and Licensed Building Practitioners.

However, it's still important to note that, whether or not building work requires a consent, it must comply with the Building Code and legislative requirements such as the Resource Management Act 1991 and the Electricity Act 1992.

While the projects outlined above relate to the 2020 updates, there are additional,

common examples of what can be carried out without a consent:

- Retaining walls up to 1.5m high, providing they are not carrying any load other than the ground.
- Fences up to 2.5m high, other than fences around swimming pools. For more information about fences around swimming pools, see this issue's BRANZ article.
- Garden sheds less than one storey and 10m² in floor area which do not contain sanitary facilities or facilities for the storage of drinking water and are not positioned any closer than the shed's own height to a boundary.
- Decks where it is not possible to fall more than 1.5m (noting a safety barrier is required where the fall height is more than 1m).

Many of these exemptions have conditions other than summarised here. To read the full conditions, search *Building work that does not require a building consent* at building.govt.nz.

PROVE YOUR KNOWLEDGE

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

- | | | |
|---|--|---|
| 13) Under what conditions can a single-storey detached building be constructed without a consent?

a) Kitset or prefab buildings with a maximum floor area of 30m² where a manufacturer or supplier has had the design carried out or reviewed by a Chartered Professional Engineer.

b) Buildings with a maximum floor area of 30m² where an LBP is to carry out or supervise design and construction.

c) All of the above. | 14) If the design or construction has been supervised by an LBP, what size carports are exempt from consent?

a) Up to 40m².
b) Up to 50m².
c) Up to 60m². | 15) If the design or construction has been supervised by an LBP, what size ground floor verandas are exempt from consent?

a) 25m².
b) 15m².
c) 30m². |
|---|--|---|

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INDUSTRY NEWS

CONSENTS CONTINUE DOWNWARD TREND

July 2023 consents drop across several categories, although remain above historic levels

In the year ended July 2023, 43,487 new homes were consented – 14% less than in the same period the previous year. Of the new homes consented, there were 25,536 multi-unit homes (-6.4% compared with the year ended July 2022) and 17,951 stand-alone houses (-23%). Of the multi-unit homes, 18,451 were townhouses, flats and units (-11%), 4,070 apartments (+5.4%) and 3,015 retirement village units (+14%).

Despite the overall drop in numbers, Construction and Property Statistic Manager Michael Heslop said it is important to consider the figures based within their historical context.

“The number of homes consented in the year ended July 2023 is still at a higher level than any 12-month period prior to 2021,” Heslop said.

In seasonally adjusted terms, the number of new homes consented in July 2023 fell 5.2% compared with June 2023, following a 3.4% seasonally adjusted rise in June 2023.

BIG DECLINE IN MONTHLY CONSENTS

There were 3,058 new homes consented in the month of July 2023 –

a drop of 25% compared to the month of July 2022.

“Fewer new homes [have been] consented in each month of 2023 so far, compared with both 2022 and 2021,” said Heslop.

In July 2023, there were 1,183 stand-alone homes consented; a 32% reduction compared to July 2022. There was also a 21% reduction in the amount of multi-unit homes consented to 1,875.

“The trend for the number of new homes consented peaked in early 2022 and has decreased 25% since then,” Heslop said.

Only two regions consented more dwellings in the year ended July 2023 compared to the previous year, as Nelson (273 vs 252) and Marlborough (281 vs 251) bucked nationwide trends.

The traditional big hitters of Auckland, Waikato, Wellington and Canterbury all experienced declines compared with the year ended June 2022.

Auckland (18,743, -14%), Canterbury (7,650, -11%), Waikato (4,121, -18%) and Wellington (3,252, -17%) consented less than they did in the year ended July 2022.

REGIONAL DECLINE MIRRORS NATIONWIDE DROP

In terms of dwellings consented per 1,000 residents, only three regions – Gisborne 3.6 vs 3.2, Marlborough 5.4 vs 4.8 and Nelson 5 vs 4.6 – consented more in the year ended July 2023 compared to the year ended July 2022.

Canterbury (11.7 vs 13.1) and Auckland (11.1 vs 12.8) maintained high levels of consents per 1,000 residents; however, both experienced downward trends. Nationwide, the number of new dwellings consented per 1,000 residents was 8.4 for the year ended July 2023, compared with 9.9 in the year ended July 2022.

The number of homes consented in the year ended July 2023 is still at a higher level than any 12-month period prior to 2021

- Construction and Property Statistics Manager Stats NZ, Michael Heslop.

PROVE YOUR KNOWLEDGE

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



CODEWORDS ISSUE 114

1	4
2	5
3	6

UNDER CONSTRUCTION

1)	6)	11)
2)	7)	12)
3)	8)	13)
4)	9)	14)
5)	10)	15)

OCT / NOV 2023

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

Signature _____ Date _____

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SAXTON RD 547 9111
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