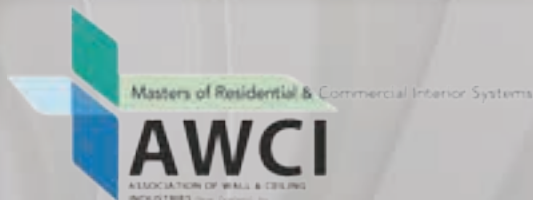


# insight

SEPTEMBER/OCTOBER 2018

**Are you burning out?**



**New Safe Plus Retentions  
Online Tool**

# New GIB® Site Guide Now Available.

Download from [gib.co.nz](http://gib.co.nz), view on the GIB® App  
or request a copy 0800 100 442.

**Includes:**

- Updated GIB® Bracing section including new GS2-NOM bracing element.
- Updated GIB® compounds guidance.
- Updated Interior Quality of Finish guidance.



# contents

NEW President's Report.....	<b>5</b>
Construction News.....	<b>6,7</b>
What to do if you are owed Retentions.....	<b>11</b>
Are you working massive hours?.....	<b>12,13</b>
New Safe Plus online tool.....	<b>18,19,20,21</b>
Business running of a vehicle km rate.....	<b>23</b>



CONTACT: AWC I, PO Box 45098, Lower Hutt NZ  
FREE CALL: 0800 AWCINZ (0800 292 469)  
Website: [www.awcinz.org.nz](http://www.awcinz.org.nz) • Email: [admin@awcinz.org.nz](mailto:admin@awcinz.org.nz)

Disclaimer: the articles or opinions published in this Newsletter do not necessarily reflect the opinions or position of the Editor or the Association and publication of the said article does not constitute an endorsement of the views that they may express.

## FUNDING PARTNERS

Diamond



Gold

**RONDO**



Silver

**USG BORAL**  
INNOVATION INSPIRED BY YOU



**James Hardie**  
a sister for walls



**POTTER**  
INTERIOR SYSTEMS





# Ask James Hardie

0800 808 868

Here at James Hardie,  
customer care is our  
number one priority!

If you have any questions about our products, or how to build with them in your next project, call 0800 808 868 and our customer service team will help you out. They will also direct you to the representative in your area.

We have a team of regional representatives spanning the country. Wherever you are in NZ, give them a shout if you need anything, we are here to help!



---

# President's report

*From the trowel of Gabriel Ataya*

---



***In this issue of Insight,  
we introduce new AWCI  
President, Gabriel Ataya,  
who was voted in at the  
recent 2018 AGM***

Welcome to the September issue of Insight. It has been an exciting busy winter throughout the country with a great deal of activity both within the Association and the industry.

I would like to quickly introduce myself, I live in Auckland and I have been working as a contractor in the interior plastering and painting trades for the past 27 years. I have been serving on the AWCI executive since 2012.

In being nominated as President, I would like to offer my sincere appreciation to the AWCI Executive for the way they worked together over the last year, continuing to be so positive and focused on the industry while

growing the Association. Each member has played a vital role to develop many of the initiatives we set ourselves. The Executive make my role such a pleasure to perform.

It is gratifying to see the huge steps forward the AWCI made this year especially as lay the foundation for the years ahead. A new logo, brand positioning, website, facebook page, increased member benefits and a very successful partnership with NZ Certified Builders has ensured the organization is very different to that from 12 months ago. The modern fresh positioning of the Association is allowing us to grow and re-establishing good connections with the wider industry, contracting community, suppliers, manufacturers and relevant government ministries as they see AWCI's profile increase.

As always, a good test of the Association is it's members and it is pleasing to see that membership numbers have steadily increased

throughout the year with a good mix of both certified businesses and tradesmen.

Following the release of the Code of Practice for the Design, Installation and Seismic Restraint of Suspended Ceilings we secured funding for a new Code of Practice for Internal Partitions and Walls. This is a major milestone for us and allows AWCI to demonstrate leadership among our sector of the industry. Having both BRANZ and MBIE funding this document demonstrates their support of the Association and the credibility we can bring to this type of information. This new Code of Practice is now completed and we look forward to rolling this out to members and the wider industry this year.

Thank you and I look forward to working closely with you again in the coming year.

Gabriel Ataya  
President AWCINZ

# Construction News

## **PAYDAY FILING STARTS SOON – GET READY NOW**

All employers will need to file PAYE information each payday from April 2019. Over 400 employers have already started so do you know what you need to do to get ready?

Through September and October, Inland Revenue is holding over 300 free seminars for employers on payday filing across the country.

These seminars are designed to support all employers – both large and small. In around 90 minutes, each seminar will cover what payday filing is, how it works, and what you should do to get ready. And there will be plenty of time to ask more specific questions.

This is a big change for some employers, but it's important. The more accurate and timely information Inland Revenue gets as a result of payday filing will give New Zealand families more certainty about what support they're entitled to and what their payment obligations are.

Over time, payday filing will help integrate tax into standard business processes, particularly for businesses that use payroll software. Make sure you talk to your software provider to find out when they'll be offering payday filing-compatible software.

So to make sure you are ready and if you've got questions – register today for a free payday filing seminar with Inland Revenue.

You can also find more information about payday filing at [www.ird.govt.nz/payday](http://www.ird.govt.nz/payday), or email questions to [IRTransformation@ird.govt.nz](mailto:IRTransformation@ird.govt.nz).

## **NEARLY ONE THIRD OF NZ CONSTRUCTION COMPANIES NOT COMPLYING WITH NEW RETENTIONS LAW**

The NZ Specialist Trade Contractors Federation (NZSTCF) is concerned by findings of the 2018 BDO Construction Survey, which revealed that nearly one third of construction companies in New Zealand don't seem to be complying with the new retentions law.

Graham Burke, President of NZSTCF, says this is not good enough and the sector and Government need to act.

"We advocated for a new retention regime to better protect subcontractors when events, such as the Ebert Construction collapse, happen. The new regime came into effect on 31 March last year and we are waiting to see its impacts on the sector," says Burke.

"While we have been assured that Ebert retentions are available, we are concerned that this is not the case with a large proportion of companies. The recent survey by BDO revealed that many companies are not complying with the law. Subcontractors need to use the powers in the act to protect

themselves and the Government need to hold contractors who do not comply to account."

Burke says non-compliance with retention law is just one of a myriad of issues facing the sector.

"The system is broken and we need a new model. We have had more than 20 years of financial failures. There is not enough cash in the system, contractors have no certainty, margins are too low and they are taking on too much risk," says Burke.

Burke says NZSTCF is committed to working closely with the industry to transform the sector.

"No one is winning in the current environment. Head contractors are being forced to tender fixed prices on open ended projects, which is a particular problem on design and build projects. Tenders are being agreed with minimal documentation as far as scope combined with incredibly complex contracts which push all risk from the client to the contractor and supply chain.

"The construction sector is failing to understand and manage risk. This is having a huge impact on our members – the subcontractors, who are too often being left unpaid for the work they have done.

"The current approach is unsustainable and will result in more subcontractors leaving the sector. At a time when New Zealand needs more capacity in the construction sector, we believe this should be a major priority for both Government and the industry."

Site Safe New Zealand is pleased to announce the appointment of a new Chief Executive.

Brett Murray has been appointed as the not-for-profit's new Chief Executive and will take over from outgoing Chief Executive, Alison Molloy, on September 3.

Site Safe Chairman Peter Jackson said he was delighted to announce Mr Murray's appointment.

"Brett brings an extensive knowledge of health and safety, and a wealth of experience to the position. We are confident his leadership abilities and understanding of the health and safety environment make him the right person to guide Site Safe through the next stage of our journey as an organisation."

Mr Murray's background in health and safety includes several senior roles with WorkSafe, MBIE and the Department and Labour. Most recently, as General Manager Operations at WorkSafe, he was responsible for WorkSafe's inspectorate and technical support functions. While Central Region Manager at the Department of Labour, he headed the investigation into the Pike River disaster and as GM High Hazards and Specialist Services with MBIE, later went on to establish the High Hazard Unit, which provides specialist oversight of New Zealand's petroleum, extractives and major hazard facilities sectors.

Mr Murray said he was looking forward to the opportunity to work closely with the construction industry and government agencies to lift health and safety performance.

"Safe and healthy workplaces are productive workplaces. I firmly believe good health and safety practices are the cornerstone of operational excellence and that the construction sector can lead the way in New Zealand being recognised as a safe country to work in."

"Site Safe already plays a key role in supporting positive change in the sector. I am excited about the platforms and opportunities that will provide the organisation the opportunity to grow as a change leader and influencer, both within the industry and more broadly with government and other key stakeholders."

Mr Jackson thanked outgoing Chief Executive, Alison Molloy, for her contribution to health and safety and to the industry.

"I'd like to take this opportunity to acknowledge Alison's outstanding dedication to improving health and safety in New Zealand construction over the past five years. We wish her every success for the future."

## **FALSE LBP CLAIMS**

### **Giving credence to the licence**

Three tradies claiming (wrongly) to be a licensed building practitioner have incurred significant penalties:

- An unlicensed Albany builder was convicted of two charges of falsely claiming to be an LBP, resulting in a \$5,000 fine and an order to pay court costs and \$1,296 in reparation.
- An unlicensed Christchurch builder has been ordered to pay \$10,000 in

penalties and \$3,200 in reparations.

- Falsely claiming to be a roofing LBP (and carrying out work that was not of a good standard) resulted in a \$2,500 fine.

[www.mbie.govt.nz](http://www.mbie.govt.nz)

## **NEW GIB® SITE GUIDE AVAILABLE NOW**

An update to the GIB® Site Guide is now available.

The new edition released in September 2018 includes the latest updates to GIB® product and systems as well as:

- Updated interior quality of finish information
- Improved guidance on using GIB® Delivered to Site Services
- Improved guidance on selecting and using the GIB® compound range

The updated guide also provides detailed installation guidance on working with GIB EzyBrace® and GIB Aqualine® Wet Area Systems.

Request a Hardcopy of the GIB® Site Guide click here (email link: to [info@gib.co.nz](mailto:info@gib.co.nz))

Download a copy of the GIB® Site Guide from the website click here (link: <https://www.gib.co.nz/site-guide-and-install>)

Access on the go the GIB® Site Guide using the GIB® App

# Letter to Members



P O Box 40355  
Upper Hutt 5140  
Phone: 0800 724686  
office.nzstcf@gmail.com

September 2018

**To: All NZSTCF and AWCI Members**

Dear Member

Following another high-profile Construction collapse, Ebert Construction, we are pleased to see the industry coming together to find solutions. We are at the table and talking, on your behalf, to the key players.

The RMBA Constructive Forum was held in August. The Forum focused on robust discussion with industry leaders and Government about the state of our sector, and what we can do to transform the industry.

There is strong alignment from all parties on, not just the issues, but what we can do to change. We are actively working with Registered Master Builders, the Civil Contractors New Zealand and Government to find solutions. We will continue to update you on progress.

There are a couple of key themes that you should be aware of:

**1.** The competitive procurement model is failing. We need to look at a relationship model. This was discussed by Peter Fehl, currently Director Property Services at Auckland University, but with over 30 years' experience under his belt as a contractor, principal and consultant. He gave a great example where Auckland Uni has \$700m construction work underway

over the next three years. There are 12 contracts working at any one time, but they are not focused on working with the lowest price contractors, but the ones which will be the best long-term partner for the project. We need more of this approach.

**2.** Closely related in the need to bring greater collaboration onto the building site. This means focusing on being real partners and not constantly competing with each other. Quinn Henderson, CEO Southbase Construction, talked about building trust between the key parties, and trying to move away from seeing each other as competitors. Building trust takes time – we need long-term thinking to understand our pipeline, so we can give certainty to these relationships beyond the first project.

**3.** We all need to take responsibility for better managing risk. Rick Herd, CEO of Naylor Love, spoke passionately about this – “We have to say no and push back on unfair terms and conditions. It's up to you, not government. Say no. Turn the job down. This is a big mind-set change”. NZSTCF were key participants in the subsequent discussion about mitigating risk, not just transferring it. It is our responsibility to ensure we understand the risk we are taking on when we sign contracts – this must become mandatory for both lead and sub-contractors.

We need to demand we are given the time and information we need to get it right. This will put a stop to the race to the bottom – where no one is actually benefitting.

We are already actively working the Vertical Construction Leaders group on Construction Health & Safety NZ (CHASNZ). We are now extending our discussions into risk management.

**4.** RMBA launched its lead contractor guidelines that will help us all. They will continue to update these guidelines and make them available. The AWCI office has a copy of these, and strongly urge you to read them, and check the contractors you are working with are following them.

We know change will take time, but there is strong consensus across the key players about the way forward. We need to play our part in making this possible. NZSTCF will continue to collaborate with industry and Government to keep these conversations going, and we will continue to update you on our progress.

Kind regards

A handwritten signature in blue ink, appearing to read "J. H. H.", followed by a small blue circular stamp.

President  
STCF



# HERE'S A SMART NEW WAY TO USE YOUR NOGGING.



## IT'S A WHOLE NEW APPROACH TO FRAMING. CLEVER. QUICK.

Designed to save both time and money, our smart new FAST-FIX Nogging® will change the way you do framing forever. It can be fitted **after** the Stud and Track is installed, either face-fixed or installed using the braced bend-out tabs to screw to the Stud webs.

*Find out more by visiting our website.*

**RONDO®**  
[www.rondo.co.nz](http://www.rondo.co.nz)



For a quality result,  
choose an AWCi Certified  
Business for professional  
interior lining and finishing



A full list of Business members can be found  
on **[www.awcinz.org.nz](http://www.awcinz.org.nz)** or phone **0800 292 469**



USG BORAL

BECAUSE  
WATER SPLASHES  
EVERYWHERE.



**CHOOSE MULTISTOP™ 4**  
WATER RESISTANT PLASTERBOARD.

USGBoral.com | 0800 USGBORAL

© 2018 USG BORAL. All rights reserved. The trademarks USG BORAL, INNOVATION INSPIRED BY YOU and MULTISTOP are trademarks of USG Boral Building Products or one or more of its affiliates. Fire, Water, Impact and Sound resistance is achieved when MULTISTOP 4 is installed in accordance with relevant USG Boral technical installation guidelines.



# What to do if you are owed retentions by a company that goes into receivership

**T**he Specialist Trade Contractors Federation suggests

that if you are owed retentions by a company that goes into receivership or liquidation you should seek legal advice as soon as possible. We suggest, subject to that advice, you should write to the receiver and/or liquidator and advise the retentions you are owed and under what contracts. The letter should advise that pursuant to the Construction Contracts Act the retentions held are in trust for the benefit of the party owed the retentions, and that the receiver/liquidator has no legal claim to those. The letter should be accompanied by the last payment claim made under the contract showing the retentions due at that time.



A party who has done work on site is entitled to serve further payment claims detailing work done and retentions held. So, for example, if a subcontractor has done

3 week's worth of work after the last payment claim was made you could serve a further payment claim detailing the latest work done and setting out the value of that with a retention figure. The retention figure for the further period of work is arguably also held on trust.

Every situation will be slightly different so seek specific legal advice before acting.



# Are you working massive hours & headed towards burnout?

## FIND OUT THE DANGER SIGNS THAT INDICATE YOU'RE SPRINTING RATHER THAN PACING YOURSELF TO WIN

I recently worked with a tradie who was making okay profits in his company, but after working hard all day, then working late most nights, was becoming increasingly tired and frustrated, and his business was stealing a lot of time from his relationship. He was working 65-70 hours per week and knew if he kept up this pace it would not be long before he and his business were in trouble. Already before we started he was finding too much time on the tools for weeks on end, and he would come down with a flu bug or simply had to rest for a day to recover. Doing these kinds of hours is okay for a while. Let's face it, when you run a business, sometimes key staff members

get sick, or a crisis hits, and we have to put the hours in and get the work done. But work at this pace for too long, and it's only a matter of time before something gives.

Trades company owners are hard workers. But they often treat their business as a sprint rather than a marathon. This is getting them into trouble.

Here is why this approach doesn't work.

### ***SPRINT VS. MARATHON***

Let's look at a comparison of sprinting vs marathon running. Two similar sports but with completely different approaches from their athletes. As you can appreciate, a sprinter needs a completely different strategy to a marathon runner. The current

world record for the 100-metre sprint is 9.58 seconds, set by Jamaica's Usain Bolt in 2009. Every tenth of a second counts – the difference between first and last is usually around 0.4 of a second.

Athletes work on getting every muscle to produce its maximum effort, and the race is explosive and also spectacular. Every muscle is needed to propel the body forward.

Fantastic except for one thing.

This type of effort can only be sustained for a brief amount of time (just a few seconds).





Try to do this pace for a marathon of 26 miles or 42.195 kilometres and the body will just break down in first few minutes, if you can get that far.

Ask Dennis Kimetto of Kenya, the world record holder for the fastest marathon, clocking in at 2:02:57.

I know he will say that he paces himself for the distance.

Go too fast, too early, you simply run out of reserves, and there is nothing left in the tank to finish.

Don't let this be you in your trades business. Being so busy you don't do the important things to ensure your business makes good profit. DNF "did not finish" because your body or your relationship just gives up and you collapse before the finish line.

Make no mistake, business is a marathon not a sprint, and must be treated like one. With an appropriate strategy.

## **WHEN SPRINTING STARTS TO FAIL**

The reality is, put enough pressure and tension on something and it will wear out. It's just about how long it takes.

Even a rock, if you hit it enough times, will break eventually.

Here's a typical example of Joe Tradie who works around 60+ hours per week. He leaves at 6am in the morning, works on the tools all day, skips lunch because he hasn't got time. Gets home at 7pm, argues with the wife about why he is never home to help out with the kids.

After tea, he has to check emails and get organised for tomorrow.



There is a pile of quotes to complete and worries about landing enough jobs to keep the team busy.

The bank keep hassling him because he keeps going past the overdraft limit, suppliers want their money or they are going to put him on stop credit.

His office staff keep hounding him about what to charge out, which is just another thing he doesn't have time to do, although he knows the invoices need to go out so he can get paid.

He does some paperwork, clears a few emails, goes to bed late and gets to do it all again tomorrow.

Joe thinks to himself, "I know if I just work a few more hours on the weekend I can catch up – maybe".

How long can he keep this up for before something gives? There is real pressure on his body, his stress levels are through the roof, his marriage and family are not getting what they need.

It is only a matter of time before one or all of these things fall over.

He is the sprinter trying to run a marathon

– it's very unlikely this will end well unless he takes a different approach.

But that's business, right? That's what you have to do.


Nope. There is a better way. If you get it right, you will also make more money and have more fun.

## **DANGER SIGNS OF SPRINTING FOR TOO LONG**

Here are some of the danger signs you are treating your business as a sprint & heading towards burnout:

- You know you are working too many hours but can't stop
- Finding you are waking up tired most mornings
- Spending more time with your spouse in the office arguing than in the bedroom
- Feeling run down and have not had a proper holiday in years or know how to even have one, without the business turning to total chaos
- Dreading work and have lost the dreams you started with
- No direction – just working job to job
- Little or no time left for your family and friends, or for hobbies you used to enjoy
- Feeling like you have to do everything yourself or the place falls apart (everyone wants a piece of you)
- Too much time on the tools and your body is starting to get worn out
- Caught in "boom or bust" – racing to get work done when it's busy, then scrambling to find enough work for your team
- Spending all day putting out fires, fixing problems and mistakes, wasting time on tasks that are urgent but not important

# Are you working massive hours & headed towards burnout? *continued...*



- Lying awake at night worried about the business
- For men, if your wife/partner works in the business too, she is likely to be telling you how overwhelmed she is feeling also

If you can relate to even some of these things then you need to do something about it.

## SET YOURSELF UP FOR SUCCESS

So if you see the signs and want to do something about it, where do you start? Well the first thing is to take a look at what you really want and what you don't want. To get you started here are some typical things my clients often have told me:

### Want

- To reduce hours from 60-70 hours to 40-50 per week (or 4 days a week)
- To leave work at 5 every day
- Quality time every week with their partner (want spark back in relationship)
- To spend time with the kids every weekend
- Time for regular exercise/better health
- One month of holidays every year
- Flexibility in working hours
- More money (the fair return for their efforts that they deserve!)

### Don't Want

- Don't want to work massive hours (want to make a work free zone between 6pm to 9pm for family)
- Don't want to spend evenings doing paperwork forever (want to delegate energy zapping jobs including invoicing, bookwork, and phones)
- Don't want to be the only one the business depends on 24/7 (want better systems/more staff)
- Don't want staff making too many mistakes
- Don't want cashflow headaches
- Don't want for it all to be for nothing (want to make good money and look after health and family)

Notice this list is not all business, but includes things that are essential to your survival. If you are honest with yourself, the reason you originally went out on your own was not just for the money but the dream of a better lifestyle, affording the time to enjoy your life as well. Take a few minutes to write both lists for yourself. If you have a significant other and/or a business partner, get them to make the same list. Then pick the top 3 most important wants or don't wants and make a plan.

Take a good look at how you are doing and decide now to make some changes.

Once you are clear and know what you want, and where to go, you are already half way there.

Now you'll need to set yourself and your business up for success. Essential ingredients include good systems, good staff and good tools to handle your time properly so you're focusing on the right things.

At Successful Tradie, I've helped many business owners get work and life balance back. The guy I mentioned earlier is now kicking goals – improving his business – currently making a lot more money – while working less hours. At last count, a more manageable and enjoyable 45-50 hours a week.

## KEY TAKEAWAY

- Business is a marathon, not a sprint, so pace yourself.
  - Watch out for the danger signs.
  - The first step is deciding what you do and don't want in your business and life.
- If you need a hand with your business and cashflow, book a time with me and let's chat about how I can help.

<http://nextleveltradie.youcanbook.me/>.

Daniel Fitzpatrick  
Next Level Tradie  
[www.nextleveltradie.co.nz](http://www.nextleveltradie.co.nz)



# GO GREEN!

## PR1 36 Green Rotating Laser

Robust, green-beam, long-range rotating laser suitable for all interior applications, featuring auto-alignment for maximum accuracy in vertical alignment tasks.

- Levelling (suspended ceilings, transferring heights, pouring concrete, excavation, etc.)
- Aligning (pipe runs and cable trays, transferring building lines, aligning columns, facades).
- Squaring (walls, partitions).



## PM 2-LG Green Line Laser

Green-beam line laser for horizontal and vertical alignment offering outstanding visibility, even in bright surroundings.

- Transferring reference heights.
- Levelling suspended ceilings.
- Levelling electric sockets, cable trays, radiators and pipe installations.
- Levelling and aligning doors and windows.
- Aligning pipes vertically.



**Get in touch with Hilti | [www.hilti.co.nz](http://www.hilti.co.nz)**

Hilti (NZ) Limited | 1B, 525 Great South Road, Penrose, Auckland 1061, New Zealand.  
P.O. Box 112-030, Penrose | T 0800 444 584 | F 0800 329 445 | [www.hilti.co.nz](http://www.hilti.co.nz)



# GAS TECHNOLOGY

## SYSTEMS

THE BEST SYSTEMS  
IN THE BUSINESS.



## TRAKFAST™ 800

THE FASTEST, MOST ADVANCED TRACK FIXING  
TOOL ON THE MARKET TODAY, **FEATURING  
NEXT GENERATION GAS TECHNOLOGY.**

### KEY FEATURES:

- 50 pin magazine – Reduces downtime
- Lithium Battery - 5 x battery life vs battery only systems
- Battery & Fuel Cell Gauges – Avoid running out of Power
- Gas Included with Pins
- Tool-less Depth of Drive Adjustment
- No License Required



## INSULFAST™ GT3

THE FASTEST INSULATION FIXING  
SYSTEM, FOR EFFORTLESS OVERHEAD  
FIXING OF INSULATION.



### KEY FEATURES:

- Virtually no recoil!
- 3 times less cocking force required than explosive powered tools
- Faster install than explosive powered tools
  - lower in place cost
- Automatic power adjustment
- Fixes to concrete and steel without the need for adjustment

CALL  
US  
TODAY

0800 RAMSET (726738)

WWW.RAMSET.CO.NZ

 **Ramset™**



# Defective construction work? Setting up a company is not always a shield from personal liability



Article supplied by Rainey Collins Lawyers,  
Wellington Ph: 0800 774 176

**P**ainters commonly operate their business as a limited liability company of which they are the director. Incorporation as a company is an important step toward self-protection for the painter-director from personal liability as liability for claims when something goes wrong will generally be limited to the assets of the company. However, painter-directors (and their advisors) often mistakenly assume that operating as a company means they are completely protected from personal liability for defective work or other claims when something goes wrong. That assumption is incorrect. This surprises many clients, given that a key purpose in setting up their company was to restrict their own liability.

The starting position is, in general, a painter-director's actions will be attributed to the company and no personal liability will attach to them personally if something goes wrong. They will be covered in most circumstances as long as they were acting in their capacity as the company director.

Where personal liability can arise is when the painter-director has directly

caused the defective painting work (and been negligent in doing so). For instance, if they personally did the work or their decision-making caused the defects, such as by directing an employee to carry out work in a way which resulted in defective work. Specific circumstances where personal liability might arise include where the painter-director:

- Personally used painting materials that resulted in defects, such as peeling or discolouration, to the finished job.
- Knew their employees had not properly prepared painting surfaces or used incompatible coats which resulted in defects to the completed work.
- Hired sub-contractors knowing that their practices could lead to defects in the painting work.

Ultimately, in any claim the Courts assess the degree of actual control (and personal involvement) which the painter-director had in a piece of faulty work. If the painter-director worked



in a hands-off way (such as if they did not come on site), or if their employee made a unilateral decision without their knowledge, that is unlikely to give rise to personal liability for the painter-director. Ultimately, of course, the best way to avoid claims of personal liability is to comply with the Building Code and regulations, and use all reasonable skill and care in completing painting work. Of course, directors can also face personal liability in other areas, including for breaches of the Fair Trading Act 1986 and their health and safety obligations, so it is vital to be aware of those obligations as well.

If you are a painter-director it pays to take legal advice to ensure you understand your obligations.

# New Safe Plus Online tool



**W**e worked with a private technology company to create the tool.

To help inform the development of SafePlus, two groups were set up to work with the Programme Team, and provide input and feedback into the initiative:

- The Expert Design Group – comprising expert health and safety practitioners, and
- The Industry Reference Group – a group of key industry stakeholder organisations (including the Business Leaders Health and Safety Forum, Business New Zealand, Public Sector Association, Massey University School of Occupational Health, the Council of Trade Unions, the Employers and Manufacturers Association, the Master Builders Federation, Health and Safety Associations of New Zealand, the Institute of Directors).

The online tool prototype was tested with 95 businesses, while the production-ready version was further tested with 16 businesses.

## 1. What is the SafePlus online tool?

It's a free online self-assessment tool to help small-to-medium-sized businesses engage their workers and lift health and safety performance. It delivers tailored advice and guidance to support improvement action.

SafePlus was designed for New Zealand businesses that want to go beyond minimum legal compliance. It isn't a

compliance assessment, or a health and safety audit.

## 2. What is SafePlus?

SafePlus is a voluntary health and safety performance improvement toolkit for businesses. It defines what good health and safety looks like, beyond minimum legal compliance. SafePlus is not a traditional compliance audit-type product.

SafePlus assessments are based on 10 key performance requirements for good health and safety, covering leadership, worker engagement and risk management.

SafePlus is a joint initiative developed by WorkSafe New Zealand, ACC, and the Ministry of Business, Innovation and Employment (MBIE).

SafePlus is made up of three products. Choose what works best for your business – or use them all:

1. Free Resources and Guidance
2. Independent Onsite Assessment and Advisory Service
3. Free Online Self-Assessment Tool

## 3. When is the SafePlus online tool available?

From Friday 7 September 2018.

## 4. How much does the SafePlus online tool cost to use?

The online tool is free to use. As are the SafePlus guidance and resources we have on our website.

The SafePlus online assessment and advisory service involves an independent accredited SafePlus assessor. This service has a cost to businesses, which is set by the assessor based on the scope of services the business requires.

## 5. Why has the SafePlus online tool been created?

New Zealand has an unacceptably high rate of serious workplace injury, illness and fatalities. The SafePlus Online Tool is a key part of ACC and WorkSafe's joint harm reduction action plan, with the aim of reducing work-related injuries and fatalities by 25% by 2020.

The SafePlus initiative was started from a recommendation by the Independent Taskforce for Health and Safety, following the Pike River disaster – for a new, voluntary health and safety rating scheme.

Development of SafePlus included input from an expert design group of health and safety practitioners, and a reference group of key industry stakeholder organisations. Pilot testing of the original rating scheme concept resulted in the WorkSafe and ACC Boards agreeing (2017) a delivery approach of the three SafePlus products, including the Online Self-Assessment Tool.

SafePlus assesses businesses' health and safety performance and provides them with a performance snapshot, tailored recommendations on what they need to do to improve and supporting guidance.

The aim of SafePlus is to help make sure everyone in your workplace gets home healthy and safe.

#### **6. Why would someone use the SafePlus online tool?**

The aim of SafePlus is to help make sure everyone in your workplace gets home healthy and safe.

The tool is online, so widely available, free, easy to set up and run, and SafePlus is government-endorsed.

SafePlus is based on international experience of what good health and safety performance looks like, and is designed to be educative and support continuous improvement.

Worker Engagement is a key part of effective health and safety management. The tool works by helping you to gather anonymous feedback from the people that matter to your business' success (your leaders, workers, suppliers, customers and others) – about their experience of health and safety in the business – and turning that into insights about what to improve.

Businesses get a tailored report with the top five things they could do to improve their health and safety, along with guidance to help it take action.

The information that a business enters into the tool and the results they receive remain private and confidential to them. Neither Government or anyone else can see who has used the tool or what outcomes resulted. For the full information disclosure and privacy statement, see the Registration step in the Online Tool.

SafePlus is backed by the combined health and safety expertise of WorkSafe, ACC and MBIE, so you can be confident that the guidance and advice is current leading-practice, and fit for New Zealand. The online tool prototype was tested with 95 businesses, while the production-ready version was further tested with 16 businesses.

#### **7. Is my information kept confidential?**

Yes. Your account and reports are private and confidential to your organisation, unless you choose to share them.

Also, your people's responses are anonymous and they won't be named in reports.

Data entered into the online tool is managed by an independent organisation and only shared with WorkSafe in a form that doesn't link any organisation or person by name to their data.

For the full information disclosure and privacy statement, see the Registration step in the Online Tool.

---

## **Best of all... It's completely free! And all your data is kept confidential**

---

#### **8. How does the SafePlus online tool work?**

It helps you to gather anonymous feedback from the people that matter to your business' success (your leaders, staff, suppliers, customers and others) – about their experience of health and safety in the business – and turns that into insights about what to improve.

To get started simply sign up, set up your organisation's profile in the online tool (it takes just a few minutes) then invite people to answer multi-choice statements about their experience of health and safety in the business. The questions take 10-12 minutes to complete, and can be sent out by email or in a text.

The tool calculates how the people who took part in your assessment collectively rate the business' health and safety in the areas of leadership, risk management and worker engagement, using the SafePlus framework of 10 key indicators, developed from international good practice and tested with industry in New Zealand.

You get a summary report of the five most

useful things to do to improve, along with links to guidance about how to take action.

You can choose to set up different locations, regions, roles and teams within your profile, to enable reporting and guidance for each, as well as for the business as a whole.

Your reports are saved online for your future use, and assessments can be sent out at regular intervals, to see if you're improving.

#### **9. What do I get out of it?**

If you're a small business, you probably don't have a lot of money to spend on hiring a health and safety professional to do an assessment for your business' health and safety.

This online tool is free and quick and easy to use.

It helps you to get a snapshot of how you're really doing with health and safety, by asking your workers, and others, some key questions, while keeping their answers anonymous. This means you're more likely to get honest feedback.

From their answers, the tool creates a tailored report for your business, with the top five things to take action on to improve your health and safety from how you're performing now. It points you to useful, practical guidance to help you to do that, together with your workers.

#### **10. How do I use the SafePlus assessment as part of my health and safety plan?**

Using the SafePlus online tool is a good way to assess where improvements are needed most.

The top five actions to take, identified in your tailored report, are the things to start work on. The report will direct you to useful guidance on how to do that, together with your workers.

You can choose to send out the assessment at regular intervals to check for improvement and update your priorities for action.

Remember, SafePlus isn't a health and safety compliance assessment or audit

# New Safe Plus Online tool



tool. It's for businesses that want to improve beyond legal compliance. The online tool supports worker engagement about health and safety. The performance snapshot – and advice and guidance the business gets – reflect the collective feedback from within the business about how it's performing.

**11.** Am I expected to show my SafePlus assessment if I'm visited by a WorkSafe inspector?

Under normal circumstances, no. The information in your report is private and confidential to you, unless you wish to share it. Using SafePlus is voluntary. WorkSafe staff won't know which organisations have used the Online Tool or what performance feedback they've had.

However, if someone is harmed or killed at your workplace and we investigate, then we will need to see all health and safety documentation, which would include the SafePlus report.

**12.** What technology does the SafePlus online tool require?

The SafePlus online tool works best on Google Chrome or Microsoft Edge internet browsers. If you're setting up assessments, it's easier with a desktop computer or laptop with a larger screen. People responding to an assessment can do so equally well on a desktop, laptop or smartphone. You'll need an internet connection.

**13.** Who was involved in creating the SafePlus online tool?

WorkSafe, MBIE and ACC jointly developed SafePlus

We worked with a private technology company to create the tool.

To help inform the development of SafePlus, two groups were set up to work with the Programme Team, and provide input and feedback into the initiative:

- The Expert Design Group – comprising

expert health and safety practitioners, and

- The Industry Reference Group – a group of key industry stakeholder organisations (including the Business Leaders Health and Safety Forum, Business New Zealand, Public Sector Association, Massey University School of Occupational Health, the Council of Trade Unions, the Employers and Manufacturers Association, the Master Builders Federation, Health and Safety Associations of New Zealand, the Institute of Directors).

The online tool prototype was tested with 95 businesses, while the production-ready version was further tested with 16 businesses.

**14.** Who do I ask for help with the SafePlus online tool if I have questions? Technical support for using the SafePlus online tool is available at [support@safeplus.nz](mailto:support@safeplus.nz)

For further information about SafePlus, the development of the online tool or the guidance and advice provided see [www.safeplus.nz](http://www.safeplus.nz), or contact [info@safeplus.nz](mailto:info@safeplus.nz)

**15.** Do I get a discount on my ACC levy if I

use SafePlus?

No. Using SafePlus is not linked to a levy discount. However, ACC is moving to a model where levy discounts reflect workplace safety outcomes. While there is no direct discount for using SafePlus, the implementation of recommendations from an assessment that improve your workplace safety outcomes may well have an effect on your levy.

**16.** Why is WorkSafe recommending the SafePlus online tool?

This is a great way for small businesses to take an honest look at where their health and safety is at. Asking workers and others vital to the business for their opinions is a key part of improving health and safety in any business. The tailored report gives the business clear actions to take and the top five priorities to get cracking on, and points them to guidance to help them.

**17.** Where do I access the SafePlus online tool from?

[www.safeplus.nz](http://www.safeplus.nz)

**18.** Can I use the SafePlus online tool more than once?

Absolutely. You can send out the assessment at regular intervals to track your progress.

**19.** Do I have to have a certain number of employees to use the SafePlus online tool?

We recommend this tool for small-to-medium-sized businesses, with under 100 employees. You need a minimum



of two people to respond to an assessment in order to get a performance report – one respondent must have a leadership role in the business and one a different role, e.g. employee. We recommend that you involve as many of your people as possible, to get a full view of how the business is really performing.

**20.** How can I promote the benefits of the SafePlus tool to businesses who want to improve their health and safety?

If you want to know which areas of health and safety in your business need improvement, you need to ask the people who are involved with the inner workings of your business every day - especially your employees.

The new SafePlus tool helps you to ask questions about areas that are key to good health and safety, and then uses the responses to recommend next steps for you.

It's easy to get this set up, and it's also easy for your employees to fill in the multi-choice questionnaire.

Their answers are then collated by the tool, which produces a report of the results for you.

The report will recommend areas for you to focus on, and will direct you to guidance and resources to help you with that.

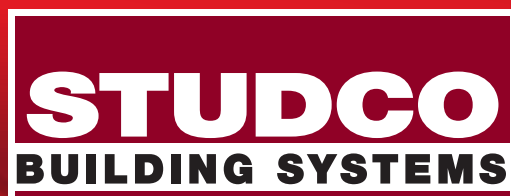
Best of all? It's completely free! And all your data is kept confidential.

It's also a great way to track how you're improving, by doing the questionnaire regularly eg annually, and comparing the results. The benefits of good health and safety include:

- increased productivity
- reduced worker absenteeism
- increased retention of employees
- reduced lost-time injuries
- keeping customers happy
- peace of mind and pride in keeping your employees healthy and safe.

# FORMAN BUILDING SYSTEMS

## NOW EXCLUSIVE DISTRIBUTORS OF



Leaders of innovative building products; Studco provide proactive and cost effective solutions for internal framing, sound isolation and premium architectural finishing systems. Experience the Studco service guarantee and contact Forman Building Systems for an introduction to Studco's premium interior solutions.

Please contact your local  
branch for more information

AUCKLAND | HAMILTON  
WELLINGTON | CHRISTCHURCH



FORMAN BUILDING SYSTEMS  
0800 45 4000 | [www.forman.co.nz](http://www.forman.co.nz)



# TRACKLOK®

**SEISMIC  
PARTITION  
BRACING**

[www.tracklok.com](http://www.tracklok.com)



**TRACKLOK® TIMBA**  
Timber Framing

**TRACKLOK® RETRO**  
Retro Fit

**TRACKLOK®**  
New Build

**TRACKLOK® VERT**  
Avoid Service Clash

The TRACKLOK® suite of products have been specifically designed and extensively tested to secure partition walls and glazing lines to structure over. TRACKLOK® products use logic, specific engineering and real world experience to ensure optimum performance in SLS (Service Limit State) and ULS (Ultimate Limit State). The TRACKLOK® range offers architects, structural engineers and construction professionals an easy to use, cost effective and comprehensive bracing solution.

Download the latest TRACKLOK® Bracing Guide and the new Install Poster.

[www.tracklok.com](http://www.tracklok.com)



# Business running of a motor vehicle - kilometre rate

**T**he Commissioner has issued a new Operational Statement 18/01 - Commissioner's statement on using a kilometre rate for business running of a motor vehicle.

This updates and replaces Operational Statement 09/01 - Commissioner's statement of a mileage rate for expenditure incurred for business use of a motor vehicle, issued in May 2009.

The new rules allow the choice between using the cost method (which is based on keeping records of actual costs incurred) or a kilometre rate method which has replaced the mileage rate method from 1 April 2017.

The kilometre rates for the 2017/2018 income year are as follows:

Vehicle type	Per km rate	Per hour rate
Business use only	15.00	15.00
Business use and private use	15.00	15.00
Private use only	15.00	15.00

Tier one is a combination of the vehicles fixed and running costs. It

applies for the business portion of the first 14,000kms travelled by the motor vehicle in a year.

Tier two includes only the running costs. It applies for the business portion of any travel in excess of 14,000kms.

## CHOOSE YOUR BUSINESS STRUCTURE - THREE QUICK QUESTIONS AND YOU'RE ON YOUR WAY

There are different ways to structure your business, each with different legal and financial obligations. The structure you choose can impact your ability to grow or sell the business, so it's important to get it right.

That's where Choose Business Structure comes in.

Choose Business Structure is a free, easy-to-use online tool that gathers



information from across government and the private sector to help you make the best choice for structuring your business.

If you're already in business, it's a good way to check to see if you have the right business structure for your current and future needs. As your business evolves, its structure may need to evolve as well.

The Choose Business Structure tool has been developed by business.govt.nz in association with the New Zealand Companies Office, the New Zealand Business Number, Inland Revenue and ACC.



Source: IRD Business Tax Update, August 2018



EST. 1966



# POTTER

INTERIOR SYSTEMS

ALUMINIUM PARTITIONS

SUSPENDED CEILING GRID + PANELS

COMMERCIAL + INDUSTRIAL INSULATION

WHITEBOARDS + DISPLAY SYSTEMS

ACOUSTIC WALL COVERINGS

PASSIVE FIRE SYSTEMS

Experts in the distribution of quality products and proven solutions to the commercial construction market in New Zealand for over 50 years.



# Christchurch Old Stone House

*Aged not by years, but by its stories*

## PROJECT SUMMARY

**Project:** Christchurch Old Stone House

**Location:** Carcroft, Christchurch

**Application:** Timber framed skillion roof

## DESCRIPTION

Built in 1870 by Sir John Cracroft Wilson, the Old Stone House has become a unique Christchurch landmark full of history.

Originally designed as living quarters for Wilson's Indian employees and their families, the building offered shelter from Canterbury's less temperate climate. These Indian and Eurasian families went on to form Christchurch's first Indian communities.

Since its original construction, the Old Stone House has seen its fair share of horrors. A fire in 1971 reduced the house to its shell before being rebuilt by the community in 1979. More recently, the iconic building was severely damaged by the deadly earthquake in February 2011. The most recent restoration required new diaphragm walls and roof connections, replacement stone lintels, and the sealing of concrete walls and foundations with pressure injected epoxy. In total, more \$2 million worth of repairs.

The Old Stone House is a Heritage NZ category 2 historic place, a building

that was originally built with no effective insulation in its envelope. The restoration of the building therefore needed to be carefully planned to ensure its integrity was not compromised and that its famous facades remained unchanged.

The strict criteria called for a slim profile insulation that could offer high thermal performance to negate the fluctuating climate, offer dimensional stability for the aged building, and fit within the building's existing profile.

"Kingspan's **Kooltherm**® K10G2 was able to meet all the requirements with its high R-Value to thickness ratio, superior vapour control and rigid structure", commented Specification Manager, Geoff Biddick.

As part of the restoration, the building was strengthened to 67 per cent of the new building standard. The rigid structure of the phenolic **Kooltherm**® K10G2 60 mm boards delivered dimensionally stable, consistent, long term thermal performance in the skillion roof between its timber framing and the slate roof.

"Once the product had been installed



Kingspan visited the site to check the application and ensure the installation complied with Kingspan requirements. The project was also checked over by Kingspan's technical services team who provided the site with a 10 year project specific warranty", continued Biddick. After seven years of deliberation and 15 months of restoration, the Old Stone House was officially reopened in February 2018, by Caroline Murray, the great-great granddaughter of the original owner, John Wilson.





# Hanmer Indiana Jones

**T**here's a sense of Indiana Jones in this story about fibrous plaster that goes something like this...

Ron and Nora are an elderly Christchurch couple who have spent their lives involved in the terrazzo flooring industry. Ron's grandfather however was a fibrous plasterer – as was his father and his father before. We're not entirely sure of the exact history other than the business was once upon a time called T Andrews and Son, located at 154 Oxford Terrace, Christchurch.

When the business closed shop, Ron held onto his grandfather's models and moulds as he knew they would have historical significance somewhere down the line... he just wasn't sure when or how.

Ron's now well into his 80's and thanks to a chance discussion, a couple of dinners, and a passion to preserve our fibrous

plastering heritage, Steve and Carlene Leitch from Biggins Interior Solutions were able to rescue some of the most impressive moulds ever seen from a broken-down quarry in Hanmer.

The buildings were crumbling and leaking, the undergrowth had started to invade, and the Christchurch earthquakes had shaken, rattled and rolled what may have once been an organised assemblance of chaos. But underneath the debris were hidden treasures, set to live another day in a new home and ready to once again become part of the fibrous plaster fabric of New Zealand.

Not everything could be saved. Some models and moulds were damaged beyond repair. But others were as

pristine as the day they were taken out of commission. There's everything from ornamental statues and busts to corbels, balusters, columns, fire surrounds, centres and cornice. There's



even a somewhat macabre skull with an accompanying intricate and extremely impressive piece mould.

It's hard to imagine just how impressive Thomas Andrew's factory would have been in its heyday but taking a glimpse at his work sure does give you some idea!

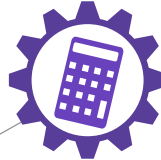


# Kingspan Peace of Mind



## Information

Information on products, CodeMark certification and BCA compliance



## Calculations

Project specific thermal computation, condensation risk analysis and insulation system optimisation



## Specification

Support with your specification and tender information



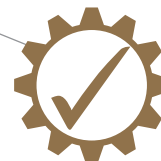
## Communication

Open communication to tenders, builders and contractors in respect to supply and installation



## Installation

Construction pre-start training and assistance, specific to your project



## Warranty

Project specific warranties and ongoing support

The Kingspan Peace of Mind is not just an advertising slogan; it is at the heart of our approach to business. It is our collaborative, expert approach to providing information, technical support, unbiased advice, and our ongoing commitment to our products that deliver you Kingspan Peace of Mind.



**Kingspan Insulation Pty Ltd**

Tel: 0800 123 231

Email: [info@kingspaninsulation.co.nz](mailto:info@kingspaninsulation.co.nz)

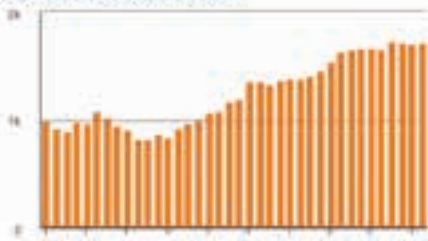
[www.kingspaninsulation.co.nz](http://www.kingspaninsulation.co.nz)

# Building work put in place

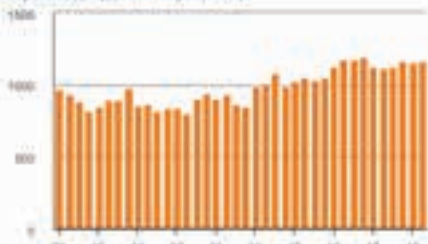
	Quarterly % change(1)		Annual % change(2)	
	Jun qtr	Mar qtr	Jun qtr	Mar qtr
Residential work put in place	0.5%	-0.5%	3.4%	2.5%
Non-residential work put in place	1.2%	-1.4%	4.5%	2.2%
Total work put in place	0.8%	-0.6%	3.8%	2.4%

(1) Quarter on previous quarter, seasonally adjusted (2) Quarter on same quarter previous year, unadjusted  
All data is deflated to remove price distortion. Data source: Statistics New Zealand

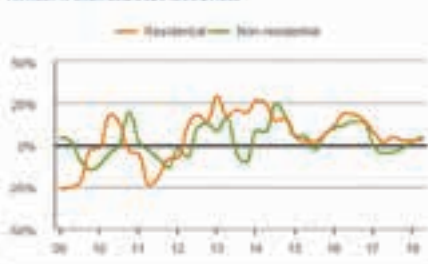
Residential work put in place  
Sept 1999 (\$m), seasonally adjusted



Non-residential work put in place  
Sept 1999 (\$m), seasonally adjusted



Work put in place  
Annual % changes, Sept 1999 prices



## STRUGGLING TO GROW

The volume of construction activity bounced back 0.8% in the June quarter (seasonally adjusted) after a disappointing result in March. Non-residential construction showed the strongest growth, but residential construction was below expectations.

Non-residential construction performed roughly as forecast, up 9.0% from a year ago. Accommodation buildings were the lead driver of growth, with values up 40% from a year ago and 29% above forecast. Most of this growth came from Auckland, where accommodation construction sat \$58m higher than June 2017.

Other types of non-residential construction to perform well over the same period were shops and farms, up 30% and 28% respectively.

The largest drag on non-residential construction came from social, cultural, and religious (SCR) buildings. In the June quarter, SCR performed 35% worse than forecast. The 5.3%pa drop in SCR construction was largely due to a drop in activity in Canterbury. There were also large drops in commercial, storage, and office buildings in Canterbury

With 7.6%pa growth, the residential construction sector was 5% below forecast for the June quarter. This weaker than expected result was due to less work on new dwellings than forecast, recording only 7.3%pa growth. However, healthier growth was recorded for alterations and additions, with activity up 11% from a year ago. Auckland remains the lead driver of growth in the residential construction sector, up \$166m from a year ago. However, this growth in Auckland was still 10% below forecast. Wellington surpassed forecast by 16%, recording growth of 29% from a year ago. Capacity constraints on both land and financing remain the largest problems in the construction sector. Slowing growth in construction costs suggests that finding labour is a less critical issue than in the last 2-3 years.

With large amounts of work remaining in the pipeline, we expect construction activity to grow further in the near term – especially in the non-residential sector. There remains a risk that capacity constraints will limit this growth, leading to a lower, but more prolonged, peak in activity.

# Construction Update

## THE NATIONAL ECONOMY

GDP growth has eased to a four-year low, and concerns continue to mount about the economy's prospects. In July, ANZ's measure of business confidence dropped to its lowest level since 2008. On the international front, trade frictions between the US and China could lead to slower global growth, and these risks are weighing on the New Zealand dollar.

Nevertheless, there are some bright spots in the economic outlook, with high commodity prices feeding through into stronger growth in provincial areas. Stimulatory fiscal policy will also help to cushion the economy's slowdown over the next 12-18 months.

	Latest	Dec 2018	Dec 2019
Gross domestic product <sup>(1)</sup>	2.7%	2.7%	2.5%
Residential consents <sup>(2)</sup>	7.9%	9.1%	-16.0%
Non-residential consents <sup>(2)</sup>	10.3%	14.2%	1.2%
House prices <sup>(3)</sup>	3.8%	-0.4%	3.8%
Unemployment rate <sup>(4)</sup>	4.5%	4.4%	4.3%
Net migration <sup>(4)</sup>	64,995	57,624	41,291

(1) Year-end % change; (2) Three-month annual % change  
(3) Quarterly level, seasonally adjusted; (4) Annual total  
Data source: Statistics NZ, Infometrics Research

## THE CONSTRUCTION INDUSTRY

Residential consent numbers in the June quarter were up 20% from same quarter last year, which was the fastest growth in two years. The recent strength has been underpinned by Auckland, where growth is sitting at 47%pa, compared to 5.9% pa growth around the rest of the country. Auckland's annual consent total is now at 12,369, and is within 5% of its previous high recorded in 2004.

Auckland's strength suggests that we might now be seeing the effects of the Auckland Unitary Plan, which was introduced in late 2016, on residential building activity. Auckland's undersupply of housing is well documented, but more development is now pushing ahead as

a result of greater certainty around zoning and land use. Nevertheless, weak house price inflation, labour capacity pressures, and tight finance conditions could still undermine further growth in activity next year. Non-residential consent values in the June quarter were up 17% from a year earlier, with Auckland contributing just over half that growth. In contrast, activity in Canterbury was

down 8.4% from the June 2017 quarter, Christchurch's non-residential rebuild continues to wind down. Cost pressures and capacity constraints remain problematic for the non-residential subindustry, particularly in Auckland, with the recent placement of Ebert Construction into receivership highlighting the difficulties caused by resourcing issues and infrastructure bottlenecks. Continued increases in non-residential consents indicate a significant pipeline of work waiting to be completed over the next 18 months. However, there need to be changes in the structure of construction contracts, penalty clauses, tender prices, and firms' profitability to foster further growth in activity. Without change, construction firms will be reticent about taking on new projects and therefore limit the industry's ability to expand further.







# We don't let in just any old builder.

**It's not that easy to join NZCB, which is exactly why you should.**

NZCB has the highest joining standards of any building association in New Zealand. Our members are all trade qualified builders with proven experience on high quality builds. Join us and as well as getting access to member-only tools and training, you'll have an easy way to show your clients that you're up there with the best.

TO FIND OUT MORE ABOUT  
BECOMING A MEMBER, CALL

**0800 CERTIFIED**  
( 0800 237 843 )

OR VISIT OUR WEBSITE

**[nzcb.nz](http://nzcb.nz)**



# Construction Update

*continued...*

## SPECIAL TOPIC: NEW ATTACHED DWELLINGS MORE POPULAR THAN EVER

Between 1996 and 2009, standalone houses consistently made up between 70% and 80% of new dwelling consents issued. But since the start of last year, the proportion has dropped from above 70% to 64%. Does this decline in the share of standalone houses reflect a temporary surge in attached dwelling numbers, or are we shifting to a new “normal” for attached dwellings?

There are two different factors at play in the recent data. Firstly, across each of the five largest urban centres, townhouses (which also includes flats, units, and other dwellings) have been expanding their market share over the last 2-5 years. High land prices and changing lifestyles have encouraged more people to consider living in denser residential developments. This appetite for intensification is reiterated by the increasing share of apartments in new residential construction in Auckland, Wellington, and Christchurch.

Secondly, the regional mix of residential construction activity has shifted more towards the two largest urban centres, where standalone houses already made up a smaller proportion of new dwellings than in other parts of the country. Auckland's share of nationwide consents has lifted from 33% to 38% since September last year, while Wellington and Kāpiti's share has increased from 6.3% to 7.2% over the same period.

Within Auckland, the spread of intensification shows through in consents at a ward level. Five of the city's 13 local boards have seen standalone houses, as a proportion of total consents, reach all-time lows since the start of 2017:

Rodney (70%), Albert-Eden-Roskill (26%), Maungakiekie-Tāmaki (29%), Manukau (42%), and Manurewa-Papakura (58%).

The proportions in most other wards are at low, but not record low, levels.

Given Auckland's current undersupply of housing, it seems reasonable to assume that the city will maintain an above-average share of total residential consent numbers over the next few years. On its own, this outcome would suggest a high proportion of attached dwellings nationally. This trend is likely to be exaggerated by the zoning changes implemented in the Auckland Unitary Plan and high land prices, both of which are encouraging more construction of denser dwelling types in Auckland.

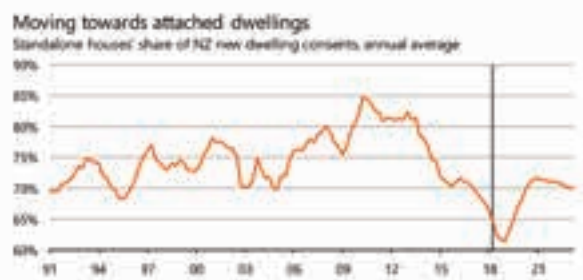
The government's impending ban on foreign buyers of residential property could also lead to an increase in the construction of attached dwellings.

Once enacted, the rule change means that the only residential properties buyers from outside New Zealand, Australia, and Singapore will be allowed to purchase are new dwellings that are part of

a development of 20 units or more. In other words, for foreigners wanting to buy property here, new apartments will be their only option.

This regulatory change is likely to boost apartment building activity in the near term, but it also risks creating an oversupply of apartments. An apartment glut would then dissuade developers from going ahead with new projects over the medium term.

One factor that could constrain further increases in the proportion of attached dwellings is the economic performance of provincial areas. The relative strength of economic growth and the housing market outside the main centres is likely to see residential construction in these regions remain buoyant over the next 18 months. Having taken these various factors into account, we expect standalone houses' share of new dwelling consents to reach a record low of 61% next year and remain below 70% until mid-2020. We expect this share to hold close to 70% between 2020 and 2023, but believe that the risks to this forecast lie on the downside due to pressure from Auckland. As long as capacity in the region's construction industry expands further in response to demand, Auckland is likely to maintain a dominant role in new residential construction throughout the first half of the 2020s.



# Gib® tape helps the plight of the honey bee - Sustainability

**M**ost of us think of GIB® paper joint tape as the go-to bedding in tape for strengthening joints. But for Taupo's Phillip Haycock, it has become an unexpected lifeline for the New Zealand bee population, currently under threat from the Varroa mite. Beekeepers across the country have been working on new ways to deliver organic acid miticide into hives to combat the destructive mite. And rural Taupo beekeeper Phillip has come up with an ingenious, and highly effective, solution using GIB® paper joint tape. "In the past this organic acid was limited in economic viability because it required multiple applications to each hive to be effective. It was extremely labour intensive," says Phillip. "A core group of us from online beekeeping forum NZbees.net began looking into other ways to deliver the acid, with the aim of creating an

environmentally-friendly absorbent product that would store and slowly release it into the hive over a two-month period, as a single and inexpensive treatment."

Phillip's idea – a GIB® paper joint tape laminate – has proved to be extremely effective, and although it is not the only Varroa mite treatment available, it is quickly gaining recognition as being amongst the best.



The Varroa mite (also aptly known as the Varroa Destructor) was first discovered in Southeast Asia in 1904, and then reappeared in Florida in the 1980s. It arrived in New Zealand 18 years ago

and has wreaked havoc with our bee population ever since. The tiny parasitic mite sucks the blood out of bees, compromises the overall health of the hive, and spreads viruses from hive to hive.

Phillip's GIB® treatment is one of a number now being used by beekeepers across the country, in a bid to combat the mite. "Before I became a beekeeper I worked in the construction industry. My brother, a Tauranga plasterer, first introduced me to GIB® paper joint tape and taught me how to bed it in and apply a first coat.

"I always knew there was something special about this GIB® product – but little did I know it would end up playing such a significant role outside of the building industry, benefiting beehives all over the country."

For more information get in touch with the Beekeeping community at [www.nzbees.net](http://www.nzbees.net)

## AWCI ANZ 73RD ANNUAL CONFERENCE

28 - 31 OCTOBER 2018 • CROWN RESORT, PERTH WA



Take your business  
to new heights at the  
premier wall and ceiling  
industry conference.

Our program will inspire you to  
take your business to new heights.

A powerful line up of leaders and speakers from key  
industries will provide valuable insights and out-of-the-box  
perspectives from which delegates can learn.

Registrations & Accommodation Packages  
available now – [www.strategiesforsuccess.org.au](http://www.strategiesforsuccess.org.au)

## PROFESSIONAL NETWORKING OPPORTUNITIES

## INDUSTRY'S BEST TRADE EXHIBITION

## UNMISSABLE KEYNOTE SPEAKERS

## EXPERIENCE THE BEST OF THE WEST



**Dr Jonathan Barnett**  
Chartered Professional  
Engineer



**Rabia Siddique**  
Australian Criminal &  
Human Rights Lawyer



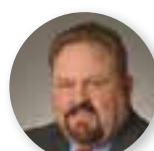
**Brad Hogg**  
Australian Cricketer



**Pamella Zakostelsky**  
Wellness Wisdom



**Steve Etkin**  
Executive Vice President  
AWCI USA



**Jerry Smith**  
President  
AWCI USA



**Meg Coffey**  
Social Media Trainer



**Mike House**  
Thrive & Adapt



**Malcolm Dix**  
Facilitator / Comedian

### DIAMOND SPONSORS

# AWCI NZ Certified Business Members

September/October 2018



Above Board Building Contractors Ltd	AUCKLAND	(021) 446 716	HPIL Contracting Ltd	TAURANGA	(07) 572 5114
Absolute Plasterboard Services	AUCKLAND	(09) 833 8246	Hush Interiors Limited	CHRISTCHURCH	(03) 379 6301
Adept Interiors	HAMILTON	0800 732 288	ICE Interiors Ltd	HAMILTON	(07) 847 3449
Allan Shannon Plasterers	WHAKATANE	(07) 308 4734	Interior Plastering Solutions Ltd	NELSON	(027) 431 9236
Alpha Auckland Ltd	AUCKLAND	(09) 623 6252	Interior Solutions Wgtn Ltd	WELLINGTON	(04) 939 3080
Alpha BOP Ltd	BAY OF PLENTY	(07) 575 0293	James Wilson Interiors	TIMARU	(021) 1993 214
Alpha Interiors Ltd	HAMILTON	(07) 850 4060	J K Plasterers Ltd	WHANGAREI	(09) 435 2267
Alpha Interiors Christchurch Ltd	CHRISTCHURCH	(03) 365 9284	J M Cavanagh Drywall	RANGIORA	(027) 508 6116
Alpha Interiors Wellington Ltd	WELLINGTON	(04) 232 0108	K M C Interior Plasterers Ltd	RANGIORA	(0274) 360 256
Alpha Waikato Ltd	WELLINGTON	(07) 849 7699	Lloyd Ditchfield Plastering	WELLINGTON	(021) 310 752
Always Plastered Ltd	WAIKATO	(07) 542 1563	L Mathias Plastering	CHRISTCHURCH	(027) 234 3968
AMR Plastering Ltd	BAY OF PLENTY	(03) 323 4541	Mainland Interiors	Dunedin	(027) 226 5330
Angland Ceiling Contractors Ltd	CHRISTCHURCH	(09) 575 7501	Manawatu Plasterboard & Partitioning Ltd	FEILDING	(06) 323 8876
Angus Ceilings Ltd	AUCKLAND	(03) 366-2445	Martins Plasterers 2006 Ltd	WHAKATANE	(07) 308 8085
Angus Interiors	CHRISTCHURCH	(021) 656 146	Mason Hall Interiors Ltd	AUCKLAND	(09) 279 3547
Apex Interiors Ltd	AUCKLAND	0508 348 688	McKain Fibrous Plasterers Ltd	AUCKLAND	(09) 634 8803
Apex Interiors Ltd	HAMILTON	0508 348 688	MCL Joinery Construction Interiors	HASTINGS	(06) 876 0252
Apex Interiors Ltd	TAURANGA	0508 348 688	Metro Interiors Ltd	WELLINGTON	(04) 586 1726
Apex Interiors Ltd	NORTHLAND	0508 348 688	Northern Ceilings N.Z. Ltd	AUCKLAND	(09) 416 9227
Apex Interiors Ltd	WELLINGTON	0508 348 688	Northland Interiors	KERIKERI	(09) 407 7499
Apex Interiors Ltd	CHRISTCHURCH	0508 348 688	NP Plastering	NORTHLAND	(027) 520 6440
ART Plasterers	CHRISTCHURCH	(021) 406 462	Omega Interiors	AUCKLAND	(021) 042 2277
Atlas Fibrous Plaster Co Ltd	HASTINGS	(06) 878 3693	Otautahi Interior Liners Ltd	CHRISTCHURCH	(021) 442 996
Auckland Plasterboard	AUCKLAND	(022) 5828 128	P & J Plastering Ltd	WAIKANAE	(021) 991 045
Bay Commercial Interiors Ltd	NAPIER	(027) 240 3203	P L Bell Plastering Ltd	HAMILTON	(07) 855 5108
Beach Break Interiors	TAURANGA	(022) 323 7941	Palmerston North Fibrous Plasterers	PALMERTSON NORTH	(0274) 465 065
Bestboys Fix n Stop	TAKANINI	(27) 247 8903	Pat Smith Interior Plasterers	CHRISTCHURCH	(03) 348 0977
Bressington Plasterers Waikuku Ltd	NORTH CANTERBURY	(03) 312 7042	Performance Interiors Ltd	CROMWELL	(027) 245 8698
Broomfield Quality Stoppers	CHRISTCHURCH	(021) 669 215	Plaster Services Limited	CHRISTCHURCH	(03) 366 1776
Building Specifics Ltd	BAY OF PLENTY	(027) 589 4024	Plasterboard Finishing Ltd	AUCKLAND	(09) 520 6616
B and B Interiors	QUEENSTOWN	(021) 946 540	Prestige Ceilings Ltd	WELLINGTON	(04) 499 5912
C & I Systems Ltd	TAURANGA	(021) 706-212	Prime Plastering Solutions Ltd	CHRISTCHURCH	(03) 389 7890
Canterbury Cladding & Linings Ltd	CHRISTCHURCH	(027) 436 1272	PS Interiors Ltd	NEW PLYMOUTH	(06) 7581874
Casey Jennings Plasterers	LOWER HUTT	(027) 602 8005	Quickfix Interior Systems Ltd	SOUTHHEAD	(021) 916 759
CD Plastering	PALMERSTON NORTH	(027) 4034880	Rab Contracting Ltd	WELLINGTON	(04) 237 0707
Ceilings Unlimited	TAURANGA	(07) 574 4056	RAMS Interior Linings	AUCKLAND	(021) 967584
Cochrane & Associates Ltd	CHRISTCHURCH	(03) 377 6237	Royale Standard Drywall Ltd	TE AWAMUTU	(021) 774 090
CPR Ltd	CHRISTCHURCH	(03) 260 1760	Seddons Fibrous Plasterers Co Ltd	MOSGIEL	(03) 489 4688
Crawford Drywall	TAURANGA	(021) 748 830	Shore Ceilings & Partitions Limited	AUCKLAND	(09) 415 8115
Cubicon Interiors Ltd	AUCKLAND	(09) 478 4433	Skelsey Plasterers Limited	WANGANUI	(06) 343 6110
David Wellacott	MANUKAU CITY	(021) 956 866	Steel Roll Formed Products	AUCKLAND	(09) 579 0175
Designer Plaster	AUCKLAND	(09) 527 2171	Steve Gray Plasterers Ltd	TARANAKI	(06) 272 8445
Dinsdale Drywall 2000 Ltd	HAMILTON	(0274) 954 594	Stop The World Ltd	HAMILTON	(021) 644 569
Eastcoast Fixers Ltd	CHRISTCHURCH	(021) 628 903	STOPIT Plastering	HAMILTON	(027) 230 0070
Eurotech Interiors Ltd	ROSEDALE	(021) 994 099	STOPPING Systems Limited	BLENHEIM	(027) 577 9441
Field Plasterers Ltd	KAWAKAWA	(09) 404 1517	Superior Walls & Ceilings Ltd	NEW PLYMOUTH	(06) 759 9966
Forman Commercial Interiors Ltd	AUCKLAND	(09) 270 1914	Synergy Contract Services Limited	CHRISTCHURCH	(03) 337 2424
Forman Commercial Interiors Ltd	LOWER HUTT	(04) 576 2170	Taranaki Plasterboard Systems	NEW PLYMOUTH	(027) 817 5946
Forman Commercial Interiors Ltd	CHRISTCHURCH	(03) 379 3929	Tauranga Plasterers Limited	TAURANGA	(07) 541 1493
Frankton Plasterers Ltd	HAMILTON	(07) 847 6673	Tonic Interior Systems Ltd	INVERCARGILL	(03) 215 6221
G & C Pointon	AUCKLAND	(09) 236 0888	Total Ceiling Solutions Ltd	CHRISTCHURCH	(027) 313 2369
GDR Plasterboard Services Ltd	AUCKLAND	(09) 624 1579	Troake Group Ltd	AUCKLAND	(09) 426 7664
Gisborne City Plasterers	GISBORNE	(06) 863 3983	Ultra Interior Linings Ltd	AUCKLAND	(09) 271 0595
Global Linings Ltd	AUCKLAND	(09) 579 7460	Waikato & BoP Suspended Ceiling Services Ltd	HAMILTON	(0274) 945 773
Gunslinger Projects Ltd	PAPAKURA	(022) 177 0481	Wallboard Systems	TAURANGA	(07) 544 3721
HBF Plaster Ltd	NAPIER	(06) 843 4414	Wayne Rasmussen Plasterers	HAMILTON	(07) 829 9054
HBS Interior Linings	AUCKLAND	(09) 216 8693	Zorite Ltd	BLENHEIM	(03) 577 5160



---

# Executive Council

*AWCI Executive Council 2018*

---



President ..... Gabriel Ataya ..... 021 937 966 ..... g.ataya@licensed.nz  
Vice President ..... N/A .....

## Regions:

Auckland ..... Gabriel Ataya ..... 021 937 966 ..... g.ataya@licensed.nz  
Waikato ..... Mike Dutton ..... 027 8390331 ..... mike.dutton@forman.co.nz  
Lower North Island ..... Hedda Oosterhoff ..... 021 270 1599 ..... hedda@tr-interiorsystems.co.nz  
South Island ..... Chris Hughes ..... 027 662 8097 ..... chris.hughes@hushinteriors.co.nz  
Bay of Plenty ..... Stuart Phelps ..... 021 716 310 ..... stuart@taurangaplasterers.co.nz

## Technical:

Plasterboard ..... Peter Lucas ..... 021 857 673 ..... peterlucas1982@gmail.com  
Ceilings ..... Nick Molcisi ..... 09 636 5110 ..... nick.molcisi@rondo.com.au  
Fibrous Plaster ..... Pauline Sutton ..... 0274879918 ..... pauline.Sutton@bcito.org.nz  
Partitioning ..... Andrew Clemmet ..... 027 2861 240 ..... AndrewC@potters.co.nz  
Fibre Cement ..... Singh Kamboj ..... 0212799538 ..... singh.kamboj@jameshardie.co.nz

## Manufacturers:

Plasterboard ..... Peter Collins ..... 027 444 5770 ..... peterc@gib.co.nz  
Ceilings ..... John Keen ..... 021 963 033 ..... john.keen@usgboral.com  
Fibrous Plaster ..... Terry McKain ..... 09 634 8800 ..... tmckain@xtra.co.nz  
Fibre Cement ..... Jerry Friar ..... 027 703 1313 ..... jerry.friar@jameshardie.co.nz

## Life Members:

Terry McKain	Kevin Sceats	John Parkin
Dennis Prout	David Martin	



# GRIDLOK®

**SEISMIC  
CEILING  
BRACING**

[www.tracklok.com](http://www.tracklok.com)



GRIDLOK®  
C CHANNEL

GRIDLOK®  
SCREW FIX (TCR)

GRIDLOK®  
PEAKFORM

GRIDLOK®

GRIDLOK®  
UNIGRID

Whether a grid ceiling is large, heavy or high, the need for effective back bracing is extremely important. The need to provide a tested and consistent bracing solution is essential. GRIDLOK® provides consistent performance, every time. The patented GRIDLOK® connection saddle provides a solid bond to two-way grid, dry-wall grid, screw-fix TCR and Unigrd. It also features the ability to rotate the brace footprint through 360° meaning service clashes are easily avoided. Download the specification sheet and work with GRIDLOK® and a seismic ceiling designer to produce a professional finish.

Download the latest GRIDLOK® Bracing Guide and the new Install Poster.

[www.tracklok.com](http://www.tracklok.com)

