

STRAIGHT UP

The background of the entire cover is a close-up photograph of several red apples hanging from a tree branch. The apples are vibrant red with some yellow-green at the bottom, and they are covered in small water droplets. Green leaves are visible around the apples, some showing signs of aging or damage. The lighting is bright, creating a fresh and natural feel.

THE MAGAZINE OF THE
BUILDING OFFICIALS INSTITUTE
OF NEW ZEALAND

Autumn 2021

Building Code Consultation

BOINZ TV 'Breakfast with BOINZ'

Spotlight on a Member - Steve Hutton

Legal Insights

THE AUTUMN ISSUE



BREAKFAST WITH BOINZ



Breakfast with BOINZ is our new online TV show streaming live on our website every fortnight. BOINZ TV has been designed with you, our members, in mind - it's a fantastic new platform to keep you connected to news and updates from the building and compliance world, and a wonderful way to receive key messaging and information from industry leaders and experts.

With an 8:30am start time, you can settle in with a hot cuppa or smoothie and enjoy news and interviews from across the country (and the world).

Upcoming Streaming Dates

8:30am Thursday 8 April, 8:30am Thursday 22 April, 8:30am Thursday 6 May, 8:30am Thursday 20 May

For more information visit www.boinz.org.nz

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Nick Hill
BOINZ CEO

MESSAGE FROM OUR CEO

MEMBERSHIPS DESERVE A COMMUNITY

Our membership survey for 2020 was well supported and produced some valuable insights into the current climate, your experiences, expectations and suggestions during what has been a particularly disruptive environment.

In terms of challenges, the survey highlighted considerable concern areas around workloads, time pressures, increasing demands on your services and skill shortages.

A boom construction sector traditionally brings disruptions and creates forces of change around how an organisation operates. It is clear high workloads, coupled with skill capacity issues, is testing the whole sector as well as delivery expectations of the public.

As I write this article, supply chain issues are the number one headline in the media, putting pressure on delivery, process and price. However, the storm we find ourselves in is bigger than skill capacity and supply chains. Technology, environmental issues, climate change and significantly more rigorous expectations from a discerning public are, and will increasingly, add pressure to our building surveying community. The amount of duress created by just one of these pressures is significant.

The multiple impact across all these forces requires organisations to evolve and reshape.

With complexity and uncertainty lies opportunity, and your Board and Management team are looking closely at how the Institute needs to respond, ensuring the support and benefits we provide are fit for purpose. Moving the Institute forward and even beyond our comfort zone is likely the new norm.

We know “time” is your enemy, but are you aware it is also the enemy of the manufacturing and supply sectors?

Ensuring members have the opportunity to receive and absorb critical information quickly, is why we have recently assisted and worked with some of our premier partners in meeting their information objectives; making sure our building surveying membership receives information upfront before exposure to a wider market. As a peak body, we are often best placed to assist with and provide quick and effective information pathways. The value proposition is we are responding to and catering to the needs of a transformational environment in a way that you can benefit from your Institute and improve on capability.

The impact of community learning is not lost on most of us. To a large extent, our networking and

learning environments are the most cherished part of being a member; however, professional development is often the first casualty of a busy and hectic work environment. Today's environment is no exception.

Member engagement is our number one priority for 2021. We see bringing together communities of members being the most efficient approach to information delivery in a rapidly uncertain and changing world. The goal is to challenge thinking and grow timely expertise through innovative communities, such as our branch meetings, relevant roadshows, virtual events, or targeted training sessions.

BOINZ TV has now been running over 3 months. We are taking small steps with each episode, whether it be subtle changes to access, improvements on sound quality, or suggestions on topics. Our goal is to keep members apprised of news, opinions, and trends to provide you with a “jump start” on matters that matter. Our goal is to help you stay social on industry issues. For a quick 30 minutes each fortnight, whether you watch live or stream it at your leisure, you can get to know the people and issues shaping our industry. Tune in every second Thursday via a link on our website.

This year our two major events are being merged into one timeframe

during mid-August. Reshaping these events (Annual Conference and SBCO) is about innovation in a climate of risk, paucity of time and reducing budget allowances. That said, nothing will be lost. Seniors will get their leadership challenges while the shortened Conference will deliver on much needed sector information and learning. Furthermore, we are providing a career growth stream on the first day for members wanting to advance existing and future career prospects.

Within our Training Academy, our landscape is changing too. We acknowledge trying to please everyone geographically has hindered core course uptake. We are now focussed on a smaller number of confirmed core courses annually to ensure delivery. We are also working to provide flexibility around the delivery of lower demand courses as well as expanding our Advanced programme.

By partaking in one or all of our engagement communities you

enhance your ability to participate in meaningful dialogue, ask the powerful questions, know when to probe, listen to feedback and gauge the right course of action.

BOINZ is your community, play a part and make a difference.

Kind Regards,

Nick Hill
CEO

Building Officials Institute of New Zealand Annual General Meeting Notice

The Building Officials Institute of New Zealand advises that its' 2021 Annual General Meeting will be held on Wednesday, 19th May 2021 at 12:30pm and open to all Financial Members.

This meeting will be held as an online virtual event.

Please address any enquiries to:
ea@boinz.org.nz

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The BOINZ Online Training Academy is live and features accessible courses making your career development easy during these uncertain times.

Courses available:

- Restricting Access to Residential Pools
- Complying with the Building Code

The Training Academy is hard at work developing alternative methods of face-to-face training during these uncertain times. Among the development of our eLearning packages, we are focusing development around interactive online webinars that will cover topics such as an Introduction to Building Warrant of Fitness, an Introduction to Building Controls, Report Writing, H1 Energy Efficiency, Fire Documents, NZS3604 and our Solid Fuel Heating (in partnership with the New Zealand Home Heating Association).

If you have any topics you would like to have covered in one of our online courses or interactive webinars, or have any questions at all please email: training@boinz.org.nz



BREAKFAST WITH BOINZ

BREAKFAST WITH BOINZ ON BOINZ TV

Breakfast with BOINZ is our new fortnightly virtual 30minute TV show providing a unique communication channel across the Building Industry sharing current and relevant information. We launched this exciting new initiative in December 2020. So what's it all about?

Breakfast with BOINZ

Do you ever wish you had access to news that was only related to you and your industry?

Every fortnight BOINZ brings a free to all members TV show streaming directly to the BOINZ member portal; MYBOINZ. Created by people in the industry, for people in the industry.

Each episode, conveniently starting at 8.30am to have alongside your morning cuppa, boasts a news section to update all members on industry happenings and several interviews with our experts and leaders in the field.

Recent episodes

Over recent weeks we have had a large amount of contribution to BOINZ TV from industry leaders and experts, including BOINZ members, and have hosted various fascinating and in-depth interviews.

Members can view previous episodes of Breakfast with BOINZ in our [BOINZ TV archive](#). Check them out!

We want to interview you!

We want your breaking news, hot topics, new innovations and ideas. Opportunities exist for pre-recorded and live interviews. Expand and inform the viewers knowledge, while at the same time presenting your brand front and centre. It's time to stand out.

We want your suggestions for content

This wouldn't be another fantastic BOINZ membership benefit without giving you the element of control. If you know someone who should be on this show, or you have any news to share - you are more than welcome to send it to marketing@boinz.org.nz and we'll be sure to look into this for you.



Your host and team

Greg Ward is the main host of Breakfast with BOINZ. As an event, TV and stage professional, Greg's 25+ years of experience means he knows how to get the best from his guests.

Upcoming streaming dates

8:30am Thursday 8 April
8:30am Thursday 22 April
8:30am Thursday 6 May
8:30am Thursday 20 May

WHAT'S ON @ BOINZ

Training Academy Calendar April - June 2021

April

8 April	TA015 Clause D1 Access Routes/ TA016 Clause F1 Safety of Users	Hamilton
12 - 13 April	TA020 Fire Documents	Wellington
13 - 15 April	TA022 BWoF and Specified Systems	Dunedin
19 April	ADV020 Advanced Fire	Dunedin
29 - 30 April	TA014 B2 Durability	Wellington
30 April	Interactive Webinar: Writing Skills for Building Control Officers	Online

May

3 - 5 May	TA002 Building Controls	Palmerston North
3 - 7 May	TA019 Plumbing and Drainage Compliance	Queenstown
12 May	ADV20 Advanced Fire	Whangarei
18 May	Interactive Webinar: TA004 Accreditation	Online
31 May	NZHHA Solid Fuel Heating	Auckland

June

1 June	ADV020 Advanced Fire	Wellington
9 - 10 June	TA017 Services and Facilities	Palmerston North
9 - 10 June	TA013 E2 Weathertightness	Wellington
14 - 17 June	TA008 NZS 3604 Timber Framed Buildings	Dunedin
16 - 17 June	TA013 E2 Weathertightness	Dunedin
29 June	TA015 Clause D1 Access Routes/ TA016 Clause F1 Safety of Users	Whangarei
30 June	ADV005 Difficult to Consent	Wellington

**course dates and locations subject to change*



**Accredited Building Surveyors
Training and Networking Event
24-25 July
Copthorne Hotel
Oriental Bay, Wellington
REGISTRATIONS OPENING SOON**

UPCOMING BRANCH MEETINGS

Canterbury/Westland Branch
27th April

Waikato/Bay of Plenty
28th May

Auckland Branch
21st April
19th May
16th June
21st July

Southern Branch
30th July

Nelson/Marlborough Branch
21st April
16th June

Central Branch
31st March
2nd June

East Coast Branch
28th July

Check with your Branch Chair if your branch is not featured above.

**Subject to change; Branch meeting notices will be sent out closer to the time of the event with further details*

To see more information on future Branch Meetings, please check the [BOINZ website here](#)



ACCREDITED BUILDING SURVEYORS

2021 Course Dates:

14 - 16 May
30 July - 1 August
24 - 26 Sept
19 - 21 Nov

Location: Wellington

accreditation@boinz.org.nz for more
information

COMING SOON TO STRAIGHT UP...

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you would like to promote, book a
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**Advertise your business card
(55mm x 90mm) for \$85.00 + GST.
Get your business into our Winter
edition of Straight Up!**

HAVE YOUR SAY ON THE LATEST PROPOSED CHANGES TO THE BUILDING CODE

Every year, MBIE consults on the Building Code and selected acceptable solution and verification method documents, providing an opportunity for the public and the building and construction sector to have their say on the proposed changes. The next consultation for the Building Code update opens on Tuesday, 6 April 2021. The proposals in this year's consultation include:

- Develop new climate zones to better reflect the specific weather different parts of New Zealand experience
- Vary the amount of insulation that's needed in new homes and buildings across the country based on where the building is located.
- Introduce a new verification method to ensure heating, ventilation, and air conditioning (HVAC) systems in commercial buildings are designed and installed to reduce the load on the national grid, make it easier to comply with the Building Code.
- Changes to ensure apartment and other high rise buildings have enough natural light

The changes are part of our ongoing work to support quality higher density housing options. They aim to make buildings warmer, drier and healthier, with less impact on our environment, while also bringing New Zealand more in line with international standards. We're

proposing the biggest changes to H1 Energy Efficiency in more than a decade to make sure homes and buildings are better suited to the climate where they're being built. This also represents the first step in our Building for Climate Change programme of work.

We're proposing to increase the number of climate zones to six zones, which will better reflect the weather that different parts of New Zealand experience. The changes to climate zones will result in changes to R-values for new homes and buildings. The R-values will vary depending on where the building is located. This will allow New Zealanders to heat and cool their homes easily and more efficiently, making them more comfortable and healthier to live in. To ensure heating, ventilation, and air conditioning systems in commercial buildings are designed and installed to reduce the load on the national electricity grid and make it easier to comply with the Building Code, we are proposing to introduce a new verification method for the energy efficiency of HVAC systems.

Currently, the acceptable solutions and verification methods for G7 Natural light are not suitable for many types of buildings. Therefore we're proposing changes that will ensure complex buildings over three stories, such as high rise buildings and apartments have enough natural light.

In addition to the annual Building Code update, we are also consulting on the role of MBIE, as the regulator, in the upkeep and referencing of building and construction standards. We have proposed "operating protocols" which identify criteria to guide this work. In the protocols, we provide greater clarity on what the regulator is looking for in terms of standards being referenced in the Building Code system, and we also identify a group of approximately 40 standards which we plan to focus our resources on supporting.

This is the first in a series of operating protocols that MBIE is developing, to provide increased transparency and certainty about the activities we undertake as stewards of the Building Code. Each protocol will provide information about an aspect of Building Code-related work, and rules and/or principles that will help guide that work.

To find out more about the proposed changes or to submit feedback, please visit mbie.govt.nz/have-your-say/ Consultation closes on Friday, 28 May 2021.

Article by Dave Robson
Manager Building Performance and Engineering, MBIE

BUILDING PERFORMANCE

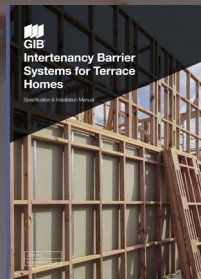


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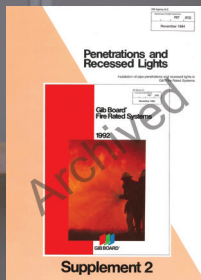
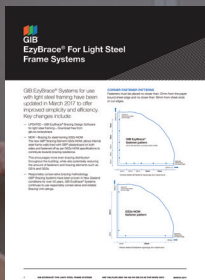
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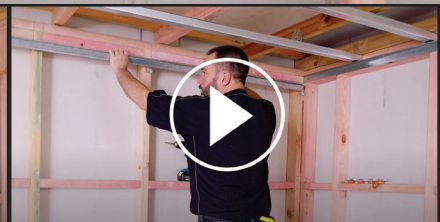
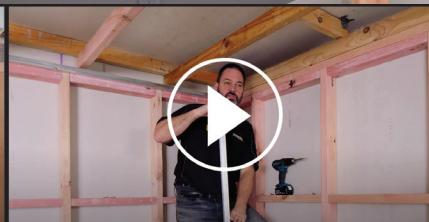
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SPOTLIGHT ON A MEMBER

Steve Hutton

Steve is a BOINZ Accredited Building Surveyor based in Hamilton. We have put the spotlight on Steve to highlight his career journey and get some insight in to his experience as a Building Surveyor.

What was your first full-time job?

Apprentice Boat Builder with Clevedon Boat Builders, Auckland.
Apprentice Carpenter with Foster Construction, Hamilton.

How did you get into the industry?

My family owned and operated Hutton's Mitre10, Hamilton which was a hardware and timber yard business. From a very young age I was groomed by my parents to

serve the DIY industry and trades. This soon became a passion to work with timber, tools, hardware and a desire to learn a craft in the building industry that has now served many, including myself and my family for some 40 years.

Why did you decide to do the Building Surveyors Programme?

We were seeking a means of being professionally informed and

to insure that we were providing compliant inspections/ reports when we came across what BOINZ ABS programme had to offer. The ABS programme content was such a valuable resource/ material and was delivered in a confident and organised manner. Achieving accreditation meant that Gusto is compliant, and is assessed by industry peers and reviewed by the most credible providers recognised in NZ.

Gusto recognised early in the qualifying process that we would through BOINZ reach a professional development programme that was relevant and aligned with our business goals and would join a network of like minded professionals striving for good practice. We are extremely proud to be accredited by BOINZ and that Gusto can provide best practice and compliant information so our valued clients can be confident knowing they are working with a BOINZ Accredited Building Surveyor.



What do you think has changed about the industry since you first started working in it?

There are still many concerns within the unregulated residential property inspection field, unqualified operators claiming expertise without undertaking the Accreditation pathway to demonstrate they have the appropriate skills and qualifications to competently practice in the residential property inspection environment.

We are starting to recognise a shift in public perception, and industry professionals are now becoming informed about the point of difference when contracting a BOINZ Accredited Building Surveyor to carry out pre purchase inspections or specialist reports.

What is the most interesting part of your job?

Everyday can be so different due to the very broad and varying scopes of service we offer. We can be carrying out a residential pre purchase survey, Weathertightness, meth testing, healthy homes compliance survey or asbestos survey/ sampling or strategy for asbestos in buildings, project management, maintenance matrix/ costing and clerk of works to name a few disciplines we practice. No two days are ever the same.

We still get nervous showing up to a property and asking ourselves what we are going to discover today, where are the risks, what has been deferred and organising

the survey collected information into a report for our clients to comprehend which ultimately leads to informed decision making.

What do you consider to be the biggest challenge in your role?

Being compared with or competing on price with unqualified operators. Being told by industry representative's that we need to learn to soften our reports. Working through Weathertightness issues, which have been overlooked by unqualified operators or home owners and the devastation that follows? We join our fellow BOINZ Accredited Building Surveyors in pursuit of striving for good practice in the residential property inspection environment.

KNOW SOMEONE WHO DESERVES THE SPOTLIGHT?

If you're interested in talking to us for future issues or you know of someone who is doing great work within the industry and deserves to have the spotlight on them, please email marketing@boinz.org.nz



project management



clerk of works



house inspections

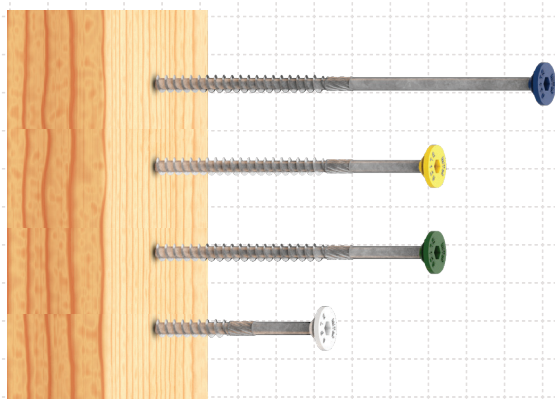


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ACRS

ACRS AND CARES LAUNCH NEW AUSTRALASIAN SUSTAINABLE STEEL CERTIFICATION SCHEME

ACRS, the leading independent steel certification authority for Australia and New Zealand, is announcing the Australasian launch of a new Sustainable Steel Certification Scheme. The scheme will dramatically improve buyers' ability to source high quality, ethically and sustainably produced steel for construction across Australasia.

The scheme enables consumers, industry & government to confidently source high quality constructional steels produced under high standards of environmental, social and ethical management.

The scheme will also help combat ESG confusion through the steel supply chain.

ACRS has partnered with the leading international construction steel certification authority, CARES, to introduce its market leading Sustainable Constructional Steels Certification Scheme into the Australasian markets.

The Scheme will ensure that construction steel entering Australia and New Zealand from anywhere in the world meets the highest global environmental, social and ethical standards, using independent certification of ESG criteria and performance indicators.

The introduction of this Scheme will ensure that the public knows that steel installed in their homes, high rise commercial and residential buildings and across Australasian infrastructure meets the highest global standards.

To find out more about the new Sustainable Constructional Steels Certification Scheme please click on the link below, or go to www.steelcertification.com

Philip Sanders
Executive Director, ACRS





ICNZ

INSURERS CAUTION HOME BUYERS TO BE WARY OF INSURANCE PITFALLS FOR MULTI-UNIT BUILDINGS

Are you buying a new home attached to others? Is it being sold without a body-corporate to reduce costs and issues? The Insurance Council of New Zealand is urging all potential or existing owners of multi-unit property to check they can adequately insure their property.

“If a unit is attached to other units and doesn’t have a body corporate structure in place, many insurers may not provide insurance because of complexities that can arise at claim time if not all units are insured or if they have different levels of cover from different insurers,” says Tim Grafton, Chief Executive ICNZ.

“Owning your own home is increasingly difficult for New Zealanders and we want to ensure buyers aren’t tripped up by steps to make properties appear more affordable when they could actually cause more expense in the future.

“With high-density housing one of the solutions to address New Zealand’s housing availability and affordability it is critical that property owners are able to appropriately protect their assets.

We encourage people to talk to an insurer early on so they can help them understand the insurance that is available or the questions they may need to ask before purchasing.”

While body corporates can be seen as adding extra cost and administration for owners, they also offer a single point of insurance for the entire building, including units, shared spaces and common property. Critically this ensures all owners have insurance in place, with one insurer, meaning claims can be handled simply and efficiently.

However, there can be gaps in cover for multi-units with shared spaces and common property often not covered by insurance, where more than one insurer is involved.

“Ultimately it can lead to a really nasty experience for owners – especially following a significant event that causes wide damage that isn’t insured.

“Uninsured or underinsured units can cause repair delays, impacting on everyone’s ability to pick up the pieces and get back to normal.”

ICNZ says that if you’re looking to buy within a multi-unit building, a multi-unit complex (multiple buildings), or a property that is attached to others, be sure to tell your insurer before you go unconditional. “This means you can have a robust conversation about the type of property and what level of cover the insurer may offer to best to meet your needs – enabling you to make an informed decision to proceed with the purchase or not, and avoid possible pitfalls,” says Mr Grafton.

“Don’t get caught up in sales pitch from developers or agents. Properties are sometimes marketed as being BC free to save owners time and money, but the ultimate outcome is that it won’t!”

To help buyers and homeowners understand more about purchasing home insurance in a multi-unit building ICNZ has developed a helpful consumer guide - [you can check it out here.](#)

ICNZ Insurance Council of New Zealand



EECA WATER HEATERS

ELECTRIC STORAGE WATER HEATERS

The Energy Efficiency and Conservation Authority (EECA) is responsible for checking whether regulated products meet Minimum Energy Performance Standards (MEPS), labelling requirements and energy efficiency claims.

EECA recently check tested electric storage water heaters (hot water cylinders) and found a number of them failed. As a result EECA has successfully prosecuted one manufacturer with action pending for other manufacturers.

Investigations have also highlighted that some electric storage water heaters are being imported into New Zealand under the Trans Tasman Mutual Recognition Agreement (TTMRA) that do not meet NZ MEPS. While able to be legally sold under the TTMRA, as these do not meet NZ MEPS they do not comply with the requirements of the New Zealand building code and must use an alternative pathway to Code compliance.

Identifying which products are NZ MEPS compliant is an issue that has been raised by plumbers, suppliers, councils and building inspectors as products are not required to be marked by a clear identifier such as a label. These stakeholders are very supportive

of ensuring that compliant water heaters can be identified, selected and installed with a high degree of confidence.

To help industry identify electric hot water cylinders that comply with NZ Minimum Energy Performance Standards (MEPS) we have now published a list of compliant models on the EECA website. This can be accessed on a new webpage that also provides comprehensive information and links to resources on electric storage water heater compliance with MEPS, requirements, and how to meet these in New Zealand: <https://www.eeca.govt.nz/ehw-cylinders>.

The list is in PDF format so readily viewed on a phone, tablet or laptop, or easily printed and will be regularly checked and updated to ensure that brands and models are kept current. We are looking at the possibility of making the information available through an online searchable database at some stage in the future.

A press release advising that EECA has published the list and background can be found here: [Installing a compliant hot water cylinder](#).





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SEISMIC®
A PACIFIC STEEL PRODUCT



A steel bar about to be tested in one of five testing machines at our laboratory in Otahuhu.



CONSTRUCTION

CONSTRUCTION SECTOR ACCORD PARTNERSHIP HELPS RESOURCING FOR SUICIDE PREVENTION

The Construction Sector Accord (the Accord) has partnered with MATES in Construction NZ (MATES) to help prevent suicide in the construction sector by supporting them to get their programme out to more people.

The Accord has provided a post-Covid response fund to MATES to help grow the number of field officers and case managers on the ground and enable mental health and suicide prevention programmes to be delivered to sites across the country.

It is vital to have the whole programme embedded into sites, as this builds the capacity of the workers to lead and support one another. MATES then supports the sites through touchpoints such as signposting, checking in with Field Officers, Case Management support and a continued programme of training.

The Accord's partnership with MATES is part of its Health and Safety workstream, delivered through the three-year Construction Sector Accord Transformation Plan. "We know there is a real issue in the industry, we're fortunate that the Accord has recognised the effectiveness of the MATES programme and the need for it to be

delivered more widely," says Victoria McArthur, MATES Chief Executive.

Victoria says the demand for services from MATES is overwhelming for what they can currently supply, and more funding for their programmes is crucial and welcomed.

MATES with assistance from BRANZ has commissioned Otago University to undertake a study to gain more precise research on the issue. The study will look to understand the true prevalence of suicide in the construction industry by occupation and demographics, and then develop appropriate interventions. Findings for the research will be released on June 17th.

In its inaugural year, MATES had the additional challenge of working in a Covid environment – meaning it needed to quickly pivot and provide much-needed mental health support during, and following, the impacts of Covid-19. "An example of this was The Lunch Room, a virtual chat room for people working in the construction sector wanting to talk about their concerns," says Victoria.

"This service was in high demand throughout lockdown and demand for our services has continued to increase, as awareness about MATES

and its prevention programme has grown. The programme is free to all industry workers and includes a helpline service and Case Managers that navigate those struggling into help."

Roger McRae, Accord Steering Group member and Chair at Construction Health and Safety NZ (CHASNZ), says there are encouraging signs that the programme is already working in New Zealand – even though it has only been active since late 2019. "The MATES programme has clearly resonated with the industry and so far 82 organisations have partnered with MATES to ensure all workers across the industry have access to the programme," says Roger.

"The programme is being rolled out to 176 sites across New Zealand and 9,892 workers have been inducted into the General Awareness Training. MATES has accredited two sites, which means that the site has reached the point where it has built the capacity of its team to be able to support each other.

"The partnership between the Accord and MATES is crucial to keep our workers safe, stay connected and enable people in our sector to know where to reach out, when help is needed," says Roger.



CONSTRUCTION SECTOR ACCORD



Need to talk now?



0800 111 315 / www.mates.net.nz

STRONGER TOGETHER

MATES in Construction believe that suicide is preventable, and that suicide prevention is everyone's business. Our **FREE** programme is developed together with industry and collectively shared as an industry community model.



The Building Officials Institute of New Zealand

SBCO FORUM / ANNUAL CONFERENCE & EXPO 2021

**16 - 18 AUGUST 2021
SKY STADIUM, WELLINGTON**



CONCRETE NZ CONFERENCE 2021

14 – 16 October | Energy Event Centre | Rotorua

Concrete NZ is pleased to announce that its 2021 Conference is locked-in for 14-16 October at the Energy Events Centre in Rotorua.

CONCRETE NZ CONFERENCE 2021

Rotorua is widely-considered to be one of New Zealand's top tourist destination – the city boasts a remarkable range of attractions and activities catering to diverse interests and abilities.

Positioned at the edge of Lake Rotorua, the Energy Events Centre is located within the picturesque Government Gardens and is also a short walk away from the retail precinct, accommodation, restaurants, cafes and spa facilities.

The annual Concrete NZ conference is an excellent opportunity for members and non-members to keep abreast of recent developments across a range of concrete design, construction, manufacturing,

materials and innovation topics, which combine to make for a stimulating conference technical programme.

Professor Santiago Pujol, from the University of Canterbury, has been secured as the keynote speaker for the 2021 event, and will share

his fascinating experiences testing concrete structures around the world. As a modern venue, the Energy Events Centre offers plenty of room for trade stands, while ample space directly outside is ideal for displaying heavy equipment and vehicles, as well as conducting live demonstrations.



Email: concrete@bluepacificevents.com
Phone: +64 9 536 5410
Website: www.theconcreteconference.co.nz

TECHNICAL TIDBITS

Light Earth Masonry for 'High Thermal Mass Construction'

With all the talk on prefabrication in the building industry I started to think about how we could incorporate this approach into our own natural buildings.

Masonry block technology must be one of the earliest forms of prefabrication and it was such a great concept that it is still very prevalent today.

Light earth can be formed into pre-made masonry bricks, reducing the drying time compared to walls formed insitu. It has other advantages as well.

It allows the cladding and joinery to be installed first which means the building can be 'closed in' before the earthen work begins.

Typical light earth walls, 300 mm thick have to dry both ways i.e. to the inside and to the outside. This means that cladding cannot be installed until the light earth is fully dry and a 10 mm clay plaster is applied to the outside face of the wall (as the air barrier). This will take months and will slow down the building schedule. During this time the walls must be protected from wet weather with tarps.

If the building can be 'closed in' first, the owners could lay the light earth masonry and apply the internal clay plaster themselves without having to worry about the weather. This would save costs and allow them to focus on the fun, earth building elements of the build.

If they were not comfortable framing the house themselves and the light earth bricks were made to suit conventional light timber framing, they could contract the frame and shell construction out to a conventional house builder.

To achieve high performing walls, the external light timber frame could be composed of 140 mm thick stud

work without nogs or dwangs. An infill layer of light earth bricks could be laid between these studs set into 20 mm rough clay mortar.

The walls could then be braced with 25mm rough sawn diagonal timber boards, nailed to the inside face of the studs or with multi-brace steel straps instead.

A second wythe or veneer of light earth masonry could then be laid on the inside face of the walls and an interior clay plaster applied over as the beautiful finished surface.

This construction, as illustrated, could be on an engineered suspended timber floor or an earthen floor on grade.

If the light earth bricks were made to 800 kg/m³ density, it would comply with the thermal performance section of the New Zealand Building code as 'high thermal mass construction'.

At this density, the system as illustrated, achieves R 1.5 thermal insulation for the whole wall assembly. This easily complies with the code in any region of the country. Code requirements range from R 0.8 - R 1.2 depending on the location for 'high thermal mass construction' under the schedule method in NZS 4218:2009.

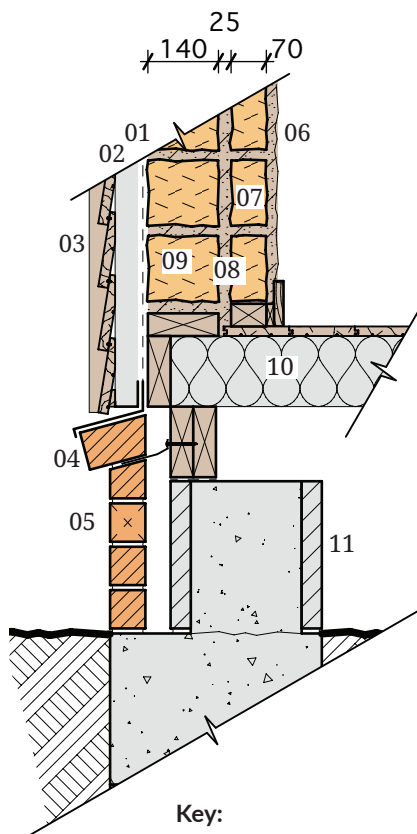
To make the bricks to this density I have used heart cypress wood shavings (which can often be sourced free from a suitable timber mill) and barley straw. I used plenty of clay slip (quite a wet mix) and compressed the bricks 1/3rd of the height of the mould.

If using a timber mould, wet it first and the bricks should slide out immediately.

It may take approximately one month for the bricks

to dry in summer and you should be able to turn them onto their edges after about one week to help them dry better. At this density the bricks can be easily cut with a simple timber hand saw. You can also make the bricks less dense and comply with the thermal regulations as 'any wall type' (R 1.9 - R 2.0), but this is a story for another day!

Martin Ulenberg is a Registered Architect based in Auckland, New Zealand. He believes in ecologically sensitive design and advocates for natural building using traditional materials such as earth, straw, stone and naturally durable timber along with other natural fibres and minerals.

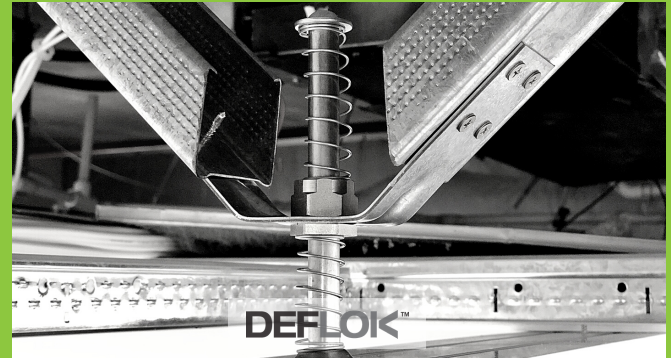


Key:

- 01 - Highly vapour permeable building wrap air barrier
- 02 - Drained and vented cavity
- 03 - Rainscreen cladding
- 04 - Subfloor cladding
- 05 - Subfloor ventilation
- 06 - Finished clay plaster
- 07 - 70 mm light earth masonry
- 08 - Timber bracing, infill with cob
- 09 - 140 mm light earth masonry between studs
- 10 - Suspended timber floor
- 11 - Pier foundations

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MENTAL HEALTH

You Really Do Need Great Sleep

You're busy every day and some days there's too much going on.

Plus, you're struggling to get to sleep, wake during the night with your brain in a state of overdrive, or you feel sluggish in the morning. It's wearying and can have you feeling 'out of control'.

One of the keys to staying in control of your thinking, your emotions and your actions is the quality of your sleep. Evidence for the health benefits of adequate, restful sleep is overwhelming.

So why aren't you heeding the advice surrounding sleep?

Decades of research has shown that sleeping between 7-9 hours per night can relieve stress and anxiety, increase your ability to focus, improve memory and all your thinking functions, reduce the risk of many chronic diseases, and more...

Sleep problems increase the intensity of stress and anxiety, not so good considering you need all your faculties to operate at full speed.

“

When I prayed for success, I forgot to ask for sound sleep and good digestion. -

- Mason Coole

”

Let's look at 2 steps towards achieving great sleep.

1. Start preparing for a decent sleep during the daytime

Here are some general guidelines on how to begin the process of obtaining restful sleep:

1. Get up regularly half an hour earlier than your usual getting up time

2. Exercise in the morning is best as you benefit from the increased endorphins. Late exercise is to be avoided

3. At least three times a week, take twenty to thirty minutes exercise maybe at the gym or walking around the block

4. Make a real effort to leave your workplace during the day for a 10-minute break to clear your mind, breathe in some fresh air, and receive the sun's energy. Leave your phone at work/turn it on silent so you can enjoy uninterrupted quiet time

5. Take in most of your liquids/fluids in the morning and early afternoon, restrict the intake after 3 pm

6. Avoid all caffeinated drinks after 3pm - caffeine takes 6-8 hours to work through your system. For many, caffeine gives a temporary lift in energy but it's a stimulant which messes with your body clock and delays sleep.

2. Stop lying awake – it's futile

Here are some simple guidelines to follow if you're finding it difficult to get to sleep:

- Listen to relaxing music, or an app to get the mind and body into a state of calm

- Use ear plugs if there are loud, disturbing or distracting noises outside

- Sleep can be difficult if your body is overheated so get up, cool off and return to bed

- Have a warm, comfortable bed in a room that's not too hot

“
Avoid caffeinated drinks after 3pm.
”

- If you are lying awake in bed for more than 20 minutes, get up and do something boring, something

“
Leave your workplace for a 10 min break to clear your mind.
”

non-sensory that doesn't excite the brain, like fold the washing, empty the dishwasher

- This relaxation technique slows down the breathing which will help slow down your overactive mind: Breathe in through the nose to the count of 3, hold for 5 and breathe out through the mouth for 6

- Remember, if you have young children in the household your sleep patterns many well be disturbed!

Next time I'll cover 2 more steps towards achieving great sleep.

Article by Linda Wells, Business Stress Specialist.

Are you looking, or know someone who's looking, for a speaker for your next seminar, association or industry meeting or conference? And want to get the leading-edge strategies on how to avoid being stressed and anxious at work so you remain on top of your game? Then contact Linda at www.outcomesunlimited.co.nz She is the author of the book 'Transforming Your Stress Into Business Success', available at: www.transformingyourstressintobusinesssuccess.com



Linda Wells
Outcomes Unlimited

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14th May 2021**



HEANEY AND PARTNERS

EXEMPT BUILDING WORK: TO ASSIST OR NOT TO ASSIST

Councils are frequently approached by homeowners, builders and others seeking assistance in managing responsibilities imposed by the Building Act 2004. This article addresses, in general terms, potential issues arising from requests for assistance from councils in relation to building work for which a building consent is not required.

Background

Schedule 1 of the Building Act 2004 sets out building work for which a building consent is not required. This is intended to make it easier for New Zealanders to get on with lower risk building projects.

The list of exempt building work was expanded on 31 August 2020 by including, amongst other things, single-storey detached buildings constructed from lightweight material with a floor area of between 10 and 30 square meters.

Enquiries of councils regarding exempt building work have become more common since Schedule 1 was amended. This is in spite of the fact that one of the reasons for the change was to ensure that homeowners could undertake exempt building work without involving a council.

The increase in requests for assistance is not surprising as the list of exempt work has become longer and more complicated. The Ministry of Business, Innovation and Employment updated its Exemptions Guidance for Schedule 1 of the Building Act in August 2020 notes that councils “*may provide advice about what does or does not need a building consent.*”

Here are the kinds of issues that councils should consider when addressing requests for assistance in relation to exempt building work.

Adding Documents to the Property File

Councils may be asked to include exempt building work documents on the property file. When considering such requests councils are required to balance any

statutory obligations against the risk of being seen to have reviewed or assessed the appropriateness of exempt documentation.

The risk is that including exempt building work documents on the property file may allow a party to later argue that the council failed to identify issues or defects evident in the documents. Whether such a claim in negligence is legally tenable is open for debate. In relation to a council’s statutory obligations, section 216 of the Building Act lists documents that a council is required to maintain on a property file. This includes all plans and specifications submitted to a council “*in relation to an application for a building consent*” and documents relevant to “*building consents*”, “*code compliance certificates*” and “*compliance schedules*”.

If documents are prepared for exempt building work then – at least on their face – they are not relevant to an application for a building consent, a code compliance certificate or a compliance schedule. In these circumstances, the documents arguably do not need to be included on the property file.

This is not to say that the documents are not potentially captured by the other document categories listed in section 216 of the Building Act (for example, “*building warrants of fitness*” or “*statutory declarations provided by owner-builders*”) or other statutory provisions. Ultimately, whether a document needs to be included on a property file is dependent on the nature or category of the document and the circumstances in which they are prepared and presented to a council.

It would be prudent for councils to record that documents that relate to Schedule 1 building work have been added to the property file for record keeping purposes, and not to satisfy any other statutory obligation. That may be by stamping them with a disclaimer that the documents are being received for this purpose only.

Providing advice relating to the exempt building work

Councils may be asked to provide advice regarding exempt building work, such as whether a building consent is necessary.

An owner and/or builder intending to undertake building work must not carry out the work without a building consent (see sections 40 and 44 of the Building Act), provided the work is not exempt pursuant to Schedule 1 of the Building Act. In turn, one of council's primary obligations under the Building Act is to process applications for building consents (see sections 14F and 49).

If a council is seen to be reviewing the exempt building work documents (for example, by reviewing architectural plans) then it may be alleged at a later date that the council ought to have advised the home owner that a building consent was required, or that irrespective of whether a building consent was required, it ought to have identified defects in the documents.

Accordingly, if a council receives an application for a building consent then it ought to process the application, subject to a council's discretion pursuant to clause 2 of Schedule 1 not to require a building consent. However, the Building Act does not necessarily compel a council to review exempt building work documents or, indeed, provide advice as to whether a building consent is necessary.

Land Information Memoranda

Councils that are made aware of exempt building work will need to consider whether any LIM subsequently issued needs to record the exempt building work in accordance with section 44A of the Local Government

Official Information and Meetings Act 1987 (LGOIMA). In particular, the council will need to consider whether the information obtained by the council relates to any of the listed categories of information that is required to be included in the LIM (for example, information relating to any "consent, certificate, notice, order, or requisition...previously issued by the territorial authority" or "any certificate issued by a building certifier").

Ultimately, whether information relating to exempt building work is included in a LIM is a fact specific assessment where the nature of the information/documents needs to be considered in light of the statutory requirements.

Even if the exempt building work information is not required to be referenced in the LIM, a council may consider it prudent to provide the information on a discretionary basis relying on section 44A(3) of LGOIMA and/or pursuant to Part 2 of LGOIMA (for example, sections 15 and 41 of LGOIMA).

Final Comments

The expansion of building work which is exempt from a building consent ought to make it easier for certain projects to be undertaken by building owners. However, it is possible that any decrease in councils' involvement in the actual building work will also result in more general queries being put to councils.

It would be prudent for councils to consider implementing processes to deal with these queries to avoid ad-hoc decisions.

Article by
John Morrison,
Senior Associate
at Heaney & Partners.

Disclaimer: This article is general in nature and it does not address all related legal issues. This article does not constitute advice. Each case is fact specific and legal advice should be sought where required.





OPINION

HOW 3D MODELING IS IMPACTING THE BUILDING INDUSTRY

When will we start issuing building consents as 3-dimensional CAD or BIM models? (CAD stands for Computer Aided Design, BIM stands for Building Information Modelling.) The way I see it, it's inevitable - the only question is, when.

Architectural designers have already made the switch. They've gone from drawing everything by hand 20 years ago, to now, 3D models being so ubiquitous that it would be almost impossible for an architectural graduate to find a job without being proficient in Revit, Archicad or Sketchup.

There do remain a few designers who remain committed to drawing on paper - I personally know three - but most are senior professionals nearing the end of their career, so their circumstances are exceptional. They are in a privileged position to have been able to decide: rather than needing to learn CAD-software, they will continue focusing on ideas instead. But, even they tend to work alongside other, more junior technicians who have the skills to "transfer" their designs ideas onto a computer model. So, at the end of a day, most design drawings that end up on the council table, were born within a computer model anyway.

Quantity surveyors, too, are going through the switch as we speak. Software such as CostX and Cubit are already allowing an estimator to "pull" the 3D model onto their computer screen and measure directly off that. So rather than doing it "the old way" - placing a ruler onto a drawing of a roof, calculating the area, using trigonometry for adjusting the roof angle - an estimator can move their screen cursor to "highlight" the roof inside a 3D model and, bang!, the software tells them the square meterage of roofing.

BIM is an even further step up from CAD. Imagine working on a large commercial job where, once a structural detail has been changed, instead of superseding 20 sheets of drawings and replacing them with 20 new drawings, an updated model can be "pinged" - ping! - to everyone's computer screens, "Hey, we've got a new version." A drainage designer can get a notification: "Hey, a concrete beam is in the way of your soil stack now. Please revise." (Ping!) Tradesmen work hours can be "linked" to quantities, expected completion dates can be linked to tradesmen work hours - so much can be linked to so much else.

It's a bit like using Google. When my parents were young, if they wanted to know where an albatross lived, they looked up an encyclopedia on their shelf (or got one from the library), found an index page, read the paragraph hoping it described the bird's range (if it didn't, they'd find another book hoping that one did). I, on the other hand, can type into my internet browser, "albtros range". Google already knows I've misspelt "albatross", but it's given me the right answer anyway.

The way I see it, there will always be a place for simple, handwritten plans - a location of a wood burner, a new foulsewer branch for a toilet. For those, PDF is, absolutely, the best way forward. But for large commercial (or residential?) jobs, there is going to come a time when PDF drawings become redundant - they will be created, only when required, for tradespeople who need a paper copy on site; showing only the details that are relevant to them. Everyone else will work directly off BIM models and it will only make sense that if everyone uses BIM models anyway, councils actually consent those models.

So, back to the question: when will this change happen?

My guess is this:

Forward-thinking councils will start offering this as an option within 3 years. At first, very few clients will choose an option of submitting their consent application based on a CAD/BIM model and very few of council staff will actually be capable of processing such consents - most likely people with backgrounds in architectural technology. But over time, such hesitancy will decrease.

Within 5 years, it will become reasonably common - but not yet universal. Within 10 years, most councils will offer this as an option, and 30-50% of consents will include CAD/BIM modelling.

By that point, most inspections will take place remotely: inspector will look at a CAD model on their computer screen (they'll have mighty computers capable of handling such files) and on the other screen, they'll converse with a builder via a video call, builder carrying their phone around and showing the inspector around the site.

Invercargill council is already successfully undertaking remote inspections via video calls: inspector looks at design drawings on one screen, talks to the builder via the other screen. Builder walks around the site holding the phone; the tech-hesitant ones ask their apprentices to do it. ("Youngsters are better with technology," they say.) There are only a couple elements missing to turn this scenario into my "future" scenario: a 3D model on inspector's screen and an inspector who knows how to use it.

Oh, and we'll need to invest in council's IT infrastructure to store and handle such files, but... that's a topic I better not get into. Another time!

By Maria Grace
Building Control Officer
Invercargill City Council





MINTER ELLISON

INSIGHT AND TRENDS FOR CONSTRUCTION AND INFRASTRUCTURE INDUSTRY IN 2021

The construction industry experienced an extraordinary year in 2020. Without doubt, COVID-19 (and the global response to the pandemic) has radically changed the commercial landscape for every lawyer in the construction industry. But where are we now as an industry and what trends do we expect to see emerge this year?

We discuss below five key emerging market and legal trends that we see for the construction and infrastructure sector in 2021.

1. Investment in infrastructure to sustain the country's economy

Building infrastructure was already on the national agenda prior to COVID-19, but now the significance of investment in infrastructure as a driver for economic growth is even more pronounced.

The Government has recently announced two significant cash injections for the sector:

1. \$12 billion of additional infrastructure spending as part of the New Zealand Upgrade Programme; and
2. \$3 billion as part of the COVID-19 Response and Recovery Plan.

The above is in addition to \$3 billion from the Provisional Growth Fund.

This shows that the Government is clearly looking to address decades of underinvestment in infrastructure as a means to stimulate economic growth. As a result, we expect to see

a healthy pipeline of major projects.

2. Collaboration as a key to avoiding and resolving disputes

COVID-19's impact on the construction industry has led to increased disputes over delays and cancellation of contracts, including termination on the basis of frustration. Typically, in economic downturns we see increased disputes in the construction sector.

Further, the easing of manufacture and disruption to supply chains due to lengthy border closures and restrictions remain intact, culminating in higher costs, which will also fuel the number of construction disputes.

We expect to see an increase in tensions in 2021. This means that now, more than ever, is a time for constructive communication and collaboration between all parties in the infrastructure and construction sector.

We also anticipate that principles of collaboration will form the backbone of future contracting practices in New Zealand.

While our industry has not responded through large scale shifts to collaborative risk sharing contracts as the norm, an emphasis on collaboration is finding its way into pre-tender and tendering activities, pre-contractual processes, and contracting principles.

3. Fairer terms for construction contracts and project governance

There has been discussion in the market, and through the Construction Sector Accord, around the terms of construction contracts and a push for a fairer allocation of risk in construction contracts.

There is a promising move towards rebalancing, with contractors, consultants and principals working together to prepare a suite of contract documents for future projects. We anticipate that along

with collaboration, this will be a key trend in the construction industry.

While fair risk allocation is important, it is also worth acknowledging that there is more than just a contract document required for a successful project. Efficient project governance, project cultures and management structures are as important as contractual mechanisms.

The principles of good governance and management are critical for project success and such principles will be put to the test for the next few years.

4. Delays on the rise

The time-impact of COVID-19 reaches further than the Alert Level 4 lockdown where all non-essential work abruptly stopped.

COVID-19 continues to have a delaying effect on projects. Delays can be caused by various factors such as:

- shortages of labour and international expertise due to border restrictions;
- disruptions to the supply chain preventing resources and materials from coming

into New Zealand; and

- the loss of work productivity due to increased health and safety measures introduced on site (such as social distancing) to curve the spread of the virus.

We anticipate an increase of project delays in 2021, largely due to the ongoing and unexpected consequences of the pandemic, and an increase in claims for extensions of time under construction contracts.

Where delays do arise, it is important for project parties to engage in active communication. For contractors and consultants this means notifying the principals of the event giving rise to the delay promptly and submitting an extension of time request on time. Of course, this is a two-way process and the principals should not unreasonably decline to grant the extension where necessary.

5. Emergence of the COVID-19 clauses

One of the main contractual trends is the emergence of contractual clauses specifically addressing and allocating risk for the impacts of COVID-19.

Project-specific “COVID-clauses” have become particularly important because traditional relief regimes such as “change of law” provisions, force majeure/extension of time clauses and the common law doctrine of frustration are unlikely to be sufficiently effective. For example, force majeure and other relief clauses generally require unexpected or unforeseen events, but COVID-19 is now well known as are many of the consequences of the pandemic such as the Government’s lockdown responses.

Clauses addressing COVID-19 provide certainty of risk allocation, where parties are able to enter into contracts with the understanding of where risk lies, allowing the parties to prepare and plan for that risk from the outset.

A well drafted COVID clause will cover risks such as any international procurement or specialist foreign labour supply, or where the project involves a large site based work force, working in close proximity.

While there is no standard COVID clause currently available in the market, we expect it will become more prevalent in major infrastructure / construction contracts.



Scott Thompson (Partner), Kate Muldrew (Senior Associate) and Oscar Ji (Solicitor)



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RICE SPEIR Q + A

Q

CONSENTIUM - A DIVISION OF KĀINGA ORA: WHAT IS IT AND HOW WILL IT AFFECT COUNCILS' BCA AND TA ROLES?

A Kāinga Ora is a crown entity comprising the old KiwiBuild, Housing New Zealand and HLC (Housing NZ's development subsidiary).

In November 2020, Consentium, a division of Kāinga Ora, was accredited by IANZ as a building consent authority (BCA). On 9 March 2021, Consentium, as a division of Kāinga Ora, was registered by the Ministry of Business, Innovation and Employment (MBIE) as a BCA.

Kāinga Ora intends to build thousands of new state homes in the next five years throughout New Zealand.

Consentium has been established to act as BCA for these new state homes. Its scope of accreditation covers public housing residential buildings owned by Kāinga Ora (or a subsidiary), classified as Res1, Res2, Res3, Com1 and Com2, up to a maximum of four stories.

Kāinga Ora is working with a number of councils around New Zealand to agree terms for Consentium to take over the BCA functions for Kāinga Ora properties where building consents have been issued but no inspections have yet taken place. We are working with some of those councils to finalise the form of the agreement with Kāinga Ora.

For future builds, Kāinga Ora can simply apply straight

to Consentium for building consent and other BCA functions.

Councils aren't completely out of the loop with these builds however – councils, as territorial authorities, will retain some functions in respect to properties where Consentium is the acting BCA. This will include issuing Project Information Memoranda (PIMs), enforcing any notices to fix, issuing and enforcing any dangerous, earthquake prone or insanitary building notices, holding various information about the properties, and so on.

Consentium is the first non-council entity to be granted BCA status. There are sure to be some teething issues working out the crossover of functions between TAs and Consentium as BCA but we can help. We are happy to assist any councils who would like some advice on this topic or to discuss the terms of agreements with Kāinga Ora. Contact us for more information.

By Amy Davison
Principal
Rice Speir

RICE
SPEIR





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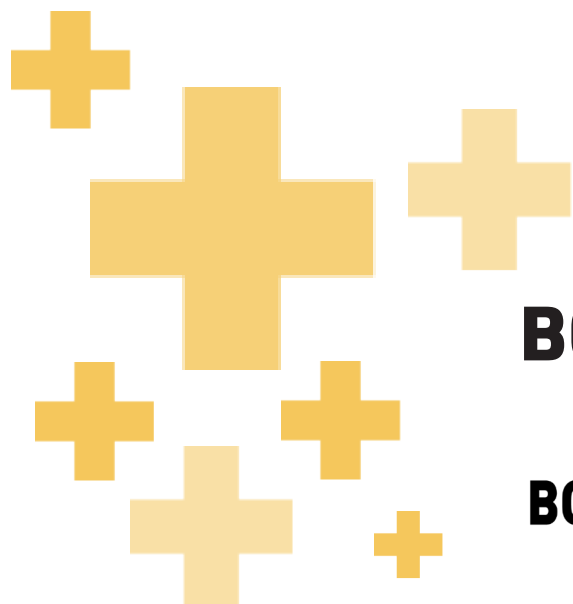
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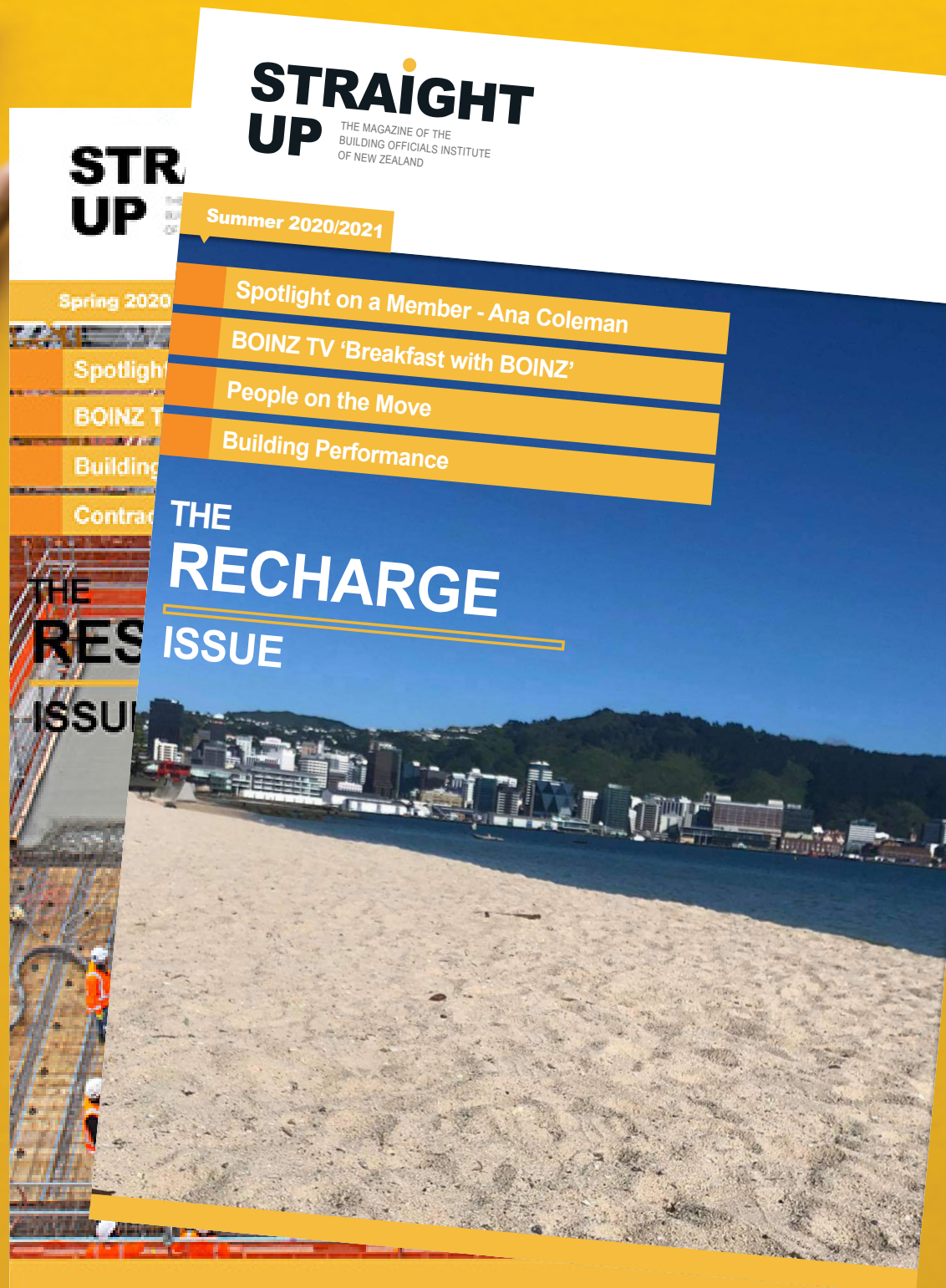
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