

# MALTBYS

DEFINING COSTS · MANAGING RISK · DELIVERING RESULTS

## THE FULL MEASURE

### ISSUE: DEC 2015

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# Current Project List

## **Wellington Office**

Ministry of Culture - National Museum  
Wellington Zoo - Meet the Locals  
Ministry of Primary Industries - Fit out  
New Plymouth Boys and Girls High  
CERA- Various  
Southern Response - Various  
Ministry of Education - Various Schools  
MAS EQ Reinstatement  
Taranaki Schools Bundle - Various  
Clyde Quay Public Spaces  
Wellington City Council Children's Garden  
Christchurch Boys High School  
Coastlands and Bridge Food Court  
Thorndon School  
Queen Margaret College  
Coastlands Takiri Building

## **Auckland Office**

Rototuna High Schools  
Hamilton Girls School  
Nga Taiatea Wharekura  
Diocesan Arts Centre  
Western Springs College  
Pridelands - Auckland Zoo  
Tarawera High School  
Endeavour Primary School  
Murupara Area School  
Holy Trinity Cathedral  
Waiuku Area Schools  
Kelston Deaf Education Centre  
Walters Road, Mt Wellington  
93-95 Anzac Avenue  
CPD Batch 14 Schools  
Reliving, Waiheke  
The Strand, Parnell  
Westgate Multi Purpose Facility  
Auckland Museum WW1 Memorial  
Rutland Street Apartments  
Takapuna Grammar School

## **Queenstown Office**

Beach Street, Queenstown  
Panorama Terrace  
Atley Road, Arthur's Point  
The Landing  
Skyline Marine Parade  
Hulbert House  
Pinnacle Place House  
Copthorne Lakefront Hotel  
Summerfields Estates Subdivision  
Residence Du Lac  
Fjord Chalets

## **Christchurch Office**

Christchurch Men's Prison  
Christchurch Schools bundle  
Rawhiti School  
Southern Response—Various

# Tarawera High School Redevelopment



Tarawera High School's modern new facilities - including 33 new teaching spaces, a performing arts theatre and a hospitality suite - have been officially opened. Education Minister, Hekia Parata, officially opened the new school on 29th January 2016.

Following community consultation and the closure of Kawerau College and Kawerau Intermediate School, the Government invested \$15.6 million to redevelop the Kawerau school which will cater for more than 500 students from Years 7 to 13. Maltbys provided full Quantity Surveying Services to the MOE, including acting as engineer to the contract on a traditionally let project.

Stage one was completed last year and included the new administration and learning space, hospitality block and theatre. Stage two, delivering the remainder of the classrooms and technology block, was handed over to the school in January 2016.

Tarawera High School was built to ensure it was closely connected to the Kawerau town centre and features a number of environmentally sustainable elements including large covered areas, special heating and ventilation systems, rainwater harvesting and solar panels to generate electricity.



# Christchurch Schools Recovery Project Bundle



The Canterbury earthquakes have dramatically changed greater Christchurch and the surrounding region. The Government is committed to rebuilding greater Christchurch and its education network. It is investing \$1.137 billion over the next 10 years into restoring, renewing and establishing new schools in greater Christchurch to create more modern schools, with improved facilities.

Maltbys Wellington has been engaged to provide full QS services to the Ministry of Education on numerous schools in Christchurch, including the seven which form this bundle. The scope of the works includes repairs, rebuilds, new builds and demolition; and involves works required to address earthquake damage, earthquake prone buildings, weather tightness requirements, capital and cyclical maintenance and 21st century learning environments.

Maltbys Wellington are providing services for the 'Shirley' Bundle of seven new schools for the Ministry of Education alongside Stephenson and Turner, Opus, City Care and Corbel Construction. These include:

- Avonhead School - Major redevelopment. Budget: \$5m. Construction started September 2015.
- Papanui Primary School - Moderate redevelopment. Budget: \$1.4m. Construction started September 2015.
- Shirley Primary School - Moderate redevelopment. Budget: \$4.7m. Construction started in February 2016 with the demolition of the existing main classroom block.
- Waltham Primary School - Moderate redevelopment. Currently in design phase.
- Wharenui School - Moderate redevelopment. Currently in design phase.
- Little River Primary School - Moderate redevelopment. Currently in design phase.
- Linwood Avenue School - Moderate redevelopment. Currently in design phase.

# Copthorne Waterfront Hotel, Queenstown



Maltbys Queenstown provided services for the structural strengthening and refurbishment of 41 rooms in the Copthorne Waterfront Hotel, Queenstown. This included corridors over three levels, a new stair well, the spa building was refurbished with two new pools and new covered walkway linking the hotel blocks. Completed in November 2015.

# Rototuna Junior & Senior High Schools, Hamilton

The first stage of the Junior High School was completed on programme at the end of November 2015, ready for the School to bring in the furniture, fittings and equipment to set up for the start of Term 1 2016, for an anticipated starting roll in the region of 500 students. The first stage (Block A) comprises of the main two storey teaching wings, and will be followed by the end of January 2016 by handover of the second stage (Block B), and finally (Block C) which are the performing arts spaces at the end of April 2016. Construction of the elevated library will also complete at the end of April 2016. Construction of the Senior High School will commence in early 2016 for completion in January 2017. The Senior High School contains the gyms and admin area, over a similar building footprint to the Junior High School.





A copy of an article titled 'Measuring Up' written by Alan Muse in the September/October edition of RICS Construction Journal.

RICS CONSTRUCTION  
JOURNAL

COST REPORTING

Chris Green details new RICS guidance on cost reporting

## Making the sums add up

A key post-contract duty of the client's quantity surveyor is to provide frequent, regular and accurate cost reports that provide the best

available data on which to base project decisions. The QS is expected to fulfil the following duties, notwithstanding the detailed terms of any appointment or contractual obligation:

- report all known construction costs
- report all anticipated construction costs
- report on required risk allowances for construction costs
- provide reports on a regular and frequent basis.

The quantity surveyor needs a comprehensive understanding of the adjustments to cost arising from the particular building contract between the client and the contractor. While there are many different forms, each with its own language, the type of adjustments to cost fall under a set of common categories.

First, it is helpful to consider whether the cost has been incurred and how accurately it can be valued. A comprehensive cost report will therefore capture four categories:

- costs incurred at the date of the report, where they are known and can be accurately valued in accordance with the particular contract conditions
- costs incurred at the date of the report, where they are known and can be estimated in accordance with the particular contract conditions
- forecast costs to be incurred as can reasonably be foreseen at the date of the report, and estimated in accordance with the particular contract conditions
- risk allowances necessary as can reasonably be foreseen at the date of the report.

Within these, there are further common categories of cost adjustment:

### Variable costs

**Provisional/undefined provisional sums**

The cost allowances for works or services whose design specification and extent are not known at the date of contract.

**Defined provisional sums**

The cost allowances for works or services whose design and specification is sufficiently well known to allow for programming and management.

**Provisional / approximate quantities**

The provisional quantities of work whose specification is known but the exact amount has yet to be determined.

**Prime cost sums**

The financial adjustment of work whose extent is known but whose specification has yet to be determined.

**Daywork allowances**

The monetary allowances made for labour, plant and materials, against which percentage uplifts are priced against the base rates of labour and prime cost of materials and plant. These allowances are for work whose quantity and specification are unknown, and whose instruction is likely to be on an ad hoc basis where the valuing of the work by reference to contract rates would be inappropriate.

### Variations

**Contract instructions**

The financial adjustment arising from instructions issued in accordance with the contract for variations to the works.

**Anticipated instructions/early warnings**

The financial adjustment arising from instructions known to be required, but not yet issued in accordance with the contract for variations to the works.

### Loss and expense

Additional costs arising from delays to programme or the disruption to the performance of the contract works.

### Fluctuations

Financial adjustments to the original contract prices to compensate for changes in pricing levels at a

macro-economic level by reference to input costs, price indices and price adjustment formulae.

### Risk allowances

The monetary allowances for works or services, whose quantity and specification are unknown and at the risk of the client.

By considering each of these cost adjustment categories, the QS can provide a comprehensive cost report.

### Cost control

The quantity surveyor should consider each cost report produced in the context of the project brief, and provide possible courses of action to address any deviation. In the case of cost increases above the brief or approved construction budget:

- omit elements that are not immediately critical for the required functionality of the building
- reduce the scale of elements without diminishing the required functionality of the building.
- reduce the specification of elements of remaining construction work.

Each of these measures should be evaluated within the constraints of the planning consent to ensure no breach is committed.

The quantity surveyor should note the importance of advising the client of the whole life impact of potential savings, looking at capital cost, renewal cost and frequency, operating cost, maintenance cost, and end of life cost impact.

The QS should also advise of the consequential cost savings, with regard to programme, other cost element, statutory compliance, asset value, and funding conditions.

### Frequency

Thought should be given to the duration of the project. Minor works may only take a few weeks, therefore weekly cost



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Cost reports should avoid use of a general contingency allowance and instead adopt risk allowances for anticipated cost occurrences

reporting may be appropriate. The UK construction industry operates on a monthly payment cycle.

Production of the cost report should accord with the availability of updated data and is usually prepared in conjunction with the payment cycle. This is recommended practice even if stage payments are to be made less frequently.

If the volume of variations is such that cost reporting should be carried out at shorter intervals, the QS should advise the client and seek instruction.

### Contractor consultation

The content of a cost report is confidential and should not be disclosed to anyone without the express consent of the client. A comprehensive cost report should not be prepared without a detailed consultation with the building contractor, to identify the amounts being claimed and forecast against each category. This information can be included in addition to the quantity surveyor's assessment. This allows the client to see the degree of agreement and hence the residual risk in outturn cost.

### Risk allowance management

Cost reports should avoid use of a general contingency allowance and instead adopt risk allowances for anticipated cost occurrences. Quantity surveyors should measure and value the costs being incurred and reduce the risk allowance as the actual cost

emerges. If the client requires a general contingency in the budget, then its reporting treatment should be agreed at the outset of the project. There are two accepted methods:

- 1 The balance of remaining risk allowance should be maintained throughout the remainder of the project.
- 2 The balance of remaining allowance should be progressively reduced on an agreed basis pro-rata to:
  - percentage completion of programme
  - percentage completion of cost.

### Reporting of loss and expense

The form of construction contract may permit the building contractor to claim loss and expense arising from specified types of delay, and/or disruption to the regular progress of the works. Valuing a claim may be instructed by a client as an additional service for the quantity surveyor to perform. The cost report should include the amount being claimed by the contractor and, if instructed, the amount assessed by the quantity surveyor, as being reasonable.

The difficulty lies in the fact that loss and expense claims are not readily measurable, and hence capable of being accurately determined without detailed submissions from the contractor. The burden of proof lies with the building contractor, and may include prolongation and disruption claims from its subcontractors in addition to their

own loss and expense. This information may not be provided to the QS until sometime after completion of the project.

The quantity surveyor should make the client aware of the difficulty. The cost report should state whether an assessment for loss and/or expense has been included and on what basis the allowance is made.

### Liquidated and ascertained damages

If the form of contract permits and the building contractor fails to complete the works by the date for completion, the amount of liquidated and ascertained damages the client is entitled to recover should be reported unless instructed otherwise by the client.

### Tender adjustments

Tenders received for construction works may be subject to overall adjustments. Fixed price adjustment (NRM2.13.1) should be taken into account in the valuation of variable costs and variations where the basis is the tender price. Where these have been adjusted on the basis of fair rates, then no fixed price adjustment should be made.

Director's adjustments (NRM2.13.2) is deemed to be a one off that should not be applied to any subsequent adjustment of either variable costs or variations.

Clearly, there are many factors to account for if the quantity surveyor is to provide a comprehensive cost reporting service. Reflect on your own approach and see how it measures up. ●

### More information

> Cost reporting 1st edition is available from the RICS shop

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### Further +info



Related competencies include  
Project financial control  
and reporting

A copy of an article titled 'Keeping Track' written by Joe Martin in the September/October edition of RICS Construction Journal.

RICS CONSTRUCTION  
JOURNAL

COST PLANNING

**Joe Martin** explains how the BCIS is able to provide construction cost advice from project inception to delivery



## Keeping track

**W**hen a client first approaches a quantity surveyor about a project, they will be seeking cost advice. This sounds obvious, but the initial response is what the client remembers. It is therefore important that this is defined in such a way that as the project evolves the costs develop in a structured way and the route from the initial estimate to the built cost can be clearly seen.

*New Rules of Measurement - order of cost estimating and cost planning for capital building works (NRM1)* provides the structure. The key to NRM1 is that it is based on an elemental structure inherited from the RICS Standard Form of Cost Analysis (SFCA). The SFCA defines an element as: "A major physical part of a building that fulfils a specific function or functions irrespective of its design, specification or construction". The elemental structure allows for cost advice to be provided before any design work is undertaken. It will allow the design team to design to a cost rather than the QS costing a design, or in current parlance provides the 'should cost' as opposed to the 'will cost'.

BCIS was set up to provide a database of such costs, and the preparation of elemental cost analyses of projects is standard practice for many QS firms and clients. Its online database contains details of 30,000 projects and provides more than 7,000 elemental cost analyses.

### Costing the void

The initial request for cost advice may come with a variety of levels of detail. A developer looking at a site "that would be just right for x000m<sup>2</sup> of offices, x houses, etc." may want to know: "If we get planning permission, what would it cost to build." Apocryphally, this is the sort of call that comes in last thing on a Friday night with an added: "And I need to know by Monday".

A client making an outline business case, or seeking funding may well have a detailed schedule of accommodation and a view about specification but no design. Such requests have been known to be accompanied by the dreaded rider: "If we get the funding we will go out to architectural competition for the design."

A client, particularly regular clients with a programme of work, may have an outline design, drawings or building information model, and some level of specification. The initial estimate will be a benchmark one, what NRM1 calls an order of cost estimate, in the sense that is based on the costs of previous buildings with same function rather than a specific solution for this project. This sort of estimate is the basis of the government's current cost-led procurement strategy of using benchmark costs from previous projects to set the cost limits for future projects.

NRM1 describes an order of cost estimate as the "application of unit rates, i.e. cost/m<sup>2</sup> of gross internal floor area (GIFA), functional unit rates or element unit rates) to measured quantities to generate the base cost of the building works." In some circumstances, where no design exists, the quantities may not be measured but derived by the QS from the employer's requirement.

The first estimate may be based only on the GIFA of functional units (pupils in a school, spaces in a car park) and can be presented as a total building cost. However, it is always better to present it in elemental form, either by allocating the costs to elements by percentages from previous analyses or by deriving elemental quantities from the GIFA, assumed number stories, storey height and so on.

The advantage of presenting the costs elementally is that you can also attach notes on typical specification to better describe the benchmark data. This will give a base for understanding changes

as the design evolves. The BCIS provides average costs for:

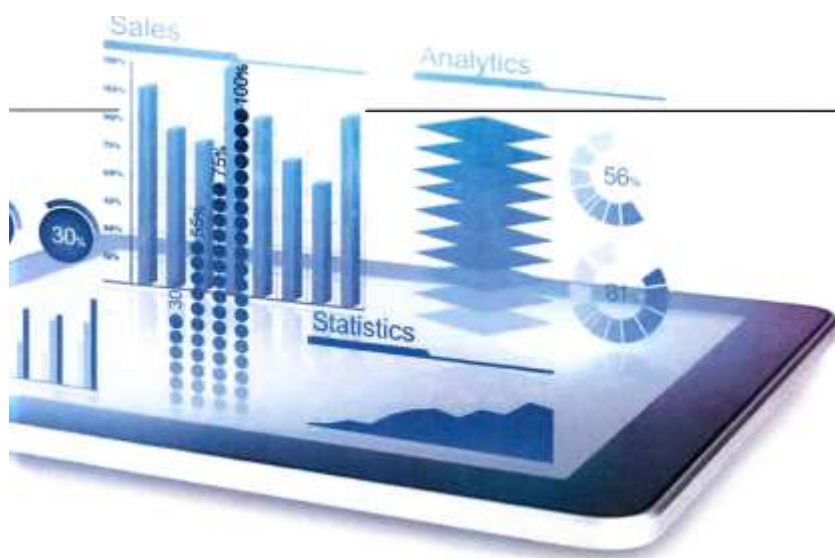
- buildings £/m<sup>2</sup> GIFA
- buildings £/functional unit
- group element prices £/m<sup>2</sup> GIFA
- element prices £/m<sup>2</sup> GIFA
- element prices £/element unit quantity, e.g. external walls expressed as £/m<sup>2</sup> of the area of external wall.

Alternatively, projects can be selected from the analyses section of BCIS, and downloaded to a spreadsheet for further analysis or they can be summarised within the service to provide a statistical analysis of average £/m<sup>2</sup>.

To use the costs to prepare an order of cost estimate, ideally there is some information you will need to know. If assumptions need to be made, these should always be clearly stated. The following checklist is based on the NRM1 guidance, and on BCIS studies of the factors that affect pricing levels:

- location
- use and accommodation requirements
- size - both floor area and functional units
- availability of site
- status of any planning application
- any known planning constraints
- occupation target date
- level of specification
- client's initial project design brief, or where not available, their views on design or your assumptions (the name of existing buildings that are broadly similar to the client's concept is often a help here)
- number of storeys
- any special storey height requirements
- any specialist engineering or service requirements
- size of site
- access to site
- details of site conditions, ground conditions, access, etc.
- what is on the site at the moment, and details of any demolition or enabling works required





- any problems with public utilities, either connection or existing services
- procurement route
- the scope of the costs to be included beyond the construction costs, e.g. fees.

It is important that the assumptions made on these factors and any others are stated in the report to the client, even if they are only interested in the bottom line. All these factors need to be considered in two ways:

- as they affect the total cost
- as they affect the price level.

For example, the size of the scheme will affect both the total cost, i.e. you pay more for more building, and the pricing level, i.e. the price per unit is likely to fall as size increases. However, the scheme location will only affect the pricing level.

The BCIS Tender Price Studies offer guidance on the impact on pricing of:

- location
- building function
- selection of contractor (selected competition, negotiated, etc.)
- building height (number of storeys)
- site working space
- site access

**Figure 1**

Cost-in-use, offices: not air-conditioned

	Annual average cost per 100m <sup>2</sup>
Decorations	200
Fabric	1,100
Services	1,650
Total maintenance	2,950
Cleaning	1,150
Utilities	2,100
Administrative costs	3,200
Total	10,000

- type of work (newbuild, refurbishment)
- contract sum.

The BCIS average prices are based on accepted tenders and include contractors overhead and profit and preliminaries.

There are three approaches when producing an elemental order of cost estimate from this data:

- use the average £/m<sup>2</sup> data, for the building and allocate the total to the elements using the percentage breakdowns, shown on cost analyses
- use the average elemental cost per m<sup>2</sup>
- if sufficient information exists about the shape of the building, generate element unit quantities and use the average element unit rate study.

Any assumptions about specification or design should be stated. The BCIS figures include contractor's overheads and profit, and one must also consider whether an adjustment needs to be made to the average figures. A risk allowance should be spelled out to cover design development, construction, employer's change and any other risk. It is also as well to highlight what is not included such as VAT and clients' own costs.

## Life cycle costs

At the same time as you offer advice on the construction costs you can also offer advice on the running costs (costs in use) of the building, using data from the BCIS Building Running Costs Online

service to provide a lifecycle cost (LCC) plan. For this, further information will be required or will need to be assumed, namely:

- the economic life of the building
- what is to be included, normally maintenance and operation costs
- the discount rate (expressed simply, the difference between the interest and inflation rate, used to convert future payments to present values)
- any tax implications.

The format for a an LCC plan is set out in the Standardised Method of Life Cycle Costing Procurement, which classifies the costs as follows:

- maintenance costs
- renewal costs: replacements, redecorations, etc.
- cleaning costs
- utilities costs: fuel, water, waste disposal etc.
- administrative costs: Property management, insurance, rates, etc.

Detailed advice on the maintenance and renewal estimate is given in *New Rules of Measurement - Order of cost estimating and cost planning for building maintenance works* (NRM3).

The BCIS running cost data is again a benchmark estimate based on average costs from a range of similar buildings (see Figure 1).

## Developing the cost plan

Starting with an elemental order of cost estimate, a cost plan can be developed as the design develops. The benchmark costs can be replaced by costs for specific element designs and components. These costs can come from subcontractors or estimating price books and databases. NRM1 provides the structure for developing an elemental cost plan as well as the rules for measuring the designed elements.

Similarly, the costs-in use part of the life cycle cost plan can be developed at the elemental level as the design identifies the components to be maintained, cleaned and replaced.

Being able to produce a robust estimate at the earliest stages of a contract is one of the core skills of experienced quantity surveyors, and one of the keys to a successful project. **e**

## More information

> For details of BCIS services and products, visit [www.rics.org.uk/knowledge/bcis](http://www.rics.org.uk/knowledge/bcis)

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## Further +info

Related competencies include  
**Commercial management of construction**

A copy of an article titled 'Making the sums add up' written by Chris Green in the September/October edition of RICS Construction Journal.

RICS CONSTRUCTION  
JOURNAL

INTERNATIONAL  
STANDARDS

**Alan Muse** looks at how the new International Construction Measurement Standards **will** harmonise cost, classification and measurement definitions across the global construction sector

## Measuring up

Whatever your view of it, football is a global success story. It is worth reflecting, however, that the humble origins of the game, played in the medieval villages of England, would not have developed into a truly international game without the formulation of agreed rules and standards.

Business practices are increasingly demanding global rules. We have seen this in the accounting arena, with international financial accounting standards, and, with 70% of global wealth in land and property, valuation, measurement of property and ethics are prime candidates.

Similarly, construction is the risky intervention that turns land into property or an asset. In the UK, standards have made an annual contribution of £2.5bn to the economy, and 13% of the growth in labour productivity was attributed to standards. Standards have also been identified as enablers of innovation and facilitators of technological change.

Construction is a large contributor to world GDP and is recognised as having a significant 'multiplier' effect on national economies. It is also an increasingly mobile industry with projects carried out on an international basis. Global investment in construction is also rapidly changing (see Figure 1) and standards are required in emerging and developing economies.

Principally in developing and emerging economies, construction is also forecast to grow by 70% by 2025 as urbanisation gathers pace (see Figure 2).

However, uncertainty, or risk, is a major drag on investment in construction and infrastructure, often caused by a lack of comparable, consistent and

collaborative standards. This lack of measurement standards means that construction projects, their inherent works elements and the resultant assets are incomparable from one geographical market to another. In addition, robust global benchmarks for cost, time, quality, risk and technology are not available.

At a micro level, surveys carried out by RICS (BCIS) in 2009 and the European Council of Construction Economists of cost consultants in 40 countries have shown that:

- approximately 50% of countries did not claim any published standard elemental classification of building parts
- in the absence of locally agreed standards, professionals frequently adopt 'foreign' standards or ad hoc in-house developed standards
- there is no common way of expressing cost per m<sup>2</sup> both in terms of the cost definition and the floor area
- there are many countries where the quality of cost information and data classification falls short of what local professionals might wish.

BCIS concluded in its survey: *"Although there are countries with quite complete cost related standards and information sources, there appear to be many more where the quality of published guidance and cost information falls short of what local professionals might wish."*

### Consistency call

At a macro level and based on research carried out by Stephen Gruneberg at the University of Westminster, consistent approaches are required as to what is included in, or excluded from, construction activity, and how variables should be measured and presented. This needs to take account of the data requirements of statisticians,



policy makers, international bodies, industry, researchers and others. It is an international issue and needs to be addressed at that level; construction is too important a sector of the economy to be measured so poorly.

One product of the lack of international measurement standards is that comparison of construction works between countries is inefficient and inconsistent. This scenario creates a barrier to well-informed investment decisions, from commercial real estate portfolios, through to the individual dwellings and land rights of the poorest sections of society.

Hence, the need for international standards in land, property and construction is well founded. International Property Measurement Standards (IPMS) have already been established as a coalition of bodies to agree, sector by sector, international standards for floor areas used in valuation, property management and construction.

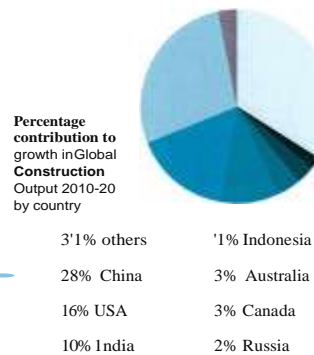
This now constitutes more than 60 organisations and a new code, *RIGS Property Measurement (incorporating*





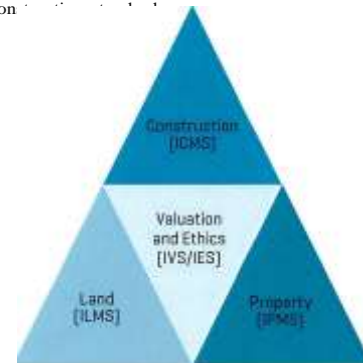
**Figure 1**

International growth in construction to 2020



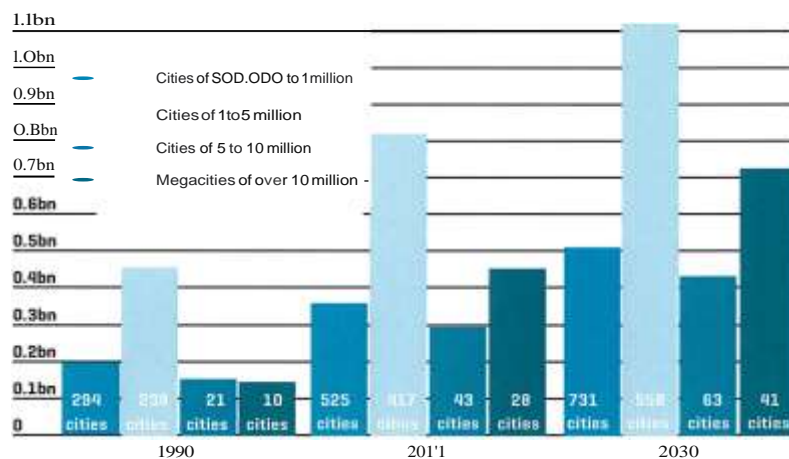
**Figure 3**

Connecting international land, property and construction



**Figure 2**

Growth in cities to 2030



/PMS) 1st edition, has been issued. IPMS for residential has also recently been published for consultation (<http://ipmsc.org/consultation>).

Construction, land and property standards will connect at a measurement level, and cross-professional valuation and ethical standards will sit at the core (see Figure 3).

The international measurement standard principles will integrate with detailed measurement standards in accordance with local market jurisdictions, to ensure that standards are adopted bottom up. These will be developed in consultation with expert, international practitioners and panels, subject to international consultation and stakeholder review. All this will improve certainty in construction and enhance project performance for the users of the industry. This, we believe, is central to the mission of a professional body.

## Coalition starts work

Accordingly, more than 30 professional bodies from around the world met at the beginning of June 2015 at

the International Monetary Fund in Washington DC to launch the International Construction Measurement Standards (ICMS).

The ICMS Coalition was established by non-profit organisations representing professionals in more than 140 countries. Collectively, the group aims to harmonise cost, classification and measurement definitions to enhance comparability, consistency, statistics, and benchmarking of capital projects.

Inevitably, the coalition will continue to grow as further professional organisations come forward. Industry corporations, contractors and key government stakeholders are encouraged to contribute to, and lead adoption of, the new international framework in their capital markets.

Work is already underway by an independent committee of construction experts, appointed by the coalition. Indeed, the Washington meeting represented a landmark moment for the construction, project management, cost engineering and quantity surveying sectors as a whole. This is the first time

these professions have come together in this way to develop unifying standards that reflect and enhance the increasingly international construction market. The coalition has stated its ambition to make tangible progress immediately, and to deliver an internationally agreed and adopted standard in the near future.

Global is the new local. As overseas developers continue to invest significantly in UK property and the construction industry, ICMS is as relevant to UK practitioners as overseas professionals. It will connect to, and enhance, quantity surveying and cost management guidance in national markets and across measurement issues in land and property. It does, however, require some new thinking. As Albert Einstein remarked: "We cannot solve our problems with the same level of thinking that created them." And team games require team solutions.

Alan Muse FRICS is RICS Global Director of Built Environment  
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# Maltbys - The Next Level

Gary, David and Jeff are delighted to announce the next level of Maltbys management to continue our 86 year long tradition of providing the industry expertise that delivers results through our people, people who you can relate to, people who you can trust to deliver.

In our Auckland office, Gary Townsend is supported by Phillip McCamish and Philip Molineux. In our Wellington office, David Morriss is supported by Geoff Hayr.



**Phillip McCamish**  
Associate Director,  
Auckland



**Philip Molineux**  
Associate Director,  
Auckland



**Geoff Hayr**  
Associate Director,  
Wellington

**Phillip McCamish** has been with Maltbys for 10 years, joining us after 7 years of experience in various roles with one of NZ's leading construction companies. Phillip is an Affiliate member of the NZIQS, having completed both a National Diploma in Quantity Surveying and a Bachelor of Construction at Unitec. Phillip's 17 years experience in the industry has seen him complete many challenging and unique projects across all sectors, including education, public buildings, retirement villages and civil and marine developments. Phillip is a very dedicated professional and someone who takes great pride in carrying on our tradition.

**Philip Molineux** has also been with Maltbys for 10 years, emigrating to New Zealand in 2005 to join Maltbys, after having worked in the UK for 17 years as a consult Quantity Surveyor. Philip is a qualified Member of the NZIQS and holds a BSc in Quantity Surveying achieved at the University of Central England. Philip is also an Accredited Professional with the Green Building Council, and is a member of the NZIQS BIM Committee, and keeps us at the leading edge of our profession in terms of our use of electronic measurement and estimating software and integration of BIM. Philip has particular expertise in the field of weather tightness remediation, including acting as Expert Witness. His seasoned experience covers all facets of cost management from cost planning to post contract cost management within a variety of construction sectors.

**Geoff Hayr** began his employment at Maltbys in 2008, and has over 11 years experience in the industry in both cost management and project management roles. Geoff is an Affiliate member of the NZIQS and is a member of the NZ Society of Construction Law inc. Geoff's recent experience included three years working with the Special Purpose Vehicle on a Public Private Partnership prison project in Darwin valued at AUD\$495m. His various roles in the industry have provided a platform for a set of skills and expertise that greatly enhance his core Quantity Surveying skills, and offers the sort of 'helicopter' view that adds value and delivers.



# Fellowship Award

Congratulations to Gary who accepted his Fellowship Award in December from the NZIQS. This award is in recognition of Gary's contribution to the profession, for exceptional standing and experience.



Sam Cane, Gary Townsend (Fellowship award), James McOnie.

# Maltbys Scholarship Recipient

Maltbys is pleased to announce the recipient of this year's Maltbys Scholarship. Ajay is a student from Dilworth School who has just finished his final year of schooling. He is planning to study a Bachelors of Engineering next year at university and the Maltbys Scholarship will help him achieve this degree. Good luck Ajay, we wish you all the best with your studies!



Ah Vui Evile and Phil Molineux  
presenting Ajay with his award



# Old Faces



Arthur Brown's last day was in November 2015. After working at Maltbys for 28 great years, the last 8 of which were as one of the Auckland office Directors, Arthur decided it was time to retire. Arthur was a valued member of our team and will very much be missed!

## SOCIAL EVENTS

- |    |                               |
|----|-------------------------------|
| 16 | Maltbys Snow Trip             |
| 17 | Auckland Christmas Dinner     |
| 18 | Auckland Team Building Day    |
| 19 | Auckland Children's Christmas |
| 20 | Wellington Christmas Party    |



# Maltbys Snow Trip

This year the Maltbys offices met at Ruapehu for a family snow trip. There was plenty of trips to the playground, tobogganing, snow men making and snowball fights.



# Auckland Christmas Dinner

This year for our Christmas Party we went to 'Bring a Party to a Christmas Party' at the Pullman Hotel. They organised a Christmas buffet dinner for 5 or so companies in one of their function rooms. After everyone had filled up on dessert the DJ started playing and everyone hit the dance floor!





# Auckland Team Building Day

The day started off with us playing the 'Great Escape'. We were split into two teams, one team went into the prison break themed room, and the other psych ward. We were given one hour to escape the room by solving a series of clues and puzzles.

Then it was back to the office for a quick lunch before driving up to Puhoi where we hired some kayaks and paddled down the Puhoi river. It was a two hour journey through scenic farmland and mangrove swamps until we reached the inlet where the guys from Puhoi River Kayaks were waiting to take us back to the Puhoi Pub.





# Auckland Children's Christmas

The Children's Christmas was held once again in Mission Bay, this year it was a lovely sunny day. The kids enjoyed playing soccer, a lolly scramble and even had a swim!



# Wellington Christmas Party

This year's party was Backyard Cricket and Christmas Long Lunch at the Stadium (otherwise known colloquially as "the Cake Tin"). About 100 or so people from various companies attended, to celebrate and have fun but also to raise money for Life Flight's Westpac Rescue Helicopter and Wellington Free Ambulance.

We were greeted upon arrival at the Level 4 Members Gallery with drinks and nibbles, overlooking the stadium field (the hallowed pitch). There was live music and entertainment – hosted by Scotty Stevenson (SKY Sport Rugby Commentator – *in case you didn't know?!),* and a guest appearance from Grant Elliot, NZ Blackcap, who was interviewed by Scotty.

Teams for the cricket were arranged, with Matty managing to get Scotty on our team. The rules were relaxed but the pressure was on to follow in the footsteps of Martin Guptill and hit a six onto the stadium roof!

Following the cricket we headed back to the Gallery for "Long" lunch – one long table and a sumptuous four course meal. A memorable afternoon; entertainment, drinking, playing, socialising and eating - and all for a good cause too.

