Kalmar News

September 2026

People · Projects · Progress

WE'RE SERIOUS ABOUT DOING GREAT

A note from our Managing Director

BERT DENEE

WELCOME TO THE SPRING EDITION OF KALMAR NEWS



A quarterly look at our people, projects and progress across the Kalmar Group.

Spring has definitely sprung, and it's hard to believe we're already heading into the final quarter of the year. Looking back over the past few months, there is plenty to be proud of across the Kalmar Group.

The construction market remains challenging, but our people continue to get on with the job, delivering for our clients and finding opportunities where they arise. The commitment, resilience and teamwork across the business never ceases to impress me, particularly when conditions are testing.

One of the things I enjoy most about these newsletters is seeing the people behind the work and the many different ways they contribute to Kalmar. Whether it's delivering a challenging project, looking after our people, finding better ways of doing things or simply supporting a colleague, it all adds up to the culture we have built over many years.

It's also encouraging to see the next generation stepping up and taking on more responsibility across the business. We have a great depth of experience at Kalmar, but equally importantly, we have some very talented people coming through who will help shape our future.

There is still plenty to get done before the end of the year, but I'm confident we're heading in the right direction.

Thank you to everyone for the effort and commitment you continue to put in — it is appreciated.

Let's finish the year strongly and hopefully enjoy a bit of sunshine along the way!

PROJECT UPDATE

Chelsea Rise

LUKE KUS





The last few months at Chelsea Rise have seen significant progress across all areas of the project, with the development continuing to take shape at an impressive pace.

With the roof now complete, attention has shifted to the external works at the penthouse level. Installation of the Alucobond cladding is progressing well, and deck tiling works are scheduled to commence shortly.

Around the building perimeter, scaffolding continues to come down rapidly as final coats of paint are applied and external hoods and louvres are installed, revealing the finished façade. The site team is also looking forward to commencing the hardscaping and landscaping works in the coming weeks.

Internally, substantial progress has been made throughout the apartments and common corridors. The Level 1 apartments are scheduled for inspection by Babbage Architects in early October, and the finished product is looking exceptional.

Across the upper levels, finishing trades are moving steadily through the building, applying the final touches and bringing more apartments to completion each week.

The penthouses are also beginning to showcase the premium quality that Chelsea Rise will offer. Ceiling lining works are due to commence shortly, and the spacious layouts, high-end finishes, and spectacular views across the Waitematā Harbour and Auckland CBD are already creating an impressive living environment.

A tremendous thank you goes to all our consultants, contractors, and the Kalmar team for their ongoing hard work and dedication. The collaboration, commitment to quality, and focus on safety demonstrated by everyone involved continue to drive the project's success.

As we head into the final quarter of the year, there is a strong sense of momentum across the site. We look forward to maintaining this progress and finishing the year on a high before a well-deserved Christmas break.

Ngā mihi nui to everyone contributing to the success of Chelsea Rise.

Elysian

BRANDEN VENTER





Since our last update, Elysian Apartments in Parnell has continued to make steady progress, with façade, internal fitout and lower-level works all advancing across the project.

Externally, scaffolding has now been removed from two elevations, revealing more of the completed façade. The remaining elevations have undergone their defect inspections, with final remedial works now underway ahead of further scaffold removal. At podium level, torch-on waterproofing is progressing in preparation for the commencement of landscaping works.

Internally, it is all hands-on deck across multiple levels. Bathroom tiling, joinery installation and second-fix services are progressing concurrently throughout the apartments, while GIB ceiling installation is underway within the common areas, with stopping following closely behind.

Progress is also being made within the basement and ground-floor parking areas, where wall rendering is continuing, ceiling linings are nearing completion and stopping works are underway.

Meet the Team

The project site team consists of Nick Watson (Site Manager), Laksh Jaishankar (Project Coordinator), Jannie van den Berg, Darrin Green, Derrick Morby, Wayne McKeown and Ben Newton (Fitout), Domingo Espinoza and Jason Underhay (Façade), and Paul Dine (HSE Manager).

Supporting the project delivery is our commercial team — Thomas van Roekel, Luca Denee and Cameron Hames.

What's Next

The focus over the coming period will be on completing the remaining façade remedial works and progressively removing the remaining scaffolding, while landscaping works begin at podium level.

Internally, the team will continue driving bathroom tiling, joinery installation, second-fix services, common-area finishes, and lower-level works across the project, with multiple work fronts continuing in parallel.

With these works now progressing across all areas of the development, the project is moving into the completion phase, with the focus increasingly shifting toward finishes, final installations, remedial works and close-out activities.

Foundation Stage 2

NICHOLAS BOTHA





September marks the final chapter of Foundation Building 2, following Practical Completion on 1st July and completion of the deferred landscaping works on 11th September. It is a proud moment for the team to see the finished development after the effort and coordination that have gone into delivering this $115 million project for Generus Living.

The completed building provides 60 retirement apartments, with bespoke interiors and carefully detailed communal spaces. From the post-tensioned slabs, insitu concrete structure, through to the Jura stone façade and internal finishes, each stage has presented its own challenges. Seeing these elements come together is a credit to the workmanship and commitment of everyone involved.

A particular highlight this month has been the completion of the external landscaping. With the remaining works finished, the gardens, paving and feature planting now complement the building and bring the full development into view. The feature persimmon tree, which was a talking point in our June update, now sits within its completed surroundings.

Since Practical Completion, our focus has shifted from the intensity of construction and handover to the remaining close-out activities. September's programme has also included demobilising the site office, returning equipment to the yard and preparing for the team's transition to other projects. After such a substantial undertaking, packing up the office provides a chance to reflect on just how much has been achieved.

The strength of this project has been the people behind it. Our site team, subcontractors, consultants and the Generus team have worked through complex details and demanding periods together. Maintaining the level of care required across a development of this scale has taken persistence, practical problem-solving and a shared commitment to the finished result.

To recognise that contribution, a team celebration is planned for October. It will be a well-earned opportunity to step away from the day-to-day demands of the project, enjoy some time together and celebrate the work that has gone into Foundation Building 2.

Thank you to everyone who has contributed throughout the project. There is a great deal to be proud of, and it is rewarding to leave behind a finished building that reflects the effort of the wider Kalmar team.

PROJECT UPDATE

York House

DILLON TAYLOR





It has been another busy few months at York House, with the project now entering an exciting stage as the building starts to reveal itself and the focus shifts towards finishing, quality and preparing the building for completion.

A major milestone has been reached with the scaffolding now removed, revealing the completed façade and giving the building its first full impression from the surrounding streets.

External works are now underway, with the team progressing the remaining façade, patio and hard landscaping works, which are helping to bring the areas around the building together and give a clearer picture of the finished development.

Internally, the fit-out continues to make strong progress, with kitchen installation now reaching the top floor, Level 5. As the fit-out moves upwards, attention is increasingly focused on completing individual areas, coordinating final trades and maintaining the high level of finish expected throughout the building.

Defecting has also commenced on Levels 0 and 1, with Samantha Turner joining the team to lead this process and help drive the lower levels towards completion. This marks another important step as completed areas move through the final stages of inspection, rectification and handover preparation.

There have also been some changes to the project team. We would like to thank Alan Watson, Arona Pere and Paul Leaver for their hard work and contribution to York House and wish them all the best in their next projects.

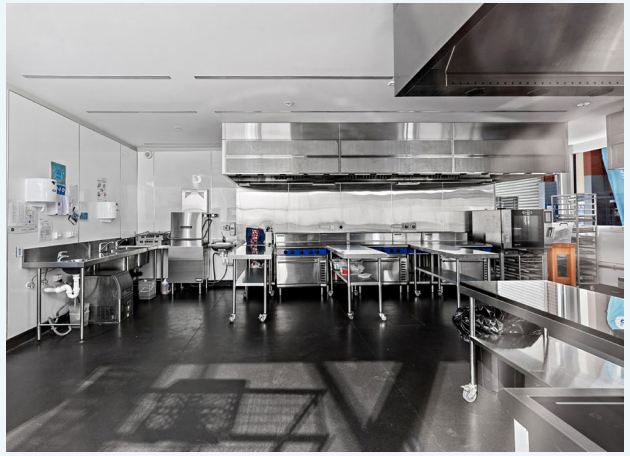
With the building now revealed, external works progressing, fit-out reaching Level 5 and defecting underway on the lower levels, York House is building strong momentum as we move into the final stages of the project. There is still plenty of work ahead, but the transformation of the building is becoming increasingly visible as the team works towards completion.

Interiors

PEDRO SILVEIRA



University of Auckland Room B903



Skills Ignite, Wiri

UoA B903 & Skills Ignite - Projects completion

Both UoA B903 RIO and Skills Hub Ignite were successfully completed over the past couple of months. The clients are happy with the outcomes, which were delivered to a high standard and on time. PCs and CCCs have now been issued, and the end users are already utilising their new spaces.

The successful delivery has created new tendering opportunities and continuity of work with both clients. A big thank you to Alice and Ben for their great work on these projects.

4 Fred Thomas Drive Upgrade($1.5m) – Progress

Works at our neighbouring tenancies are now in their final stages. Construction at Level 1 – GN Hearing has been completed and is already operational, while the base build is nearing completion alongside the new lift installation. The MSK Clinic on Level 2 has a few minor items outstanding and is tracking towards completion by the end of the month.

The client continues to visit site regularly and provides positive feedback. Great work, Lance and Thomas!

Anatomic Pathology Service (APS) Laboratory ($13m) - Progress

Works have recently commenced on the APS Lab project, representing an exciting opportunity to work with a new client. The project involves fitting out an existing 3,000m^2 warehouse, along with the construction of a new external plant structure and civil works upgrades.

Progress has been strong, with all civil works, new underslab drainage, and concrete remedial works now complete. Structural steel is nearing completion, while carpentry is progressing at full speed, with wall pre-nail frames targeted for completion by the end of November.

Matt is leading the site works, with Harold assisting with shop drawings and submissions, Shane overseeing structural works, and Liam, the quantity surveying. The client is impressed with the team's performance to date. Well done team!

Skills Hub Highbrook 2 ($6m) – New Project

Following the successful delivery of Skills Hub Highbrook, Kalmar Interiors has been appointed to deliver the next stage of the facility in a larger neighbouring warehouse. The electrical training facility will relocate to the new space, which will include additional classrooms offices plumbing and drainage training facilities.

We look forward to commencing works at the end of October and continuing our relationship with the Skills Group.

PROJECT UPDATE

Facility Maintenance

CAMERON NELSON





What have we been up to?

Facility Maintenance have had a busy quarter managing BWOF and planned maintenance inspections across our portfolio to ensure building assets are performing as intended and remain fully compliant. This proactive approach continues to extend asset life, reduce unexpected failures, and maintain safe and reliable environments for building occupants.

We are pleased to report that the capital works upgrades at the Ministry of Justice – Pukekohe Court and the University of Auckland Carpentry Workshop have now been completed to client requirements. Feedback from both clients and their stakeholders has been very positive, and we thank everyone involved for their planning, coordination and commitment to delivering a quality result.

Welcome to Our Portfolio

We are also pleased to welcome Real Living – Remuera Gardens Village to our facility maintenance portfolio.

Following the successful completion of the Kalmar Construction project at Remuera Gardens, our maintenance team looks forward to supporting the village with ongoing planned and preventative maintenance, helping keep the facilities safe, compliant and well maintained for residents and staff.

Did You Know?

Servicing heating, ventilation and air conditioning (HVAC) systems before the summer peak can make a big difference.

A pre-season check – cleaning coils, testing controls and confirming the system is operating efficiently – helps lower energy costs, improves indoor air quality, and reduces the risk of breakdowns when cooling demand is highest.

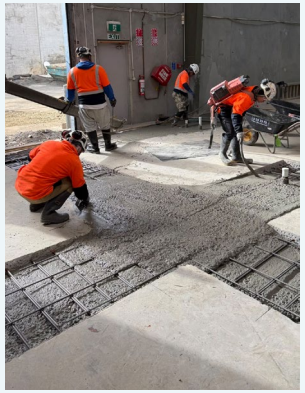
Booking these services ahead of the busy season is an easy way to keep occupants comfortable and avoid costly reactive call-outs.

Concrete

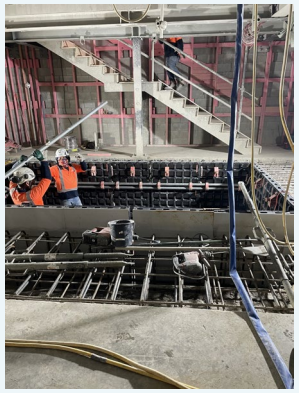
TIM ELLERY



KiwiRail Wagon Jacks



APS Labs



Elysian Lift Pit

KiwiRail Wagon Jacks

In June, we started another stage at KiwiRail, installing electrical cable ducts and pits for the wagon jacks at their Otahuhu Wagon Maintenance premises. Works included cutting into the existing slab, trenching, installing ducts and pits, drilling and epoxying starters, reinforcing and concrete pours, followed by line marking. The completed works allow KiwiRail to safely work on wagons in the air rather than bending down underneath them in a work pit.

Laurence Estrada, Francis Barrios, Jonathan Arcular, Remiel Rubis & Andro Sarcilla all played a hand in delivering this project to a high standard. Well done all!

APS Labs

Located in Mt Wellington, this healthcare project is being delivered under Kalmar Interiors, with Shane Punter leading the works for Kalmar Concrete since June and completing his final concrete pour on 29 September. Works have included new foundation pads inside the existing warehouse, foundations for an external plant structure and infilling drainage trenches. Over 2,500 drill and epoxy starters have been installed, along with new reinforcing steel. Several variations have arisen, as expected with an existing building, keeping Shane in the deep south for a couple more weeks. Thanks, Shane for all your hard work, and to Pedro and Matt for your support. The project is progressing well, and we look forward to seeing it continue to take shape.

Elysian Lift Pit

In September we were able to finish the final part of our contract at Elysian … the lift pit. This wasn't any ordinary lift pit; it was formally the tower crane base some 3m in the air above the basement slab level.

This build was a top-down construction methodology with the basement being excavated and built later in the project while the upper superstructure was being built. This meant the base and 4 crane piles needed breaking down and discarded from the new basement after the tower crane was removed.

The team carefully planned and executed the works, led on site by Hene Langi. Once the base was removed and the piles cut down below the final pit level, the full lift pit was formed in just one week. This was a great effort by the site team, with time critical to ensuring the lifts could be completed and commissioned for practical completion. Thanks to Jannie van den Berg and Nick Watson for their support in making it happen.

Concrete

COLE PRENDERGAST





Next Generation Tennis Centre

Works on the Next Generation Tennis Centre resurfacing project are progressing well and remain on programme. The existing courts have now been uplifted, with the underlying slab repaired and prepared for the installation of the new waterproofing system. Our team is currently installing the post-tensioning (PT) components for the new slabs, with concrete pours scheduled for 6 and 8 October.

This milestone marks a significant step forward in delivering upgraded facilities that will provide a durable, high-quality playing surface for years to come.

The concrete pours are scheduled for a very early start, with the team on site well before dawn! Fingers crossed for clear skies and great conditions for both days!

Chelsea Rise

Progress continues at Chelsea Rise, where a small team led by Lee is currently on site delivering the hard landscaping works.

The team has been working through the areas available to them as scaffolding is progressively dismantled, opening up access to new work areas.

This staged approach is allowing the hard landscaping works to continue as the site becomes more accessible.

Great to see the team making steady progress as the project continues to take shape!

Kalmar Concrete – Ready to Price Your Next Project

The Kalmar Concrete team has been busy working on new tenders and pricing opportunities as we look ahead to upcoming projects.

If you have a project that needs pricing, the team is available to help. Get in touch to discuss your requirements and see how we can support your next project.

Health & Safety

GREG BAILEY



As part of our ongoing commitment to health and safety, the team at Chelsea Rise recently undertook a site evacuation drill.
The exercise reinforced the importance of following evacuation procedures and ensuring everyone leaves the site safely and in an orderly manner.
The drill was timed to assess evacuation efficiency and included checks that all personnel were correctly signing in and out using the Breadcrumb app, ensuring everyone could be accounted for in an emergency.
Regular drills help ensure our emergency procedures are effective, and everyone knows what to do when it matters most.

As the Foundation 2 project neared completion, we welcomed Mates in Construction onsite to support our team's mental health and wellbeing.

The end of a project can be a challenging time for some, as people move on to new jobs and face uncertainty about what comes next. Having the right tools to manage these changes and someone to talk to can make a real difference.

Thanks to Mates in Construction for taking the time to connect with our team and reinforce the importance of looking after ourselves and each other. If you require further support, you can contact them in confidence at **0800 111 315** or **mates.net.nz**





A major milestone was recently achieved at Elysian with the successful removal of the tower crane.

Crane removal is always a carefully planned operation, requiring close coordination and consideration of surrounding neighbours and site conditions.

We're pleased to report that the operation went off without a hitch, marking another important step forward for the project.

Well done to everyone involved in making this a safe and successful operation!

Sustainability

LOUISE SHAW



We were proud to achieve our Toitū Carbonzero accreditation for the fourth consecutive year, reinforcing our ongoing commitment to measuring, managing and reducing our environmental impact.

Achieving this reduction is the result of continued focus across our business on understanding where our emissions come from and identifying practical opportunities to reduce them.

Huge thanks to Alana Adamson for all her efforts in leading this charge and continuing to look at ways for us to make meaningful progress.

Keep an eye out for some new environmental posters brightening up our sites!

Designed by Nikolai and adopted by the Environmental Committee, the posters aim to get everyone thinking about the environment in their day-to-day work, helping embed sustainable practices into the way we operate.

But that's not all! Keep an eye out for more environmental initiatives being rolled out across Kalmar over the coming months. These initiatives are designed to raise awareness, encourage positive environmental practices and make sustainability part of our everyday decisions

The goal is to make looking after the environment second nature in everything we do.







Do you know someone who's gone above and beyond for health, safety or the environment? Now's your chance to give them some well-deserved recognition!

We're encouraging everyone to nominate their colleagues for our H&S and Environmental Awards, celebrating the people who are making a real difference across our sites and workplaces.

These nominations also help to highlight the outstanding contributions that are recognised at our end-of-year awards!

Whether it's a great safety initiative, an environmental improvement or simply someone going the extra mile, we want to hear about it, so get those nominations to Greg Bailey, Paul Dine or Louise Shaw!

Health & Safety and Environment Awards

GREG BAILEY, PAUL DINE & LOUISE SHAW

L-R Alana Adamson, Nikolai Zakharov & Justin Savage at Kalmar's Head Office



A big shout-out to Nikolai, who was our first recipient of the Environment Award. Nikolai took the initiative to design a series of environmental posters highlighting practical ways we can improve our environmental performance across our sites.
Adopted by the Environmental Committee, the posters are designed to get everyone thinking about how small, everyday actions can make a positive difference.
Keep an eye out for them on site over the coming weeks!

L-R Matthew Morris (Kalmar) & George Court from Chenery Plumbing at APS Labs



Congratulations to George Court from Chenery Plumbing, who received a H&S Award for ensuring his work zones remained properly isolated during work.
Keeping work areas clearly separated is essential for protecting everyone on site from potential hazards, preventing unauthorised access and reducing the risk of accidents.
A great example of taking responsibility for health and safety and helping maintain a safe working environment for everyone.

L-R Tim Ellery, Arsenio Santos, Greg Bailey, Hassan Al-Kufashy (Marin) and Cole Prendergast at the Airport



A big shout-out to Arsenio, who was nominated by Tim for the Health & Safety Award for proactively identifying potential risks before work commenced and raising them with the site team.
His initiative meant that scaffolding could be erected, providing the team with a safe and suitable platform to carry out their work.
A great example of proactive hazard identification, clear communication and putting safety first!

L-R James Stevens, Gerhard Steenkamp & Dillon Taylor (all from Kalmar) at York House



Gerhard demonstrated great environmental initiative by introducing a practical dust control measure at the waste chute and skip bin interface.
A temporary fence panel fitted with scrim helps contain dust and prevent debris escaping into adjacent work areas and the roadway. The panel can be easily lifted when the skip bin needs replacing, maintaining operational efficiency and making it a simple, cost-effective solution delivering a noticeable improvement in site environmental management!
Thank you, Gerhard!

L-R Gerhard Steenkamp (Kalmar), Brent Denholm (DL Good) and James Stevens (Kalmar) at York House



Brent, a principal staff member with DL Good, working at our York House site, has been recognised for his consistently high standards while carrying out copper work
From diligently managing his daily hot work permits to keeping his work area clean and tidy during brazing and installation, Brent sets a great example on site.
Nominated by two members of the site team, congratulations Brent on this well-deserved recognition

L-R Paul Dine (Kalmar), Hao (Eric) Wu (LBY) & Mark Way (Kalmar) at York House



Eric makes a real effort to communicate daily with both the LBY and Certa teams during prestarts.
He is passionate about Health & Safety, consistently reinforcing the importance of working to a high standard and looking out for one another.
Eric is a great communicator, and his commitment and professionalism are recognised by everyone who works with him.
Thank you, Eric, for your continued commitment to keeping our teams safe!

Celebrating Life's Special Moments

A Roman Engagement!

A huge congratulations to Ben and his beautiful bride-to-be, Jasmine, on their recent engagement!

While holidaying in Europe earlier this year, Ben popped the question against the stunning backdrop of Rome.

The happy couple are now looking forward to this exciting next chapter together.

Wishing you both a lifetime of love, happiness and adventure





A little bundle of joy for Luca & Emma

We're delighted to share that Luca and Emma Denée welcomed their bonny little boy, Robin Sieger Denée on 15 July, weighing 4.22kg.

After a few early sleepless night, Robin has settled into family life and is a happy and relaxed little boy.

Wishing Luca, Emma and Robin lots of love, laugher and special moments as they enjoy this precious adventure together!





Double the Celebrations for Alex & Jamie!

Congratulations to Alex and his stunning fiancée, Jamie, on their recent engagement in beautiful Piha in August!

With Jamie beaming with happiness and Alex also recently celebrating gaining his New Zealand residency, there is certainly plenty to celebrate!

We wish you both every happiness as you embark on this exciting new chapter together!



Celebrating our people

Neil Ball Completes Icehouse Owner Manager Programme

After five months of learning, challenge and reflection, Neil Ball has successfully completed the Icehouse Owner Manager Programme.

The programme provided an opportunity to reflect on leadership, business strategy and personal growth, with a key takeaway being the importance of listening, embracing different perspectives and creating an environment where people can contribute and grow.

Having spent more than 23 years with Kalmar, Neil says the timing of the programme has been particularly significant as he takes on greater responsibility for helping shape the future of the business.

Neil leaves the programme with fresh perspectives, new ideas and valuable friendships, recognising that while the course may be complete, the real work is only just beginning.

Congratulations, Neil, on this fantastic achievement!







Leadership Team Updates

We're pleased to announce several key appointments within Kalmar, recognising the experience and leadership of our team as the business continues to grow.

Neil Ball – Chief Operating Officer

Neil has been promoted to COO, while continuing to lead Business Development for the Kalmar Group. The Interiors and Maintenance businesses will also report to Neil in his new role.

Ryno De Beer – Estimating Manager

Ryno has been promoted to Estimating Manager, taking responsibility for overseeing the estimating functions across the business.

Rob La Trobe – Commercial Manager, Kalmar Concrete

Rob has been promoted to Commercial Manager for Kalmar Concrete, supporting the continued development of the business.

Please join us in congratulating Neil, Ryno and Rob on their well-deserved promotions and wishing them every success in their new roles.



A standout night for Kalmar at the Building People Awards 2026

It was a fantastic night for Kalmar at the 2026 Building People Awards, with 14 team members named as finalists across a range of categories.

Congratulations to Luca Denee, Matthew Morris, Dillon Taylor, Greg Bailey, Pedro Silveira, Cameron Nelson, Justin de Beer, Luke Kus, James Stevens, Nicholas Botha, Nathan Halloran, Thomas van Roekel, Sophia Wan and Nick Watson on this outstanding achievement.

The night was made even more special with two category wins: Greg Bailey – Health, Safety & Wellbeing & Nick Watson – Site Manager of the Year

Having 14 finalists and two winners is a fantastic reflection of the talent, commitment and teamwork across Kalmar. We're incredibly proud of everyone who represented us and thank the Building Institute Aotearoa for celebrating the people who make our industry great.

Our 2 worthy winners: Nick Watson – Site Manager of the Year (L) and Greg Bailey – winner of the Health, Safety & Wellbeing Award (R)



The Foundation 2 team were award finalists for projects over $100m, and the Interiors team for an under $7.5m project at Skills Hub, Highbrook



The Foundation 2 team

L-R – Robert Fairnie (Generus), Kirsty Rutledge (Kalmar), Bert Denée, Sophia Wan (Next Gen Finalist, Kalmar), Nick Watson, Matthew Morris (Emerging Leader Finalist), Nic Botha (Foundation Project Manager) and Graham Wilkinson (Generus)



The Interiors & Skills Group team

L-R – Lance Painter (Colliers), Justin De Beer (Kalmar), Pedro Silveira (Kalmar), Alice Holroyd (Kalmar), Belinda Mellon (Skills Group), Greg Bailey (Kalmar) and Cameron Nelson (Kalmar)

Kalmar sponsored the Consultants Award with Bert Denée presenting to the winner, Dan Bradley from BPM Ltd



What have we been up to?



Congratulations to the Elysian team on achieving their Mates in Construction accreditation! This recognises the site's commitment to mental health and wellbeing, with all staff completing General Awareness Training, CONNECTOR support in place and access to an ASIST-trained resource. A fantastic achievement!

It was a very happy 40th celebration for our special 'Birthday Girl', Cole Prendergast!!

Forty, fabulous and ready for the next chapter!!

We wish you an amazing year ahead ☺

P.S. Cole - this photo was sent in anonymously, so don't ask!



It was an early start for the Head Office team to catch the World Cup final, fuelled by bacon & egg muffins (thanks, Joce, Georgia & Rob!) and the bitter injustice of England being robbed of their place in the final (yes, I may be a little biased!)







The Head Office team came together for a morning tea to farewell Nikolai, who is headed off to Sydney with his family for new adventures.

Nikolai has been with Kalmar just under 8 years – arriving in the Country not speaking a word of English.

He has been a valued member of the team, fulfilling a number of roles, and we wish him and his family all the very best for their journey across the ditch.



Matt directs the site from his executive office at APS Labs!

Casino Royale: A Night of Glitz & Glamour

Our annual Midwinter Party was held at the stunning Kumeu Valley Estate, with this year's theme being Casino Royale. With a roaring fire setting the scene, gaming tables featuring Poker, Blackjack and Roulette, and Brazilian dancers on hand to welcome guests, the evening got off to a fantastic start.

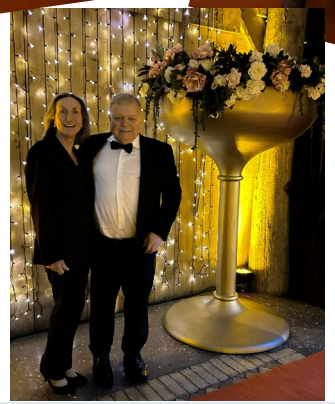
Guests enjoyed a delicious roast dinner, with plenty of great entertainment, drinks and good company throughout the evening. The dance floor was buzzing, and there was no shortage of entertainment as everyone got into the spirit of the occasion. A special mention goes to our Best Dressed winners, Sue Cunningham and Krish Jagger, who certainly embraced the Casino Royale theme in style!

Our Midwinter Party is always a fantastic opportunity to bring the team and their partners together for a night of fun, laughter and celebration outside of work, and this year was no exception. A great night was had by all!















Casino Royale: A Night of Glitz & Glamour














Kalmar Social Club

Kalmar Pool Competition
The 2026 pool competition was a great success, bringing colleagues together for an evening of fun, friendly rivalry, and plenty of competitive action!

The atmosphere was lively as teams battled it out across a series of closely contested games for their chance to secure one of the Prezzy cards on offer for the top three teams.

Thanks to everyone who participated and helped make it an enjoyable occasion.



1st Place - Eugene & Ronnel



2nd Place - Tim & Harold



3rd Place - Kaustubh & Alex

Mid Winter Christmas Dinner
The 2026 Alexander Park mid winter Xmas dinner was once again a great night enjoyed by two tables of the Kalmar team.

Between the delicious food, great atmosphere, and of course, the betting on the horses, this was once again a night to remember.

Thank you to everyone who attended the event. We look forward to seeing even more of you there next year.

Upcoming Events

30 October	Blackcaps v India T20 Cricket
TBC November	Sip & Paint
TBC	NZ Breakers Basketball

NZCA Homeground

Changes afoot for the NZ Construction Alliance

The New Zealand Construction Alliance (NZCA) has now changed its name to Home Ground Construction Alliance.

Our eight regional partners remain unchanged. Our structure, ownership, and operations remain unchanged. What's changed is our name and how we present ourselves to clients and the market.

We needed a brand that reflected ourselves as a unified alliance of locally owned businesses with genuine national strength. Home Ground does that. It's more distinctive, more memorable, and better positions us to compete nationally against larger builders.

Kalmar keeps its own name and brand. Home Ground is our collective brand for national programmes of work.

For more information about Home Ground Construction Alliance and its partners, please visit http://homegroundca.nz/

NATIONAL PARTNER. LOCAL ADVANTAGE.



HOME GROUND CONSTRUCTION ALLIANCE **PARTNER**

Rob Cunnington

With over 39 years in the NZ construction industry, Rob Cunnington, Kalmar's Estimating Director, has seen plenty of changes over the years. With a wealth of experience in estimating and quantity surveying, Rob plays a key role in helping projects get off to the right start, ensuring budgets are realistic and opportunities are identified early.
From cost planning and value engineering to working closely with clients and project teams, Rob brings a practical approach and a deep understanding of what it takes to deliver a successful project.

In this feature, Rob looks back on his career in construction, shares some highlights from his time at Kalmar, and reflects on how the industry has changed and what lies ahead.

Looking back, what's one moment from the past 25 years that really stands out for you?
Seeing both the growth of Kalmar and also the growth of many members of our fantastic team.

What are you most proud of when you think about how the company has grown?
The people who have progressed/developed, and some true friendships made along the way.

What's been the biggest lesson you've learned along the way?
To trust others, and have the confidence that they know what they're doing

What do you think makes our company special or different?
Our culture; Our open-door policy; Being good people to deal with.

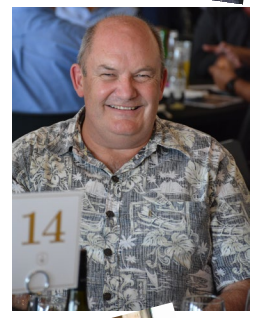








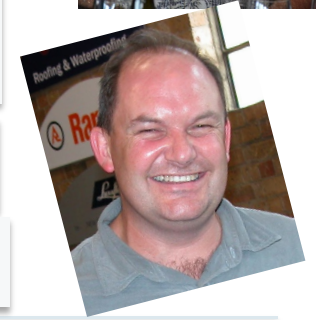
How has the business changed since the early days — and what's stayed the same?
When I started at Kalmar, the internet was in its infancy and computers weren't networked. As my previous company, Lend Lease, was leaving New Zealand, I arranged for Kalmar to purchase their best computers for $450, with Peter Kay's teenage son, Misha, tweaking them for $100. Our IT budget was about $550 p.a. for the first year. Today, it's closer to $550,000!
We're way more technical now. Design used to be vague, with minimal details and technical information. We relied on site managers to do the right thing and build it to last, and they were empowered to make technical decisions. Hence the industry succeeded in creating the "leaky building" legacy.
The industry is not as social as it once was. We used to regularly drink on site after work, and roof shouts were next level with far too much alcohol being served (driving home afterwards!)
What has stayed that same? The emotional highs & lows of daily life on a construction site, the human interaction, comradery



Who or what has had the biggest influence on the company's success over the years?
Bert, Peter & Theo aimed high from day one, putting strong company systems in place and having a clear vision for where they wanted to be. All three were calm, approachable and always up for a laugh. Their great communication and positive approach filtered throughout the company, creating a great environment to work in and earning recognition from clients as people who are great to deal with.

What excites you most about the future as we look ahead to the next chapter?
It's great to see the next generation making a difference and forging their own paths at Kalmar. The business is in very good hands for the future with Neil, Ryno and Rob La Trobe (our new Kalmar shareholders), but also the many talented younger people across the team who have huge futures ahead of them but just don't know it yet!

On a lighter note — what's one fun or memorable moment that still makes you smile?
I'd been at Kalmar about 2 months, the Christmas party was at Long Bay beach. Theo asked me what I wanted to drink, and I replied, "I'll have a red please'. He handed me a red wine (which I necked, before finding a delicious Lion Red!). I don't think anyone would make that mistake these days!



Justin Savage

Justin Savage has been part of Kalmar's journey for many years, having established Harbour Construction in 2003, before the business became part of Kalmar in 2008. Today, Justin is a Director of Kalmar Concrete and leads Health, Safety and Environment across the Kalmar Group, bringing extensive industry experience and a practical, hands-on approach to his roles. With a strong understanding of both the operational and strategic sides of the business, Justin plays an important role in supporting Kalmar's people, projects and continued growth.

In this feature, Justin reflects on his journey in the construction industry, the evolution of Kalmar Concrete, and the importance of building a strong safety culture while looking ahead to the future of the business.

Looking back, what's one moment from the past 25 years that really stands out for you?
When Peter and Bert (Founding Directors) were given some advice to "go and get some hammers" by a client and so they acquired Harbour Construction (now Kalmar Concrete), and from 2008 on, were able to self-perform key trades.

What are you most proud of when you think about how the company has grown?
There are many things, but it would have to be the special culture we have at Kalmar that has kept many of our staff with us along the journey for many years, with some that have left, choosing to come back. Our Kalmar family are very much the success of the business, and we have been able to grow while keeping our core values firmly in place.

What's been the biggest lesson you've learned along the way?
That revenue is a vanity metric and do what you say you are going to do!.....Integrity in construction can take 25 years to earn and 5 minutes to ruin.

What do you think makes our company special or different?
We manage to run a professional business with very close client relationships, while having a level of informality and fun with our clients and our Kalmar family.

How has the business changed since the early days — and what's stayed the same?
We have grown and expanded our overall construction expertise through all the business divisions within Kalmar.

Who or what has had the biggest influence on the company's success over the years?
By being honest and earning the trust of our clients which has meant we have developed relationships that go well beyond being just professional.

What excites you most about the future as we look ahead to the next chapter?
Seeing new young talent within Kalmar that have embraced the Kalmar culture and are bringing new ideas and positive enthusiasm into the business.

On a lighter note — what's one fun or memorable moment that still makes you smile?
When Bert walked into the office one Friday morning wearing a full Borat suit after losing a bet the day before.



