



New Zealand
Institute of
**BUILDING
SURVEYORS**

Education Centre for
Technical Distinction

CORE MODULE TRAINING

2022

Welcome to New Zealand Institute of Building Surveyors

Formed in 1994, the Institute has Registered Members throughout the country. Our members work closely with other professionals within related organisations including central and local Government, the Construction Industry Council (CIC), Building Research Association of New Zealand (BRANZ), Architects (NZIA), and Architectural Designers NZ (ADNZ), Quantity Surveyors, Engineers and Builders.

WELCOME

ABOUT THE INSTITUTE

MEMBERSHIP

CAREER PATHWAY

DIPLOMA IN BUILDING SURVEYING

Certificate in Residential Property Inspections

Certificate in Forensic Building Surveying

Certificate in Commercial and Asset Management

CERTIFICATE IN RESIDENTIAL PROPERTY INSPECTIONS

Core Module 1: Introduction to Building Law & Regulations

Core Module 2: Properties of Moisture

Core Module 3: The Building Envelope & Cladding Systems

Core Module 4: Condition & Compliance Reporting

Core Module 5: Residential Property Inspections

CERTIFICATE IN FORENSIC BUILDING SURVEYING

Core Module 6: Forensic Building Investigations

Core Module 7: Technical Report Writing for Expert Witnesses

Core Module 8: Decay, Fungi & Moulds

Core Module 9: Material Durability & Performance

Core Module 10: Building Remediation

CERTIFICATE IN COMMERCIAL & ASSET MANAGEMENT

Core Module 11: Contract Administration

Core Module 12: Asset Management & Maintenance Planning

Core Module 13: Lease Reinstatement (Dilapidations)

Core Module 14: Technical Due Diligence for Commercial Properties

MEET OUR PRESENTERS

FURTHER INFORMATION

About the Institute

The New Zealand Institute of Building Surveyors Inc. (NZIBS) is a national body of skilled, professional building consultants who have extensive knowledge and experience in construction and building related matters.

Vision & Values

Trust

Forms the basis of working together. We value authentic connections and see the development of trusted communities at the core of our work.

Courage

It takes courage to pioneer new solutions for industry. We challenge ourselves to go beyond established ways of thinking and hold each other accountable to deliver on our ambitions.

Collaboration

Is at the heart of solving the issues of our time. We welcome diversity and partner with like-minded organisations to make a meaningful difference.

Goals & Objectives

To grow, engage and support both new and existing NZIBS Members.

To provide outstanding technical educational training not only to both new and existing NZIBS Members but also to those who wish to gain advanced levels of knowledge and experience in construction and building related matters.

A focus in 2022 is to continue engaging with the wider tertiary construction industry, build our networks within those groups and look to work in a collaborative manner.

To align ourselves with all NZ Tertiary Institutions and with students who are currently studying to be a Building Surveyor or a related profession.

Extend the NZIBS CPD workshop training option to provide a wider range of workshops, both technical and educational, to attract more construction industry groups.

We are passionate about providing independent building surveying excellence to the New Zealand property industry.

The Institute is committed to sustaining excellence through extensive ongoing membership training, mentoring, innovation and ongoing improvement.

We challenge ourselves to go beyond established ways of thinking and hold each other accountable to deliver on our ambitions.

We empower our members to make better decisions and above all, we expect them to act with integrity and be accountable for their actions.

We maintain connection with our members through training, conferences, publications and the Chapter network via social and CPD events to keep them informed with up to date with issues.

We engage with other professions and institutes including Government to enhance our industry and welcome diversity by partnering with like-minded organizations to make a meaningful difference.

Membership

Membership of the New Zealand Institute of Building Surveyors Inc. (NZIBS) is open to anyone who is studying in the construction industry, or holders of professional construction industry qualifications in fields such as Building Surveying, Architecture, Engineering, Quantity Surveying, Construction Management, and Building Sciences etc.

Membership is also open to those with a significant degree of experience in the construction industry and in Building Surveying without necessarily having formal professional qualifications.

New applicants are eligible to apply for one of the following membership levels:

- **Student**
- **Transitional**

Transitional members who have successfully completed and been awarded the Diploma in Building Surveying may then begin the application process for full membership status:

- **Registered**



Student

Student Membership is open to all those currently studying for a construction related qualification. Student Membership is not open to those that are in full time employment.

When a Student Member starts working full time they must relinquish their Student Membership and apply for Transitional Membership if they wish to remain within the Institute.



Transitional

Transitional Membership is a preliminary stage of membership for all those that apply for and are in the process of completing requirements to become a full Registered Member.

Transitional Members must be actively practicing as Building Surveyors in New Zealand and must complete the Institute's assessment of professional competence (APC) process to progress towards Registered Membership.

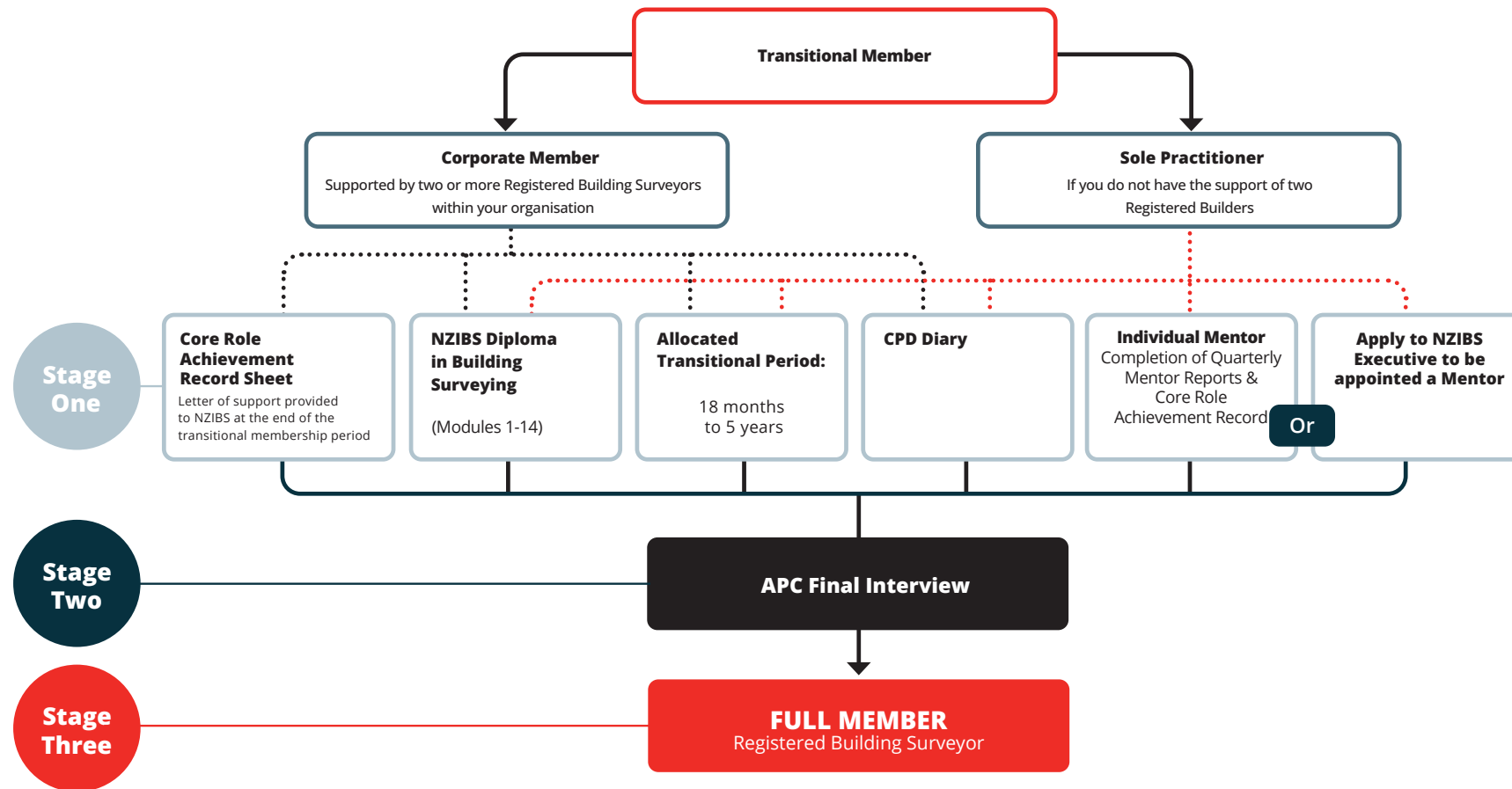
Prior learning and skills are taken into consideration when a study programme is provided to a Transitional Member for the APC path towards registration.



Registered

Registered Membership is for those Members who actively practice as Building Surveyors in New Zealand and have satisfied the Institute that they meet the criteria for Registered Membership by completing the assessment of professional competence process.

Career Pathway to becoming a Registered Building Surveyor



Diploma in Building Surveying

The Institutes Accredited Diploma in Building Surveying now encapsulates three certificates which are able to be achieved independently or as part of the pathway towards full diploma recognition.

Residential

- Pre purchase Surveys
- Certificates of Acceptance

Commercial Asset Management

- Technical Due Diligence Vendor Reports
- Lease Reinstatement / Schedules of Condition
- Maintenance Planning
- Condition Assessments Insurance Investigation

Forensic

- Condition Surveys
- Weathertightness Assessments
- Building Pathology Reports
- Repair Scopes
- Feasibility Reports
- Access Audits
- Defect Analysis
- Expert Witness
- Remediation/Reclads
- Engineer to Contract
- Client Representation
- Quality Assurance



Certificate in Residential Property Inspections

The Certificate in Residential Property Inspections has been designed for Property Inspectors who are looking to upskill and work towards a formal qualification. This certificate offers a rigorous training programme, made up of the first five Diploma modules.

Certificate in Forensic Building Surveying

The Certificate in Forensic Building Surveying encompasses modules 6 to 10 of the Diploma course provides in-depth learning opportunities for those wishing to become involved in the analytical investigations of buildings and subsequent report writing demands.

Certificate in Commercial & Asset Management

The Certificate in Commercial and Asset Management concludes with the final four modules of the Diploma (11 to 14), encompassing the more specialised aspects of involvement with commercial dilapidations, leases and asset management.

Core Modules and Training Locations

COURSE		DURATION
Module 1:	Introduction to Building Law & Regulations	1 Day
Module 2:	Properties of Moisture	1 Day
Module 3:	The Building Envelope & Cladding Systems	2 Days
Module 4:	Conditions & Compliance Reporting	1 Day
Module 5:	Residential Property Inspections	1 Day
Module 6:	Forensic Investigations (incl. Site Visit)	2 Days
Module 7:	Technical Report Writing for Expert Witnesses	1 Day
Module 8:	Decay, Fungi & Moulds	½ Day
Module 9:	Durability & Materials Performance	½ Day
Module 10:	Building Remediation	1 Day
Module 11:	Contract Administration	1 Day
Module 12:	Asset Management & Maintenance Planning	1 Day
Module 13:	Lease Reinstatement (Dilapidations)	1 Day
Module 14:	Technical Due Diligence for Commercial Properties	1 Day



Certificate in Residential Property Inspections

Modules 1-5

The Certificate in Residential Property Inspections has been designed for Property Inspectors who are looking to upskill and work towards a formal qualification. The certificate offers a rigorous training programme, comprising the first five Diploma modules:

- Introduction to Building Laws & Regulations
- Properties of Moisture
- The Building Envelope & Cladding Systems
- Condition & Compliance Reporting
- Residential Property Inspections

Core Module 1: **Duration:** 1 Day
Presenter: William Hursthouse
Guest: Nicky Harrison



Introduction to Building Laws & Regulations

This module provides a broad overview of the laws, regulations and controls that govern how buildings are designed, built and litigated in New Zealand. The emphasis is on the relevance to building surveyors at various stages, from consent through to court.

This module is structured to be useful, no matter your level of existing knowledge. There are two parts, and two exams.

Part one may require more than 20 hours of pre-course study, before completing the pre-course exam. More time may be required before attending the second part of this one-day course, depending on familiarity with the topics.

Core Module 2: **Duration:** 1 Day
Presenter: John Burgess



Properties of Moisture

This module explains the 'physics' aspects and fundamental basics that you need to know if you are dealing with the effects of moisture in buildings. The Module is divided into two parts with the first part covers the physics of moisture and looks at the chemical structure of water and its storage and transportation process in materials.

The second part of the module covers the 4D's of water management (deflection, drainage, drying, durability) and the forces which can drive water into buildings and how these might be managed.

Core Module 3: Duration: 2 Days
Presenter: Warren Nevill



The Building Envelope and Cladding Systems

This module is designed to provide you with an understanding of the concepts and considerations necessary to achieve a robust building envelope.

It will also look at external forces applying to such an envelope along with techniques for mitigation and the knowledge to recognise where weather-tightness and other issues might be encountered in cladding systems along with the reasons that failure might occur.

Core Module 4: Duration: 1 Day
Presenter: William Hursthouse



Condition & Compliance Reporting

This module is designed to provide guidance on how to discuss various types of reports, get your point across without expressing an opinion, when and why you may need to express an opinion, "compliance" and what it means. It will look at the various types of contracts you will need your client to sign, ethics, conflict of interest. It will also cover the process you should follow when a prospective client contacts you and the importance of when work is completed and there is a question, what that means in terms of your investigation and report.

Core Module 5: Duration: 1 Day
Presenter: Darin Devanny



Residential Property Inspections

The final Module in this segment covers the pre purchase inspection process for residential properties and will require a broad range of knowledge on building methods, materials and attributes.

Pre purchase inspection reports form a critical step in owning a house and affects every New Zealander. We will provide you with guidance on the required standards and knowledge for working in this part of the industry.

Certificate in Forensic Building Surveying

Modules 6-10

This certificate provides an in-depth learning opportunity for those wishing to become involved in the analytical investigations of building and subsequent report writing demands.

- Forensic Building Investigations
- Technical Report Writing for Expert Witnesses
- Decay, Fungi & Moulds
- Durability & Materials Performance
- Building Remediation

Core Module 6: Duration: 2 Days
Presenters: Warren Nevill & Nick Gaites



Forensic Building Investigations

Taking place over 2 days, this module incorporates a practical site tour to compliment the theoretical aspects of day one which will explain the process of a forensic building investigation and evidence gathering.

It will also provide an in-depth understanding of methods of testing, equipment use and interpretation of results.

The site tour take place on day 2 whereby you will have the opportunity to put the theory to practice and conduct an evaluation of potential site risks and their impact on the properties.

Core Module 7: Duration: 1 Day
Presenter: Mark Powell
Guest: Tim Rainey

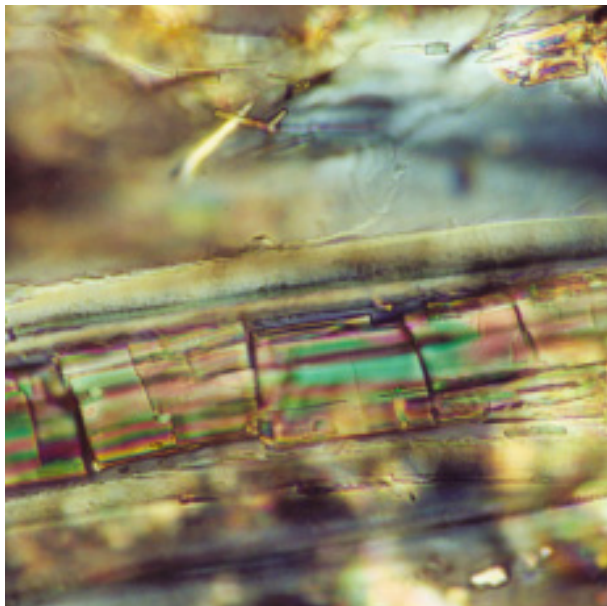


Technical Report Writing for Expert Witnesses

Focusing on the role of expert witnesses in a legal process, this course explains the role of the expert witness, traditional court processes and the specialised procedures that have been introduced under the Weathertight Homes Solutions Act 2006.

This module covers technical report writing and how to transfer the information gathered on site into suitable report format for a dispute resolution situation. It will also provided a background on current legislation and pathways of dispute resolution in New Zealand.

Core Module 8: Duration: ½ Day
Presenter: Dirk Stahlhurt



Decay, Fungi and Mould

Presented in two parts, this module looks at wood decay in leaky buildings.

Part one defines and explains why wood decay and mould occur, the different types of moulds and fungi, how to recognise the indicators and what preventative measures can be implemented.

Part two of the module discusses the practical aspects of decay recognition and determining a sound remediation strategy.

Core Module 9: Duration: ½ Day
Presenter: Nick Marston



Material Durability and Performance

The aim of this module is to provide a better understanding of the Acceptable Solutions and Verification Methods used to establish compliance with the durability requirements of NZBC Clause B2.

The presenter will explain the degradation mechanisms of common building materials and how environmental factors can impact on material performance and durability.

Core Module 10: Duration: 1 Day
Presenter: Philip O'Sullivan



Building Remediation

This module covers building remediation fundamentals, regulatory requirements and the concepts, processes and practices related to this specialist area.

It will cover the merits of remediation versus repair options, explain key definitions / goals and the common types of remediation. It will explain the review process for establishing if further investigation is required and the different aspects to consider. The course will also review relevant legislation related to the remediation process, consents and procurement considerations.

Certificate in Commercial and Asset Management

Modules 11-14

The Certificate in Commercial and Asset Management concludes with the final four modules of the Diploma, encompassing the more specialised aspects of involvement with commercial building investigations, dilapidations, leases and asset management.

- Contract Administration
- Asset Management & Maintenance Planning
- Lease Reinstatement (Dilapidations)
- Technical Due Diligence for Commercial Properties

Core Module 11: Duration: 1 Day
Presenter: David Clifton



Contract Administration

Participants attending this course will gain an understanding of the history of contracts, key types of contract procurement and the administration and enforcement of contract requirements during the construction phase of the project.

The course will focus the learning outcomes based on contracts carried out under NZS 3910: 2013 as this is widely accepted as the prime NZ contract. It will include an overview of the history and development of contracts and the principles of contract law.

Core Module 12: Duration: 1 Day
Presenter: Warren Nevill



Asset Management & Maintenance Planning

This module takes a look at these two related areas from the perspective of a Building Surveyor.

Attendees will be introduced to the policies and strategic directions which can be taken in the management of assets and the involvement of various players within the hierarchical structure of an organisation.

It will also look at the various factors and standards which guide the decisions made for these processes and considerations for maintaining asset portfolios, including the different types of maintenance and the varying approaches depending on strategic policy decisions.

Core Module 13: Duration: 1 Day
Presenter: Mike Gray
Guest Presenter: Michelle Hill



Lease Reinstatement (Dilapidations)

Lease reinstatement, often referred to as dilapidations in New Zealand, is an area of building surveying practice dealing with obligations concerning the form and condition of leased premises. It requires both sound technical knowledge and an understanding of the legal principles for this specialist area of law.

This module is an introduction to dilapidations practice in New Zealand and will give an overview of the key principles of dilapidations, the implications for owners and occupiers of commercial property and how the process is administered.

Core Module 14: Duration: 1 Day
Presenter: Rory Crosbie



Technical Due Diligence for Commercial Properties

The purpose of this module is to provide practical guidance to building surveyors and other property professionals for the provision of technical due diligence (TDD) services for commercial clients and property investors.

Guidance will be given on the key principles and components that should be included in a typical TDD process. It will look at the benefits, types and interpretation of TDD inspections and how they can add value.

In addition, this module includes discussion on liability and professional ethics.

Further Information

Whether you wish to attend one of our modules for CPD purposes, or achieve one of our specialised certificates, or all modules to become a Registered Building Surveyor, our core module training programme is open to everyone. Our modules take place in Auckland, Wellington and Christchurch.

To register or find out more detailed information on each module including the expected outcome, duration of each module, examination criteria, plus full bios for the presenters, please visit our website:

www.buildingsurveyors.co.nz

Meet Our Presenters



John Burgess
Senior Scientist, BRANZ

Having worked at BRANZ for over 30 years, John was initially involved with investigating the physics of water movement in cladding materials and assisted with the development of the E2 approved documents. John is heavily involved in the weathertightness and thermal performance of window and cladding systems.

Presenter: Core Module 2



David Clifton
Director, Commercial Services & Reports

As a director and part-time lecturer, David has a diverse skill set and provides Building Surveying, Project Management, Contract Administration and Engineer to the Contract services to various sectors for a broad range of properties. David has recently joined the NZIBS Executive as Training Chair.

Presenter: Core Module 11



Rory Crosbie
Director, Prendos NZ Ltd.

As a Registered and Chartered Building Surveyor, Rory has a unique Property Consultancy skill set which encompasses Weathertightness, Earthquake Damage, Lease Reinstatement, Technical Due Diligence, Project Management, Engineer to Contract and Expert Witness services.

Presenter: Core Module 14



Darin Devanny
Director, Property Check NZ Ltd

Darin is a Registered Building Surveyor and Accredited Weathertightness Assessor. Starting out as a Carpenter and Builder, Darin then became a Residential Building Designer. Darin's extensive experience enables him to present informative and precise course content.

Presenter: Core Module 5



Nick Gaites
Director, Reveal Building Consultants Ltd.

Nick is a Registered Building Surveyor and Certified Passive House Consultant with over 20 years experience in the UK and NZ construction sector. As a Weathertightness expert, Nick provides Forensic Diagnostic Investigations and Reporting, Expert Witness Representation, Weathertightness Remedial Design (including design peer review) and Remediation Contract Administration.

Presenter: Core Module 6



Mike Gray
Director, Axiom Building Consultants

Mike is a Chartered Building and Quantity Surveyor as well as an accredited Greenstar Professional. Having previously worked for international consultancies, Mike is able to draw on his experience working in the commercial building surveying sector in the UK and NZ. Mike also specialises in advising landlord/tenants on lease obligations to minimise risks and liabilities.

Presenter: Core Module 13



William Hursthouse
Director, Building Consultants Ltd.

William became a Registered Building Surveyor in 1997 and has been an assessor for the Weathertight Homes Resolution Service. He is also a Special Advisor to the Licensed Building Practitioners Board which involves gathering and presenting evidence to assist the Board when dealing with complaints against a Licensed Building Practitioner.

Presenter: Core Modules 1 & 4



Nick Marston
Materials Scientist, BRANZ

For over 30 years, Nick has worked as a Material Scientist at BRANZ predicting and testing material properties and performance. He is an expert in application of accelerated techniques to reliably predict actual performance reinforced with a detailed understanding of the New Zealand environment and requirements of NZ Building Code. Nick also has extensive experience analysing plastics production and process as well as product failure.

Presenter: Core Module 9



Warren Nevill

Nevill Building Assessments & Consultancy Ltd.

Warren is a senior member of NZIBS and currently holds the positions of Training Officer, Course Reviewer and Moderator. Coming from a background in construction and the education sectors, Warren is a Moisture Ingress Specialist, and has led many multi-unit investigations for the Weathertight Services Group

Presenter: Core Modules 3,6 & 12



Philip O'Sullivan

Life Member, NZIBS

Philip began his career as a Civil Engineer working in Structural Engineering, Building Design and Project Management prior to becoming a Registered Building Surveyor in 1996. He has been a member of several Government-appointed workgroups and has considerable experience with various aspects of Building Remediation, providing Expert Witness evidence to the High Court.

Presenter: Core Module 10



Mark Powell

Director, Maynard Marks Ltd.

Mark has been involved with many aspects of professional building surveying practice, particularly Building Remediation and related Dispute Resolution. This has included giving Expert Evidence in the High Court and Weathertight Homes. Tribunal in addition to assisting at numerous tribunal and private mediations. He is experienced assisting both claimants and respondents

Presenter: Core Module 7



Dirk Stahlhurt

Director, Prendos NZ Ltd.

Dirk is a Registered Building Surveyor and Chapter Chair for the Central North Region. After beginning his career as a Trade Qualified Cabinet Maker, Dirk studied as a Timber Processing Engineer and went on to complete a PhD thesis in New Zealand investigating decay fungi in 'leaky' buildings. In 2009, Dirk accomplished his Doctor of Philosophy in Biological Sciences.

Presenter: Core Module 8

Guest Speakers

Our presenters invite subject matter experts to give an insight into their sector.



Michelle Hill

Partner, Kensington Swan

Michelle has extensive Commercial Property experience with particular expertise in Commercial Leasing. She has also written numerous articles and is a regular columnist in "The Property Lawyer". Michelle regularly speaks at seminars on commercial leasing matters including lectures at the University of Auckland.

Guest Speaker: Core Module 13



Tim Rainey

Barrister

Tim is widely regarded as a specialist Commercial Litigator with a particular focus on Building, Construction, Insurance Law, Commercial and Contract Disputes. He has acted for plaintiffs and defendants in 'leaky' building litigation and conducted complex proceedings on behalf of multi-unit developments.

Guest Speaker: Core Module 7



Nicky Harrison

Director, PwC Legal

As a specialist in Property and Commercial Law, Nicky has over 20 years of experience in complex Land Development Agreements, Lease Documentation and Construction Contracts. She is also an Executive Member of the Property Council NZ (Auckland Branch), and sits on the Auckland District Law Society Property Law Committee.

Guest Speaker: Core Module 14



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