



New Zealand  
Institute of  
**BUILDING  
SURVEYORS**

Education Centre for Technical Distinction

# **CORE MODULE PROGRAMME**



# 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 **an** outstanding technical educational **programme** 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.

**Our focus** 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 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 **upskilling**, 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 **our core module programme**, 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.



## 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.



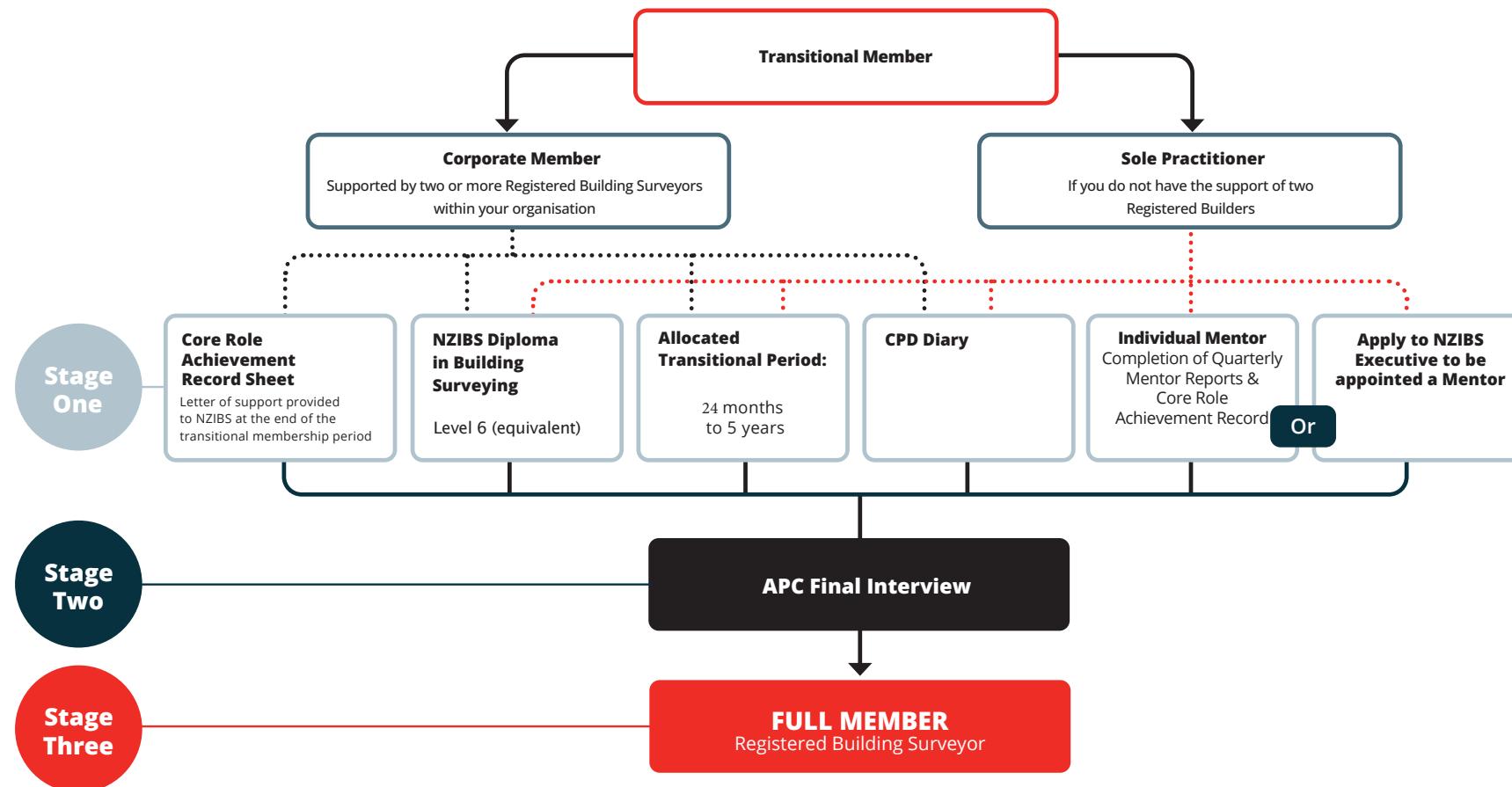
Transitional Members must be actively practicing as Building Surveyors in New Zealand and must complete the Institute's assessment of professional competence (APC) process to progress towards Registered Membership.

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 encapsulates three certificates which can 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

**To be eligible to apply for the NZIBS Diploma in Building Surveying, you must:**

- ❖ successfully complete all diploma modules by achieving a pass mark of 70% and above in all module examinations,
- ❖ complete 900 hours of verified notional learning by an approved mentor,
- ❖ Presentation on an aspect of Building Surveying approved by NZIBS.

## 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 educational programme, made up of the first five Diploma modules.

## Certificate in Forensic Building Surveying

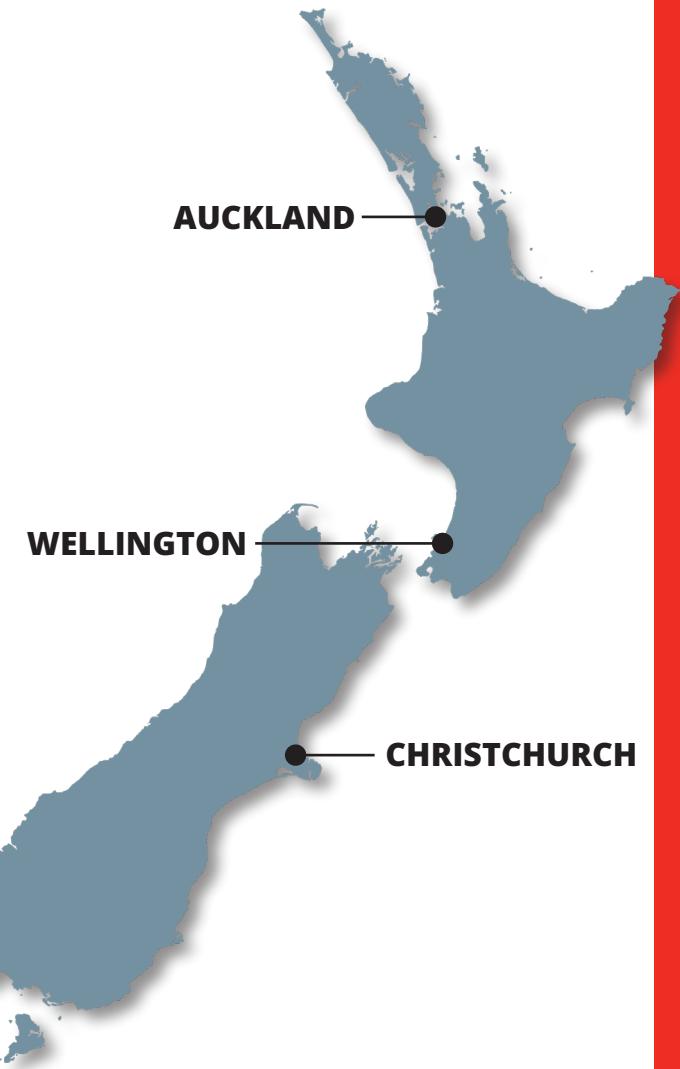
The Certificate in Forensic Building Surveying encompasses modules 6 to 10 of the Diploma course provides in-depth learning opportunities for those wishing to become involved in the analytical investigations of buildings and subsequent report writing demands.

## 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 Regional 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    |



Bespoke core module packages are available for large organisation which can be tailored to your requirements.

# 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 educational 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: Ulrickë Gibbs

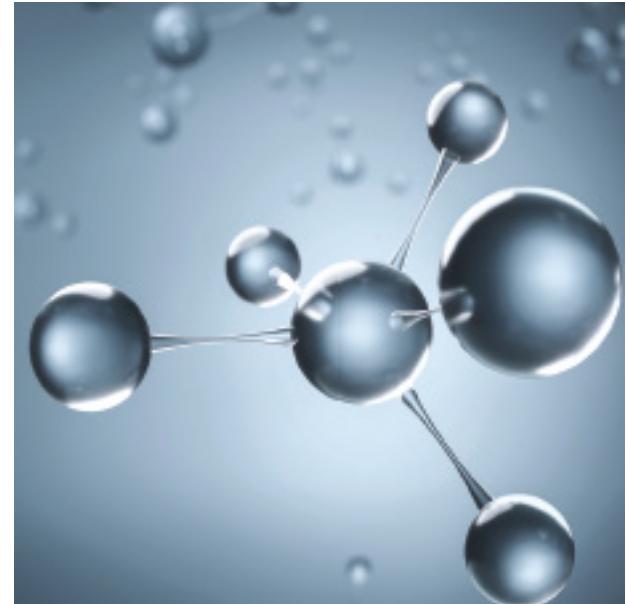


### Introduction to Building Laws & Regulations

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 Hursthause



### **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

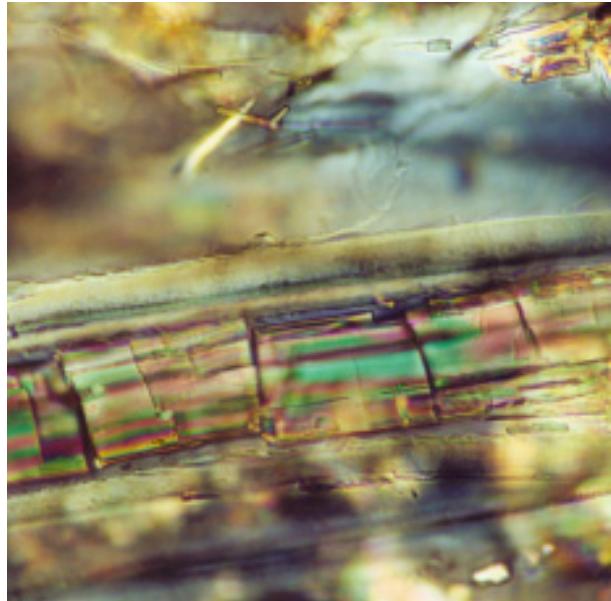


### Technical Report Writing for Expert Witnesses

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: Robin Wakeling



### 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.

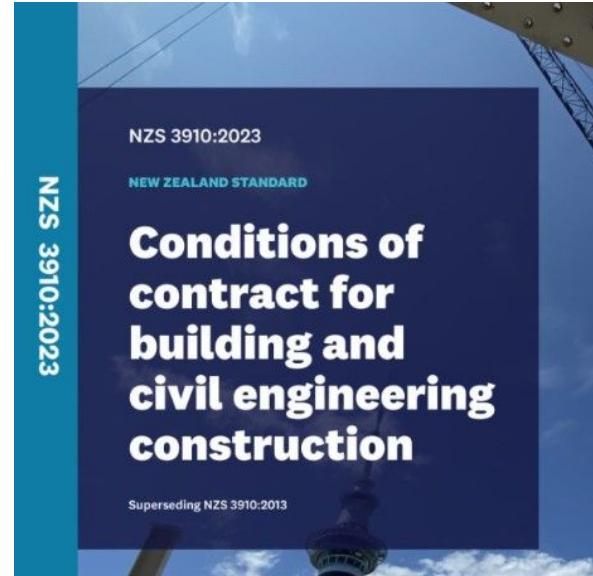
# Certificate in Commercial and Asset Management

## 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: Mike Gray



### Contract Administration

Participants attending this course will gain an understanding of the history of contracts, key types of contact 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: 2023 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: Geoff Matthews



### **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 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](http://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



## 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



## 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 Module 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



## Ulrickë Gibbs

Maynard Marks Ltd.

Ulrickë is a multi-skilled built environment professional who initially qualified as an Architect (BAS, BArch) and successfully delivered diverse residential, commercial, and industrial projects over her 15-year architectural career. Her experience as a Project Architect has equipped her with a deep understanding of design, construction, and project management processes.

**Presenter:** Core Module 1



## 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 11



## Geoff Matthews

Director, Axiom Building Consultants Ltd

Geoff is a director of Axiom Building Consultants delivering professional consultancy advice on commercial property, specialising in lease reinstatement, maintenance planning, defect diagnosis and condition reporting.

Geoff has been a Chartered Building Surveyor for over 18 years, working in the UK before relocating to Christchurch in 2015.

**Presenter:** Core Module 13



## Warren Nevill

Nevill Building Assessments & Consultancy Ltd.

Warren is a senior member of NZIBS and currently holds the positions of Education 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



## Robin Wakeling

Owner/Consultant - Beagle Consultancy Ltd.

Robin is the world's leading authority on mould/decay damage forensics, and related issues in buildings and other manmade structures. He is a member of the International Research Group on Wood Protection, for which Robin has held several leadership roles. He is an international speaker and teaches professional bodies.

**Presenter:** Core Module 8

# Guest Speaker

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



## 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



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