



New Zealand  
Institute of  
**BUILDING  
SURVEYORS**  
Education Centre for  
Technical Distinction

# CORE MODULE TRAINING

# 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.

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# 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 2021 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 Levels

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.

The New Zealand Institute of Building Surveyors Inc. has one class of full membership – Registered Membership. There are two earlier stages that may lead to Registered Membership, these stages are:

- Student
- Transitional.



## 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.

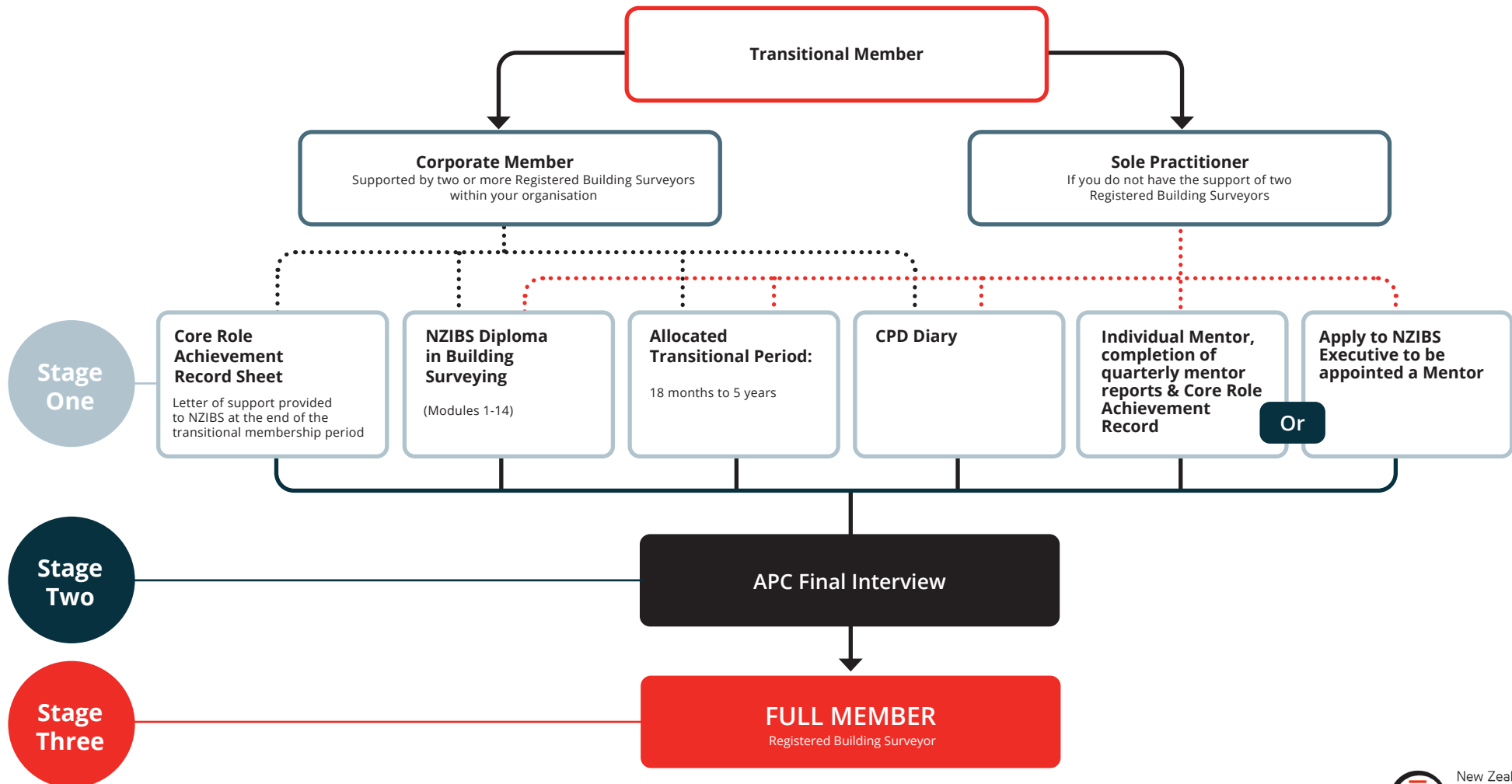
Prior learning and skills are taken into consideration when a study programme is provided to a Transitional Member for the APC path towards registration.



## 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. The Certificate in Residential Property Inspections 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.

# Training Dates for Auckland and Christchurch

Course	Duration	Auckland	Christchurch
<b>Module 1:</b> Introduction to the Building Act & Related Legislation	1 day	30 Mar 2021	TBC
<b>Module 2:</b> Properties of Moisture	1 day	31 Mar 2021	TBC
<b>Module 3:</b> The Building Envelope & Cladding Systems	2 days	4-5 Apr 2021	TBC
<b>Module 4:</b> Condition & Compliance Reporting	1 day	25 May 2021	TBC
<b>Module 5:</b> Residential Property Inspections	1 day	26 May 2021	TBC
<b>Module 6:</b> Forensic Investigations	2 days	22-23 Jun 2021	24-25 Feb 2021
<b>Module 7:</b> Technical Report Writing for Expert Witnesses	1 day	24 Jun 2021	26 Feb 2021
<b>Module 8:</b> Decay, Fungi & Moulds	½ day	13 Jul 2021	9 Mar 2021 (am)
<b>Module 9:</b> Durability & Materials Performance	½ day	13 Jul 2021	9 Mar 2021 (pm)
<b>Module 10:</b> Building Remediation	1 day	14 Jul 2021	10 Mar 2021
<b>Module 11:</b> Contract Administration	1 day	10 Aug 2021	13 Apr 2021
<b>Module 12:</b> Asset Management & Maintenance Planning	1 day	11 Aug 2021	14 Apr 2021
<b>Module 13:</b> Lease Reinstatement (Dilapidations)	1 day	7 Sep 2021	11 May 2021
<b>Module 14:</b> Technical Due Diligence for Commercial Properties	1 day	8 Sep 2021	12 May 2021



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STRUCTURED TRAINING SPECIALISTS

Through Vertical Horizonz (VHNZ) ISO 9001:2015 certification, you can be assured that NZIBS achieves a training outcome that best meets its objectives. VHNZ are able to assist NZIBS build a tailored training pathway for our organisation to enhance its learning experience which is backed by international certification.

# 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:

- An Introduction to the Building Act & Related Legislation
- Properties of Moisture
- The Building Envelope & Cladding Systems
- Condition & Compliance Reporting
- Pre-Purchase Inspections

### Core Module: 1

**Duration:** 1 Day  
**Presenter:** Rosemary Killip



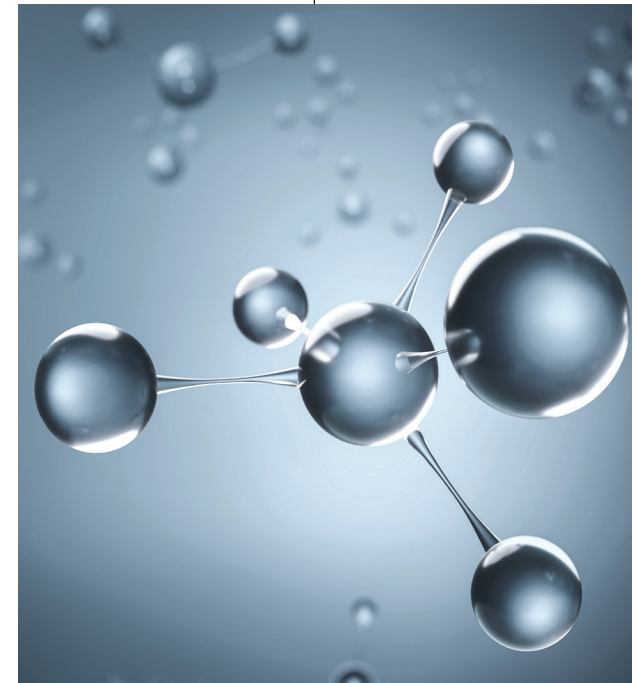
### Introduction to the Building Act & Related Legislation

This module will introduce you to the way the Building Act operates in New Zealand and the rules governing buildings. It looks at the roles of the key players, building owners and how building work is regulated through Building Consents, Code Compliance Certificates, Certificates of Acceptance and other processes.

The aim of this module is to help you to identify key players and their role in building controls and gain an understanding of the history and framework of the Building Act regime.

### Core Module: 2

**Duration:** 1 Day  
**Presenter:** Greg Overton



### 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 weathertightness 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



### Pre-Purchase Inspections

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

**Presenter:** Warren Nevill  
Frank Weimann



### 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:** Frank Wiemann  
**Guest Speaker:** Tim Rainey



### Technical Report Writing for Expert Witnesses

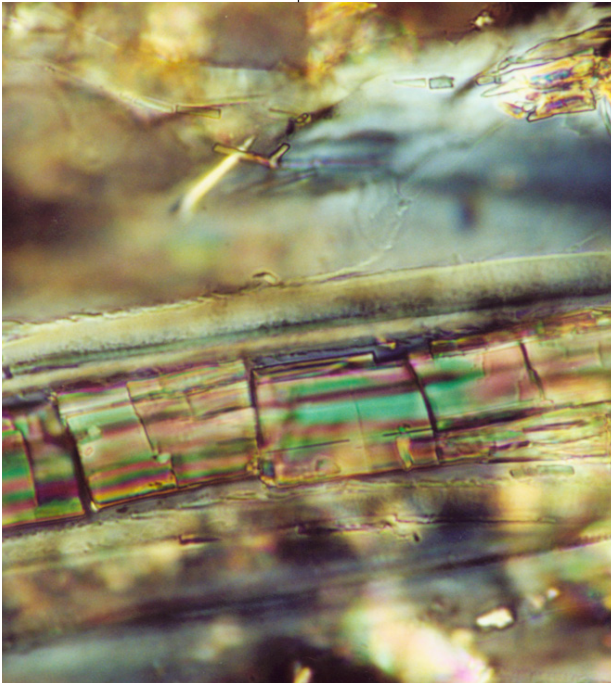
Focusing on the role of expert witnesses in a legal process, this course explains the role of the expert witness, traditional court processes and the specialised procedures that have been introduced under the Weathertight Homes Solutions Act 2006.

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:** Half 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:** Half Day  
**Presenter:** Konrad Suschke

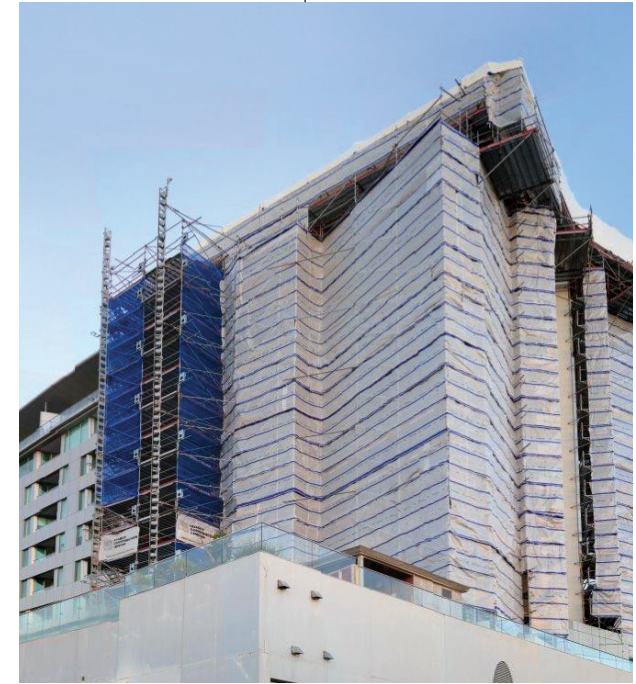


### Material Durability and Performance

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 (11 to 14), 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

Presenters: Warren Nevill



### Asset Management and 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 Speaker: 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

Guest Speaker: Michael Wolff



### 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 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



## David Clifton

Director Commercial Services & Reports

As a director and part-time lecturer, David has a diverse skillset 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



## Willian 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



## Rory Crosbie

Director Prendos NZ Ltd.

As a Registered and Chartered Building Surveyor, Rory has a unique property consultancy skillset which encompasses weathertightness, earthquake damage, lease reinstatement, technical due diligence, project management, engineer to contract and expert witness services.

**Presenter:** Core Module 14



## Rosemary Killip

Director Networks NZ Ltd.

Rosie is an international speaker, author and training practitioner specialising in building law. With substantial insider knowledge of how councils review and interpret the Building Act rules, she brings practical insights and knowledge from 25 years of working alongside Council and compliance staff, building inspectors and building owners.

**Presenter:** Core Module 1



## Darin Devanny

Director Property Check NZ Ltd.

Darin is a registered building surveyor and an 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



## Warren Nevill

Nevill Building Assessments & Consultancy Ltd.

Warren is a senior member of the Institute 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



## 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.

**Presenter:** Core Module 13



## Konrad Suschke

Materials Scientist, BRANZ

Konrad started his career in Germany carrying out research on materials and quality for various Institutes. Following his arrival in New Zealand, Konrad worked for several years in the materials group at GNS Science prior to joining BRANZ in 2019. Since then he has worked across a range of building material testing projects, helping to expand BRANZ capability into compliance testing and has been involved in the assessment of durability as part of BRANZ's Assurance Services.

**Presenter:** Core Module 9



## 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



## Greg Overton

Building Performance Engineer - BRANZ

Greg has been a senior scientist at BRANZ for over 10 years, Working within the Building Performance Research team, his expertise is predominantly in the area of weathertightness and making NZ homes warmer, drier and healthier. Most recently his work has led to the adoption of E2/VM2 verification method for claddings on mid-rise buildings.

**Presenter:** Core Module 2



## 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



## Frank Wiemann

Director SectionONE Ltd.

Frank is a registered building surveyor and weathertightness expert for the government departments MBIE and DBH. Starting his profession as an architect, Frank also works as an independent technical expert for various parties in leaky building claims and has been an Accredited Mediator with LEADR since 2009.

**Presenter:** Core Modules 6&7

# 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 multiunit developments.

**Guest Speaker:** Core Module 7



## Michael Wolff

Partner - Morrison Kent

Michael is a litigation law and dispute resolution expert. His specialist areas include litigation, insurance litigation, commercial disputes, dispute resolution, civil litigation, professional negligence, employment litigation and health and safety. Michael also has experience in mediations and adjudications.

**Guest Speaker:** Core Module 14



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