



New Zealand
Institute of
**BUILDING
SURVEYORS**

NZIBS TRANSITIONAL MEMBER APPLICATION FORM

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INTRODUCTION TO NZIBS

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

The Institute was started in 1994 and has Registered Members up and down 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, Quantity Surveyors, Engineers and Builders.

NZIBS has over 200 members and this is growing rapidly. The Tertiary sector is now recognising the need for this profession in New Zealand. Tertiary institutions over the next few years are looking to launch a new degree programme specific to the Building Surveying profession.

In the United Kingdom this is a tertiary qualified profession. Over recent years surveyors from the United Kingdom have immigrated to New Zealand, to take up this profession within New Zealand, which required some re-training around New Zealand building practices and its regulation.

Since around year 2001, following the widely publicised 'Leaky Building' problems in NZ our members have been in great demand.

Our members are well known to the legal profession and many members have acted as experts in a very large proportion of 'leaky' and other building defect cases.

Our members have been at the forefront of getting these damaged buildings remediated.

The industry knows of the skills shortage issues around achieving good building standards and now that the financial sector has taken more interest around 'Pre-Purchase Inspections', there is significant demand for Registered Building Surveyors.



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WHAT DOES A BUILDING SURVEYOR DO?

Provide Expert Advice on construction related matters. Registered Building Surveyors are experienced in acting as independent and impartial experts and providing advice and evidence in legal disputes relating in construction related matters, including defective workmanship and leaky building claims.

Within the Institute as a whole, the available expertise includes:

- Investigation and reporting on building defects
- Remediation design and contract administration of building work
- Development monitoring of construction projects - often outside/independent of the development team
- Dilapidation Reports - Landlord / Tenant leasehold disputes or leasehold reinstatement / Make Good provisions & Schedules of leasehold space condition at lease commencement.
- Dispute Resolution - Expert witness advice
- Building technology advice
- Building maintenance reports / Long Term Maintenance Plans
- Schedule of condition reports, related to building fabric or for Due Diligence purpose in property transactions
- Pre-purchase reporting on residential dwellings
- Insurance assessment / reinstatement advice, relation to claims or for building remedial requirements following an insured peril incident



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NZIBS MEMBERSHIP OVERVIEW

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, 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:

1. STUDENT MEMBERSHIP

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.

2. TRANSITIONAL MEMBERSHIP

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 process to progress Registered Membership.



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NZIBS MEMBERSHIP OVERVIEW

REGISTERED MEMBERSHIP

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.

At the end of a member's working life as a Building Surveyor, members can choose to become a Retired Member.

Alternatively for members that have made a significant contribution to the Institute over their working life, the member can be nominated as a Life Member, which may be endorsed by the general membership.



NZIBS TRANSITIONAL MEMBERSHIP APPLICATION

Full Name	
Full Address	
Contact Number	
Email	
Date of Birth	
Qualifications Trade/Professional (Attach Copies of Certificates)	1.
	2.
	3.
	4.
Brief Summary Work Experience and Background (Relevant Practical & Supervisory Roles)	1.
	2.
	3.
	4.
Name & Contact Of Two Referees* (Attach Support Letters as required)	1.
	2.

*** Note:**

For those who have two (2) or more NZIBS Senior registered members who work for the same organisation, please provide a letter of support from each of these registered members to support your application. This may mean that upon our application being reviewed and being successful, you may not require an interview.



CHECKLIST

Prior to submitting your membership application, please ensure you have included the following with your application:

Brief Summary of your Work Experience and Background	
CV and Qualifications (copies of certificates)	
RICS Certificate	
Reference Support Letters	
Any Available Reports (For Example; Condition or a Defect Resolution Report)	
Professional Membership Please provide a list and verification documentation where relevant	
Current Work Verification Details (Job Verification and Description)	
Declaration - Signed and Dated	
Application Fee	

Transitional Member Application Fee*	\$325.00
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* The above application fee is non-refundable and EXCLUDES GST.



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TRANSITIONAL MEMBERSHIP APPLICATION

As of April 2022, completing and passing the RICS ethics test will be a requirement of the Transitional Membership and a copy of the certificate will be required as part of the Transitional Membership application documentation. See Appendix 1 RICS Ethics Test Information Sheet.

If you are successful in your application, you will be offered Transitional Membership and informed of the minimum transitional period.

The maximum period of Transitional Membership is five (5) calendar years from the date of acceptance. If after five (5) calendar years your transitional membership has lapsed you will need to be reassessed and this may mean you need to be re-interviewed.

As an NZIBS Transitional member you are NOT able to use the NZIBS logo or communicate or list this as a qualification and are required to abide by Regulation 1 (membership) in this regard. Only Registered Members can use the Institute's initials / logo.

Student, Transitional and Retired members are NOT entitled to use the Institute initials.

Mentor Requirements

All Transitional Members are required to appoint a mentor to guide and support them while completing their NZIBS Career Pathway. Mentors should have a minimum of three (3) years' experience as a Registered Building Surveyor and be able to demonstrate that they have a broad range of experience of core Building Surveying Skills.

The mentor will need to provide a letter of support confirming that they will mentor you through the duration of your transitional membership. You will need to ensure that you have chosen one of the following options during your transitional membership nomination period.



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TRANSITIONAL MEMBERSHIP APPLICATION

1. If you are being mentored by two (2) or more NZIBS Senior Registered members, who work for the same organisation, please provide a letter of support from each with your application.

Should you leave this organisation, please inform the Executive Assistant of your new employment, and the name of your new mentor if applicable.

2. If you become a Sole Practitioner you will need to immediately nominate an NZIBS Building Surveyor as your mentor for the duration of your transitional membership.



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DECLARATION

In signing this application for membership, I declare that:

1. I am free from any current or pending claims against me and free from any financial or criminal restraint or associated problems that could, now or at a later date, prejudice my meeting the standards required of a member of the Institute.
2. I am aware that as an NZIBS Transitional member I am NOT able to use the NZIBS initials/logo or communicate or list this as a qualification.
3. I have read and understood Regulations 1 and 2 and agree to abide by these regulations.

I, the undersigned agree to be bound by this declaration and application.

Signed: _____

Date: _____

Please pay your non-refundable membership application fee of \$325 ^{Excl. GST} at the time of applying:

Bank Details

New Zealand Institute of Building Surveyors
Direct credit to: BNZ 020910 0154498 00

Once completed please return this form , supporting information and proof of payment to: **office@buildingsurveyors.co.nz**.

If you are seeking further information, please contact the Executive Assistant on 0800 113 400 or visit www.buildingsurveyors.co.nz



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APPENDIX 1

RICS ETHICS INFORMATION SHEET

RICS ETHICS TEST INSTRUCTIONS

NZIBS members will be prompted to set up an account in order to purchase the module – this will only need to be done on the first visit to the RICS online academy.

Below is a link to the RICS Professionalism Module:

<https://academy.rics.org/e-learning/getting-qualified/rics-professionalism-module>

To receive your 25% discount, enter “NZIBS” in the promo code box on checkout.

Please note that due to currency fluctuations there may be some minor ups or downs in the exact full price on any given day.

The NZIBS discount price will be approx. \$83.38 (including NZ GST).

The RICS Professionalism module is accessed via the RICS Online Academy, and is supported by the OLA support team.

Should NZIBS members experience problems accessing the module or discount then an email to the following email inbox will provide support to resolve issues: OnlineAcademy@rics.org