New Zealand Institute of BUILDING SURVEYORS

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The Journal

Conference 2023: keeping connected

After another busy year, complete with another successful NZIBS Conference, we're due some quality time with friends and family over the Summer break. Stay safe!

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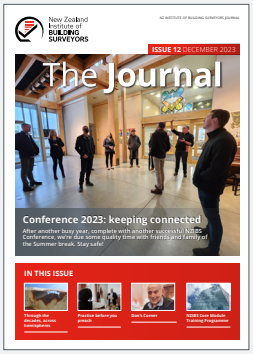

FRONT COVER: The 2023 NZIBS Annual Conference was another huge success that featured a vast array of speakers and workshops, as well as the ever-popular Golf Tournament.

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FROM THE PRESIDENT

NZIBS PRESIDENT
DARRYL AUGUST

Reflecting and looking ahead

Conference 2023 was a great success and the feedback from attendees was very positive.

I even had one member come and tell me that it was the best conference they had attended. As an Executive, we are always looking to improve NZIBS events, so this positive feedback reinforces that we have the right formula.

Regarding the conference, I want to thank our sponsors GIB, Resene Construction and INZPEC. I also want to thank the speakers for taking time out of their busy schedules to travel to Nelson and present to us. Their presentations were captivating with interesting and relatable content, and it was hard to pick a favourite.

On the Saturday morning, we held our workshops with updates from GIB and Resene Construction along with two new workshops. Mike Thornton presented a workshop on providing Expert Witness advice, which I found very helpful and a useful reminder when providing these types of services.

Our own David Clifton and Max Harlow presented a workshop regarding APC preparation and mentoring. From my perspective, as a mentor for several transitional members, I found this a very useful presentation, allowing all members to participate and have a better understanding of what we, as an industry, need to do to ensure our transitional members are receiving valued guidance though the APC process.

Following the conference, we held the AGM where we said goodbye to Nick Roberts and welcomed James Biscaldi to the Executive Board. James will be assisting Tony with the Membership Committee and Scott with the Industry Chair, which will be a great introduction to the Executive.

With Nick departing the Executive as Vice President, we have appointed David Clifton as Nick's successor. I welcome David to the senior leadership team and both Heather and I look forward to working closely with him during his term.

With David's role as Vice President, he will now take over the Finance Committee and Max Harlow will move away from the Marketing Chair to take over the Training Chair.

Victoria will take over the Marketing Chair (including *The Journal*) from Max, Malcolm will remain the Technical Chair and Scott will remain the Industry Chair. James will also be assisting Scott with the Chapter Chairs and promoting more interaction within the chapters.

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Farewell to 2023

The New Zealand construction sector faced some challenges in 2023 as it contended with natural disasters, supply and skills shortages, rising costs, and increased regulation.

Delays became commonplace for many projects as inflation put pressure on budgets and resource constraints slowed progress.

However, government infrastructure investments provided relief for the industry's project pipeline. Investments in transportation networks, healthcare facilities, schools and public housing drove activity – despite some cooling in the private residential market. Sustainability trends also accelerated, with growing demand for electrification and low-emissions buildings.

With the change in government, we will undoubtedly see changes in our industry. The exact make-up of these changes is yet to be fully understood, but growth in the construction and building sector seems possible. With proposals to remove barriers to finance, overhaul the resource consenting process, and invest heavily in roads and housing, activity levels are expected to ramp up.

The Building Surveying profession is also expected to grow in 2024. Here in New Zealand, NZIBS will continue to play a critical role in promoting the work of the profession, providing training, and helping people as they embark on a career in Building Surveying.

Reflecting on 2023, attending this year's annual conference in Nelson, was my personal highlight. As somebody who hasn't been in the Institute long, I felt privileged to be in the presence of so many brilliant Building Surveyors and industry experts. People I have never met before were happy to talk with me, exchange ideas, and offer support. It made me feel proud to be a member and excited for the future of our profession. And I'm already looking forward to next year's conference.

In between Christmas get-togethers, and pondering your resolutions for the New Year, I hope you get the chance to read and share this issue. And for anybody wanting to pen an article over the Christmas break, please get in touch.

From the team at **The Journal**, we wish you all a very Merry Christmas and a happy and healthy 2024.

Now that the election is over, and a new government has been formed, we look forward to working closely with the new Government with assistance on policy where we can. You will note that Andrew Bayly attended and spoke at our conference, which we were grateful for.

I acknowledge that everyone has their own political persuasions, and this invitation was provided on the basis that there was no campaigning from the National Party MP. I think there may have been a little campaigning in jest at the meet and greet and at the start of his talk, but all in all, we are grateful that we have a closer relationship with the incoming Government than we did with the outgoing Government. For the past six years, the Executive have invited the Building and Construction Minister (at the time) to our events and they either declined or didn't respond at all.

Over the next couple of months, I will be attending the Passive House Institute of New Zealand conference in Christchurch and then a Construction Industry Council's launch of a revision of their Design Guidelines at Parliament towards the end of November. The Executive will also meet for our final Executive Board meeting for 2023 in Auckland in the first week of December.

For 2024, we will have our webinar series commencing in February and then our March Training Day scheduled for 23 March. Before the Training Day, the Executive will be meeting on 21 March for a Blue Sky planning meeting and then on 12 March for our Monthly Executive meeting.

For me, time seems to have flown and I am now in my second and final year as President. I note one of our members spoke at the AGM and encouraged members to give back to the Institute when the time is right and consider a role with the Executive as it can be very rewarding and provide valuable governance experience.

I wish everyone a Merry Christmas and a very happy New Year, and look forward to seeing you all at the March Training Day.

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Alternative dispute resolution

As building surveyors, it is useful to have some understanding of all the different processes that might be relevant to resolving a dispute our client is involved in. Different types of disputes lend themselves to different resolution processes.

One of the most frequently mentioned differences is the level of control the parties have over the outcome. In the wheel below, negotiation and mediation allow the parties full control; arbitration and expert determination allow the parties to at least jointly choose a decision maker. The others allow the parties even less control over the outcome, culminating in the court process at the centre, the ultimate decision maker which, one way or another, exerts influence over all the other processes.

If negotiation fails, in most construction disputes the next step is a formal claim of some sort. This is because most of the contracts we deal with are likely to have a dispute resolution clause that spells out a staged response. Generally speaking, they start off with the parties talking to each other, and trying to resolve the issue(s) themselves. This negotiation works fine so long as everyone is still listening to each other, remaining reasonably open-minded and willing to compromise, often for the sake of an ongoing relationship. The next stage is likely to be mediation, adjudication, or arbitration.

When negotiation fails, it might be because one or more of those involved increasingly feel they are right, and the other party is wrong. This is known in the dispute resolution trade as being "positional". For example, in many of the fifty-plus disputes I have assisted the Licensing Building Practitioner's Board with, both the tradesperson and the homeowner saw themselves as innocent and totally justified in their position. And they saw the other party (tradesperson or homeowner) as definitely wrong, without merit and sometimes even inherently wicked.

One of my dispute resolution teachers characterised this perfectly normal view as an eternal triangle: If we are in dispute, naturally we are the victim, the other party is the villain, and what we want is a hero(ine) to recognise our moral superiority, punish the evildoer and celebrate our righteousness.

So, when the dispute is at this stage, with such positional parties, it generally warrants an independent third party. In our world of construction, this could be any of the alternatives shown in the wheel above. Let's have a brief look at each of them. Most are governed by specific Acts of Parliament.

Adjudication under the *Construction Contracts Act 2002:* This Act is intended to "keep the money flowing" and not hold up the work. It can be used even if one party refuses to participate. If a tradesperson uses a properly formulated payment claim and the respondent does not reply in some very specific ways within a specified time frame, the tradesperson can, in theory, get paid quite quickly via a Determination issued by the Adjudicator which is generally enforceable as a summary judgement by the District Court.

Arbitration under the *Arbitration Act 1996:* This is quite different to the adjudication process under the Construction Contracts Act, despite sounding confusingly similar. Perhaps the biggest point of difference is that one way or another, both parties have to agree to submit their dispute to arbitration. The simplest way to think of arbitration is, that it is just like the court, except the parties get to choose their own judge, and can keep everything confidential. Like court, it can include lawyers, evidence, submissions, and hearings; all of which have the potential for making it a rather expensive process. However, it can, with agreement, all happen quite fast (unlike the court).

Expert Determination: This is when the parties agree to jointly appoint an independent expert to investigate the situation and make a determination. During my 26 years in the New Zealand Institute Building Surveyors, there have been several attempts to promote Expert Determination as an appropriate construction dispute resolution process, using our members. But it has never really taken off. It certainly does have a lot going for it; so, what is the problem?

Because, unlike the ones above, it is not covered in any law, the parties are free to decide themselves on all the details: what the expert will look at (and not look at), the level of confidentiality, how formal the process will be and even if they will be bound by the expert's decision.

The process is clearly going to be a lot more economical than each party hiring their own expert and then paying these experts to argue with each other in mediation, adjudication, or court. Where it falls down is finding an expert both parties can accept as truly independent. The more complex the dispute, the less likely the parties will agree on a single expert they trust to make a decision on all the issues.

The Disputes Tribunal under the *Disputes Tribunal Act 1988:* One of the features many find attractive is that lawyers cannot represent parties. It can hear claims worth up to $30,000 and operates on a "Med-Arb" model which means the referee will first try and see if a resolution can be agreed using, effectively, mediation techniques. My own experience is that this part of the process is over in a flash and the referee then changes to an arbitration model and makes a decision binding on both parties which is enforceable in the District Court.

Enforcement: The one time I was successful myself in the Disputes Tribunal, I was shocked to discover nothing would happen unless I contacted the District Court Collections Unit and waited for them to organise bailiffs to go around and seize property to the value of the claim. It sounded horrible, I could vividly visualise the homeowner weeping and vainly clutching said possession as the huge bailiffs heartlessly wrenched it from their hands. So, I did nothing, making my success a bitter-sweet victory. This is true of any such judgement which is enforceable by the District Court – nothing will happen unless or until you unleash the dogs of war.

Mediation: Like Expert Determination, mediation does not have a specific Act governing it. However, mediation is mentioned in at least thirty different New Zealand statutes, resulting in quite a wide range of models. The principles however are essentially similar:

Unlike the formal processes described above where the parties agree to give someone else the ultimate power to decide the dispute, mediation is "sort of" consensual. I say "sort of" because the end result in construction mediations can be something no one likes very much, but at least everyone is equally unhappy, so they can all live with it.

In our construction world, mediation commonly takes place part way through the journey to court, sometimes almost literally on the steps of the courthouse. It can take place at any time during the evolution of the dispute, but precisely because it is consensual, everyone needs to be motivated to settle, and until the threat of an independent decision maker (who might decide against them) is imminent, a party may not be sufficiently motivated to enable the process to succeed.

Judicial settlement conference: These are a curious thing, a bit like a mock trial, or a determinative mediation. Essentially a judge tries on different hats to see if they can get the parties to reach an agreement, while the parties test out various plays to see how everyone else reacts. Mostly only used in bigger disputes when the lawyers think it might be useful for some party to be exposed to what a Judge is likely to say if the case goes to trial.

How might you become involved? Broadly speaking, either via the client directly, or through a lawyer representing a client. Smaller disputes between a builder and a homeowner may not justify lawyers becoming involved and yet still benefit from your expertise. If there is a contract with a dispute clause, I would expect you to help your client understand the stages spelled out there. You can also refer them to this page published by Consumer NZ which covers the most common options: **www.consumer.org.nz/articles/renovation-guide-7-building-disputes** ■

INTERVIEW WITH PETER GILLINGHAM MNZIBS, MRICS
BUILDING SURVEYOR – KRT BUILDING CONSULTANTS
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Through the decades, across hemispheres with Peter Gillingham

Peter Gillingham is a recently retired Registered and Chartered Building Surveyor, with a career that has spanned decades as well as hemispheres.

Peter has also been a key figure in the careers of many Building Surveyors, including myself. Not only has Peter assisted Surveyors in learning their craft, but he has also given countless hours to RICS over the years as an Assessor and has been a member of NZIBS for 25 years.

With the type of long career many of us hope for, I decided to catch up with Peter to learn more about his roles over the years, and his thoughts on the profession.

How did your career in Building Surveying start and evolve over the years?

In the early 1970s, I was working as an Architectural Assistant for a building design team and went on to become a qualified Architectural Technician and served as Wessex Regional Secretary to the Association, later to become CIAT.

I went on to work for a commercial entity as an Architectural Designer involved in the design of alterations and repairs to public houses and hotels. It was at this time the Chief Surveyor at the organisation suggested that "to get on" I should pursue a qualification in Building Surveying and become chartered. And so, I heeded their advice.

I studied Building Surveying at the College of Estate Management (UK) and went on to pass the direct entry examinations held in London between 1980 and 1983. I gained my chartered status in 1985.

Between 1983 and 1990 I was employed as an Area Building Surveyor in South Wales, and then as a Project Manager in the South of England.

In the 1990s, I went on to work as a Specialist Loss Adjustor and then as an Establishment Works Consultant for the Royal Navy, working on HMS Excellent in Portsmouth.

In 1995, we moved to New Zealand, and I was employed in various environmental services roles for Waitakere and North Shore City Councils. Following a presentation by Greg O'Sullivan to the council in 1996, relating to stucco plaster and recommending that staff consider joining NZIBS, I applied for membership in 1998 after gaining better New Zealand experience.

I took up a Building Surveying position at Alexander & Co Ltd in 2003 where I spent 16 years working on various weathertightness projects and seeing first-hand the impacts of New Zealand's Leaky Building Crisis.

In 2019, I joined the team at KRT Building Consultants, where I have wrapped up my career – albeit with some smaller pieces of work I am currently finishing off.

What are some of the changes you have seen in the Building Surveying profession during your career?

Building Surveying was a fledgling profession at the time I was studying to become Chartered, and I was fortunate to work with one of the early members.

I recall contract documentation being far simpler in my early career. There was considerable trust between the client and contractor back in those days. Understandably, contract documentation is far more robust these days.

I have also watched health and safety develop into a far more significant focal point for the industry. Looking back, the lack of health and safety procedures now seems shocking, and things certainly have moved in the right direction.

Other changes I have been pleased to see in the industry have been improvements in supporting women entering the profession and education for tradespeople.

As a Registered Building Surveyor, why do you think becoming Registered matters?

Registration sets a standard for those wishing to pursue a path in Building Surveying. The requirement to study ethics also provides an excellent foundation to build off. Being held to a code of conduct, and requirements for CPD also means Registered Building Surveyors are not only held to account but stay relevant through continued learning.

Being a Registered Building Surveyor indicates a point of difference from people employed in local government, for example, who use the term Building Surveyor.

What have been some of the highlights of your career?

In my early career, I had the opportunity to work on historic buildings in the hospitality industry. Working on these buildings, and in South Wales generally, felt like a privilege.

When I was working as a Specialist Loss Adjustor immediately after a great storm in 1990, I witnessed and recorded some of the most extensive damage I have seen. I worked on a variety of different buildings, and it was a humbling experience to see how destructive Mother Nature can be.

One of my more challenging roles was working within the Naval establishment. There was a range of unusual buildings and facilities, and we had minimal staff to achieve the contract objectives. Looking back, I would say it was those challenges that made this period memorable for me.

What are your hopes for the future of Building Surveying and the construction industry in New Zealand?

I would like to see Building Surveying grow as a profession, and to have more new members joining the Institute. We're a growing population, and I believe Building Surveyors will play an important role in the built environment as we grow.

The profession has come a long way, in terms of relationships with the Government, Crown entities, and construction bodies. I hope those relationships will be strengthened and maintained.

Like many professions, our future successes will be dependent on the willingness of new people to come on board. I believe maintaining pathways to training and understanding the expectations of students will be critical to this, and I see NZIBS as having a vital role to play.

For people considering a career in Building Surveying, what advice would you give them?

My recommendation would be for people to obtain a related construction qualification, and then gain varied work experience before applying for Registration.

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As you can see, it is very easy to have a long and rewarding career in Building Surveying, so there's no need to rush to get Registered before you have the right amount of experience. Building Surveying will still be waiting for you when you pass.

What does the next chapter hold for you?

I have a nice spot North of Auckland to enjoy retired life with my wife.

And finally, after looking at countless buildings and defects over the years, do you have a favourite defect?

During one recent survey, I came across a circa 1936 pavement canopy that had been formed with a kauri timber structure, and asbestos cement soffit linings. The original corrugated steel roof had been replaced circa 1994 with a coil-coated standing seam steel roof and relined internal gutters. Various subsequent ad-hoc repairs to the gutters restricted the drainage and Auckland Transport blocked off some of the drainage outlets at the kerb discharge.

An asbestos survey had been completed on the building and canopy, but this had failed to detect the asbestos linings however research pointed to the risk that asbestos was present, and the linings were left alone with investigations carried out through the roof cladding.

Although Kauri is considered durable long-term water entry and a lack of effective maintenance eventually caused brown rot decay. Given the canopy is cantilevered an engineered solution will be complex and expensive to achieve.

Black mould overview

Summer may be on the horizon, but warmer weather does not mean we don't need to be on the lookout for black mould.

Also known as Stachybotrys chartarum, black mould is a greenish-black mould presenting significant risks for properties if indoor growth goes unaddressed.

Identifying black mould growth

Detecting signs of Stachybotrys begins with visual inspection and recognising indicative factors:

- Wet sheen or powdery greenish-black/grey growth on surfaces
- Cellulose-rich substrates like plasterboard, wood, ceiling tiles affected
- Smoke or musty odour
- Signs of long-term dampness enabling growth

These cues prompt further testing to confirm both Stachybotrys species' presence and toxin production. Relying on appearance alone is insufficient for complete accuracy.

Other moulds

The conditions that can encourage the growth of black mould, can also create the right environment for other moulds to establish. So, if you are investigating a room with possible black mould, you should also be vigilant for signs of other mould types. Identifying all contributing species will enable proper remediation steps to address the issue.

The need for specialist mould testing

Sampling helps quantify risks associated with the presence of mould. Surface, air, and material samples can be checked for toxicity and spore counts.

The conditions that can encourage the growth of black mould can also create the right environment for other moulds to establish. So if you are investigating a room with possible black mould you should also be vigilant for signs of other mould types.

For testing, it is important to use accredited mould testing consultants. On-site mould analysis kits also exist. However, as with other hazardous materials, the safest way to sample and test is to get specialists involved if you have not been trained for the task.

Seasonal growth patterns

Humidity enables toxic black mould year-round if dampness levels persist. Winter and spring may see more growth triggered by rain or leaks as moisture ingress increases. However, plumbing issues, floods, roof damage or condensation can also create ideal damp habitats for Stachybotrys in summer too if ventilation is poor.

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Health risks of black mould exposure

Prolonged exposure to Stachybotrys chartarum spores and mycotoxins raises significant health concerns including:

- Lung inflammation like asthma or pulmonary haemorrhage
- Repeated mould-related respiratory infections
- Chronic headaches, nausea, and fatigue
- Compromised immunity with increased allergy sensitivity

To limit exposure, proper remediation and moisture control are vital when identifying indoor colonies.

Safe mould remediation steps

First address the dampness source enabling the growth by fixing leaks or improving ventilation. Any porous building materials with mould are disposed of properly. Surfaces are gently cleaned using fungus-killing solutions or UV treatment before rebuilding. Air purification devices filter spore levels post-remediation.

Follow-up Testing Requirements

Once remediation concludes, follow-up tests by mould specialists are advised to confirm spore and moisture levels are back to safe ranges for occupancy. This confirms eradication success before occupants re-enter treated spaces. Follow best practices to keep relative humidity below 50% as well.

Preventing indoor mould growth

Prevention starts by limiting indoor dampness through prompt leak repairs, proper ventilation, dehumidification systems, and monitoring humidity. Check for musty smells regularly too. Once any growth has been identified, act rapidly to dry and disinfect that area through surface cleaning or mediation improvements. This keeps proliferation and spore spread contained.

In closing, acting quickly when first suspecting Stachybotrys contamination reduces health risks substantially. Utilising mould specialists for identification and safe, certified remediation enables safe removal from properties. Keep moisture in check after remedial work to prevent hazardous regrowth.

Further reading: **www.branz.co.nz/shop/catalogue/bk110-good-repair-guide-dealing-with-mould_613/**

Building product information requirements

On 11 December 2023, new regulations for building product information requirements will commence.

The new regulations have been made to provide building product users with information about how building products contribute to compliance with the Building Code. They place obligations on Aotearoa New Zealand-based manufacturers, importers, wholesalers, retailers, and distributors.

You can read more and watch Peter Wolfkamp explain the changes at: **www.building.govt.nz/building-code-compliance/product-assurance-and-certification-schemes/building-product-information-requirements/**

Dilapidations: Fair wear and tear

Assessing fair wear and tear in dilapidations can be challenging. While a lot of leases specifically state that a tenant will not be liable for fair wear and tear, there are circumstances where the wear and tear may be excessive.

Key Considerations

Nature of Use – What was the agreed lease purpose, and what was the anticipated level of use? For example, deterioration will differ between a mechanic's workshop and an office.

Condition at Commencement – With any luck, there will be a Premises Condition Report appended to the lease. If not, consideration should be given to likely conditions at commencement, the age of the building, and the usable life already consumed.

Tenant Improvements – Assessing the wear on the premises applies to the original received condition. Tenant alterations or upgrades are excluded from consideration.

Normal Maintenance – Evidence the tenant performed the expected preventative maintenance, and maintenance stipulated in the lease, should be considered. If maintenance has not been undertaken, this may have contributed to excessive wear.

Depreciation Tables – Consider the component lifespans against actual age, and the level of deterioration visible.

Assessing fair wear and tear requires weighing several factors including the lease terms, the condition, expert opinion on the defect, its cause, and the cost to remedy. If the condition does not fall within reasonable expectations of fair wear and tear, fair cost apportionment for remediation should be the goal.

Case Law

Queenstown Lakes District Council v Southern Pacific Hotel Corp (2004)

Council sued the former hotel tenant for failing to remedy excessive damage and wear to rooms/furnishings that exceeded reasonable use over the lease term.

Wellington City Council v Kingsgate Hotel Wellington (2005)

Assessed unreasonable wear and inadequate maintenance performed by hotel tenants leasing council land. Dealt with liability to remediate issues like water-damaged ceilings before lease termination. ■

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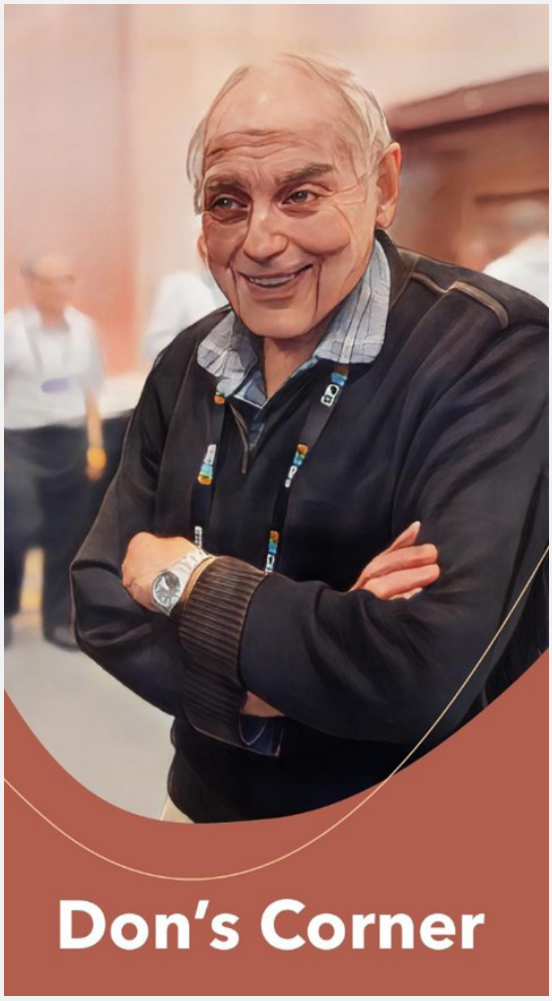
Don's Corner

In 2022, at the Annual Conference in Tauranga, I met Don Frame. This was my first NZIBS Conference; I had been in the role of NZIBS Executive Assistant for just over a year and was keen to get to know some of the members.

Don, who is 80-something years young, was captivating. He told us so many interesting stories and I just could not stop listening – needless to say, we all got to bed really late. I mentioned to Don that it would be great if he took a regular writing slot in *The Journal*, where he would have a chance to tell more people about his interesting life. Initially, I wanted to call it *The Don*, but *Don's Corner* was decided on as a more appropriate name.

Don has been a Building Surveyor since way before I was born, and his first story for is one about building surveying in the 70s. In the era known for bell-bottoms and disco, Don was a Senior Building Inspector with the then Southland County Council. Southland had experienced 200 floods within five years. At that stage, the Council wanted to develop a test case, and Don was called upon to sort it out.

The Council had owned land adjacent to the Waikaia River in northern Southland and it was decided that this would be a good space to build a staff truck shelter and smoko room.



"I lodged the application and the then Engineer declined the Building Permit due to the land being subject to flooding. This created an appeal to the Local Government Act 1974 under Section 300 of the Act. Decision No C4/81 – six pages dated 27 February 1981 signed by District Court Judge Skelton. This created an amendment to the LG Act Section 641 – Refusal of building permit," Don says.

Natural Hazard Provisions Guidance

The Ministry of Business, Innovation and Employment has published new guidance on sections 71 to 74 of the Building Act 2004, which relate to construction on land subject to natural hazards. This follows the growing impacts of events like flooding.

The provisions ensure natural hazards are considered when building consent applications are made. MBIE's guidance outlines the intent behind the provisions, what constitutes a natural hazard under the Act, and the process for assessing if land is subject to hazards.

A natural hazard is defined as erosion, falling debris, subsidence, slippage, or inundation. Inundation covers flooding, overland flow, storm surge, tidal effects and ponding. The guidance gives information to judge if a flooding risk amounts to inundation, including the expected frequency, depth and speed of water flow, and potential building impacts.

The natural hazard provisions are triggered when consent applications are made for new buildings or major alterations. Guidance is provided on what constitutes 'major'. The land connected to the building work must be considered, not necessarily the entire property.

If land is subject to natural hazard, consent can be refused under section 71 unless there are adequate provisions to protect land, buildings and property. Examples of flood protection measures are given. Consent can still be granted under section 72 if the hazard isn't made worse, subject to conditions like notifying Land Information NZ.

Guidance covers the ability to grant consents with Building Code waivers or modifications, with such reviews being completed on a case-by-case basis.

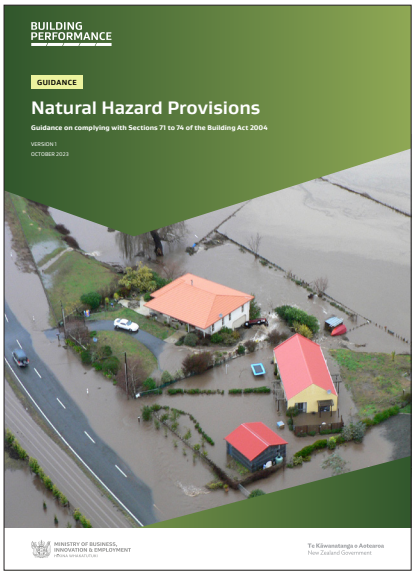
> **A less visible but important risk reduction role for insurance is to influence land-use and development towards more appropriate risk taking through 'risk signalling'. This is achieved by highlighting the location nature and scale of natural hazard risk through the availability of insurance cover and the underwriting rules and pricing applied to it.**

The role of insurers is also covered in the guide, including the potential for insurers to influence land use and development:

The guidance supports, case-by-case decision making and "council can be expected to take a pragmatic and measured common-sense approach to the level of protection".

For people involved in obtaining consents, this is a useful guidance document that will help with understanding the requirements of the natural hazards provisions of s71 to s74 of the Building Act 2004. You can access a copy of the full guidance document at:

Natural Hazard Provisions – GUIDANCE – October 2023 (building.govt.nz)



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NZIBS Core Module Training Programme

What types of training does NZIBS provide – modules, packages etc.

The New Zealand Institute of Building Surveyors offers quality training and a continuous improvement programme that provides participants incremental learning opportunities to enhance and develop their knowledge. We consider our training programme to be sector-leading and we take pride in delivering the best possible experience to our participants, by providing tailored learning in an engaging and supportive environment.

Our goal is to provide sufficient, relevant, and time-pertinent opportunities for participants by raising their levels of knowledge, understanding and awareness across the building industry sector. Our training provides industry professionals with a foundational level of knowledge across the wide and varied specialised areas in which a building surveyor may be engaged.

The **NZIBS Diploma in Building Surveying (Level 6)** encompasses 14 modules which are divided into three certificates:

- **Certificate in Residential Property Inspections** The modules are primarily focused on the residential sector providing a foundation in Building Law and Regulations, Properties of Moisture, Building Envelopes, Condition and Compliance Reporting and Residential Property Inspections. These five modules being also particularly relevant for non-institute property inspectors who are looking to upskill.
- **Certificate in Forensic Building Surveying** provides an analytical investigation of buildings and subsequent demands of advanced level report writing, i.e., reports likely to be relied upon in litigious situations. This certificate also includes modules that investigate causes of decay, material performance and building remediation.
- **Certificate in Commercial and Asset Management** encompasses the more specialised aspects involved with commercial building sector such as contract administration, dilapidations, leases, asset management, maintenance planning and technical due diligence.

Our training programme is tailored to grow, engage, and support participants and cater for the wider construction industry professional developmental needs. Training modules are held regionally in Auckland, Christchurch, and Wellington offering participants the flexibility to pace their learning around their work/life balance.

Who is the training for?

People wanting to become registered, other property professionals, people wanting to refresh knowledge etc.

Over the years, the NZIBS training programme has welcomed a diverse range of professionals from the construction industry, both nationally and internationally. In addition to practising building surveyors and property inspectors who are working towards becoming a Registered Member of the Institute, we have welcomed other professionals who work in the public/private sectors such as architects, structural engineers, property/asset managers, loss adjusters, licensed building practitioners, and building consent officials.

Our training programme is available to members and non-members working in the building/property industry. Many of our participants are transitional members working towards becoming a Registered Building Surveyor under the umbrella of the Institute. Other participants are industry specialists who wish to enhance their knowledge by attending one of our specialist certificates which comprise of modules specific to their sector or attending one-off modules for CPD purposes.

Over the years, our training programme has been seen as vital to numerous building surveyors, who have immigrated to New Zealand. Attending the modules has enabled them to understand the impact that New Zealand weather has on properties, building techniques and the use of materials, which can vary from their experience.

We highly recommend that anyone new to the building surveying profession has a background in the construction/property sector and starts the training programme with module 1, working systematically through the other modules to build on their knowledge and gain the best possible learning experience and outcome.

How is the training structured/ delivered?

Our core module training programme is administered by the NZIBS Education Sub Committee. Governance of the Diploma in Building Surveying and individual certificates are in accordance with our certification body, Vertical Horizonz (VHNZ).

The training programme is delivered in three regions: Auckland, Christchurch, and Wellington and comprises 14 modules taking place at our training venues, and made up of two half-day modules, two 2-day modules and ten 1-day modules. Pre-course reading material is provided prior to each module and is an essential part of the course content study to prepare the participant for class contribution. The day involves a presentation by experienced presenters and incorporates interactive learning, case studies and class discussions. To ensure our participants consolidate their learning, an exam takes place at the end of the module.

Each of the certificates offers a stand-alone qualification and consists of 4-5 modules tailored for professionals practising in those areas. This allows us to offer our modules to other professionals who may not necessarily wish to attend the full diploma package but are looking for CPD purposes. All participants receive a certificate of attendance, for which there are three levels dependent on their exam outcome.

For those studying for the Diploma in Building Surveying, all 14 modules must be passed with a minimum exam pass mark of 70%, with the candidate additionally required to provide documentary evidence of 1,200 hours of work-related activity broadly aligning with any of the disciplines covered by a building surveyor.

Participants, not seeking to complete the full Diploma course, who register for any of the certificate packages are required to demonstrate a satisfactory level of understanding and competence across the relevant core modules by attaining a minimum 70% pass mark in each examination.

An annual training day is held for our presenters which allows them to come together to discuss training delivery ideas to enhance the learning experience for participants. Our modules are assessed and modified continuously to ensure content is current and relevant to wider industry developments. All presenters and their module contents are regularly audited both within the Training Arm of the Institute and by Vertical Horizonz NZ to ensure it meets their ISO: 2001 2015 accreditation requirements.

Why should people choose NZIBS?

The NZIBS core module training programme can be considered unique, and the 'go to' Diploma in Building Surveying in New Zealand for the following reasons:

- Our team of presenters have extensive knowledge and experience in the building surveying industry. They are experts in their field and able to provide valuable insights, experiences, and practical tips to course participants.
- Our training modules are tailored to ensure the participants gain the specific knowledge for the topic. We consider their skill level, work background, and objectives to create an adaptive learning experience to suit individual needs.
- Our training modules are designed to be interactive and engaging, various presentation techniques such as group discussions, case studies, role-plays, hands on activities, individual presentations, and site visits may be involved. This ensures that participants actively participate in their learning process and able to apply concepts to real-life situations.
- Our training programme focuses on practical application rather than simply theoretical knowledge. Participants will learn practical skills and techniques that they can immediately implement in the workplace.
- Our steadfast belief in the benefits of face-to-face training offers a platform for participants to meet like-minded people and are encouraged to use these contacts to develop a valuable support network.
- Our dedicated training team provide ongoing support and guidance extending after the training modules are completed. Participants can reach out to us with questions or clarifications ensuring that they have a reliable resource to trust.
- Individual Modules (or selections thereof) can be offered to organisations at their own venue by arrangement.

NZIBS's passion for excellence, innovation and ongoing continuous improvement ensures we are at the forefront of providing cutting-edge technical education for the building surveying sector, and construction industry in general aligning such education with industry expectations.

Telling tales

The analysis of cracking in buildings is something most Building Surveyors will encounter at some stage in their career. Buildings crack for various reasons, and understanding the cause is critical if we are to prescribe a suitable repair.

Source: www.ths-concepts.co.uk/how-to-monitor-cracks

Tell-tales have been around for decades, and whilst the basic technology and principles have changed very little, they remain an excellent tool to help surveyors monitor, and analyse cracks.

Using Tell-Tales

Installation: Tell-tales are installed directly across existing cracks showing concerning movement or across potential crack locations. You should always follow the manufacturer's guidelines on installation.

Monitoring: Over weeks/months, the width/displacement across the tell-tale is measured using the gauge. Look for changes – Has the crack widened since the last inspection?

Analysis: Changes in readings indicate if the crack is actively growing wider over time. If analysis shows widening is accelerating, this indicates there is a heightened risk.

As part of the analysis, it is important to correlate changes in the crack with events such as adjacent site excavations, extreme weather, seismic movement etc.

Diagnosis: The ongoing monitoring data helps determine if foundation settlement, expansive soils, overloaded structural elements, or other mechanisms are contributing to crack growth.

Recommendations: The rate and nature of crack growth will inform the recommendations you provide. This may include engaging a Structural Engineer if one has not already been appointed.

Source: https://store.zi-monitor.com/monitoring-devices/crack-monitor-zi-3d-three-axis-tell-tale/

Tips

Proper surface preparation – If you are securing the tell-tale with adhesive, carefully clean bonding areas of the crack face with solvents or grinding to allow the adhesives for the end plates to properly cure and adhere under tension.

Precise alignment – Accurately align the tell-tale body centred over the crack using a string line or laser guide. If the tell-tale is misaligned, you'll get faulty displacement data.

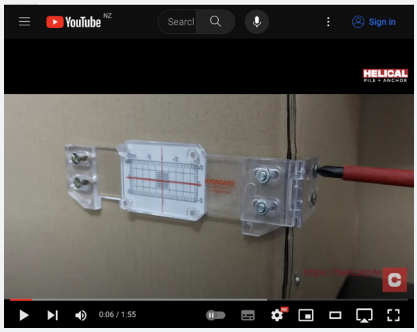
Secure mounting – Use the manufacturer's recommended adhesives and fixing methods.

Allow proper cure time – Do not take initial readings until adhesives have fully hardened. The cure time will be stated in the manufacturer guidelines, and this can sometimes require 24+ hours.

Establish reference benchmarks – Mark permanent landmarks on the structure flanking the tell-tale. This will make sure you have a reference measurement that can be reproduced during each repeat inspection.

Protection from the elements – For long-term outdoor monitoring, protecting the tell-tale may be required. In colder climates, ice damage could occur. It's also important to consider the potential for human damage, whether it's vandalism or accidental damage on a construction site.

You can also find some useful instructional videos online.



Source: https://www.youtube.com/watch?v=SrPVpPon32E

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Practice before you preach: preparing your presentation

So, what makes a great presentation? Sadly, it's not a short answer as the content, structure and delivery are all key aspects of the presentation. This article contains some guidance on how to get the best out of your 10 minutes, and some common pitfalls to avoid.

Selecting a project

What the Guidance Says:

"PowerPoint-type presentation of up to 10 minutes on the processes they followed to complete one of the reports provided or a subsequent project they were involved with. The presentation should define the learning outcomes achieved from the project including issues that arose and items that the Transitional Member would handle differently if faced with the same issue in the future."

When picking the presentation topic you are going to present on, make sure it's a project you know very well. You will be asked questions on it, and it is always easier to answer questions on something you have lived and breathed.

Remember that your presentation is not just about a piece of work. It is about you. Your panel want to get an understanding of you, as a professional, and how you respond to, and learn from, the challenges of the job. So, select a project that allows you to showcase yourself, and not just the project.

Sometimes, it can be the tricky projects that allow you to really test your skills and learn. So, don't be afraid to select a project that challenged you. As part of your presentation, your panel want to hear you appraise your own performance. A project that tested you can create good discussion points and demonstrate how you were able to adapt, learn and grow.

Structure

Now you know what project your presentation will be on, you need to give it a structure. This helps you deliver a cohesive presentation that can be easily followed by your panel and makes sure you get in all the information that showcases your knowledge and abilities.

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Beginning: The intro

Nobody likes surprises in a presentation, so tell your panel what your presentation will cover:

*Example: "Today I'm going to be talking about Project Fantastic and discussing some of the project details, as well as reflecting on some of the ch*allenges it presented."

Middle: The meat in the sandwich

Think about all the things you want to tell the panel and set them out in a logical format. Make sure the level of detail is appropriate and don't go off on a tangent. A good way to keep you and the panel on track is to use some sign-post language:

Example: "So, now I'm going to talk about the issues we faced accessing the roof."

End: Take a bow

All the best stories have a good ending, so the closing part of your presentation deserves to be given ample attention.

Reflecting on your performance at this time can be useful and will often allow you to draw a conclusion on your presentation, your role and what you have learned ... and don't forget to let your panel know you have finished.

Example: "That concludes my presentation and I'd be happy to take your questions now."

Delivery

This is probably the toughest part of a presentation. So, the sooner you get your content and structure locked in, the sooner you can practice the delivery.

Nerves and confidence

Nobody expects you to deliver a presentation like a speaker at a TED Talk. Nerves are normal and anybody who has ever given a presentation (and your panel has), knows what nerves feel like. Practicing is a great way to manage the nerves though, and it will increase your confidence.

You should definitely have mock interviews where you get the chance to deliver your presentation to fellow professionals. But before that, practice on the people in your day-to-day life – Mum, Dad, flatmates. That little device in your pocket that you can't live without, can also be handy too - record yourself on your phone and see what you look like from somebody else's perspective.

Practice and prompts

Having your full presentation typed out is a good way to make sure you have all the content recorded. Once you have this, and as you are doing your practice presentations, see what you feel comfortable with, in terms of the type of prompts you want to use:

- Do you like to have the full presentation in front of you with specific words or passages highlighted?
- Do you prefer to have prompt cards to flick through with just key bullet points?
- Do you have total recall and don't need any prompts? (Even if this is you, take a copy of your presentation... Better to be safe than sorry.)

Practice, pause and reflect

After each practice, whether it is in front of your phone or your mate from the pub, think about where you can improve:

- Add strategic pauses where you are changing to a new topic and write 'pause' on your prompt notes if needed.
- Is there a word you are stumbling on? Think about a substitution.
- How's your timing? If you are consistently over the 10mins, you are going to have to chop some words out. Under the 10 minutes... Time to add more meat to the sandwich.

What you get from these run-throughs is a deeper insight into you. How you perform best, and getting to know yourself better will make you more confident on the day.

Hand-outs and Slideshow Presentations

Hand-outs and PowerPoint presentations are not a requirement for your presentation. Whether or not to use these tools can pose a dilemma for some candidates so it's important to consider them early in the process.

Some candidates are assessed over Teams and some are assessed in person. This is also something to consider when making these choices.

Hand-outs

If your assessment is going to be over Teams, make sure you send your hand-out in advance with instructions for the panel to print it for your presentation.

There's no two ways about it, hand-outs are a potential distraction. If you are going to use them, you need to make sure you think about when you give them to your panel and how you refer to them.

A good hand-out will have relevant information that is essential to your presentation and there won't be too much text as you want your panel's attention to be on you and not the hand-out. At least not until you tell them to look at it. You can also let your panel know that you will give them a prompt when they need to look at the hand-out. That's a polite way of saying you don't want them to be distracted by it now.

Slideshow presentations

If you are going to use a Slideshow presentation, you are going to need to think of the tech involved:

If you're presenting in person, you'll need to take a tablet or laptop. You may be able to connect to a screen where you are being interviewed, but it's not guaranteed, so BYO technology. If you're presenting over Teams, remember that your presentation may be viewed by the panel on their laptop. So, lots of things to read isn't a good idea. As with hand-outs, you also want your panel to listen to you, rather than trying to read whilst you talk. Remember there is no tech support in your interview. Make sure you practice the set-up and delivery before the big day.

Common pitfalls:

Timing: There is some flexibility on timing, but if you go too far over the 10 minutes, your panels will have to stop you and move on to questions. Make sure you practice your timing, so you don't lose the chance to say something critical. On the flip side, being substantially under 10 minutes isn't great either. That means there's more time for questions – those things you're dreading.

Handouts and slideshows: If there is too much detail in a handout or slideshow, your panel might not be able to follow it or could be distracted by it. So, keep it simple and relevant and be clear about when you want them to look at the handout.

If you are using a laptop or tablet, have the battery pack with you and a backup plan. Practice the scenario where it goes wrong – you will need to quickly adapt to any technical issues, as there is no time to ring IT.

2024 Training module dates

You can view all of the module dates and book your place on the website: **https://buildingsurveyors.co.nz/training-and-events/**

Event name	Date
MODULE 1: Introduction to Building Law & Related Regulations (Auckland)	5 March
MODULE 2: Properties of Moisture (Auckland)	6 March
MODULE 6: Forensic Building Surveying (Wellington)	19 March
MODULE 7: Technical Report Writing for Expert Witness (Wellington)	21 March
MODULE 3: The Building Envelope and Cladding Systems (Auckland)	16 April
MODULE 8: Decay, Fungi & Moulds (Wellington)	30 April
MODULE 9: Durability & Material Performance (Wellington)	30 April
MODULE 10: Building Remediation (Wellington)	1 May
MODULE 6: Forensic Building Surveying (Auckland)	21 May
MODULE 11: Contract Administration (Wellington)	11 June
MODULE 12: Asset Management & Maintenance Planning (Wellington)	12 June
MODULE 4: Condition & Compliance Reporting (Auckland)	2 July
MODULE 5: Residential Property Inspections (Auckland)	3 July
MODULE 7: Technical Report Writing for Expert Witness (Auckland)	4 July
MODULE 13: Lease Reinstatement - Dilapidations (Wellington)	16 July
MODULE 14: Technical Due Diligence for Commercial Properties (Wellington)	17 July
MODULE 8: Decay, Fungi & Moulds (Auckland)	13 August
MODULE 9: Durability & Material Performance (Auckland)	13 August
MODULE 10: Building Remediation (Auckland)	14 August
MODULE 1: Introduction to Building Law & Related Regulations (Christchurch)	3 September
MODULE 2: Properties of Moisture (Christchurch)	4 September
MODULE 11: Contract Administration (Auckland)	24 September
MODULE 12: Asset Management & Maintenance Planning (Auckland)	25 September
MODULE 3: The Building Envelope and Cladding Systems (Christchurch)	15 October
MODULE 13: Lease Reinstatement - Dilapidations (Auckland)	5 November
MODULE 14: Technical Due Diligence for Commercial Properties (Auckland)	6 November
MODULE 4: Condition & Compliance Reporting (Christchurch)	26 November
MODULE 5: Residential Property Inspections (Christchurch)	27 November

An artist's impression of Tauranga City Council's new office building, which is set to be the largest mass timber office building in New Zealand. This building targets a net zero carbon footprint for the building's construction process.

How new mass timber GIB® encapsulation systems support fire safety in built environments

By Frank Kang

One of the fastest growing environmentally friendly building materials is centuries old, with mass timber becoming hugely popular in New Zealand over recent years. According to the **World Economic Forum**, cross-laminated timber, as it's also known, is as big an innovation for the building sector as the invention of reinforced concrete more than 150 years ago.

Designers and engineers can now create practically any type of building using timber, from high-rise commercial office spaces to multi-purpose residential projects. Examples like the Tauranga City Council premises, which is now under construction, are utilising mass timber to achieve a net zero emissions build. The building is set to become New Zealand's largest mass timber building when completed in 2024.

Cross-laminated timber and other engineered wood products benefit the climate in a multitude of ways. Trees capture and store carbon as they grow, and long-lived wood products then lock the carbon in. They are also a lower carbon emission substitution for materials like concrete and steel, with some reports suggesting they could reduce building emissions by as much as 15-20%.

Building with mass timber also contributes to lighter builds, offering highly precise production with offsite prefabrication, and faster overall construction times which can further reduce costs, so it's easy to see why it's become so popular.

Challenges to fire safety

Mass timber construction poses some significant fire safety challenges, however, given the mass timber is combustible, which can contribute significantly to the overall fuel load inside the building compartment.

Current New Zealand Building Code C/VM Verification Method and C/AS Acceptable Solution documents do not adequately address the additional fuel load contributed by the exposed mass timber.

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Encapsulating mass timber with GIB® plasterboard

One way to mitigate the fuel load and avoid the need for separate fire severity calculations is to encapsulate mass timber with plasterboard.

Winstone Wallboards recommends 'universal' lining systems such as GBUW and GBUC specifications for mass timber wall and floor applications respectively. 'Universal' lining systems are designed to limit back-of-lining temperature and protect mass timber from char so are suitable for mass timber encapsulation. Recent fire resistance testing has also shown that additional encapsulation systems are possible with an open or insulated cavity. Table 1 summarises mass timber GIB® encapsulation systems for mass timber walls and floors.

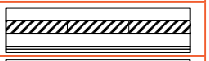
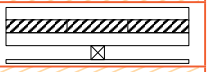
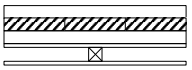
Some systems allow limited unsealed service penetrations through battened wall linings or suspended ceiling linings. It may have up to 4 evenly distributed unsealed service penetrations per m2, each not exceeding 100mm in diameter of equivalent area. All outer layer fastener heads stopped, and sheet joints tape reinforced per the publication entitled "GIB® Site Guide". The inner layer can be left unstopped.

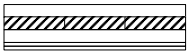
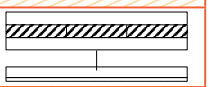
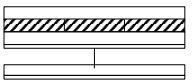
Want to know more?

If you're keen to know more about the mass timber encapsulation system we've recently updated our **GIB® Fire Rated Systems Supplement**, which is available on our website or call the GIB® Helpline on **0800 100 442**.

> **Recent fire resistance testing has also shown that additional encapsulation systems are possible with an open or insulated cavity.**

Table 1: Mass timber GIB® encapsulation systems summary table

	Encapsulation time	Lining requirements	Installation guide	Detail
Wall	**Direct fixed or battened**			
	30 minutes	1 layer 16mm GIB Fyreline®	GBUW 30a	
	30 minutes	2 layers 10mm GIB Fyreline®	GBUW 30b	
	60 minutes	2 layers 13mm GIB Fyreline®	GBUW 60	
	Battened			
	30 minutes	1 layer 13mm GIB Fyreline® on minimum 45mm open or insulated cavity	GBTL 60 (or GBS 60)	
	Direct fixed and battened			
	30 minutes	1 layer 13mm GIB Fyreline® and 1 layer 13mm GIB® Standard on minimum 45mm open or insulated cavity (unsealed penetrations through battened lining)*	GBTL 60 and GBTL 30b (or GBS 30)	
	60 minutes	1 layer 13mm GIB Fyreline® and 1 layer of 13mm GIB Fyreline® on minimum 45mm open or insulated cavity (unsealed penetrations through battened lining)*	GBTL 60 and GBTL 60 (or GBS 60)	

	Encapsulation time	Lining requirements	Installation guide	Detail
Floor	**Direct fixed or suspended ceiling**			
	30 minutes	1 layer 16mm GIB Fyreline®	GBUC 30	
	60 minutes	2 layers 13mm GIB Fyreline®	GBUC 60	
	Suspended ceiling			
	30 minutes	1 layer 13mm GIB Fyreline® on minimum 90mm open or insulated cavity	GBSC 30	
	Direct fixed and suspended ceiling			
	30 minutes	1 layer 13mm GIB Fyreline® and 1 layer 13mm GIB® Standard on minimum 90mm open or insulated cavity (unsealed penetrations through suspended lining)*	GBFC 30 and GBSC 30	
	60 minutes	1 layer 13mm GIB Fyreline® and 1 layer 13mm GIB Fyreline® on minimum 90mm open or insulated cavity (unsealed penetrations through suspended lining)*	GBFC 30 and GBSC 30	

** No more than 4 evenly distributed unsealed penetrations per m², each not exceeding 100 mm in diameter or equivalent area*

INTERVIEW WITH TOM MARSHALL
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Interview with the NZ Metal Roofing Manufacturers Association

The Code of Practice is one of the most comprehensive documents available, and it's free. It is the product of decades of hard work and commitment by NZMRM. So, *The Journal* caught up with Tom Marshall to find out more about it.

Who is NZMRM and why was the organisation established?

NZMRM started in 1968 when a group of like-minded roll formers came together to help negotiate with steel suppliers. At the time most steel was imported, and local roll formers realized they could wield more influence over suppliers by banding together. The New Zealand steel mill metal coating was also just starting up at this time.

Over the years the association has morphed to serve different needs - lobbying suppliers when required, helping resolve product failures with pre-painted products in the 80s, and working to continuously improve industry standards and best practices. Recent focus areas include reflecting changes in building legislation around insulation and condensation.

NZMRM works with other groups on continuous testing of products. Our ability to provide confidential feedback to suppliers allows them to improve products. The confidential process has built up trust and encourages engagement and better outcomes.

How did the COP come into existence?

The COP was established as our insurance document. By making sure people knew exactly how to install the products correctly, we could prevent costly and time-consuming claims later.

The COP was initially a handbook in the 80s and 90s and focused on telling people how to install products. It then evolved into a hardcopy Code of Practice before moving to CD. These days the COP is available for free online. The benefits of the online version are that people can be sure they are looking at the most current version.

We're now implementing quarterly updates of the COP.

Can you tell us more about the recent updates to the COP?

The most recent version has seen a significant update to the section on maintenance. There have also been updates on gutter drainage to be more consistent with Ministry of Business, Innovation and Employment tolerances.

If you visit the website, we provide a summary of the changes with each version. Whilst it might be tempting to print sections out, we encourage users to stick to using the online version, so they can be sure they have the most up-to-date information.

Besides the COP, what other services can NZMRM provide?

We often work jointly with industry groups like Metals New Zealand on issues like government lobbying and promoting sustainability. For example, helping educate government agencies on the emissions profiles of different building products.

Internally, NZMRM collaborates closely with all players along the supply chain – manufacturers, distributors, specifiers, and installers – to promote continuous improvement across all aspects of design, performance, and workmanship. We also offer confidential consulting services to investigate problems as they arise.

During your time in the industry, what changes have you witnessed that have made the biggest impact?

Some major trend shifts include supply chain issues, increasing use of substitutes or inferior imported

materials, and lack of technical knowledge among specifiers.

We try to address these through strengthening local manufacturing capability, tightening standards around approved materials, providing more education resources, and working with agencies like BOINZ to close loopholes.

On the positive side, new technologies like smartphone apps are starting to bridge previous knowledge gaps by putting technical specifications and standards directly in the hands of installers on site.

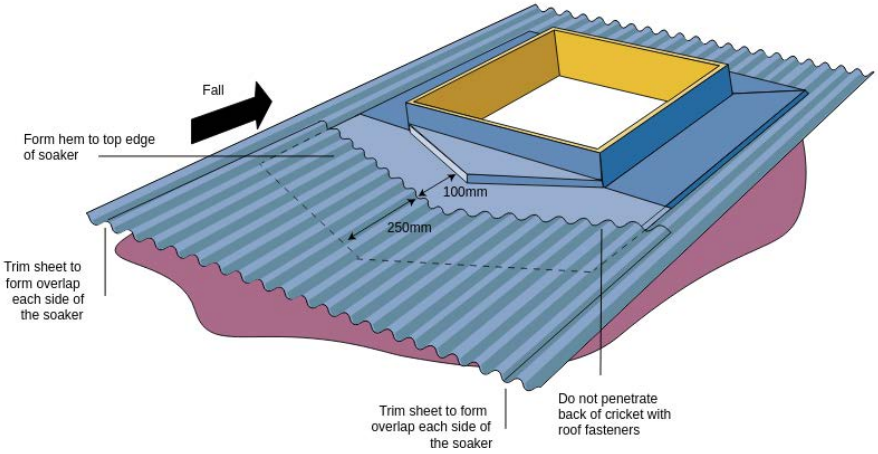
How can people stay up to date with the work NZMRM is doing, and access the COP?

As a voluntary industry association representing over 90% of the market, we're focused on serving wider stakeholder needs. Our websites and publications like the quarterly Scope magazine are useful resources covering topical issues, technical developments, and showcasing new products and applications.

Anyone can also register online to access the latest version of the COP. And for more tailored advisory services, we have specialist consultants located around the country that can help investigate site-specific issues.

Is there a key message you have for our readers?

The key message is that the COP aims to encapsulate industry best practices for the benefit of all players along the value chain. As a living document, it will continue adapting to reflect changes in materials, technology, regulations, and skill requirements. We welcome ongoing feedback from both members and other industry participants to further improve standards over time.



Conference 2023: keeping connected

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INDUSTRY NEWS

New retention money requirements now in force

New requirements to protect subcontractors who have retention money withheld from them commenced on 5 October 2023.

Retention money is the amount held back to subcontractors from a payment made under a construction contract, as a security for their performance.

The new requirements strengthen the retention money regime by making it easier for subcontractors to access retention money without a court order, in case of a head contractor's insolvency.

Read the full article at **New retention money requirements now in force | Licensed Building Practitioners (lbp.govt.nz)**

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