New Zealand Institute of BUILDING SURVEYORS

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The Journal

What is a Building Surveyor?

The profession's value lies in being able to holistically assess a building's performance, understand how materials interact over time, and determine the most effective remediation strategy.

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FRONT COVER: *The Waimate Museum and Archives, a former courthouse dating back to 1879, is the perfect example heritage building refurbishment. Something many Building Surveyors are experts in helping achieve.*

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FROM THE PRESIDENT

DAVID CLIFTON
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Thanks to everyone who makes the Institute run smoothly

Firstly, and as I write this in the middle of June, I would like to address all of our volunteers.

Each year, we take time to celebrate National Volunteer Week – a special opportunity to acknowledge the incredible efforts of our volunteers. Since its inception in 1974, this week has continued to grow in significance, and in 2025, it's no different.

So, I want to extend a heartfelt thank you to all of our NZIBS volunteers.

From our dedicated Executive members and operations staff who go above and beyond, to our committed chapter chairs and mentors – your time, energy, and expertise are what keep our organisation running.

Your contributions make it possible for NZIBS to support our members in creating a better built environment across New Zealand. Through your professionalism, knowledge, and dedication to exceptional client service, you help raise the standard for our entire industry.

Thank you for everything you do.

... And for those how are in the paid role of a Building Surveyor, don't worry we know you need help.

So, RICS and NZIBS are renewing their June 2024 request for the inclusion of qualified Building Surveyors on the Immigration Green List. The Minister previously acknowledged sector interest in August 2024 and indicated the matter would be considered during the 2025 Green List review.

There is a critical shortage of skilled Building Surveyors in New Zealand. The profession contributes significantly to the entire building lifecycle, spanning feasibility, inspections, restoration, compliance, and emergency assessments.

So, we will keep the pressure on to help spread the load Building Surveyors face. And with signs of a recovery emerging – thanks to OCR cuts driving lower borrowing costs, easing material inflation, and an antilocal growth in concerning building practises – we are likely to need more hands.

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SARAH HOHAIA
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The complexity of being a Building Surveyor

As I reflect on this issue of *The Journal*, I'm struck by how much ground we cover, and how many pressure points in the industry we're now being asked to address, sometimes simultaneously.

This quarter's stories speak to the complexity of being a Building Surveyor today: we're expected to be technical experts, strategic thinkers, policy interpreters, and trusted advisors, often all at once.

It's not every issue we're able to include a column from the Minister, so I'm especially pleased to feature Hon Chris Penk's piece on the Government's reform programme for the building and construction sector.

His message is a clear one: the system is overburdened, and the solution lies in shifting trust and responsibility to the professionals doing the work.

The proposed self-certification scheme, changes to liability settings, and simplification of compliance pathways all signal a new direction.

And it is a direction that will have far-reaching implications for Building Surveyors, builders, Territorial Authorities and home-owners/end users. Whether we're ready or not, reform is coming.

That sense of being at a crossroads is echoed in our two companion stories on vendor warranties and pre-purchase inspections.

The Journal team spoke with several practitioners for this issue, and a recurring theme was the rise in post-sale disputes, cases where buyers move in, only to find issues that should have been disclosed but weren't.

In some cases, it's poor practice by vendors or agents. In others, it's the result of substandard inspection reports.

As Sarah Symon points out, many inspectors are still operating without accreditation or training, and consumers are paying the price (financially, emotionally, and even physically).

I suspect these stories will strike a chord with anyone who's had to provide expert evidence in a warranty case or explain to a client why their $500 report wasn't worth the paper it was written on.

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Report from the Executive

We remain busy with a number of initiatives and key actions that will be undertaken in the coming months including:

- The first draft of the new constitution required for Incorporated Society Re-application process. The next step will be consultations with all members. We are required to have a new constitution adopted in this year's AGM. We would like to particularly thank Chris Phayer for his significant input.
- Publication of the public strategy document to communicate to the public where we are going and what is important to us.
- Holding the first cross sector working group for the overhauling of NZS4306 with the aim to present an updated New Zealand Standard for adoption.
- Publication of the Climate Policy for the NZIBS to promote what we are doing in the environment space to reduce our impact.
- Reviewing our operational systems and processes to make your membership dollars more effective and enable us to do more.
- … And don't forget Annual conference! We have a good theme, great venue and some interesting speakers coming together – so, watch this space for more info! ■

It's a sobering read, but also an important one.

The Institute continues to advocate for stronger standards, and a cross-sector working group review of NZS4306 offers an opportunity to push for meaningful change.

> **As an Institute we continue to advocate for stronger standards and the upcoming review of NZS4306 offers an opportunity to push for meaningful change.**

One of the most visible and vulnerable elements of any building is its façade. Beyond aesthetics, façades play a critical role in weatherproofing, insulation, and structural integrity.

As evidenced by a discussion with façade maintenance specialist Sergey Arykov, neglecting them can lead to costly repairs.

They can also cause health risks from moisture ingress, legal disputes, and even death (you might recall the two pedestrians injured in Auckland when debris fell from a building on Queen Street in February).

While façades are often out-of-site and therefore out-of-mind, long-term maintenance is crucial to keeping one's asset in top condition. So, remember to look up!

In a slightly different vein, Bruce Ross's contribution on artificial intelligence is one I hope sparks some curiosity.

He makes a strong case that AI shouldn't be feared or fetishised. While it's not a wizard, it can be utilised as a co-pilot.

For Building Surveyors under time pressure, the practical examples he gives, drafting emails, summarising site notes, simplifying technical language, are all things we can start doing today, no jargon required.

I know many members are just beginning to explore what AI can do, and I hope this piece encourages you to take that first step.

Thanks, as always, to our contributors and volunteers for helping bring this issue to life. If there's a theme running through these pages, it's that we've all got a lot on our plates. But we've also got the skills to rise to the challenge. ■

HON CHRIS PENK
BUILDING AND CONSTRUCTION MINISTER

The need is clear and the 'sector is ready'

In this column from the Building and Construction Minister, Hon Chris Penk speaks to the practical package of reforms the Government is rolling out to create a smarter building and construction system.

It won't come as a surprise to industry stalwarts when I say that New Zealand's building and construction system has reached a critical point in recent years. While the data shows that our infrastructure productivity has remained stubbornly sluggish since the mid-1980s, recent economic headwinds and the lasting impact of the COVID pandemic have made the strain on industry operators particularly acute.

Add to that an over-complicated regulatory environment, an excessive aversion to perceived risks, and the ballooning costs caused by delays stemming from both, and we're left with a construction sector that is both expensive and stagnant, and a housing market that remains inaccessible for many.

This Government is committed to turning these problems around through a practical package of reforms aimed at creating a smarter system that focuses regulatory effort where it's needed most, by placing greater trust in Kiwi businesses and qualified professionals to do what they do best. While the phrase "cutting red tape" may seem to have become the mantra of this Government for just about every work programme, it's a perfect phrase to help people visualise the benefits of paring back restrictive regulations. The construction sector is a behemoth ready to roar into life, if we only unleash it.

On the home front, an example of this is the work we're doing to make it easier to build granny flats. These small, standalone dwellings give families a meaningful way to diversify their housing options, whether for older relatives or university-aged children, both of whom may want independence while staying close to loved ones. Legislation to allow granny flats of up to 70 square metres to be built without a building consent (provided these are of simple design, meet the Building Code, and are constructed by authorised professionals) recently passed its first reading and I expect this to be in force by early 2026. Through my colleague, the Minister for RMA Reform Chris Bishop we are also progressing changes to the National Environmental Standards to support this work. We estimate this policy could see up to 13,000 more granny flats over the next decade.

You may have noticed ongoing references to "authorised" or "responsible" building professionals. That's because we want to recalibrate the system, so greater responsibility lies where it makes

the most sense – with the person actually doing the work. Right now, the system doesn't encourage people to manage their own risk effectively, since councils are available to step in. Building Consent Authorities often must pause consent applications to request missing information, and in some cases, they end up picking up the pieces when things fall apart (sometimes even literally).

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I see joint and several liability as one of the most distorted aspects of the system. For too long, councils have carried the burden when other parties walk away, which has only incentivised decision making that considers risks in a disproportionate manner. I am committed to adopting a more balanced and fairer approach, where each party is responsible for their own contribution to defective work and I intend to progress decisions on liability rules this year.

A key initiative to address this, already in the works, is the opt-in self-certification scheme. This will allow responsible building firms, plumbers, and drainlayers to certify their own work on simple residential builds.

Participation won't be open to everyone; only those with a strong track record, the right qualifications, and adequate financial backing will be eligible.

But for tradies who meet the standard, it will significantly reduce the delays and costs currently associated with council-led building consent applications and inspections. Take, for example, a simple single-storey home which might currently require a dozen inspections before completion. With self-certification, skilled professionals can get on with the job without waiting for paperwork confirming they're competently carrying out work the tradesperson has capably completed for years.

To maintain oversight and transparency, I intend that a "nominal consent" still be issued for new builds. This is not for inspection purposes, but to support financing, maintain an official record, and ensure that only eligible builders are using the self-certification pathway. The same principle will apply to plumbing and drainlaying, where building consents will still be required, but inspections won't be necessary for authorised professionals. This change will bring them into line with gasfitters and electricians, who have long had the ability to self-certify their work. MBIE will oversee the scheme for builders, while the Plumbers, Gasfitters and Drainlayers Board will manage it for their respective trades.

An added benefit of this reform is that it will free up time and resources for Building Consent Authorities to focus on overseeing more complex projects. This, however, comes with a clear expectation that these projects also be handled in a timely manner. To reinforce this, the Government is introducing a mandatory performance target: 80 percent of all inspections must be completed within three working days. Inspection wait times of up to a week are common (according to official data), though some tradies tell us it takes longer. Every day a builder is left waiting – project costs rise. This target will encourage councils to prioritise their workloads more effectively, and their performance will be tracked through quarterly data published which will be published online.

"As we move toward a more risk-based system we're improving the tools available to uphold standards."

We acknowledge, however, that at the core of these bottlenecks lies a major structural problem: the fragmented way building consenting is delivered across a whopping 67 separate authorities. The Government is exploring options to reduce the number of Building Consent Authorities and bring in more national consistency and efficiency to the system. MBIE is engaging with the sector on this work, and I am looking forward to taking a proposal to Cabinet in the coming months.

As we move toward a more risk-based system, we're improving the tools available to uphold standards. This includes strengthening the disciplinary system for licensed building practitioners by giving the Registrar greater powers to investigate complaints, streamlining the disciplinary process, and increasing transparency for the public. We're also introducing a new waterproofing licence class, so people can be confident that wet areas like bathrooms and showers are constructed by qualified professionals, who won't burden their customers with costly bills for water damage down the track. These measures are about improving safety and quality and supporting our responsible tradies. I hear too often that high-profile cases of shoddy workmanship unfairly tar the good with the bad, and we cannot have a more moderate regulatory environment if it lacks trust.

As we work to progress this ambitious programme of reforms, I am conscious that the Government cannot do this alone. As trusted experts, building surveyors are at the forefront of building work and play a significant role in lifting sector capability so that Kiwis can continue to have confidence in their homes and buildings. Your role is hugely influential in supporting the wider sector through the challenges and opportunities to come. A key opportunity will be in how we make the most of new compliance pathways for overseas building products. Recently passed legislation is expected to make it easier for up to 250,000 building products to be used from this year. Not only will increased competition from more products drive downward pressure on prices, but with your help, over time new products may gain popularity leading to changes in preferences and innovations in building design.

Business confidence has been low over the past few years, but green shoots are emerging. I've been heartened by feedback from tradies, group home builders, and construction firms who tell me these reforms will make it easier to do their jobs.

The need is clear and the sector is ready. Thank you for working with me as we take action together to deliver real change. ■

“Don’t Look Up” isn’t just an irreverent movie about an extinction-level comet

When concrete fell from a Queen Street building in Auckland earlier this year, injuring unsuspecting pedestrians, it made headlines for all the wrong reasons.

But for those in the business of façade maintenance, the only surprise was that it doesn’t happen more often.

As someone who works on buildings for a living, Sergey Arykov (Director of Vertac Height Services, with branches in Wellington and Auckland) sees it all the time. *The Journal* covered this back in 2022 (**https://buildingsurveyors.co.nz/assets/Uploads/NZIBS-The-Journal-Issue-8.pdf**).

Façades are treated as if they’re self-sustaining, decorative afterthoughts, secondary to more glamorous or visually more prominent aspects like HVAC systems, interior finishes or lobbies.

But just because a building’s exterior is out of sight doesn’t mean it should be out of mind, Sergey says.

“We recently started work on a relatively new building in Auckland. It was barely 15 years old, and we were shocked at the state of it. It hadn’t been maintained at all.

“I don’t believe that’s intentional negligence. It’s just that façades don’t feature in people’s day-to-day engagement with a building. When a tenant walks into work, they notice the elevator, the carpet, whether the aircon is working.

“They don’t look up. They don’t see the building’s ‘skin’ slowly deteriorating around them.”

The Queen Street incident is a wake-up call, but so was the 2016 Wellington earthquake, which led to significant façade damage.

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"And yet, I can't recall any widespread surge in inspections. No one rang us in a panic. There wasn't a flood of requests. It was business as usual."

Façade maintenance is fundamentally about two things: cleaning and inspection.

The kind of cleaning most people associate with buildings, like cleaning windows for the sake of aesthetics, isn't going to cut it.

Maintenance looks like the regular removal of corrosive materials – sea salt or pollutants – which can degrade powder-coated aluminium and painted surfaces.

If left alone, these cause irreversible damage, Sergey says, and can be far more expensive to repair than it is to prevent.

Regular inspection is the other half of the picture. Sergey recommends biennial inspections, where around 10% of the façade on each elevation is reviewed.

Over time, this means the full building envelope is assessed in a methodical cycle.

"It's cost-effective and allows us to spot emerging patterns. For example, if we see widespread failure on one elevation, there's a good chance similar deterioration is happening elsewhere."

People often ask what qualifies someone to make these calls.

In Sergey's case, he's got a Master's in Materials Engineering, so understanding how different substrates behave, corrode or fail is second nature.

His background in construction management and economics, which helps with project planning and client communication, is a bonus.

But more than that, it's his experience.

"We recently responded to a building where parts of the rendered façade were visibly loose.

"When we asked the owner if they'd tested the rest of the render for safety, they said yes. They'd engaged a window cleaning company to do it, and the report they supplied showed a few gentle hand taps on selected panels.

"That's not proper testing. So, we went in, did proper tap testing with a tap testing hammer, and found major drumming across several panels. That building had a real health and safety hazard on its hands."

"But the maintenance requirements of those designs are rarely prioritised," Sergey says.

"I attended the Zak World of Façades conference in February and heard a presenter proudly explain how a library's window louvres had been designed to allow space for a squeegee to clean them.

"That's helpful, but it is also illustrative of how things aren't really practical. There was even talk of using drones in future to clean façades, which might sound exciting but is still decades away from being practical."

"Building owners, facilities managers, architects, insurers they all need to start looking up."

With all things maintenance, neglect has a way of compounding problems.

Cracks in concrete might look minor for years, but once corrosion starts on the rebar, it expands and propagates.

That's when concrete starts falling off, and instead of sealing it early to the tune of $500, repairing the propagation stage can be 10 times that or more.

"I often draw analogies with vehicle maintenance. If you don't wash your car after a beach trip, salt sticks to the paintwork and accelerates corrosion.

"If you don't change your oil and you'll destroy your engine. Same goes for buildings. If you don't proactively look after them, you will pay more down the track."

And yet, despite all this, façade maintenance is still not embedded into standard building management culture.

Why? It's one part psychological and another part structural: firstly, we don't see it and we don't think about it, and secondly, there's a lack of expertise in the industry.

There's also a disconnect at the design stage. Architects, understandably, focus on form and function to create beautiful, innovative exteriors.

How performance and maintenance relate to one another in the life of the building is hugely critical to extending its life.

But Sergey says to get there, we need to elevate façade maintenance from the realm of 'nice to have' to 'mission critical.'

Unfortunately, even the insurance industry hasn't caught up. As it stands, there's no premium discount for well-maintained façades, and no surcharge for neglected ones.

If insurers started pricing risk accordingly, Sergey believes there might be an immediate behaviour change.

Until then, education remains our most powerful tool.

"Building owners, facilities managers, architects, insurers, they all need to start looking up.

"Façades are not passive. They're critical to the structural integrity, safety, and longevity of our built environment.

"And unless we act early, we'll keep seeing Queen Street-style incidents that could, and should, have been avoided." ■

HEATHER CRILLY

What is a Building Surveyor?

Following on from the previous profile of NZIBS President David Clifton, The Journal speaks with Heather Crilly – the Institute's first female President and a building surveyor with a career spanning continents, eras, and building typologies.

When Heather Crilly arrived in New Zealand, she saw opportunity.

A combination of wanderlust and pragmatism drove her decision to leave Northern Ireland during the global financial crisis: she and her partner had travelled through the country and loved it, but it was also a place where her profession was not only recognised, but needed.

"It felt like somewhere I could bring what I knew and have it be useful," she says.

"In Australia, for example, the term 'Building Surveyor' usually means a council inspector. But here, thanks to the leaky building crisis and the number of UK surveyors brought in to help address it, the role was already better understood."

By the time Heather was elected President of NZIBS in 2020, the landscape had changed again.

Building Surveying in New Zealand had matured, and the profession had begun carving out a more proactive role in asset maintenance, legal reporting and project oversight.

As Heather puts it: "There's a much better understanding now of the value of planned preventative maintenance over reactive repairs. It's not perfect, but we're getting there."

Interestingly, Heather didn't originally set out to become a Building Surveyor.

After spending time working in her father's construction firm, she undertook a part-time degree in Building Engineering and Management.

That project-based approach stuck with her.

She soon found herself immersed in heritage refurbishments, including the staged revitalisation of a street of Victorian townhouses.

The complexity of the job inspired her university dissertation, which explored the challenges of working within conservation regulations while improving accessibility and performance.

> **In her current role Heather wears many hats. Her day-to-day work spans legal reporting expert witness roles project management earthquake fire and flood damage claims condition surveys and defect investigation.**

Her first major role involved designing and managing residential modifications for people with disabilities: ramps, ground-floor bathrooms, and adapted access for council-owned homes.

"You have to be quite creative," she says.

"Sometimes you couldn't touch the façade or change the materials, so we'd install double-glazed units

within original timber frames, overhaul all the sash windows, and come up with ways to introduce ramped access without destroying heritage planting or steps."

Those early experiences gave Heather a deep respect for the technical and contextual sensitivity required in surveying work.

It also made her well-versed in the kinds of materials, construction techniques and maintenance issues that still affect older New Zealand buildings today, like deterioration of masonry, inappropriate repairs, lack of damp-proof membranes, or failing external renders.

In her current role, Heather wears many hats. Her day-to-day work spans legal reporting, expert witness roles, project management, earthquake, fire and flood damage claims, condition surveys, and defect investigation.

"It can be a bit depressing sometimes," she admits.

"We're still seeing the same kinds of issues in new construction that we saw during the leaky buildings era.

"I just finished a couple of fire reinstatement projects, and there are still earthquake claims trickling through. But variety is what makes this job so satisfying."

She particularly enjoys seeing a project through from end to end.

In project management, Heather often acts as engineer to the contract, guiding the client from the initial building survey through to design, procurement, consenting, and sign-off.

"It's really rewarding to see a job go from conception to completion.

"Having a background in building surveying means I understand the construction process, the contract, and the risk points.

"I can advise the client in their best interests, while also maintaining independence when assessing cost or scope changes."

That dual perspective of client advocate and independent assessor is something Heather sees as fundamental to Building Surveying.

In her view, the profession's value lies in being able to holistically assess a building's performance, understand how materials interact over time, and determine the most effective remediation strategy, not just the most immediate fix.

"If you ask a builder to fix something, the answer can sometimes be just a tube of silicone.

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"But a building surveyor will look at the whole structure: where the moisture is coming from, how it travels, whether it's external or internal, and what the long-term implications are.

"We're not here to patch holes – we're here to solve problems."

Asked what it meant to be the Institute's first female President, Heather is modest.

"I don't know that any one person makes a huge difference, but it helps to see people in those roles.

"When I first joined RICS, they told me I was the only female building surveyor in Northern Ireland. By the time I left, we had a number of juniors coming through, and it was starting to shift."

That shift is continuing in New Zealand, where NZIBS now has several women in leadership and committee roles.

Heather credits this diversity with bringing fresh perspectives to the profession.

"Everyone has different learnings, different strengths. It's good for the industry to reflect a broader cross-section of the population.

The same goes for our younger members; we need new blood, new thinking. And it's equally important we keep our older members engaged, because there's so much knowledge to pass on."

So, what is a Building Surveyor?

Heather doesn't hesitate: "Someone who understands how buildings are constructed, how they function, and what's likely to go wrong."

In a sector that often only gets attention when something breaks, that kind of understanding is essential. ■

When I first joined RICS, they told me I was the only female building surveyor in Northern Ireland. By the time I left, we had a number of juniors coming through, and it was starting to shift.

Peeling away the layers of an uptick in vendor warranties

The Journal explores a growing trend in post-sale property disputes and how Building Surveyors are uniquely placed to support fair outcomes.

When the NZ Institute of Building Surveyors (NZIBS) Marketing Chair, Sarah Hohaia, gets a call about a vendor warranty issue, it's rarely a simple fix and straightforward process.

More often than not, the damage has already been done, and someone, somewhere, may be held accountable.

Vendor warranty claims arise when buyers discover previously undisclosed issues with a property after settlement.

These claims are typically rooted in misrepresentation or omission, sometimes by accident, sometimes not.

Sarah says, in really simple terms, it's when things that should've been disclosed weren't, either by the vendor, the agent, or missed entirely by the pre-purchase inspector.

While such disputes aren't new, Sarah has noticed a clear uptick in recent years.

Where she once received the occasional call, she now handles multiple vendor warranty investigations annually.

"It's definitely increased. That could be because purchasers are more aware of their rights, or because agents and inspectors are being held to account more often," she says.

"There's just a lot more talk in the market."

Sarah's background means she's often called on to assist purchasers who discover serious defects – leaks, weather-tightness issues,

or non-compliant repairs – shortly after moving in.

One case involved water pouring through a lounge window during the first downpour after the owners moved in.

"Once we removed building elements, we saw different timbers and other building materials. It was clear that historic work in the exact area of the leaking had been carried out."

The role of the Building Surveyor in these cases is twofold: first, to identify and document the issues; second, to help establish whether the problem existed during the previous ownership period.

"I'll investigate the property, look through historic documentation, photographs, and any sales documentation, and often work closely with lawyers to pull together the evidence," Sarah explains.

The process is rarely straightforward.

Identifying the source of an issue is only part of the puzzle; pinpointing responsibility requires a deeper dive.

"Sometimes the vendor has clearly done work they didn't disclose. Other times, it's about what wasn't picked up in a pre-purchase inspection."

Pre-purchase inspections are a critical but under-regulated part of the picture.

While some inspectors align their reporting with the NZS 4306:2005 standard, others don't. And not all carry professional indemnity insurance – a fact many homeowners learn too late.

"You're paying $500 for a report on what might be your biggest asset. It should be thorough, but sometimes they're not."

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Pre-purchase inspections are increasingly required by banks.

However, the lack of formal regulation means the quality and accountability of these reports can vary widely.

NZIBS has long advocated for higher professional standards, including better regulation of the pre-purchase inspection sector.

The current standard hasn't been updated since 2005, and a cross-sector working group to update the Standard is underway.

For claims to proceed through the legal system, expert evidence is essential. That's why it's important to engage a Building Surveyor experienced in expert witness work, as someone has to pull together the technical findings and stand behind them, Sarah says.

Most cases aim to be resolved through mediation, ideally before reaching court.

"This means that clients, lawyers, and experts get in a room and agree on a path forward. But if that fails, you are proceeding through a district or high court process which can be expensive and drawn out."

Sarah believes the answer lies not just in regulation, but in better awareness across the board. Buyers should do their homework, although Sarah sympathises as buyers are often laypeople who rely on the professionals they engage. Checking if the inspector is a member of a reputable body like NZIBS and has professional indemnity insurance is important.

"Real estate agents have a duty to disclose too."

Ultimately, it's about ensuring buyers have the information they need to make good decisions, even if it means a sale falls through.

"If everything were properly disclosed, maybe vendors wouldn't get the price they hoped for. But that's better than someone spending years tied up in court over hidden issues." ■

SARAH SYMON

The risks of an unregulated inspection industry

Systemic failures in pre-purchase inspections are costing buyers dearly, and only stronger standards, regulations, and consumer education will stop the rot.

Is there a growing pattern of concealed non-compliant building work and/or weak inspections permeating New Zealand's housing stock?

It's a tough question for Director of Realsure, Sarah Symon, to answer. Regardless, the odd leaky home or minor oversight can leave homebuyers exposed, financially, emotionally, and even physically.

"We're definitely seeing more cases where work has been done without the required consents or compliance documents," Sarah says.

"And often, the work has been hidden. Things like new timber in foundations that never appeared in the pre-purchase report. It's only when buyers dig deeper that the problems come to light."

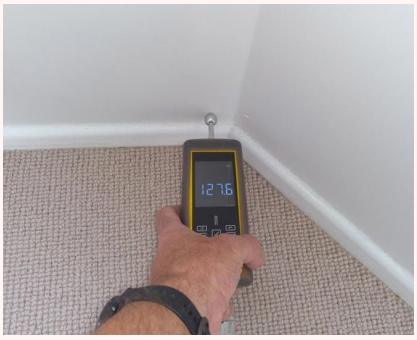
At the heart of this issue is the vendor warranty clause in sale and purchase agreements, where vendors declare that any work requiring consent has been properly documented and signed off.

But according to Symon, this warranty is frequently breached, sometimes unknowingly, but increasingly due to inadequate or misleading pre-purchase inspections.

Sarah is clear: the problem is not the New Zealand Standard 4306:2005 itself.

"When the inspection standard is applied properly, it's robust. It works really well. But most of the time, it's not being applied correctly or at all." That said, she acknowledges it is 20 years old and could benefit from a bit of tweaking to some areas, particularly around weathertightness.

Under current rules, pre-purchase inspectors aren't required to hold any formal accreditation or training. That means anyone can set up shop, claim they comply with the standard, and start issuing reports, often with official-looking branding and polished websites.



Sarah says she sees consumers using so-called inspectors who aren't accredited and who self-certify their work to a standard they don't truly understand.

What's worse, Sarah says, is that the consumer has no idea until something goes badly wrong.

She recalls a case where a buyer was pressured into accepting a vendor-provided report, only to fall through a rotting floor on move-in day.

Realsure was established in 2000, and three years later, it was ISO 9001 registered. Standards New Zealand approached them to assist in the development of a standard for property inspections.

Bruce Symon, Sarah's husband and Realsure Co-Director, sat on the committee to develop the standard for property inspections, which was finalised in 2005.

And since the 2013 High Court precedent of Hepburn v Cunningham Contacts Ltd, the standard is the benchmark for all pre-purchase inspectors to be assessed against.

However, people are still feeling the pain of poor inspection reports, and the broader cost to the public is staggering, Sarah says.

Financial losses aside, the emotional toll of moving into an unsafe or uninhabitable home can be severe, particularly for families with young children.

"It's not just about money. It affects people's health, their relationships, and their ability to plan for the future.

"And worse, these homes keep changing hands, with defects being passed on and on until someone finally discovers them, often too late."

So why isn't something being done?

Sarah says better regulation would be the obvious fix, but there's no government appetite for it.

A proper solution would likely require an Act of Parliament, a major undertaking with little political traction.

Instead, the onus falls on industry bodies like the NZ Institute of Building Surveyors and the Building Officials Institute of New Zealand, along with lawyers and real estate agents.

Sarah believes there are ways to improve things short of regulation – education being one.

"The Real Estate Authority has good guidance; they recommend using accredited or registered surveyors. But not everyone follows that advice. I saw a broker's referral list the other day, not one accredited inspector on it."

All Realsure inspectors are accredited Building Surveyors of BOINZ.

She also sees a role for banks, insurers, and lawyers in demanding higher standards.

"Banks already reject some inspection reports because they don't meet quality criteria. That's a step in the right direction. But we need more widespread accountability across the chain, from agents and brokers to councils and LBP practitioners."

Ultimately, Sarah says it comes down to improving understanding.

"We're not just writing reports. We're giving people the tools to protect one of the biggest investments of their lives, and maintain the health of their homes long-term."

Her hope is that more homebuyers start demanding higher-quality inspections and that the industry is empowered to provide them.

"There are two recognised industry bodies. NZIBS is one of them. Consumers and professionals alike need to understand that if you're not accredited, you're not operating with any industry oversight and your interpretation of "Standard Compliance" may not be correct. And that's where the real risk lies." ■

New Zealand's building policy reform continues its momentum

From self-certification to insulation standards, the wave of regulatory changes continues its unrelenting progress to reshape the building landscape for professionals across the country.

In a significant shift aimed at streamlining the building consent process, and as mentioned previously in *The Journal*, the Government has introduced an opt-in self-certification scheme for trusted builders.

This initiative allows eligible professionals to sign off on their work for simple residential dwellings, reducing reliance on Building Consent Authorities (BCAs) and expediting project timelines.

Under the scheme, BCAs are mandated to complete 80% of building inspections within three working days, ensuring timely approvals and reducing bottlenecks in the construction pipeline.

The legislation supporting this initiative is expected to be enacted by the end of 2025.

Jeff Fahrensohn, Inspections Manager at Auckland Council, emphasised the potential benefits of the scheme in a recent discussion.

Drawing from his extensive experience overseeing building inspections in the City of Sails, he has raised concerns about the readiness of the industry for such a significant shift.

He highlighted that out of 23,397 residential final inspections conducted in Auckland over the past year, 37% failed, amounting to 8,721 failed inspections.

He emphasised that some of these failures required multiple re-inspections and, in certain cases, major deconstruction and remediation work.

Such statistics underscore the challenges in ensuring compliance and quality in construction projects.

He further pointed out that 30% of 4,348 pre-cladding inspections failed, despite these tasks being classified as restricted building work, which must be carried out by Licensed Building Practitioners (LBPs).

Expressing concern over the increasing frequency of structural issues, he noted that problems that previously surfaced monthly are now being encountered weekly.

This trend raises questions about the adequacy of current training, supervision, and accountability mechanisms within the industry.

While acknowledging the potential benefits of self-certification in reducing delays and administrative burdens, Mr Fahrensohn cautioned against its premature implementation.

He stressed the importance of establishing robust oversight and quality assurance frameworks to mitigate risks associated with self-certification.

Without such measures, there is a danger of compromising building standards and consumer protection.

In other regulatory news, the Government is advancing legislation to simplify the construction of small standalone dwellings, also known as "granny flats".

The proposed changes will exempt granny flats up to 70 square metres from requiring building consents, provided they meet the Building Code and are constructed by authorised professionals.

Additionally, a new National Environmental Standard (NES) is being developed to streamline resource consent requirements.

This NES will mandate that councils permit granny flats in rural, residential, mixed-use, and Māori purpose zones without the need for resource consent, subject to specific conditions.

These reforms aim to facilitate the addition of approximately 13,000 granny flats over the next decade, providing flexible housing options for families, seniors, and individuals seeking affordable living spaces.

Homeowners will be required to notify their local councils before and after construction, ensuring transparency and compliance.

Urban planners and housing advocates have welcomed the initiative, noting that it addresses both housing supply and affordability.

By reducing regulatory hurdles, the policy encourages the development of diverse housing solutions tailored to community needs.

To enhance competition and reduce building costs, the Government passed the Building

(Overseas Building Products, Standards, and Certification Schemes) Amendment Bill (the Bill) in April.

This legislation facilitates the acceptance of overseas-certified building products, such as plasterboard, cladding, and insulation, by New Zealand's BCAs.

Under the new framework, products certified under recognised international schemes will be deemed compliant with the New Zealand Building Code, provided they are used as intended.

This move is expected to streamline the approval process for over 12,000 essential building products, mitigating supply chain constraints and fostering innovation.

While NZIBS welcomed the Bill, it emphasised that greater clarity and support around implementing the new system are needed before new products flow into New Zealand by July.

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As is always the case, NZIBS highlighted that education and resourcing will be critical to ensure that the products are safe and effective for local use.

"While the Bill opens the door to potential cost and time savings, we must not overlook the complexities involved," NZIBS President David Clifton says.

"Access to overseas standards is currently expensive and often confusing. Without proper training and guidance, there's a real risk of misinterpretation or misuse in the New Zealand context."

Industry experts anticipate that the bill will not only diversify the range of available building materials but also encourage local manufacturers to align with international standards, potentially opening new export opportunities.

February 2025 (see The Journal's March 2025 issue for a summary of the Institute's submission), and MBIE is considering adjustments to compliance methods, aiming to reduce upfront construction costs while maintaining long-term energy efficiency.

Proposed changes include removing the prescriptive Schedule Method and introducing more flexible calculation and modelling approaches.

These adjustments seek to provide designers and builders with greater flexibility to optimise building performance without compromising on thermal comfort.

Engineering New Zealand, in its submission, advocated for clearer standards and the adoption of internationally recognized metrics, such as kWh/m²/year, to enhance transparency and comparability.

"Industry experts anticipate that the bill will not only diversify the range of available building materials but also encourage local manufacturers to align with international standards potentially opening new export opportunities."

Insulation standards: Balancing efficiency and practicality

The Ministry of Business, Innovation and Employment (MBIE) undertook public consultation on amending acceptable solutions H1/AS1 and H1/AS2 and verification methods H1/VM1 and H1/VM2. Consultations concluded in

They also emphasised the importance of addressing potential issues like overheating and moisture accumulation, which can arise from increased insulation levels.

MBIE is expected to release final decisions on the proposed changes by mid-2025, with implementation timelines to follow.

New housing policy open for comment

The Government has released a new housing policy discussion paper for public comment, **Going for Housing Growth: Providing for urban development in the new resource management system**. The consultation closes on 17 August.

These are some of the proposals in the document (some were announced earlier):

- Require councils in larger urban areas (Tier 1 and Tier 2) to enable 30 years of feasible housing capacity in their district plans using high household growth projections.
- Strengthen the intensification requirements on the largest city councils, including a requirement to enable intensification along key transport corridors and offset development capacity lost due to reasons such as special character.
- Prohibit councils from imposing rural-urban boundary lines in planning documents, making it easier for towns and cities to expand outwards.
- Prohibit councils from setting minimum floor area or balcony requirements.
- Replace the development contributions regime with a development levy system. ■

Think Co-Pilot, not vending machine: A down-to-earth introduction to AI for Building Surveyors

Artificial intelligence (AI) is a hot topic in many industries right now, and building surveying is no exception. But amid all the hype, one myth continues to trip people up: that AI is some kind of plug-and-play tool that does your job for you.

It isn't. And that's a good thing.

Think of AI not as a vending machine that spits out perfect answers but as a co-pilot — a smart assistant who helps you work faster, communicate more clearly, and spot risks earlier. You're still the one flying the plane. AI just makes the journey smoother.

This article is for the many building surveyors across New Zealand who are at the very beginning of their AI journey. You may be curious, cautious, or even sceptical — and that's entirely valid. What follows is a practical and supportive look at how AI can enhance your day-to-day work, where it fits (and where it doesn't), and how to try it out for yourself with zero tech jargon and minimal risk.

Why this matters now

There are two big reasons why AI is becoming relevant to building surveyors:

1. **Time Pressure:** Site visits, tender reviews, compliance reports, defect tracking, condition assessments — it's a lot. AI can save hours on admin, formatting, and communications.
2. **Information Overload:** AI excels at sorting, comparing, and clarifying. Think about how often you wish you had a second set of eyes to check a report or flag something in a contract.

And with councils under pressure, climate resilience demands rising, and consent processes stretching into months, anything that boosts your capacity without lowering quality deserves a look.

What AI can (and can't) do in surveying

Let's be clear: AI is not going to inspect a building for you. It can't smell damp, see daylight around a flashing, or feel the wobble in a window frame.

But it can do things like:

- Reword technical findings into plain English for clients
- Turn site notes into a first draft report section
- Cross-check multiple tender responses for risk or clarity gaps
- Draft professional-sounding follow-up emails or access requests
- Build standardised checklists or report templates based on your own style

It can't:

- Certify compliance or make judgment calls on behalf of the surveyor
- Replace professional expertise, onsite experience, or regulatory knowledge
- Give you accurate answers from poor or vague inputs

This is where the co-pilot mindset comes in. You still lead. AI just makes parts of the job faster, clearer, and easier to scale.

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> **AI is here. Not as a threat but as a tool. The sooner we start treating it like a workmate rather than a wizard the faster we can reclaim time improve clarity and reduce repetitive admin.**

What getting started looks like (no jargon!)

You don't need to download anything or write code. If you can write an email, you can try AI.

Start with a free tool like ChatGPT or Microsoft Copilot. Open it up and write something like:

"Here are some rough site notes. Turn this into a professional condition report entry with remediation advice:

- Cracked and rotting timber fascia
- Gutters blocked with leaves
- Missing downpipe at rear left
- Leaks around window sills"

The AI will respond with a draft you can edit, tweak, or expand on.

Do this a few times and you'll quickly see where it helps. You can also try feeding it a dense technical paragraph and asking: "Explain this for a first-time property buyer."

The key is being specific and clear. AI is powerful, but only if your input is well structured.

Real-world examples for surveyors

Here are three workflows based on actual New Zealand surveyor tasks:

1. Turning raw notes into reports

Prompt: "Write a professional summary of the following site notes for a client report."

Output: Clean, formatted prose with appropriate tone and recommended actions.

2. Explaining technical risk to clients

Prompt: "Explain the term 'provisional sum' in plain English for a client unfamiliar with construction terms."

Output: A simple, accurate definition you can include in a report.

3. Reviewing a contractor tender

Prompt: "Compare these two contractor quotes. Highlight key differences, cost risks, and exclusions."

Output: Bullet-point comparison with questions you might ask at the next meeting.

Obstacles and how to navigate them

"I don't have time to learn this."

Fair enough. But the reality is, AI takes 10 minutes to try and can save 1–2 hours per report. That's time back in your week.

"I'm worried it'll get it wrong."

It will, sometimes. That's why you remain in charge. Always check the outputs. Treat it like a junior team member —

Final thought: You're still in charge

AI is here. Not as a threat, but as a tool. The sooner we start treating it like a workmate rather than a wizard, the faster we can reclaim time, improve clarity, and reduce repetitive admin.

Your professional judgment is irreplaceable. But your time? That's worth protecting.

I've created a practical AI prompt that helps building surveyors like you get a customised plan to boost everyday productivity. If you'd like it, just email me at **bruce@ignitebusiness.co.nz** and I'll send it through. ■

BRUCE ROSS

Bruce Ross is an AI-enhanced leadership coach and accredited AI trainer. He helps building and business professionals harness AI for practical productivity gains. With a background in strategic leadership, Bruce has delivered AI training to over 1,000 professionals across Australasia and regularly speaks at industry events about the intersection of AI, decision-making, and technical workflows.

NIZBS training modules build knowledge from the ground up

Part of the Certificate in Residential Property Inspections, these first five modules of the NIZBS Core Module Training offer practical, foundational learning for surveyors and wider industry professionals alike.

For those looking to build or broaden their technical understanding of residential property inspections, the New Zealand Institute of Building Surveyors (NZIBS) offers a five-part training pathway that forms the basis of its Certificate in Residential Property Inspections.

These core modules, which are also the first steps toward the Diploma in Building Surveying, are open to surveyors and non-surveyors alike, offering applied learning across areas relevant to many parts of the building and construction sector.

Module 1: Introduction to Building Law & Regulations

Delivered by William Hursthouse, with guest presenter Nicky Harrison, this one-day module provides a broad overview of New Zealand's building legislation and regulatory environment.

Split into two parts, the course introduces participants to the legal framework surrounding building design, construction, consent processes, and dispute resolution.

It is designed to suit a range of experience levels, with a strong emphasis on pre-course study to build familiarity with the material.

Two exams accompany the module, reflecting its focus on comprehension and application.

This course lays the groundwork for understanding the professional responsibilities and statutory requirements that underpin all inspection and surveying work.

For those outside Building Surveying, such as project managers, architects, or compliance staff, it offers useful insight into how legal obligations intersect with technical assessments and reporting.

Module 2: Properties of Moisture

Presented by BRANZ senior scientist John Burgess, this one-day session unpacks the physical and chemical behaviour of moisture in buildings.

In the first part of the module, participants learn the fundamentals of water behaviour, its structure, how it's stored, and how it travels through different building materials.

The second part focuses on the well-established "4Ds" of moisture management: deflection, drainage, drying, and durability.

This module is particularly relevant for those dealing with weathertightness issues or involved in material specification and detailing.

The scientific basis is paired with practical application, making it useful for anyone who wants a clearer grasp of how and why buildings fail due to moisture ingress.

Module 3: The Building Envelope & Cladding Systems

Spanning two days and led by Warren Nevill, this module shifts focus to the outermost layer of the building (its envelope).

Participants are introduced to the key components and principles that contribute to a durable, weathertight structure.

The course explores how external forces interact with building envelopes, where failures typically occur, and how those failures can be identified and addressed.

This training is especially relevant for those involved in design reviews, maintenance planning, or weathertightness assessments.

It also serves as a technical primer for understanding the mechanics of various cladding systems used in New Zealand.

Module 4: Condition & Compliance Reporting

Returning presenter William Hursthouse leads this one-day session focused on reporting standards and processes.

Topics include how to structure inspection reports, when and how to express professional opinions, what "compliance" entails, and how to manage ethical considerations and client communications.

The module also examines contractual obligations and the procedures that should be followed when engaging clients or concluding work. This course offers practical value to anyone tasked with documentation or reporting in a property or construction context.

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By framing the process in terms of risk, communication, and responsibility, it gives participants a framework that is both professional and defensible.

Module 5: Residential Property Inspections

The final one-day module in this series, presented by Darin Devanny, focuses on the process and standards of pre-purchase residential inspections.

It covers the broad base of knowledge required to evaluate construction methods, materials, and building performance from a buyer's perspective. With pre-purchase inspections forming a critical step in home ownership decisions, the module offers essential training for those looking to work in this part of the industry.

For builders, real estate professionals, or independent inspectors, this module provides not just technical content but guidance on industry norms, client expectations, and best practice reporting.

Relevant for Building Surveyors and beyond

While these modules are central to the pathway toward becoming a Registered Building Surveyor, their relevance extends further. NZIBS training is regularly undertaken by professionals from architecture, engineering, construction management, local government, and beyond.

The content is practical, independently delivered, and grounded in real-world application, traits that reflect the Institute's standing as a respected technical authority in the New Zealand property sector.

Whether someone is looking to deepen their knowledge, formalise their expertise, or broaden their skillset into the domain of building surveying, the Certificate in Residential Property Inspections offers a structured and credible starting point. ■

Upcoming Dates

Event name	Location	Date
MODULE 8: Decay, Fungi & Moulds (Auckland)	AUCKLAND	22 July
MODULE 9: Durability & Material Performance (Auckland)	AUCKLAND	22 July
MODULE 10: Building Remediation (Auckland)	AUCKLAND	23 July
MODULE 1: Introduction to Building Law & Related Regulations (Wellington)	WELLINGTON	5 August
MODULE 2: Properties of Moisture (Wellington)	WELLINGTON	6 August
MODULE 11: Contract Administration (Auckland)	AUCKLAND	26 August
MODULE 12: Asset Management & Maintenance Planning (Auckland)	AUCKLAND	27 August
MODULE 3: The Building Envelope and Cladding Systems (Wellington)	WELLINGTON	9 September
NZIBS Annual Conference	Christchurch Town Hall	11 September
MODULE 4: Condition & Compliance Reporting (Wellington)	WELLINGTON	14 October
MODULE 5: Residential Property Inspections (Wellington)	WELLINGTON	15 October
MODULE 13: Lease Reinstatement - Dilapidations (Auckland)	AUCKLAND	30 October
MODULE 14: Technical Due Diligence for Commercial Properties (Auckland)	AUCKLAND	31 October
MODULE 6: Forensic Building Surveying (Wellington)	WELLINGTON	19 November

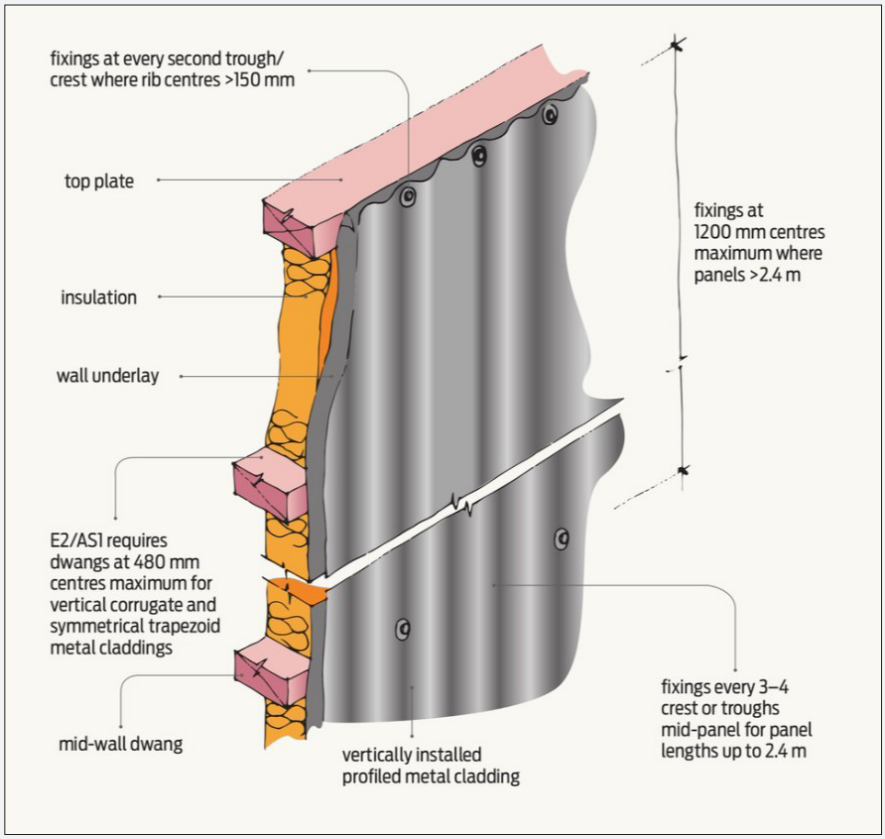
For more information, visit https://buildingsurveyors.co.nz/training/diploma-in-building-surveying/.
For any training enquiries, please contact Sarah Pugh on 021 989 499 or at operations@buildingsurveyors.co.nz.

Fixing vertical claddings

The BRANZ helpline has also had calls about vertically fixed claddings. Whether profiled metal or timber or some other material, they have their own fixing requirements to be followed.

For vertically installed profiled metal:

- Where E2/AS1 is used to demonstrate Building Code compliance, the cladding must be direct fixed to framing over a roof underlay. E2/AS1 Is limited to corrugated or symmetrical trapezoidal profiles. Fixing requirements are given in 9.6.6. Requirements for corners are shown in Figure 94 and for windows and doors in Figure 95.
- Have a row of fixings along the line of the top and the bottom of the cladding panel. Depending on the eaves construction, a row of dwangs may be required at the eaves soffit line to fix into. E2/AS1 (9.6.6) says the cladding shall be screw-fixed through the troughs and battens, where applicable, into the framing.
- E2/AS1 requires a fixing at side laps and every second trough of corrugate and at every side lap and every trough of trapezoid profiles where rib centres are greater than 150 mm.
- Panel lengths up to 2.4 m should have one mid-panel row of fixings. Lengths over 2.4 m should have intermediate rows of fixings at 1,200 mm maximum centres (Figure 2).
- Dwangs are required at 480 mm maximum centres for corrugate and symmetrical trapezoid profiles (E2/AS1 9.1.8.5). (Note that the Metal Roofing and Wall Cladding Code of Practice can be used to support designs for vertical corrugate cladding at spans greater than 480 mm.)



For vertically installed weatherboards:

- If you are using E2/AS1 to demonstrate Building Code compliance, shiplap (only permitted vertically with a risk score of 0–6) and board and batten weatherboards must be in continuous lengths over a storey height. Vertical shiplap on cavity using castellated horizontal cavity battens is a reasonably common cladding.
- Vertical weatherboards must be fixed to dwangs at 480 mm maximum centres in accordance with Table 24, which sets out the fixings required for different materials, but references NZS 3604:2011 *Timber-framed buildings* for fixing types where claddings act as structural bracing.
- As E2/AS1 comments, vertical weatherboards are not used over cavities because of the need for horizontal battens, which, if solid, would interfere with a drained cavity. Vertical weatherboards are therefore limited to low-risk applications.

For all cladding materials, follow the manufacturer's requirements or recommendations for fixing. They may require more durable fixings than those in E2/AS1 or NZS 3604:2011.

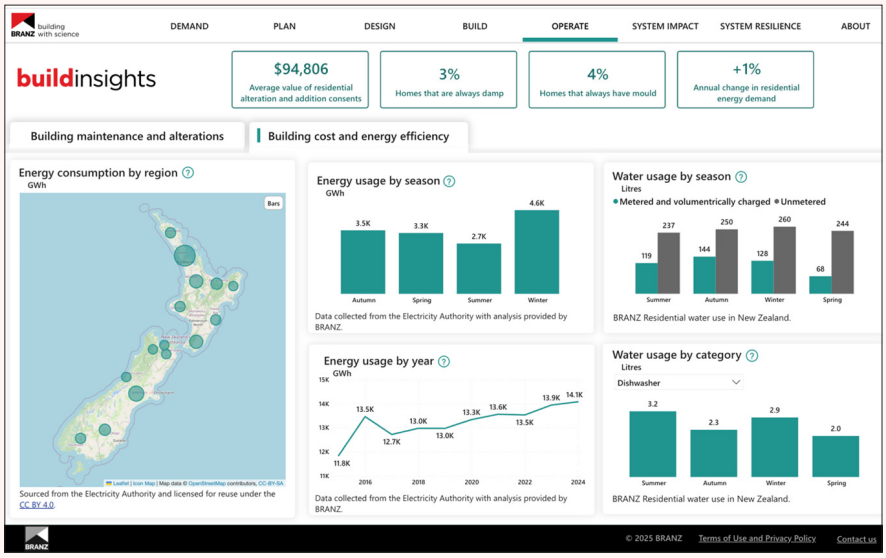
Profiles not covered by E2/AS1 Table 3 will need to be submitted for building consent as an alternative method with supporting information from the manufacturer or supplier. ■

BRANZ launches online data tool

BRANZ has launched **Build Insights**, a free online tool that brings together economic data and insights from across the building and construction sector.

The tool presents information in a dashboard style across housing demand, the construction forecast pipeline, land availability and section prices, consenting timeframes across councils, builders and trades performance indicators, and housing conditions and energy consumption.

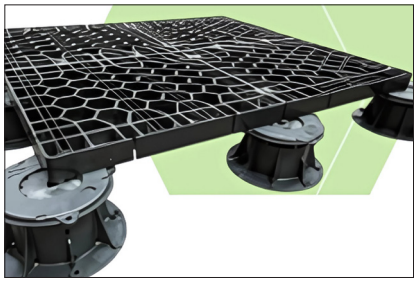
News media quickly found useful pieces of information in the tool such as the fact that section prices are down 15% ($35,000) from their mid-2022 peak. More food for thought: the average price for a section and new stand-alone house is $1,018,000 in the latest quarterly data (January–March 2025) – that's $201,000 more expensive than buying an existing home. ■



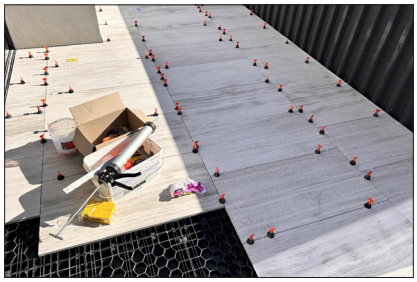
Floating decks and landscaping made easy

Installing thin, non-load bearing (including natural stone) tiles on screwjack pedestals has been a challenge in the past, seeing an extra pedestal has been required under the centre of each tile to provide full support. This has been fidgety, inaccurate, and costly.

Viking Roofspec recently formed an alliance with Merx Pacific Ltd whose owner James McLean has developed the Silca system. This is a 'platform' of NZ-manufactured, durable, load bearing 'grates' made from 100% recycled, high-density plastics, which clip together to form a uniformly flat platform that is supported by Viking's Buzon screwjack pedestals.



The system can be used for floating decks (promoting indoor-outdoor continuity at the door threshold) as well as tiled/paved landscaping areas. This platform makes paving and installation of pavers and tiles; especially natural stone – very simple, accurate, and robust. It also complies with the Structure (B1), Durability (B2), and External moisture (E2) clauses of the NZ Building Code.



It's also been a revelation just how solid underfoot this system is.

If you have any projects on-the-go and/or would like pricing on the system, email Zane Carpenter at **zane.carpenter@vikingroofspec.co.nz** or call 027 889 3054.

The engineering journey of GIB Weatherline®

The Technical Team at Winstone Wallboards have invested over 7,500 development hours on the GIB Weatherline® systems and recently achieved BRANZ Appraisal and compliance with the New Zealand Building Code.

This is the first time that we have developed systems specifically for the outside of the building and we have gone to great lengths to make sure they are suitable for New Zealand conditions. The extensive testing programme has included full scale wind pressure, weather tightness, fire, bracing and environmental noise to produce a range of market ready performance options. There have also been hundreds of small scale bench tests ensuring that our quality assurance meets consistent standards.

One of the most severe tests GIB Weatherline® was put through in order for us to be able to claim temporary weather protection for the exterior of a building for up to 180 days, was the BRANZ Weather Tightness Performance Limit Test.

This test involved a continuous water spray of 24 litres per minute directed onto a 2.4m tall x 2.4m wide timber frame wall lined with GIB Weatherline® for a period of four hours. During this four hour water spray period the lined wall was also subjected to a 70 Pa (Pascal) positive air pressure. This positive air pressure worked to force water into the lining, through the sheet joints and along the line of any sheet fasteners. This was where the performance of the GIB Weatherline® Flashing Tape came to the fore.

Upon the completion of the test the laboratory technicians found no visible signs of any water on the back of the lining and there was no increase in the moisture content of the timber frame in the eight designated measurement locations.

This result meant we had passed the test and added to our confidence that the GIB Weatherline® Rigid Air Barrier Systems were suitable for the New Zealand environment.

For your convenience a Technical Manual has been developed to cover buildings designed within the scope of NZS 3604 and offers five key sections (two rigid air barrier options, structural bracing elements, fire rated walls and a range of environmental noise options). For the first time we are able to offer fire rated wing wall and parapet options in both 30 min Fire Resistance Rating (FRR) and 60 min FRR.

For buildings requiring specific design we have developed the Specific Design Technical Data Sheet. This document allows a suitably qualified professional to take the product performance data and incorporate it into their design.

The Journal

The NZIBS Quarterly Publication

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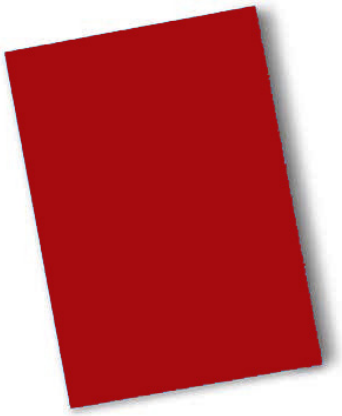

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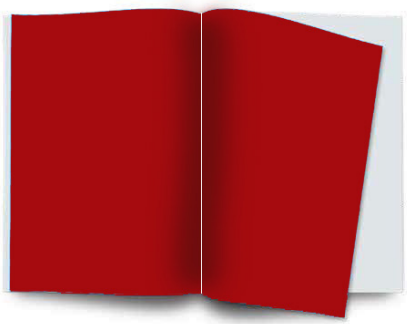

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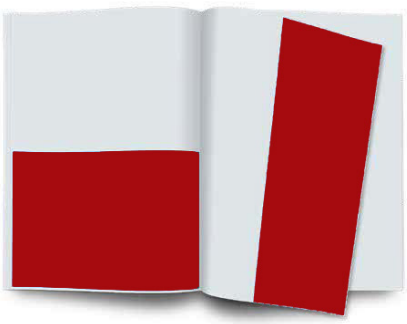

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