



New Zealand
Institute of
**BUILDING
SURVEYORS**

NZ INSTITUTE OF BUILDING SURVEYORS JOURNAL

ISSUE 5 FEBRUARY 2021

The Journal

NZIBS Building Surveyors – Who we are

The exceptional skills which NZIBS Building Surveyors can provide will be at the core of building better in a climate emergency

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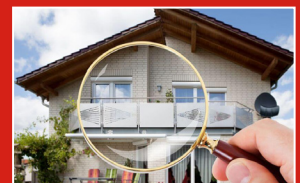
A glimpse into what
a Registered Building
Surveyor does



Synonymous with
excellence



Futureproofing an
industry of professionals



NZIBS Core Module
Training Programme



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NZIBS PRESIDENT
Heather Crilly

NZIBS' 2021 policy priorities

As we move into 2021 and New Zealand continues to face the challenges of the post COVID-19 lockdowns, we still have much to be grateful for.

While the tourist industry has obviously been devastated by the closing of the borders, the construction industry appears to have recovered better than initially expected, and the property market is undergoing an unanticipated boom, and we hope that this will continue into the coming year.

However, the National Construction Industry Pipeline Report commissioned by the Ministry of Business, Innovation and Employment forecasts a multi-million dollar drop in construction work over the next two years, with residential activity likely to be hardest hit by the COVID-19 pandemic and non-residential activity forecast to have peaked. While many say the report is counter-intuitive based on the current surge of activity, it certainly highlights the uncertainty within the market in the post-lockdown environment. Government strategies, including the \$350 million fund committed to

support the housing and construction sector in August 2020, will hopefully mitigate the impact of this projected slump, but it is obviously going to be a long road before our economy stabilises. In the meantime, we should all make the most of the opportunities out there and remain positive for the future of our industry and hopeful that the rest of the world will feel an easing of the COVID-19 strain and restrictions soon.

As an Executive, we have a busy year ahead of us. In 2021 our policy priorities include:

- 1. Training** – David Clifton is our new Training Chair; as a lecturer in Building Surveying at Auckland University of Technology he provides a new insight into the training environment and what improvements could be made, and is a valuable connection point to his students/ prospective new members.
- 2. APC route** – formalise procedures to assist applicants and assessors, maintain the high standards required to become a registered



EDITOR
Robin Miller

member and demonstrate the professionalism of the Institute.

3. **Mentoring** – replace previous Mentoring Workshop with new member-focused strategy to ensure we are supporting our members in fulfilling their career goals as far as we can.
4. **New initiatives** including introduction of a proposed pre-purchase report template and a series of CPD webinars.
5. **Developing new sponsorship relationships** with organisations who align with our Institute's aims and ethos.
6. **Voice of industry** – NZIBS can seek to drive change in the industry to aim for higher building standards, improved energy efficiency and reduced carbon footprint and improved quality control within the building industry as a whole.
7. **Establishing links to other organisations.**

We are happy to hear suggestions from any of our members as to improvements we could make to benefit all of our membership.

Although we are only at the start of our year, our membership is continuing to grow with new transitional members already having joined us since Christmas, and our training modules will be kicking off again next month. In the meantime, we are finalising our line-up for the upcoming March Training Day, *Building Better in a Climate Emergency*, and I hope to see many of you there. ■

Always a need for NZIBS Building Surveyors

The creation of the new NZIBS website has provided the opportunity for the Institute to set out the vast range of skills and services that, collectively, NZIBS Building Surveyors offer. Initially dealing with the leaky homes crisis, the Institute has since developed, over the last 20-25 years, to become the country's leading NZ-grown body of skilled, professional building consultants with extensive knowledge and experience in construction and building-related matters.

There is no simple way to describe the role of a building surveyor, largely due to the broad range of services that are offered by our profession. Building surveyors provide life-cycle services across the industry, from feasibility studies and pre-acquisition commissions, right through to upcycling or even the demolition of building assets. We inspect, test, monitor, design and advise on property and construction-related matters with the main aim of improving our built environment. With the recent declaration by the Government, our attention in 2021, and beyond, will be turning towards *Building Better in a Climate Emergency* and on whole-life carbon issues.

Today, the role of NZIBS Building Surveyors extends to:

- Defect investigations;
- Condition assessments;
- CCC or CoA compliance reporting;
- Asset management and maintenance planning;
- Asbestos surveys and management;
- Weathertightness assessments;
- New building design;
- Remediation and remedial design;
- Historic buildings and heritage conservation;
- Passive house and whole-life carbon assessments;
- Pre purchase inspections;
- Earthquake damage assessments;
- Due-diligence reports for commercial buildings;
- Building reinstatement advice in respect of leases;
- Building contract administration/Engineer to the Contract services;
- Project management;
- Clerk of Works services; and
- Expert consulting. ►



This edition of The Journal looks at some of our members (both registered members and those in training known as 'transitional members'), their backgrounds, and the types of work they undertake. For anyone interested in becoming a NZIBS Building Surveyor, there is information on the pathways you can take to become a Registered Building Surveyor. This also includes information on our training programme and what it takes to achieve the title of 'Registered Building Surveyor'.

There is no doubt that the construction/building industry in New Zealand is becoming increasingly complex and the issues facing it (like those globally) are demanding. This will not change. But this future is within our hands and the exceptional skills, and value, which NZIBS Building Surveyors can provide are at its core.

For me, the COVID-19 events of 2020 have confirmed that there will always be a need for NZIBS Building Surveyors whatever disasters test New Zealand. This is because of the diverse skills training the Institute offers its members and the adaptability that it enables its Building Surveyors to develop.

Talking of skills development, the Institute's March Training Day is now only just over a month away. It will be held on Saturday, 20 March at the Villa Maria Winery, Auckland and this year's focus is on carbon. Subjects currently being planned include:

- Opening from a key note speaker from the Carbon Commission;
- 2021 New build standard for NZ Supermarkets;
- MBIE – looking at their programme – building for climate change;
- Passive house design – getting into the details;
- Kāinga Ora mid-rise construction - 3604, need for change;
- RESPOND Architects – Mid Rise remediation, a case study;
- Hear from an expert in environment and social risk management; and
- Further information is available on the Institute's website. ■



HEATHER CRILLY

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NZIBS President

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Core building surveying work:

- Building remediation (weathertightness, earthquake, fire and flood-damage)
- Condition & maintenance assessments
- Expert witness

Balancing variety and enjoyment part for the course

I am Heather Crilly, newly elected president of the New Zealand Institute of Building Surveyors.

My pathway to building surveying has been rather long and convoluted. It started with a degree in biomedical science, progressed to a degree in building engineering and management, and then led to a diploma in building surveying before I finally achieved my RICS accreditation as a Chartered Building Surveyor in the UK – all this prior to my emigration to New Zealand where I completed the NZIBS training modules and became a NZ Registered Building Surveyor. I therefore consider myself lucky to have ended up in the career I now have - it was certainly not part of any original plan I had on finishing school.

Throughout my career in construction, I have had the opportunity to be involved in a wide variety of work, from trainee estimator in my dad's construction firm to Associate



Director and Senior Building Surveyor in a private building surveying and architectural consultancy firm.

My first role as a trainee building surveyor was in a multi-disciplinary building consultancy practice and included carrying out housing and school surveys, designing residential access upgrades and detailing and scoping remedial works to listed heritage buildings. On completing my part-time degree course, I then moved to an asset management role in a local Council, where I was responsible for assessing the maintenance and capital works budgets for the Council's full range of building stock. This stock included our heritage-listed 'castle' office building, leisure centres, cemeteries, parks, toilets and the coastal path. My responsibility lay in scoping, procuring, managing and delivering the works within the constraints of the annual budgets that I set.

After a year out travelling around the world, including a month spent journeying around New Zealand, I returned to employment in a global multi-disciplinary consultancy, with a wide range of work from defects analysis, dilapidations' negotiations and lease reinstatement to condition surveys and contract administration. During this time I became a chartered member of the RICS.

Since arriving in New Zealand with my family, I have had my eyes opened to the 'leaky buildings'



crisis and dealt with scoping remedial works and reinstatement of earthquake-damaged, flood-damaged and fire-damaged buildings (residential and commercial) and acted as Engineer to the Contract and expert witness on a wide range of projects.

that I have enjoyed as a building surveyor. As president, it is one of my highest priorities to continue to promote the skills and value that our Institute, and its members, offer as a professional body to potential clients, potential members and the construction industry as a whole. I

Throughout my career in construction, I have had the opportunity to be involved in a wide variety of work.

Despite building surveying not being a career I initially chose, but more stumbled into, I can't imagine a career I would enjoy more or one that would offer the same balance and variety of work

would encourage anyone with any interest in being part of a demanding, but innovative and rewarding work environment to consider a career in building surveying. ■



A glimpse into what a Registered Building Surveyor does

Offering a glimpse into what I do as a Registered Building Surveyor could be seen as a daunting exercise. It could also be seen as delivering a clear picture to those that may want to understand more about what a Registered Building Surveyor can do for them.

With a career background in the building industry starting from the early 1980's, I commenced work as an apprentice carpenter before becoming a fully qualified builder. Over the years I diversified in the wider industry involving project management, building surveying (for other companies as well as my own), and contracting to various councils throughout New Zealand assisting them with building processing, building inspections and other building-related assessments. The need for continual training each year was important to keep up with the changes to building regulations, legislation, building products, as well as ensuring that I could show a record of my knowledge and competency to carry out my work. Years of continual training and achieving a number of qualifications in this field has led me to where I am today.

In recent years, I entered into the NZIBS pathway to become a Registered Building Surveyor. I am currently serving my third year on the Executive Committee of NZIBS as Technical Chair. I have been involved

with the Ministry of Business, Innovation and Employment's reforms and of late taken an interest in consultations on Standards New Zealand reviews. I have a keen interest in being involved with these organisations and to play a part in the changes needed to improve the New Zealand environment.

I know many people become very frustrated when engaging with councils, but my involvement with the Building Consent Authority (BCA) over the years has given me a full understanding of the legislation, processes, and procedures that councils must adhere to. This in turn has enabled me to fully utilise the knowledge and skills I have learned to assist clients who are seeking, for example, a Code Compliance Certificate for an outstanding building consent or to resolve matters relating to their unconsented work by way of a Certificate of Acceptance. These types of surveys are often complex with increased risks if you do not have the right processes in place. The need to understand the BCA requirements, knowing the processes and the



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Registered Building Surveyor
Core building surveying work:

- Building condition surveys, including pre-purchase & weathertightness surveys
- Certificate of Acceptance reports
- Resolution of Code Compliance Certificate issues

Building Act, and most importantly, working co-operatively with councils are crucial to achieving a successful outcome.

Over the years the requirements have become more rigorous, and therefore the onsite investigations now needed are equally more involved, and building survey reports have to be far more in-depth. This is due to the changes the Government has made to the Building Act, and perhaps the way that some councils interpret these changes. Carrying out these types of reports is a particular skillset within the building surveying profession; one that can be extremely rewarding when you achieve a successful outcome for your clients that allows them to move forward with the next step in their lives.

Now that I am a Registered Building Surveyor with NZIBS, it has given me additional confidence to widen the types of surveys that I now get involved with. I put this down to the in-depth training courses that NZIBS run and, also, the way in which NZIBS has become



recognised as the leading experts in the field of building surveying in New Zealand.

Anyone seeking assistance with their buildings should engage a Registered Building Surveyor; a fully qualified

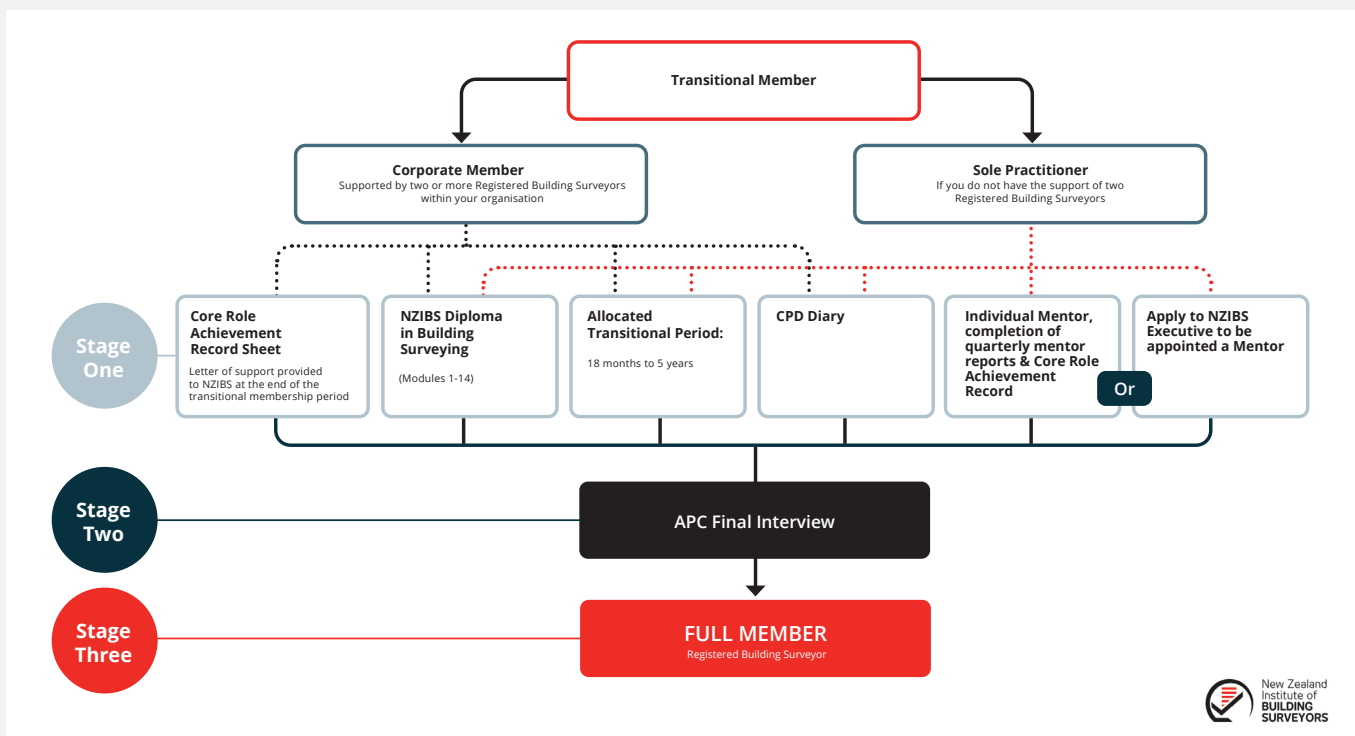
member of NZIBS. Our members come with substantial training and experience and lead the way in providing sound advice to assist clients with their building matters. Not only do Registered Building Surveyors provide an exceptional

service to support their clients, but they can also potentially save them thousands of dollars by giving them the right professional advice to suit the complicated building environment in which we live. ■



NZIBS membership levels

Membership of the New Zealand Institute of Building Surveyors Inc. (NZIBS) is open to anyone who is studying in the construction industry, or holders of professional construction industry qualifications in fields such as Building Surveying, Architecture, Engineering, Quantity Surveying, Construction Management, and Building Sciences etc.



Membership is also open to those with a significant degree of experience in the construction industry and in Building Surveying without necessarily having formal professional qualifications.

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

- Student, and
- Transitional.

Student

- Student Membership is open to all those currently studying for a construction related qualification. Student Membership is not open

to those that are in full time employment.

- When a Student Member starts working full time, they must relinquish their Student Membership and apply for Transitional Membership if they wish to remain within the Institute.

Transitional

- Transitional Membership is a preliminary stage of membership for all those that apply for and are in the process of completing requirements to become a full Registered Member.
- Transitional Members must be actively practicing as Building Surveyors in New Zealand and

must complete the Institute's assessment of professional competence (APC) process to progress towards Registered Membership.

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

Registered

- Registered Membership is for those Members who actively practice as Building Surveyors in New Zealand and have satisfied the Institute that they meet the criteria for Registered Membership by completing the assessment of professional competence process.



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Registered Building Surveyor

- Core building surveying work:
- Architectural design
- Remediation design
- Construction Monitoring
- Defect Investigation and Reporting
- Timber Decay Assessment
- Weathertightness Investigations

Building surveying more than just fixing leaky buildings

“You’re a Building Surveyor? That’s cool... and what is that, exactly?”.

I get asked this a lot and it is never a simple answer, and it kind of depends what you’re working on at the time – building surveying is a lot of things. For me, having the dual profession of building surveying and architectural design means I look at every building holistically; from how it was constructed, how it currently performs, and how it’s likely to perform in the future. It’s more than just fixing leaky buildings; it’s also about how people use a space, and what future-proofing the client could gain from the project. ▶



After completing a Bachelor of Architectural Studies at the end of 2012, I worked for a small North Canterbury design firm designing mainly new build houses and a few renovations. The business owner was himself a Registered Building Surveyor and, eventually, he encouraged me to help out with a few weathertightness remediation projects he was overseeing. After a few years of this mixture of design work and becoming a Licensed Building Practitioner (design LBP), I began my journey through the NZIBS completing the core modules, gaining a Diploma in Building Surveying and, later in 2018, the title of Registered Building Surveyor. Since then, I have gained experience in other building consultancy firms working on a variety of projects across the building surveying and design disciplines; from building defect reports, weathertightness surveying, weathertightness design, weathertightness remediation design review, fire and chemical remediation design, quality site monitoring control, asbestos management surveys – to name a few.

The majority of the building surveying I undertake generally has some aspect of design to it, and I still design a lot of new residential buildings, keeping the principles I have learnt over the years in the front of my mind. There are many advantages of having a building surveying background while assisting with design projects, the biggest one being I am able to see the construction process first-hand. Over the past few years of regularly being on a building site to undertake inspections or meet with builders and clients, I've learnt what works on a design project and what doesn't. For example, when a remedial design is documented using the original construction plans as a base, quite often you find that, once the cladding has been stripped off the building, the original plans were not followed and consequently the remedial design needs to change. During construction works, I am able to accompany the project manager on site and discuss details and flashings that may require a



new solution. I have found that this makes the construction process more streamlined, as typically communication between designers and builders can be somewhat disjointed.

In the future I would love to look more towards sustainable and green building design. To get the ball rolling, I have recently become a Homestar Assessor with the New Zealand Green Building Council. I often listen in on their lunchtime online information sessions to keep up to date with the fast-moving advancements in building construction sustainability, the benefits to the building users and the ways of reducing the impact on the environment for a better future.

I would like to see our wider industry being more involved in the collaborative design process, meaning that all professions get involved at the beginning of a project so we all have a combined end goal, which I believe would benefit everyone – especially the client. Every project is unique with its own special considerations to be made, but however big or small the project is each one has a preliminary design phase. For small projects, this may just be a short/simple phase, perhaps only hand-scribbled notes, or this may be as part of a larger feasibility study for large scale projects. Either way, this is the time for your team to start talking – before any key decisions are made. ■



WAL DIX

Betta Inspect It

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NZIBS Transitional Member

Core building surveying work:

- Residential pre-purchase inspection and reporting

Synonymous with excellence

Four years ago, if someone had asked me “What does a building surveyor do?”, I would probably have given some vague answer along the lines of “they make sure a building has been positioned correctly on a site as per the consented plans?”.

My name is Wal Dix and I have a trade background stretching back to my mid-20’s as a GIB fixer, Cladding Installer, Qualified and Licensed Carpenter, and now a Residential Pre-purchase Building Inspector and BOHS Qualified Asbestos Management Surveyor. I hold a current Licenced Building Practitioner (LBP) qualification in carpentry and still oversee several residential builds as well as surveying buildings and reporting to clients. So why/how did I come to the decision to pursue and consequently complete the NZIBS Diploma in Building Surveying?

The minimum requirement for qualifying to carry out residential pre-purchase inspections is to be a trade-qualified/licensed carpenter. After receiving an email from a pre-purchase franchise sent to all LBP’s in my area, I decided to answer the request for potential candidates and was selected to be the start-up licensee for the Queenstown Lakes District area. What happened next? ... Well, nothing! You see for all the talk about Queenstown as an international destination, it is still a small town where everybody knows each other and, after 28 years in

town, my reputation did not extend to being a “building inspector”.

After struggling along for the first couple of years, I came to the conclusion that I needed a formal industry-recognised qualification. I gained the BOHS IP402 qualification at the start of last year in conjunction with Betta Inspect It, and after further research and discussions with others in the network, set myself the goal of completing the NZIBS Certificate in Residential Property Inspections and then the Diploma in Building Surveying this year, which I recently completed. The outcome has been that I now have sufficient work enquiries to be selective about what I do and to ensure I can have a good work/life balance!

The NZIBS accepted me as a transitional member last year and I was pleasantly surprised as to how welcoming and helpful the senior members of the Institute (tutors in particular) have been. This stretches to local NZIBS members who provide support and the opportunities to get involved in some interesting projects. For example, one local member has been very helpful in enabling me to successfully complete my first intrusive weathertightness assessment report and, for another,



I have just completed a specialist robotic camera underfloor survey on a local historic building.

I found the NZIBS training modules to be of immeasurable benefit to me both in terms of understanding the breadth of this multi-faceted discipline and in giving me an understanding of good surveying techniques, reporting methods and the theory behind the best-practice principles. Although very daunting at the beginning, it became apparent to me that my long experience in the construction industry would be of benefit to me and that a tertiary pathway is not crucial to success. By the end of last year's courses, I had a new-found confidence in my abilities and was forearmed with the knowledge I had gained; this has now translated into a successful and rewarding new career pathway for me.

I look forward to developing a specialisation in the future and believe helping people to gain the maximum performance from their buildings in terms of use and efficiency may be my calling. I look forward to my continued development as part of the NZIBS with my goal of being a Registered Building Surveyor; I am now one step closer to achieving this with the completion of the Diploma modules this year.

I would like to see other licensees from my pre-purchase franchise, and similar companies, pursuing the same pathway as I have taken. I highly recommend the Institute to anyone who aspires to reach their full potential and would like to acknowledge the wealth of skills, experience and general excellence of the other students on the courses I have attended. They have all come from a variety of backgrounds and work environments, which has contributed to robust and thoughtful discussions on the content and material presented at each training course.

To me a NZIBS Registered Building Surveyor is synonymous with excellence in your chosen field and with ongoing development and collaboration with others within the Institute being the key to this success. ■



JASON DOURADO

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NZIBS Transitional Member

Core building surveying work:

- Defect investigations and analysis
- Contract administration and construction

Futureproofing an industry of professionals

The way a business is structured has a significant influence in its ability to futureproof itself.

Futureproofing a young team of professionals for skills, knowledge and industry expertise is as much about focusing on retention as it is about the acquisition of those skillsets; this means being able to provide the mentorship and support for the career progression staff want and attaining the right level of training through the NZIBS.

The NZIBS Core Modules provides an outstanding technical educational training, delivering a clear structured program not only to both new and existing

NZIBS members, but also to industry professionals who wish to gain advanced levels of knowledge and experience in construction and building related issues. The training courses incorporate sessions in building law, forensic investigation, building science, material performance, construction methods, building remediation, technical and compliance report writing, expert witness work, contract administration, maintenance planning, lease reinstatement and inspection processes for both residential and commercial buildings.



At AS Jacobs, a small group of five building surveyors, Emma Chambers, Millar Skyes, Griffin Hill, Pranay Patel, and Jason Dourado, are all currently undertaking the comprehensive training programme as part of their NZIBS Transitional Membership career pathway towards becoming a Registered Building Surveyor. The following is a brief outline of each surveyor's background and their beneficial experiences acquired through the training.

Emma emigrated to New Zealand from the UK in 2017 to join AS Jacobs. After graduating in 2013 with a Bachelor of Science degree in Building Surveying, Emma went on to join a commercial property consultancy. There she gained experience in a wide range of building surveying disciplines while working towards her Assessment of Professional Competence to become qualified as a Chartered Member of

the Royal Institution of Chartered Surveyors. Many of our colleagues are originally from overseas, therefore Emma was recommended to sign up as a transitional member of NZIBS and attend the training modules. The modules have provided Emma with New Zealand-based training to assist with the transition to New Zealand's construction methods, materials, common defects, and legislation.

The benefits of the module training are also gained with recent tertiary graduates who are new to the workforce. Both **Millar** and **Griffin** joined the AS Jacobs team in late 2019. Millar graduated from the Victoria University of Wellington with a Bachelor of Building Science, majoring in Project Management and Sustainable Engineering Systems. Griffin graduated from the University of Auckland with a Bachelor of Property and a Bachelor of Commerce degree. From the

6
The benefits
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get-go, both Millar and Griffin have been involved in a wide variety of building surveying roles such as undertaking weathertightness inspections, construction observation, and contract administration on remedial projects. It was not until starting their roles within AS Jacobs that they found much of their university education crossed over directly to the profession of a

Building Surveyor. As graduates, their participation with the NZIBS and its training modules has proven to be extremely constructive and beneficial. Not only do the core modules offer a foundation of knowledge needed to undertake a building surveyor role, but it also offers additional resources and expertise from lecturers who are at the forefront of industry knowledge, which is very rare and valuable.

There are also varying professional backgrounds within the AS Jacobs team. **Pranay** and **Jason** both graduated from the University of Auckland with a degree in the Bachelor of Architectural Studies and Master of Architecture (Prof). During their short stint as architectural graduates, they came to realise that there are a lot of avenues that architecture can still be explored in. In an effort to enter the workforce that deals with the technical intricacies present in design, both Pranay and Jason decided to pursue a career in building Surveying to learn from a grassroots level the pragmatics of construction, materiality, building pathology, and relevant legislation. Since having moved to new roles as Building Surveyors, they have not only retained experience from their architectural backgrounds, but also gained experience across a number of other fields, such as contract administration, project management, defect investigations, and condition assessment reporting. Coming from architectural background, the biggest take-away from the courses was learning to identify weathertightness deficiencies from conception, to design, to build defects. At the present time, too much emphasis can be placed on grandiose designs, with little thought as to the long-term functionality and performance of a building. The modules have helped identify how to effectively mitigate weathertightness risks, and to design something that is both technically robust and aesthetically pleasing.

NZIBS core modules have been particularly useful in providing a robust foundation from which one can springboard into many facets of the building industry and provides great opportunity to meet industry professionals alike. ■



NZIBS Core Module Training Programme

Whether you wish to attend one of our modules for CPD purposes, or achieve one of our specialised certificates, or undertake all the modules to become a Registered Building Surveyor, our core module training programme is open to everyone.

You can find out more detailed information on each Module including the expected outcome, duration of each Module, examination criteria, plus full bios for the presenters on the NZIBS website: www.buildingsurveyors.co.nz.

The Institute's Accredited Diploma in Building Surveying now encapsulates three certificates which are able to be achieved independently or as part of the pathway towards full diploma recognition. These are as follows:



Certificate in Residential Property Inspections Modules 1-5

The Certificate in Residential Property Inspections has been designed for Property Inspectors who are looking to upskill and work towards a formal qualification. The certificate offers a rigorous training programme, comprising the first five Diploma modules:

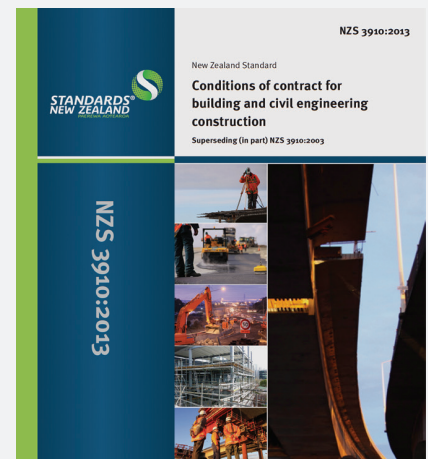
- An Introduction to the Building Act and Related Legislation;
- Properties of Moisture;
- The Building Envelope & Cladding Systems;
- Condition & Compliance Reporting; and
- Pre-Purchase Inspections.



Certificate in Forensic Building Surveying Modules 6-10

This certificate provides an in-depth learning opportunity for those wishing to become involved in the analytical investigations of building and subsequent report writing demands.

- Forensic Building Investigations;
- Technical Report Writing For Expert Witnesses;
- Decay, Fungi, and Moulds;
- Durability and Materials Performance; and
- Building Remediation.



Certificate in Commercial and Asset Management Modules 11-14

The Certificate in Commercial and Asset Management concludes with the final four modules of the Diploma (11 to 14), encompassing the more specialised aspects of involvement with commercial building investigations, dilapidations, leases, and asset management.

- Contract Administration;
- Asset Management and Maintenance Planning;
- Lease Reinstatement (Dilapidations); and
- Technical Due Diligence For Commercial Properties.



ANDREW BALL

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Limited Property and Building
Consultants, Auckland**

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NZIBS Transitional Member

Core building surveying work:

- Heritage/building conservation
- Design & specification
- Asbestos Management Surveys

A natural part of career progression and training

The greater part of my work experience is within the heritage sector.

Prior to emigrating to New Zealand four years ago, I had been working as an in-house consultant for a principal contractor in London for many years, specialising in heritage work and providing building surveying services. This could result in national and international work as the need and opportunity arose, sometimes at relatively short notice and provided a rich and stimulating work environment for me.

My clients in the UK would often be Chartered Building Surveyors and after speaking to them about my future plans, I was interviewed by Maynard Marks for the position of a Building Surveyor in New Zealand and decided to make the move to here with my family. As soon as I started

work in New Zealand, the NZIBS formed a natural part of my career progression and training.

Along with my degree in Archaeology, post-graduate degree in Building Conservation, and certification in Asbestos management as a Licensed Assessor (which is highly relevant within the New Zealand construction industry), I have recently become a Chartered Building Surveyor with the Royal Institution of Chartered Surveyors. My next immediate goal is to complete my NZIBS assessment to achieve the New Zealand Registered Building Surveyor status. I have previously completed all ten original modules with the NZIBS over the past couple of years and now the opportunity to become a Registered Building Surveyor will provide a valuable accolade and deliver even greater opportunities for me.

Working for my firm often provides a varied and challenging spectrum of work and the practice having three offices (Auckland, Wellington, and Christchurch) provides me with the ability to travel to varied and far-reaching locations assisting our clients when the need arises. As a Building Surveyor, your training gives you the skills to provide services, such as

building consultancy, building dispute resolution, building pathology (defect reporting), contract administration, project management, due diligence surveys, dilapidation surveys, expert witness services, insurance assessment & reinstatement, maintenance planning, schedules of condition, stock condition surveys, weathertightness specialist services/destructive testing, CPD provision, and asbestos advice and management. You have the opportunity to work with other building professionals and surveyors, local authorities, government ministries, commercial building owners and managers, residential property owners and/or occupiers.

Due to my experience and qualifications, I head up the heritage work for my firm, providing the usual suite of building surveying services along with specialist building conservation advice, investigations, archival work, building research, materials' testing and analysis, specification and design, masonry and metal work repairs, lime mortars, conservation methods, seismic reinforcement advice for unreinforced masonry buildings, planning advice, project management and a range of complimentary specialist services for building conservation.

This is not only a pleasure from the point of view of working with significant listed and historic buildings and structures, but also due to the fact that you find heritage buildings in many different property sectors and, hence, work with government departments, commercial operations, MOD, and private owners and developers.

New Zealand is not widely known for its heritage buildings, however recently I have had the opportunity to work with various key listed buildings throughout the North Island including Victorian Court Buildings and Art Galleries, Edwardian Pump Houses, Modern Parliament Buildings, and also former historic wine stores. Whatever the type or size of the heritage building or structure, I am always interested and willing to help with the conservation of New Zealand's heritage.



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**MARCH TRAINING
DAY/2021**

Building Better in a Climate Emergency

With a focus on carbon, we have an exciting list of speakers and topics for our March Training Day scheduled for 20 March 2021 at the Villa Maria Winery, Auckland.

With the recent events around COVID-19 and lockdowns, we will keep a careful watch on the situation and update you as government announcements are made in the coming days / weeks.

But we are pleased to advise further details about our upcoming March Training Day in Auckland as follows:

- **Welcome from the NZIBS President**, Heather Crilly then introductions by MC – Richard Cakar
- **Opening from keynote speaker, Dr Rod Carr**, Chairperson Climate Change Commission (via Zoom) – The climate is changing and so must we
- **Countdown – New building standard – Oliver Shaw**, Development Manager, Property Division, Woolworths New Zealand
- **Building for Climate Change Programme – MBIE**

- **Kāinga Ora**: Building well at scale and at pace in a Climate Emergency - Brian Berg, Carbon Neutral Housing Lead, Kāinga Ora
- **Passive House and High-Performance Construction Details – Elrond Burrell**, Board Chair of Passive House Institute New Zealand
- **Respond Architects** – Case Study: Takapuna Grammar School- Heritage, remediation & sustainability – Natasha Cockerell, Director and Registered Architect, Respond Architects
- **Business Sustainability 101** - Michael LeRoy-Dyson, Associate Director, Deloitte
- Sponsors, door prizes, and networking.

REGISTER YOUR INTEREST [HERE](#).



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