

REGULATION 11 - THE ROLES OF A BUILDING SURVEYOR

Registered Building Surveyors must act professionally and ethically. The following list relates to the roles, or areas of work, that may be undertaken by a Registered Building Surveyor on building, property and construction related matters.

The roles identified under “Core Roles” relate to work that the Registered Building Surveyor would be expected to have a current working knowledge, and current ability and professional insurances (or indemnity) to offer.

The section titled “Developed Core Roles” identifies areas of work that a Registered Building Surveyor may practice in with specialist knowledge and experience in excess of the normal role expectations.

CORE ROLES

1. Surveys and reporting

- a) Undertake building condition surveys and compile reports on residential and/or commercial properties.
- b) Undertake defect/failure investigation of building or construction related issues and compile written reports.
- c) Undertake surveys and compile reports in relation to unsafe or insanitary buildings. In some instances this may require specialise expertise and/or assistance.
- d) Undertake residential pre-purchase or commercial due diligence reports.
- e) Schedules of condition prior to construction or infrastructure projects as a pre-start record.

2. Design & Specification

- a) Provide advice/opinion on the performance, selection, usage, assembly and repair of buildings, products and systems in relation to NZ Building Code and construction quality.
- b) Provide advice on the performance of building materials and the effects of natural elements. This will include the effects of water with regard to leakage causing mould and decay in NZ conditions.
- c) Provide advice/design input on materials, systems and alternatives for building maintenance, repairs and reinstatement.
- d) Undertake auditing/reviewing of construction documentation to identify anticipated defect and problem areas.
- e) Assisting in co-ordination or development of designs.

- f) Writing specifications and scope of works documents.

3. Asset Management

- a) Providing advice on building and property maintenance.
- b) Undertaking building maintenance surveys and reporting.
- c) Preparing maintenance programmes (Long Term Maintenance Plans).
- d) Undertaking supervision and/or co-ordinating the implementation of property maintenance programmes.
- e) Schedules of condition of leasehold space at lease commencement.

4. Contract Administration

- a) Procurement: Inviting and reporting on tenders.
- b) Forming contract documents using standard form contracts.
- c) Outlining and recommending to a client the proposed contract preliminaries.
- d) Client reporting.
- e) Advising all parties of their contractual rights and obligations.
- f) Assessing the contractor's claims.
- g) Managing variation procedures.
- h) Dealing with completion and possession issues.
- i) Avoiding and resolving disputes.

5. Dispute Resolution

- a) Acting as a technical advisor/expert for parties to building construction disputes.
- b) Act in the capacity of an expert witness for parties to building construction disputes.

6. Legal/ regulatory Compliance

- a) Undertake investigations and compile reports on compliance issues relating to the building code and technical specifications.
- b) Advise on statutory obligations in respect of building related matters including building regulations, resource consent, asbestos and deleterious materials, fire safety, accessibility, health and safety etc.

7. Works Progress and Quality Management

- a) Undertake surveys and compile reports on residential and/or commercial buildings during and on completion of the construction. This would be generally restricted to workmanship, materials, quality, compliance in regard to contract and consent documentation, along with any building code non-compliance works. It may also include the documenting of works requiring completion.

DEVELOPED CORE ROLES

The following are regarded as developed roles within the construction industry that relate to the activities of a Registered Building Surveyor who has specialist knowledge, training, experience and research in excess of the core role expectations. These roles are “add-on enhancements” to the Core Role areas.

1. **Development monitoring of construction projects** - often outside/independent of the development team.
2. **Landlord & Tenant Advice** - Landlord / Tenant leasehold disputes or leasehold reinstatement/Make Good provisions at Lease termination/ provide strategic advice on landlord and tenant matters/ enter into negotiations to reach an agreed solution to lease issues on behalf of a landlord or tenant.
3. **Insurance** - Insurance assessment / reinstatement advice in relation to claims or for building remedial requirements following an insured peril incident.
4. **Environmental services** - Deleterious or harmful building material surveys (e.g. Asbestos survey or Asbestos Register preparation).
5. **Inclusive environments** - Carry out accessibility audits and advise on statutory requirements.
6. **Conflict Avoidance, Management and Dispute Resolution** - Provide mediation/adjudication/arbitration services for construction related disputes.
7. **Sustainability** - Energy or other environment audits.
8. **Design economics and cost planning/ quantification & costing** - Compile cost estimates, cost control systems and back costing reports for works associated with building surveying related activities such as remedial works and maintenance programming.
9. **Conservation and restoration** - Offer advice on maintenance and remediation of historic buildings, prepare Condition Assessment Reports/Conservation Plans, etc.
10. **Accessibility/ inclusive environments** Prepare access audits and provide advice on improving accessibility and removing physical barrier to access to and within buildings.
11. **Fire Safety** Offer advice on passive fire protection.