



The Journal

The (former) MLC Building: An example of Art Deco architecture

For those with an architectural bent, attending the Wellington-based 2024 NZIBS Annual Conference in September will also be the perfect opportunity to take in all that the Capital's Art Deco heritage trail has to offer.

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50 is the new 30

I recently turned 50 and received a card saying that 50 is the new 30. Apparently (according to Mr Google), this is because fewer people argue with you because you're older and won't stand for it; you have authority.

This year NZIBS turns 30, and I wonder if the same applies to our Institute.

After 30 years, we have developed into a leading authority on all matters relating to building surveying and the construction sector, and I am honoured to be the President at this poignant point in time.

Given this milestone, we really want to make the Wellington conference in September a big event and would love to see as many members as possible attend. The Executive is working hard on the plans and welcomes

was considered young but now we have members who were born in the 90s and 2000s. Twelve percent of our members are aged between 20-29.

We have also increased our female membership from one when I joined, to now 11% of our membership being female, which equates to 25 of our 226 members.

For those who attended the March Training Day, you would have had the pleasure of listening to Amanda Stanes from Keystone Trust, an organisation NZIBS would like to align with more.



The presentations were very inspirational and a great way for our members to see what our younger members are achieving.

suggestions and help from local members.

I have been involved in NZIBS for the past 15 years, which is half of the Institute's life, and in my time, I've seen some significant changes. At 35, when I joined, I

Like us, they are a non-profit organisation helping to develop and nurture students from underprivileged backgrounds with scholarships and placements in the construction industry. Coincidentally, Keystone Trust is also turning 30 this year.



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Amanda's presentation just before lunch led well into the after-lunch presentations for three of our younger members: Jason Zhang (Transitional Member), Rita Khun Khun (Transitional Member) and Nick Bycroft (Student Member and Keystone recipient of the 2024 AECOM Property Scholarship).

The presentations were very inspirational and a great way for our members to see what our younger members are achieving. It is not easy pushing yourself out of your comfort zone and speaking in public, but all three excelled.

I think this could become a regular speaking slot at future conferences, and I welcome any of our members who want to have a go to contact the Executive and put their hand up.

At the March Training Day, it was great to have the new Minister for Building and Construction, Hon. Chris Penk, open the day and speak about the changes this new Government wants to implement, particularly the introduction of opening up the market for offshore building products.

Time will tell if these changes make a positive or negative impact on our building industry in terms of cost and, more importantly, quality.

Before the March Training Day, the Minister and I caught up on a Teams call to discuss the content for the Training Day and also some of the things our members can be assisting the Government with. I am hopeful that we can form an ongoing working relationship with the Minister and his team. ■

A milestone to celebrate and bright future ahead

As a relative newcomer to the New Zealand Institute of Building Surveyors (NZIBS), I was blown away by the incredible turnout for the recent March Training Day.

Seeing so many passionate professionals gathered, eager to learn, network and share their experiences, filled me with pride.

The atmosphere was electric, a vibrant mix of long-standing members swapping anecdotes and forming new connections with fresh faces. In an increasingly digital

age where virtual meetings have become the norm, there is something uniquely special about being able to connect face-to-face. The ability to share not just knowledge but laughter and defect stories is invaluable.

Since I joined NZIBS, I've been struck by how welcoming everybody has been, and it was lovely to see three of our younger surveyors being welcomed to the stage to speak about their experiences.



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They showcased the immense talent that gives me such confidence in the future of our profession.

It also takes a lot of guts to speak to a room of Building Surveyors. We often talk about the importance of mentorship and experienced members imparting their wisdom to those starting their careers. However, these rising stars reminded me that the learning can flow both ways. With their technological fluency, fresh perspectives and passion, the younger generation has much to teach their more seasoned counterparts as well.

Of course, 2024 marks a major milestone for the Institute as it celebrates its 30th anniversary. Such milestones are always worthy of celebration as they represent an enduring legacy and the commitment of countless members over the decades.

NZIBS has stood the test of time by staying true to its core mission of upholding the highest professional standards and nurturing the next generation of Building Surveyors.

We can all take immense pride in being part of this 30-year journey and contributing to the Institute's continued growth and relevance. Just as those who came before us helped build and shape NZIBS, the future rests on our shoulders to uphold these traditions while injecting new energy and innovative ideas.

Of course, I believe *The Journal* has a key role to play in the growth of the Institute, as well as a means of connecting with members and the wider built environment.

As this issue makes its way into inboxes, I wonder what type of articles will feature over the next 30 years. I guess we'll all just have to wait and see. And, in the meantime, we hope you enjoy this issue. ■



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The high cost of doing nothing about your leaky home

There are still many lessons for anyone involved in the slow-moving nightmare that is the leaky homes saga, shared by Barrister Michael Thornton.

The best idea for dealing with a worrying problem can be to sleep on it. But not for too long, and certainly not for over a decade. We recently acted in a High Court appeal involving a leaky home and the exceptionally long time its owners took to act on their problem.

What happened

Mr Sun was a builder — not the kind with a ute and a dog but rather one who buys some land and takes on contractors. In 2002, his mother bought a section in Albany in 2002 and contracted him to build a house on it, which she sold the following year to Mrs Gwak and Ms Kim.

A couple of years later during a heavy downpour, Mrs Gwak and Ms Kim saw there was water coming into the kitchen through one of the downlights. It appears they took no steps to get it looked at, or fixed, and made no contact with Mr Sun, as the builder with the warranty.

Then in 2012, they noticed more water coming in by the same route. This time they got in a builder who tried to fix the problem with sealant. But again, it appears they made no contact with Mr Sun.

They did, however, get a full report from an independent building assessor - appointed by MBIE in its role as the government weathertightness agency - which reported that the home had widespread and systemic weathertightness deficiencies, and estimated a repair bill of nearly \$300,000. He also noted various parties involved and their responsibility for the defects. Mr Sun was listed as a contributing party to each defect.

But although they had a potential claim, Mrs Gwak and Ms Kim didn't take it forward. And neither did they get any repair work started. Rather, they moved to Christchurch.

The following year they entered into a financial assistance package with MBIE and said they tried without success to get quotes from builders in Auckland to get repairs underway.



Then in 2016, they returned to the home. But next, a fire caused interior damage. Discussions with the insurance company ensued, along with discussions with MBIE about a weathertightness claim, and remediation, the upshot being that the insurance company settled the fire claim while MBIE recommended getting a second assessment in light of further problems having become apparent.

By now it was 2018 and the estimated cost of repair had risen to nearly \$500,000. They arranged finance for this, took on an architect and a builder and submitted a remediation plan to MBIE which it approved.

However, they then plumped instead for demolishing the building and taking a claim to the Weathertight Homes Tribunal against the various parties involved in the building, including Mr Sun, for \$528,001.39.

Mr Sun sought to have himself removed from the claim on the basis that he had not personally carried out any of the building work, but the Tribunal declined his application.

After engaging us, Mr Sun then applied to be removed again on a different basis – that Mrs Gwak and Ms Kim had failed to act in a timely fashion, that it was now 17

years since his company - which was dissolved in 2013 - had built the house, he had not been given an opportunity to inspect or remediate the original home, he had no records from that time, and he was in no adequate position to respond.

This time the tribunal found in his favour: Mrs Gwak and Ms Kim had been aware since at least 2012 that they had a serious problem. A delay of seven years in commencing the claim was inexcusable.

The tribunal said Mr Sun's position was seriously prejudiced by being unable to access company records, locate witnesses, or inspect the demolished home, and his application to be removed from the claim was granted.

Mrs Gwak and Ms Kim then went to the High Court seeking to have this decision overturned. They argued that, yes, there had been a delay but that there was no material prejudice to Mr Sun.

Mr Sun asserted to the contrary

The High Court agreed. It held that the delay was inordinate. Mrs Gwak and Ms Kim had been made aware in 2012 of the weathertightness problems of their home and their eligibility for various processes

and assistance available under the Act. They could have lodged their claim at any time after mid-2012, perhaps earlier. And yet there had been a delay of some eight years.

It was no longer open to Mr Sun to properly defend the claim. He could not access relevant documents. He was unable to identify other relevant parties. He had lost the benefit of potential claims against the owners for indemnity or contribution. He could not obtain expert evidence in relation to the alleged weathertightness defects, the extent of any damage resulting or who was responsible for the defects, as the house had been demolished.

The prejudice this created was insurmountable. Mr Sun should be removed from the claim.

Lessons for anyone involved in the slow-moving nightmare that is the leaky homes saga

- If you have a leak: investigate, and act.
- If you take too long to decide what you're going to do, the clock may run out on you, or your case may lose strength if other parties can show they've been put at a disadvantage by your delay.
- If your case is in the MBIE weathertightness system, do not assume someone will push you along. Our court system will step in and prod you if you come to a halt, but the MBIE regime is a different beast.
- Talk to someone experienced! The leaky home landscape can be a quagmire. We have been on this ground for a long time now and can guide you through it. ■



3D printing: A potential gamechanger for New Zealand's construction industry

In this article, we will explore the potential impact of 3D printing on New Zealand's construction industry, examining its benefits, current applications, limitations, and future prospects.



3D printed house in Pāremoremo, Auckland. Source: <https://qorox.co.nz/news-and-media/first-fully-3d-printed-home-completed-in-paremoremo/>

For decades, the construction industry has relied on traditional building methods that have remained largely unchanged. However, a technological revolution is underway that could dramatically transform the way we design and construct buildings and infrastructure. This revolution is 3D printing, an additive manufacturing

process that enables the creation of three-dimensional objects from digital files.

What is 3D printing?

3D printing, also known as additive manufacturing, is a process that creates three-dimensional objects by building them layer by layer

from digital 3D models. The printer reads the digital file and deposits successive layers of material, such as plastic, metal, concrete, or composite materials, until the desired object is formed.

Unlike traditional manufacturing methods that involve cutting, drilling, or milling materials to achieve the

desired shape, 3D printing builds objects from the ground up, adding material precisely where it's needed. This additive process offers several advantages, including reduced material waste, increased design flexibility, and the ability to produce complex geometries that would be difficult or impossible to create using conventional methods.

Benefits of 3D printing for the construction industry

The potential benefits of 3D printing for the construction industry are numerous and could revolutionise the way we build. Here are some key advantages:

a. Increased efficiency and cost savings

3D printing can streamline the construction process by reducing the number of steps involved, minimising material waste, and enabling the production of prefabricated components. This can lead to significant time and cost savings, as well as improved project schedules.

b. Design flexibility and customisation

With 3D printing, architects and engineers have greater freedom to create complex and customised designs that would be difficult or impossible to achieve using traditional construction methods. This opens up new possibilities for innovative and aesthetically pleasing structures.

c. Sustainability and reduced environmental impact

3D printing can help reduce the environmental impact of construction by minimising material waste, enabling the use of recycled materials, and potentially reducing transportation costs through on-site printing.

d. Improved safety

3D printing can reduce the need for manual labour in hazardous construction environments, improving worker safety and reducing the risk of accidents on construction sites.



3D printed wall by QOROX. Source: <https://qorox.co.nz/meeting-factory/>

3D printing in New Zealand's construction industry

While 3D printing in construction is still in its early stages globally, there are examples of its adoption in New Zealand.

One example that made the news was New Zealand's first fully 3D-printed house in Pāremoremo, Auckland. The 252sqm home was designed by Dorrington Atcheson Architects and has 3D printed wall panels and was produced by QOROX.

QOROX have also been a part of commercial construction projects as well. Working with Iconic Construction and Smith Architects,

QOROX supplied the 3D printed structural, external and fire rated walls for Creators Forest Lake Early Childhood Centre in Hamilton.

Limitations and pitfalls of 3D printing in construction

Despite the numerous benefits of 3D printing for the construction industry, there are several limitations and challenges that need to be addressed:

a. Scale and printer size limitations

Currently, the size of 3D printers used in construction is limited, which can restrict the scale

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of printed components and structures. Printing large-scale buildings or infrastructure projects remains a significant challenge.

b. Material properties and performance

The range of printable construction materials is still relatively limited, and the performance characteristics of these materials may not yet meet the stringent requirements of the construction industry. More research is needed to develop materials with improved strength, durability, and weathering resistance.

c. Regulatory and compliance challenges

The introduction of 3D printing in construction raises new regulatory and compliance challenges. Building codes and standards may need to be updated to accommodate this new technology,

materials, and training can be substantial. The scalability of 3D printing for large-scale construction projects also remains a challenge.

Future potential of 3D printing in construction

Despite the current limitations, the future potential of 3D printing in the construction industry is immense. As the technology continues to evolve, we can expect to see several exciting developments:

a. Larger-scale printing and on-site construction

As printer sizes and capabilities increase, it may become possible to 3D print entire buildings or large infrastructure components directly on construction sites. This could further streamline the construction process and reduce transportation costs.

continuously print structures, while drones and other technologies could be employed for monitoring and quality control.

d. Customisation and architectural innovation

With the design flexibility afforded by 3D printing, architects and engineers may be able to create truly unique and innovative structures that push the boundaries of what is possible in construction. This could lead to a new era of architectural creativity and expression.

e. Construction in extreme environments

3D printing could enable construction in extreme or remote environments that are difficult to access or inhospitable for human labour. This could include applications in space exploration, mining operations, or disaster relief efforts.

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and certification processes for 3D-printed structures will need to be established.

d. Skilled labour and training

Implementing 3D printing in construction requires a skilled workforce trained in operating and maintaining the printing equipment, as well as designing and optimising 3D-printable models. This may necessitate significant investment in training and education.

e Cost and scalability

While 3D printing can potentially reduce costs in the long run, the initial investment in equipment,

b. Advanced and sustainable materials

Research into new printable materials is ongoing, with a focus on developing more sustainable and high-performance options. This could include the use of recycled materials, bio-based materials, or even self-healing concrete that can repair its own cracks and damage.

c. Integration with robotics and automation

The combination of 3D printing with robotics and automation could revolutionise the construction process. Automated robotic systems could be used to

Conclusion

3D printing represents a significant technological advancement with the potential to transform the construction industry. While its adoption in New Zealand is still in its early stages, the benefits of increased efficiency, design flexibility, sustainability, and safety make it an attractive proposition.

However, several limitations and challenges need to be addressed, including scale limitations, material performance, regulatory compliance, skilled labour requirements, and cost considerations.

As the technology continues to evolve and these challenges are overcome, 3D printing could enable a future of unprecedented architectural innovation, sustainable construction practices, and more efficient and cost-effective building processes. ■

Feeling the chill: Improving comfort and efficiency in existing homes

For Building Surveyors dealing with questions about retrofitting insulation into older homes, the sixth edition of the BRANZ House Insulation Guide provides valuable information.

While the Building Code does not currently require retrofitting insulation in existing owner-occupied dwellings, there are significant potential advantages to doing so. Numerous studies show that adding or upgrading insulation can greatly increase comfort levels, improve indoor environmental health, and reduce energy costs for heating.

Section 12 outlines practical methods for retrofitting insulation into ceilings/roofs, underfloors, walls and windows of existing houses:

Ceilings/Roofs: For accessible ceilings, bulk insulation can be installed between and over ceiling joists. For difficult-to-access areas, blown-in loose-fill insulation may be used.

Underfloors: Proprietary insulation products like polystyrene segments or blankets designed for underfloor installation can be friction-fitted between floor joists.

Walls: Retrofitting wall insulation is trickier and usually only cost-effective when re-cladding. The guide evaluates four techniques, recommending drainage plane mesh with a new underlay as the most reliable for preventing water issues.

Windows: Options include retrofitting insulating glazing units or, more economically, installing secondary glazing inside existing single-glazed windows.



The guide notes that government grants are available for some homeowners to assist with insulation retrofit costs. It also suggests using council Eco Design Advisors or the NZ Green Building Council's HomeFit service for home-specific advice.

You can access the full guide at: https://d39d3mj7qio96p.cloudfront.net/media/documents/231218_BRANZ_House_Insulation_Guide_6th_Edition_Document.pdf



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Conflicts of interest

Early on in my career as a Building Surveyor, one of my mentors explained a conflict of interests as a servant trying to serve two masters. I still think that is the fastest way to get to the heart of what the expression means to us.

As soon as we enter into a contract with a client, we have agreed to “serve” them in specific ways. A conflict arises when we find ourselves trying to serve someone else at the same time and the two “masters” are in competition for our loyalty or commitment. This can happen when giving expert opinion evidence in court, as the “Code of Conduct for expert witnesses” starts by stating: “An expert witness has an overriding duty to assist the court impartially on relevant matters within the expert’s area of expertise.” (My underline). Sometimes a client may need educating if they suffer from the belief that paying the expert should buy them some “loyalty”. You may need to explain that first and foremost you “serve” the judge.

In other situations, our own personal interests might conflict with our professional obligations. For example, a pre-purchase inspection might identify maintenance work to be done. If the inspector then either offers to do that work or passes the work on to an associate, that could be perceived as a conflict of interest.

This example is also useful for making the distinction between an *actual* conflict and a *perceived* conflict. Even if there was no doubt

about the work above needing to be done and no suggestion of any price gouging, an independent observer might conclude we were “double dipping”. They might think we inflated the work to be done so we could profit from doing it and thus see us as “serving” ourselves as much as “serving” our client.

In the early days of the leaky home crisis, it was common for those doing the inspection and reporting to then become involved in the remedial works. This became a kind of “virtuous” circle as the knowledge gained during the reclaims then fed back into improved investigations, increasing the general knowledge of the new profession. Later there were accusations of “double dipping” or work creation.

Ultimately it comes down to the level of professionalism of the individuals involved: none of us have a problem with surgeons recommending surgery and then doing the work themselves. Ultimately it will be the Judge who decides if boundaries have been breached.

Please remember that it is not enough to examine our own behaviour and become convinced we are truly objective and unbiased. We must also check to

see how others might view the situation.

One court case I heard about involved a situation where the Judge involved owned some horses in partnership with a lawyer who was appearing before him. The Judge declared this to the other lawyers involved in the case, offering to recuse himself. Such was the mutual respect amongst all involved that everyone agreed it was no problem; essentially all the lawyers were 100 per cent confident the Judge’s shared ownership of the horses would not influence him, so the case went ahead. But it all went bad when people outside of the inner circle got wind of it – they thought the Judge would be biased in favour of the lawyer he owned horses with.

If you only take one thing away from this article, please let it be this: the reasonable perception of a conflict of interest is an important aspect of any job you are considering, or report/brief you are writing, and one you need to think about: how might ordinary people reasonably see this?

One of the most common conflicts is simply personal connection – family and friends. “Neither a lender nor a borrower be” was drummed into me as a child,

and now I can see this as a direct admonition to avoid conflicts of interest. Doing a pre-purchase inspection for a friend or family member is fraught with the same potential for disaster. Personally, I have been involved in several cases where friends fell out over a construction project due to a mismatch of expectations arising directly from their previously existing personal relationship. Taking steps to ensure expectations are matched on both sides is so important for all jobs!

Whilst identifying conflicts for a sole practitioner might be relatively easy, it can become a lot more complicated in larger companies. One firm I know has a spreadsheet to check prospective clients against, one that contains every person and company they have ever worked for. They also have another register of everyone they are currently preparing proposals for. This is essential to deal with situations where several different parties to a case might approach the firm seeking help.

One particularly interesting feature of “conflicts of interest” for Building Surveyors here in New Zealand is that it is generally considered acceptable to work both sides of the council fence. In other words, being retained to act as an expert to assist a council in its defence of one case does not preclude you later working for a client suing that same council later in another case.

However, this is on the understanding that you do not use confidential information obtained in the first case against them in the second case. My own take is that this is simply a practical necessity given the small number of experts available in New Zealand. And it does make it easier to be independent, having experience of what it is like to be on different teams. Arguably it is better than always working for the same party, as such a narrow focus makes avoiding bias ever harder.

When considering if a potential job or your report or brief might involve an **actual, potential** or

6 **One particularly interesting feature of “conflicts of interest” for Building Surveyors here in New Zealand is that it is generally considered acceptable to work both sides of the council fence.** 9



perceived conflict of interest, these can be roughly grouped into these categories:

- Previous connection: have you or the company been involved with this client previously?
- Financial
- Non-financial (e.g. status)
- Conflicting roles (within your organisation), and
- Predetermination (making up your mind prematurely).

Perhaps start by asking yourself some simple questions:

- Apart from an expectation of reasonable remuneration, could anyone perceive me as taking this job (or reaching this conclusion in my report) for more selfish reasons – what might they think I stand to gain in addition to fair payment?
- Is there anyone I am close to who will benefit indirectly from

my report? Will that result in others seeing me as biased?

- Have I demonstrated a “closed mind” to others involved in the case, perhaps even before my report/investigation/brief is completed?

Hopefully, you have all done the RICS ethics module, and thus already know how to deal with gifts and/or any kind of benefit you may be offered by a potential or existing client.

NZS3910:2023 Conditions of contract for building and civil engineering construction

As anyone familiar with this standard knows, there has always been the possible perception of a conflict between the engineer’s role as an independent decision-maker and their role as the principal’s representative;

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6 **In my view, this is similar to working as an expert on alternating sides in different cases when the same council is involved: like the Judge whom the lawyers all trusted, if no one sees undue bias it can be the most efficient way to go.** ●

especially given that they are generally paid just by the principal. And even in this latest version, one individual can still fill both roles if everyone agrees.

In my view, this is similar to working as an expert on alternating sides in different cases when the same council is involved: like the Judge whom the lawyers all trusted, if no one sees undue bias it can be the most efficient way to go. This is also a good example in terms of what actually makes it ok: if the person is of good character and everyone involved trusts them, it may be fine. Just as the Judge did, the appropriate action is to disclose the conflict immediately and see if everyone is ok with you continuing.

When dealing with any such conflict, please make sure you record each step you take, and the

responses you receive, in writing. Transparency is key.

One final point. Unfortunately, it is only too common for conflicts to only become apparent once we are well into a job/report/case. The critical thing then becomes how you handle the conflict. "Doing the right thing" in this situation means finding a solution everyone is ok with, and this includes the exercise of imagining what an imaginary "reasonable person" looking at the situation from outside later might think.

Legislation against conflicts of interest

- *The Health and Safety at Work (Asbestos) Regulations 2016* contain this interesting requirement:

"A PCBU who commissions Class A asbestos removal work at a workplace must ensure that an independent licensed asbestos assessor undertakes air monitoring of the asbestos removal area at the workplace...."

10 useful questions:

<https://auditnz.parliament.nz/resources/conflicts-of-interest>

Other useful links:

<https://legalvision.co.nz/corporations/business-conflict-interest-policy/>

<https://oag.parliament.nz/good-practice/conflicts-of-interest/what-is-a-conflict-of-interest-notes.pdf>

<https://oag.parliament.nz/2020/conflicts/docs/conflicts-of-interest.pdf> ■



Wellington's Art Deco buildings

While Wellington can only lay claim to its rather simple title of Capital of New Zealand, instead of Napier's Art Deco Capital, it almost has more Art Deco buildings than the media had stories about Wellingtonians' love-hate relationship for its built heritage.

In fact, Wellington has an Art Deco Heritage Trail which starts with the Oriental Bay Rotunda (1938), encompasses a concentrated swathe of the city, and finishes with the 30th icon on the list – the Wellington Railway Station (1934-7).

Vivienne Morrell is a Wellington local who has firsthand experience of the Art Deco building walks:

“In the middle of this year, I led two Art Deco buildings walks in Central

Wellington. The buildings weren't, strictly speaking, all in the Art Deco style – the real title should have been buildings from the late 1920s to the early 1940s.

Wellington has many Art Deco buildings, but unfortunately they are quite spread out, unlike in Napier, which suffered a devastating earthquake and fire in 1931, and so it has a lot of buildings of that style built after the earthquake.

On the walks I did mid-year, I started at the Railway Station (opened in 1937) and finished in Cuba Street, which took about an hour and a half. The Railway Station has some Art Deco decorative features, although the architecture is a mix of styles. I loosely followed a heritage trail brochure that the Wellington City Council issued a number of years ago, but added some others.

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You can find a PDF of the council's **Art Deco walking tour here** (see the photos at the top of this post. Be aware that the online map is wrongly labelled "Old Shoreline heritage trail" – correct map, but wrong label!

Yesterday I walked another part of the city with the intention of offering another Art Deco walk in summer. I started in Oriental Bay and intended to finish at the City Gallery; however, I decided the buildings are too spread out and I probably won't offer it as a walk. But I may give interested people a

handout for a self-guided walk they could do themselves sometime.

Here are a few of the buildings that I particularly like. I won't say anything about them. The Wellington City Council has a good website for its listed heritage buildings, which you can **search here**.

I briefly mentioned the architect Edmund Anscombe (architect of Anscombe Flats) in this blog post on **Some Wellington buildings.**"

Thanks to Vivienne for letting *The Journal* re-publish her blog:

Wellington's Art Deco buildings | Vivienne Morrell (wordpress.com).

For those architecture enthusiasts looking to experience such a trail, there's no better time to do it than September.

Coincidentally, that's when (and where NZIBS will be hosting its Annual Conference.

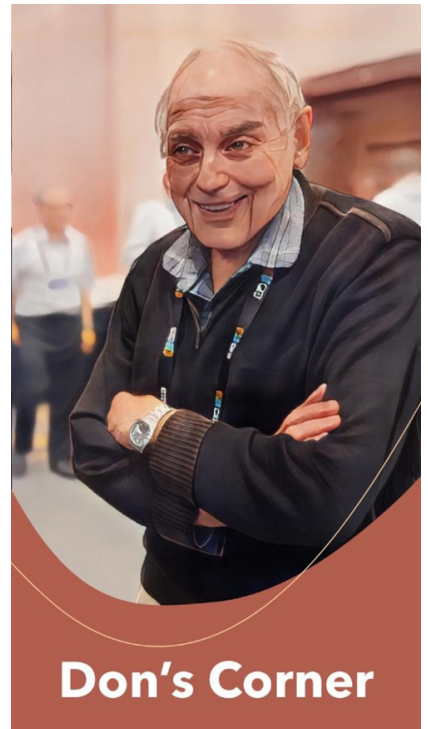
Details about the 2024 event will be forthcoming soon so make sure you're ready to lock in your attendance.







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Stay or go?

In 1981, in the heart of London, England, Mick Jones, the principal songwriter of the punk rock band The Clash, wrote the song "Should I Stay or Should I Go".

So, what does that have to do with Don's Corner, I hear you ask.

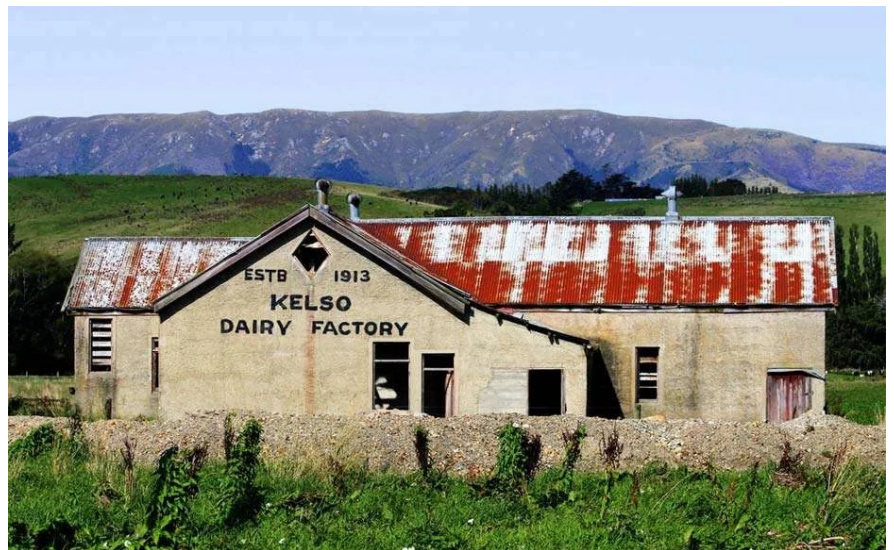
Well, I can neither confirm nor deny that The Clash is one of Don's favourite bands. But I can confirm that all the way in New Zealand, around the same time in 1981, Don participated in a "Should We Stay or Should We Go" situation himself.

The place was Kelso, a small settlement located north of Tapanui. The problem was two major floods of the Clutha River catchment in 1978 and 1980.

In 1978, this flood-prone town experienced the worst flooding since its settlement in the 1870's. At its peak, water up to 2.5 metres in height ran down the main street.

The residents were forced to evacuate. The rain started on Friday, 13 October and by Sunday, the residents were all able to return home.

However, many homes were not what they were when they left. They were a mess. Residents found their homes and businesses in disarray, with silt up to the windowsills, possessions ruined and stock losses on farms.



The report takes a deep dive into the community at the time and how they dealt with the flooding. With first-hand accounts from the residents at the time and some great learnings noted, this is a very interesting read.



Despite the distress, the community rallied together, and the general feeling of the community was to rebuild Kelso.

The residents were under the impression that this was a 100-year flood, and they did not believe they would experience a flood that high again in their lifetimes.

Nek Minute – well not exactly – 15 months later, in January 1980 the town of Kelso experienced another devastating flood. This time a State of Emergency was declared, and the flood lasted for four days.

Water rose to the eaves of buildings and once again caused major damage to the properties in the community.

This is where Don comes into the frame (excuse the pun).

The Southland Catchment Board faced a decision – do they build higher flood banks, or do they relocate?

Don believed it would be more feasible to relocate the settlement rather than reinforce it with higher flood banks. He had the ear of the Chief Engineer at the time, Neil McMillan, and together they prepared a proposal and report that was accepted by the Board.

In March 2022, this little settlement (with a population of around 300 people at the time of the floods) was the subject of an Otago University Project Report produced by Jamie MacKenzie, Sophie Bond, and Janet Stephenson. It was called *Stories of Kelso: Experiences of Relocation and lessons for planned retreat* and can be found at <https://ourarchive.otago.ac.nz/handle/10523/12865>.

The report takes a deep dive into the community at the time and how they dealt with the flooding. With first-hand accounts from the residents at the time and some great learnings noted, this is a very interesting read.

In the case of Kelso, the answer was indeed “Go”. In the case of The Clash song, I’m guessing it will stay in your head for a little while – well, it has in mine! ■

Understanding fixtures, fittings, and chattels in dilapidation claims

When a tenant vacates a premises, Building Surveyors often need to assess the condition of the property concerning fixtures, fittings, and chattels. This assessment is crucial in preparing a dilapidation claim to ensure that the landlord is adequately compensated for any damage or removal of these items.



Fixtures are items that have been physically attached to the premises in such a way that they have become part of the property. These can be further classified as landlord’s fixtures or tenant’s fixtures. The landlord’s fixtures are items that were installed by the landlord or previous tenants and must remain in the property unless specified otherwise in the lease agreement. Tenant’s fixtures, on the other hand, are items installed by the current tenant for their trade purposes, and they may have the right to remove them, provided they can do so without causing excessive damage.

Fittings are generally considered part of the fixtures and are items that have been attached to the premises to enhance their use or functionality.

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6
It's essential to note that the classification of items as fixtures, fittings, or chattels can be complex and may require legal interpretation in some cases. You should seek professional advice when faced with uncertainties or complex situations. 9

Chattels, on the other hand, are movable items that have not been physically attached to the premises. These can include furniture, office equipment, and other removable items brought onto the property by the tenant.

When assessing a dilapidation claim, you need to carefully examine the lease agreement to understand the tenant's obligations regarding fixtures, fittings, and chattels. The lease may specify which items the tenant is required to remove or reinstate upon vacating the premises.

In New Zealand, the determination of whether an item is a fixture or

a chattel is primarily based on the degree of annexation (the extent of attachment) and the purpose of annexation (whether the item was installed for temporary enjoyment or permanent use). The leading case on this matter is *Auckland City Council v Ngati Whatua Orakei Whai Rawa Ltd* [2018] NZSC 84, which provides guidance on the principles to be applied in determining the status of an item.

Building Surveyors should meticulously document the condition of the premises, including any damage or removal of fixtures, fittings, and chattels. This documentation, along with a thorough understanding of the

lease agreement and applicable case law, will form the basis for preparing a comprehensive dilapidation claim.

It's essential to note that the classification of items as fixtures, fittings, or chattels can be complex and may require legal interpretation in some cases. You should seek professional advice when faced with uncertainties or complex situations.

By understanding the nuances of fixtures, fittings, and chattels, you can effectively navigate dilapidation claims and ensure that landlords receive fair compensation for any damage or removal of these items. ■

The 2023 National Construction Pipeline Report

The National Construction Pipeline Report 2023 has been jointly prepared by BRANZ and Pacifecon (NZ) Ltd for the Ministry of Business, Innovation and Employment (MBIE).

Published in December 2023, this report provides valuable forecasts and insights into the expected pipeline of building and construction work across New Zealand over the next six years until the end of 2028.

Included in its pages is the anticipated pipeline of residential, non-residential, and infrastructure construction activity in New Zealand. This information aims to support better planning, scheduling of investments, and coordination of construction procurement across the sector.

Ultimately, the report seeks to help moderate the boom-bust cycles that have historically impacted productivity, innovation, employment, skill levels, and quality in the construction industry.

Key findings of the report

National construction activity returns to 2020 levels

After a period of significant growth post-COVID-19, the report forecasts that New Zealand's total construction activity will decrease steadily, reaching \$54.6 billion in 2027 – a level consistent with 2020. This decline is primarily driven by a reduced strength in the residential sector.

New dwelling consents returning to more sustainable levels

The report predicts that the number of new dwelling consents, which reached record highs of around 49,000 in 2021 and 2022, will fall to a low of 29,990 in 2025 as fewer multi-unit consents are issued and detached consents fall slightly. However, consents are expected to rise again, reaching 35,400 by 2028.

Strong pipeline from the private sector

Non-residential building activity is anticipated to peak at \$12.4 billion in 2023 and remain steady throughout the forecast period, supported by a strong pipeline of project intentions data. The private sector is the largest initiator of non-residential building, contributing 66% of the value of researched intentions over 2023-2028.

Robust infrastructure pipeline

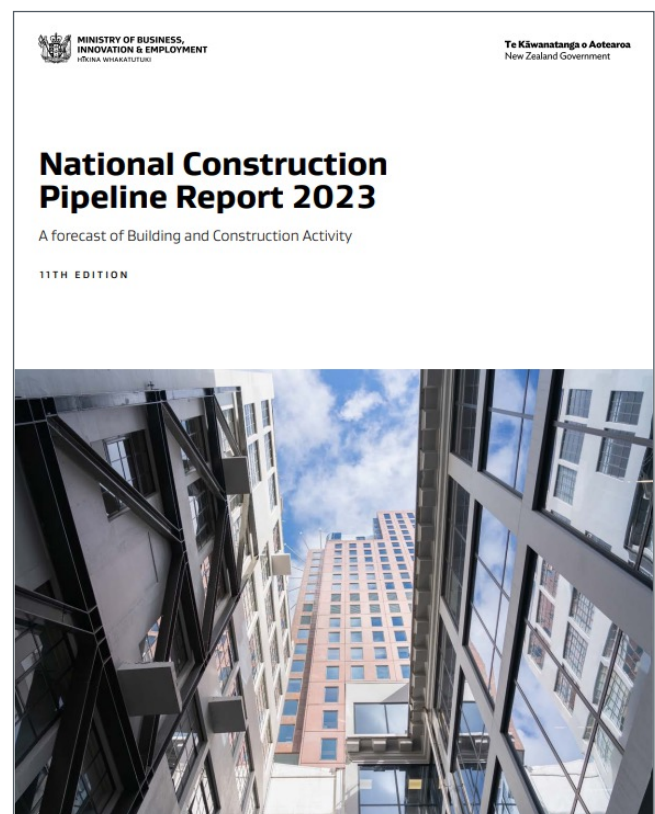
Representing one-quarter of total building and construction value in 2022, infrastructure activity is forecast to increase steadily, reaching \$16 billion in 2026. The report highlights a particularly strong

infrastructure pipeline in the Rest of New Zealand region, expected to grow from \$2.9 billion per annum in 2022 to \$3.5 billion by 2028, driven partly by cyclone recovery and resilience-building efforts.

Regional variations

While the report provides national forecasts, it also highlights regional variations in construction activity. For instance, Auckland, the largest market, is expected to experience a 10.6% decrease in total construction value by 2028 compared to 2022, primarily due to a decline in residential buildings. In contrast, the Wellington region is anticipated to see steady growth, with total construction value increasing by 9% in 2023 and remaining relatively constant throughout the forecast period.

You can view the full report at: <https://www.mbie.govt.nz/dmsdocument/27910-national-construction-pipeline-report-2023>





Passive Fire Protection: A high-level guide

In this article, we'll explore the fundamentals of passive fire protection, highlight common types of passive fire protection, and outline key considerations for effective inspections.

We were lucky enough to have support from Malcolm Christie from RyanFire Products Ltd at our March Training Day. Many of us got the chance to speak to him about passive fire, and it was interesting to watch Malcolm walking through the venue looking at the passive fire measures.

For Building Surveyors tasked with inspecting and assessing commercial properties and some residential properties, understanding passive fire protection systems is crucial. These systems play a vital role in containing the spread of fire and smoke, protecting lives and assets in the event of an emergency.

What is passive fire protection?

Passive fire protection refers to the integrated design strategies and construction elements that help compartmentalise a building, preventing, or delaying the spread of fire, smoke, and toxic gases. Unlike active fire protection systems, such as sprinklers and alarms, passive measures are always in place and do not require activation or external power sources.

The primary objectives of passive fire protection are twofold:

1. Containment: By creating fire-resistant compartments or "cells", passive systems aim to confine a fire to its area of origin, preventing it from spreading horizontally or vertically within the building.



Malcolm Christie from Ryan Fire talking to some of the attendees at March Training Day

2. Structural integrity: Passive measures also safeguard the structural elements of a building, such as load-bearing walls, floors, and beams, ensuring they maintain their load-bearing capacity for a specified period during a fire event.

Effective passive fire protection systems not only buy valuable time for occupants to evacuate but also provide a safer environment for firefighters to conduct their operations, ultimately minimising property damage and potential loss of life.

Common types of passive fire protection

During their inspections of commercial buildings, Building Surveyors are likely to encounter

various passive fire protection elements. Here are some of the most common types:

a. Fire-resistant walls and partitions:

Fire-resistant walls and partitions are designed to compartmentalise a building into separate fire cells, preventing the spread of fire and smoke between adjacent spaces. These barriers are constructed using fire-rated materials like concrete, masonry, or gypsum board, with specific fire-resistance ratings (FRRs) determined by the building's occupancy type and size.

b. Fire-rated doors and windows:

Fire-rated doors and windows play a crucial role in maintaining the integrity of fire compartments. These specialised assemblies are designed to resist the passage of fire, smoke, and hot gases for a specified duration, allowing



RyanFire collar

continuity of the fire compartment and prevent the spread of fire, smoke, and hot gases.

RyanFire collar.

e. Fire-resistant coatings and sprays:

In some cases, there may be fire-resistant coatings or sprays applied to structural elements like steel beams, columns, and decking. These coatings provide insulation, protecting the underlying structural components from premature failure due to high temperatures during a fire event.

f. Fire-rated glazing:

Fire-rated glazing systems, such as fire-resistant glass or glazing assemblies, are used in areas where transparency is required while maintaining fire compartmentation. These systems are designed to withstand the effects of fire for a specified duration, preventing the spread of flames, smoke, and hot gases.

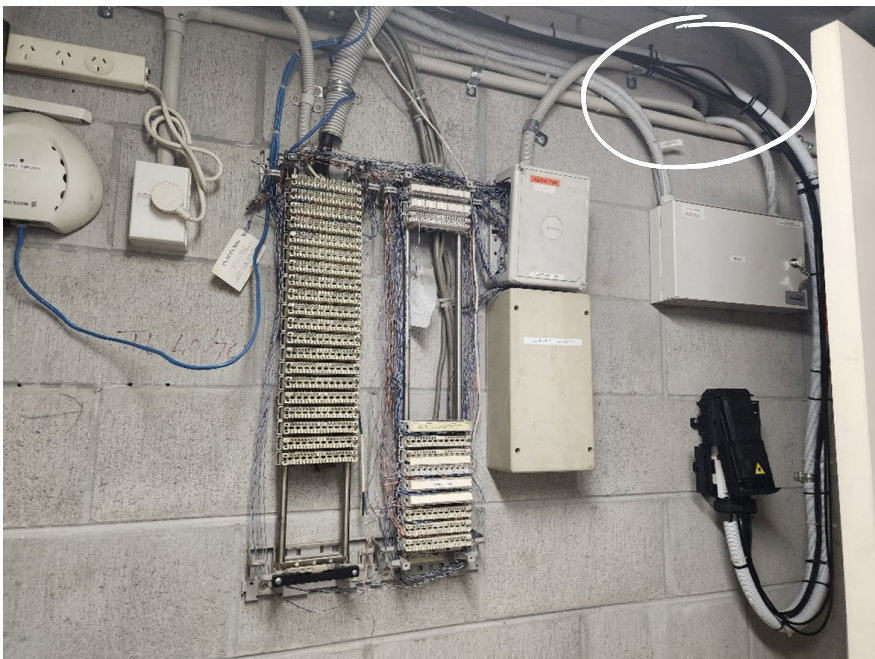
Inspecting passive fire protection systems

Thorough inspections of passive fire protection systems are crucial to ensuring their effectiveness and maintaining compliance with building code and regulations. As part of the Building Warrant of Fitness, passive fire protection should be reviewed by an Independent Qualified Person. However, as Building Surveyors, we also need to be vigilant during our inspections, and on the lookout for potential defects or issues:

a. Holes, gaps, or penetrations in fire-rated assemblies:

Any unauthorised openings, holes, or penetrations in fire-resistant walls, floors, or ceilings can compromise the integrity of the fire compartment and allow the spread of fire, smoke, and hot gases. These assemblies should be inspected, and any breaches or damage should be recorded.

It is important to keep in mind that changes often occur to buildings over time, and people undertaking



Penetrations through FR wall

occupants to safely evacuate and firefighters to access the affected area.

c. Fire-resistant floors and ceilings:

Fire-resistant floors and ceilings serve as horizontal barriers, preventing the vertical spread of fire between different levels of a building. These elements are constructed using fire-rated materials like concrete, steel, or

gypsum board, with appropriate FRRs based on the building's design and occupancy.

d. Fire-stopping systems:

Fire-stopping systems are designed to seal penetrations and openings in fire-rated assemblies, such as those created by electrical conduits, plumbing pipes, or HVAC ducts. These systems use fire-rated materials like intumescent sealants, putties, or collars to maintain the

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Damaged coating



Hole in compartment wall

alterations and additions may not appreciate they are putting a penetration through a fire-rated wall, for example.

b. Damaged or improperly installed fire doors:

Fire-rated doors are only effective if they are properly installed and maintained. Surveyors should check for signs of damage, such

as warping, gaps, or missing components (e.g., hinges, closers, or smoke seals). Additionally, they should ensure that fire doors are not blocked or wedged open, as this can render them ineffective.

c. Compromised fire-stopping systems:

Fire-stopping systems can be susceptible to damage

or deterioration over time, particularly in areas with high foot traffic or regular maintenance activities. Surveyors should inspect these systems for gaps, cracks, or missing materials, which could allow the passage of fire, smoke, and hot gases.

d. Degradation of fire-resistant coatings or sprays:

Fire-resistant coatings and sprays applied to structural elements can be compromised by physical damage, environmental factors, or improper application. Surveyors should look for signs of cracking, flaking, or delamination, which could impact the coatings' effectiveness during a fire event.

e. Improper installation or maintenance of fire-rated glazing:

Fire-rated glazing systems require careful installation and ongoing maintenance to ensure their performance. Surveyors should check for proper installation, inspect for signs of damage or deterioration, and verify that the glazing systems are compatible with the surrounding fire-rated assemblies.

f. Obstructions or clutter in fire-rated corridors or stairwells:

Fire-rated corridors and stairwells are designed to provide safe egress routes during an emergency. However, obstructions or clutter in these areas can impede evacuation and compromise the effectiveness of the passive fire protection system. Surveyors should ensure these areas are clear and unobstructed.

g. Compliance with NZ Building Code and statutory regulations:

Building Surveyors should be familiar with the relevant statutory regulations in New Zealand, such as the New Zealand Building Code and associated standards. They should verify that the passive fire protection systems in the building comply with these requirements and document any deviations or non-compliant elements.

Further reading

BRANZ Guide to Passive Fire Protection in buildings

Available at <https://www.branz.co.nz/pubs/passive-fire-protection/guide-passive-fire-protection-buildings/>, covers a wide range of topics related to passive fire protection, including:

- Principles and objectives of passive fire protection
- Types of fire-resistant construction materials and systems
- Design considerations for various building elements (walls, floors, ceilings, doors, glazing, etc.)
- Installation requirements and best practices
- Inspection and maintenance protocols
- Regulatory requirements and compliance standards

Building Magazine Article Penetration Seals, by Ed Soja - <https://www.buildmagazine.org.nz/assets/PDF/B113-26-Penetration-Seals.pdf>

RyanFire

For those of you who didn't get the chance to look at the RyanFire stand at March Training Day, you can take a look at their website where you can find resources, news and product solutions: <https://www.ryanfire.co.nz/>



6 Building Surveyors should be familiar with the relevant statutory regulations in New Zealand, such as the New Zealand Building Code and associated standards.



DESIGN RIGHT

PENETRATION SEALS

A penetration seal is needed for any hole or gap in fire resistance rated walls and floors to maintain their fire resistance rating (FRR). Penetration seals are system-specific, so selecting the correct one may be more involved than you thought.

By Ed Soja, BRANZ Fire Safety Engineer

Penetration seals, or 'fire stops' as defined in New Zealand Building Code Compliance Document C/AS1, are an integral part of the function of a fire resistance rated wall or floor. The purpose of penetration seals is to return any holes and gaps, made by construction features or services penetrating walls and floors, to the same fire resistance rating as the rest of the wall or floor. This includes all penetrations and sizes, anywhere a fire could create an opening through a fire resistance rated wall or floor, for example, control joints, pipes and cables (electrical and plumbing services, cable trays pipes and conduits). A 20 mm plastic pipe in a concrete wall would therefore need a proven penetration seal.

Only sealing methods tested or assessed by a competent authority can be guaranteed to provide the appropriate fire resistance rating. Penetration seals themselves have no fire resistance rating, just as a steel stud in a fire resistance rated wall has no fire resistance in its own right. However, the penetration seal used with a particular penetrating service in a particular building element will maintain the fire resistance of that building element.

Many forms of penetration seals

Penetration seals apply to a specific system, so a penetration seal intended for a concrete or masonry wall may not be suitable in a framed plasterboard lined wall. Equally, they may only suit steel-framed walls or only timber-framed.

There are several forms of penetration seals that may be used.

MASTICS – INTUMESCENT OR NONINTUMESCENT

Intumescent mastics swell on heating and fill any holes or spaces around the penetration in a fire. They are used where materials may degrade, such as plastic pipes, or where the heat can cause differential movement between

the building element and penetration. They are commonly used as linear gap seals in movement joints in concrete or masonry walls.

Non-intumescent mastics are used where only small gaps occur, for example, around wall edges, and stop flaming on the non-fire side.

PILLOWS

Pillows are fabric covered and filled with non-combustible aggregate such as powders and gravel. They are resilient enough to be positioned without leaving gaps and may be used with a mastic to seal around the penetration.

INTUMESCENT STRIPS

These are flexible strips of materials that expand when heated and can be wound round pipes (called wraps) or other services. They have no framework and must be inserted into the thickness of a wall or floor. Another form is used as linear gap seals and may incorporate a flexible foam material that compresses into the gap.

COLLARS AND FLOOR WASTE SEALS

Collars are steel casings into which intumescent strips are inserted. These are like intumescent strips but allow the seal to be used on the surface of a floor or wall and retain the intumescent material in position. They can also be

precast within the wall where the steel casing acts as shuttering (boxing). Some collars have additional features such as metal vanes or spring-actuated closures that enable most positive or faster closing.

Floor waste seals are a special application of the collar, with no pipe extension above the floor. This can make a significant difference in performance.

BOARDS AND BATTS

These are either solid boards of materials such as calcium silicate or vermiculite, or mineral fibre blankets – sometimes with a fire-retardant coating. They fill in large areas of opening and are used in conjunction with mastics, wraps and collars.

MORTARS

Special fire mortars are available to fill large areas. Sometimes, ordinary concrete is not suitable to make good an aperture, as shrinkage may cause gaps and cause failure. Fire mortars are designed to provide minimal shrinkage, are lighter than normal concrete and are used with other forms of seal on the penetrating service.

Service outlets need protection

Service outlets, such as electrical sockets and switches, can form a weakness in a fire resistance rated building element and need to be protected with the fire resistant materials proven in the specific application. An example is pieces of intumescent material, very like the intumescent strips and wraps discussed above, but cut into small rectangles and inserted at the back of the outlet box. The outlet box needs to be constructed from steel. Inserting materials such as mineral or ceramic wool is no guarantee of performance.

Building Code requirements

For compliance with the New Zealand Building Code Clause C Fire safety, the Acceptable Solution is given in C/AS1 paragraph 6.17 Fire

An example of inappropriate packing of the aperture.

CPD: A pathway to professional excellence

This article delves into the many benefits of CPD, underscoring its significance for professionals at various stages of their careers, the rationale behind institutional CPD requirements, and the specific CPD obligations set forth by NZIBS.

In the ever-evolving landscape of the Building Surveying profession, CPD stands as a cornerstone for personal growth, industry advancement, and the maintenance of professional competence.

NZIBS recognises the paramount importance of CPD, making it a mandatory requirement for its members to maintain their membership status.



The benefits of CPD: A holistic perspective

a. Knowledge acquisition and skill enhancement

At the core of CPD lies the pursuit of knowledge and the refinement of professional skills. The Building Surveying industry is dynamic, with new technologies, regulations, and best practices continuously emerging. Through CPD activities – such as attending seminars, workshops, and professional modules – members gain access to cutting-edge information, enabling them to stay abreast of the latest developments in their field. This continuous learning process equips professionals with the tools necessary to tackle complex challenges, improve their problem-solving abilities, and deliver high-quality services to their clients.

b. Career advancement and professional recognition

Engaging in CPD demonstrates a commitment to personal and professional growth, which can open doors to career advancement opportunities. By actively pursuing CPD, professionals signal to their

employers, clients, and peers their dedication to excellence and their willingness to expand their expertise. This proactive approach can lead to increased credibility, recognition within the industry, and potential leadership roles or promotions.

c. Networking and collaboration

CPD activities often bring together professionals from diverse backgrounds and experiences, fostering invaluable networking opportunities. Through these interactions, members can exchange ideas, share best practices, and gain insights from colleagues who may have encountered similar challenges. This collaborative environment nurtures the cross-pollination of knowledge, sparking innovation and fostering professional relationships that can prove invaluable throughout one's career.

d. Personal and professional satisfaction

Beyond the tangible benefits, CPD can also contribute to a sense

of personal and professional fulfilment. The pursuit of knowledge and the continuous improvement of our skills can be deeply satisfying, instilling a sense of pride and accomplishment. As professionals grow and evolve through CPD, they may find renewed motivation, job satisfaction, and a heightened sense of purpose in their work.

Why institutions mandate CPD: Maintaining professional standards

Professional institutions like NZIBS play a crucial role in upholding the integrity and standards of the Building Surveying profession. By mandating CPD for its members, NZIBS ensures that professionals remain current with industry developments, adhere to ethical practices, and consistently deliver high-quality services to clients and the public.

a. Public interest and consumer protection

The Building Surveying profession

carries significant responsibilities, as the work undertaken can impact public safety, property values, and the overall built environment. By requiring its members to engage in CPD, NZIBS safeguards the interests of the public and consumers, instilling confidence in the profession's ability to provide competent and reliable services.

b. Maintaining professional competence

As the industry evolves, professionals must adapt and acquire new knowledge and skills to remain effective in their roles. CPD serves as a mechanism to ensure that NZIBS members maintain their professional competence, enabling them to meet the changing demands of the industry and provide services that align with current best practices and regulatory requirements.

c. Upholding professional ethics and standards

Professional ethics and standards are the backbone of any reputable profession. Through CPD activities, such as mandatory ethics modules and courses, NZIBS reinforces the importance of ethical conduct, integrity, and adherence to professional standards. This ongoing emphasis on ethics cultivates a culture of accountability and trust within the profession.

NZIBS CPD requirements: A comprehensive approach

NZIBS has established a robust CPD framework to ensure its members maintain their professional competence and adhere to industry best practices. The following sections outline the key CPD requirements set forth by NZIBS:

a. Annual CPD Diary and submission

NZIBS members are required to maintain an online CPD Diary, where they record their CPD activities throughout the year. This Diary must be submitted annually by 30 June, coinciding with the membership year that runs from 1 July to 30 June of the following year.



b. Minimum CPD hours requirement

To maintain their membership, NZIBS members must complete a minimum of 25 hours of CPD study each year. This requirement ensures that professionals engage in continuous learning and professional development activities, allowing them to stay current with industry trends and best practices.

c. Mandatory ethics module

One of the core requirements of NZIBS's CPD program is the completion and passing of a specified ethics module. Transitional Members must complete and pass the module before attending their Final Assessment interview. Furthermore, there is an ongoing requirement to sit and pass the specified ethics module at least once every three years, reinforcing the importance of ethical conduct in the profession.

d. CPD categories and hour allocation

NZIBS has established a comprehensive list of CPD categories, each with a maximum number of hours that can be claimed. These categories cover a wide range of activities, including attendance at NZIBS events, seminars, workshops, professional reading, mentoring, research, and professional body participation. By providing a diverse range of options, NZIBS ensures that members can

tailor their CPD activities to their individual needs and interests, promoting well-rounded professional development.

e. Work Verification and Professional Indemnity Insurance

In addition to CPD requirements, NZIBS members must also comply with the Work Verification and Professional Indemnity Insurance Verification programs. These programs ensure that members are actively involved in Building Surveying work and carry the necessary professional indemnity insurance or indemnification to protect their clients and the public. ■

As the industry continues to evolve, the importance of CPD will only grow, serving as a catalyst for innovation, ethical practices, and the delivery of high-quality services.

NZIBS members, at every stage of their careers, are encouraged to embrace CPD wholeheartedly, recognising it as a pathway to professional excellence and a cornerstone of their commitment to the building surveying profession.



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

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

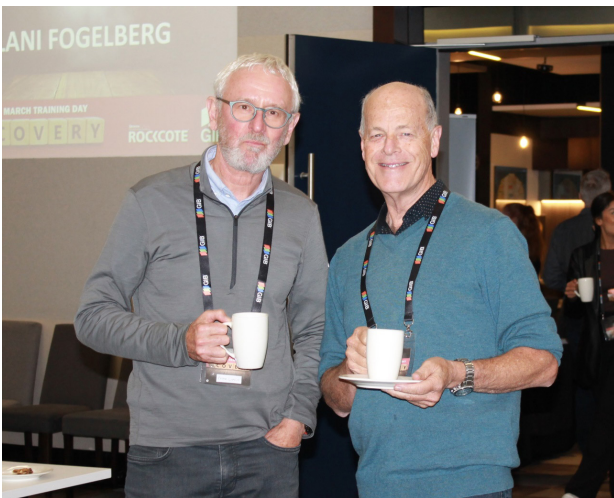


Our March Training Day was a great success.
The attendees were entertained and educated by a diverse range of speakers.

We would also like to say a big thank you to our sponsors who contribute so much to these events and help keep us informed and up to date.









End of an era: Celebrating the legacy of Winstone Wallboards' Penrose plant

Winstone Wallboards' Penrose, Auckland manufacturing facility is finally farewelled, after more than 50 years of producing GIB® plasterboard and associated products for millions of Kiwi homes and buildings.

If we take a trip back down memory lane, to 1971, New Zealand's population was approaching three million and despite being widely available in the United States, colour television would still be a couple of years away for Kiwis.

The year would mostly be remembered for a fried chicken frenzy, when in August New Zealand's first KFC store opened to a big fanfare in Royal Oak, Auckland. But it was also in this year, just a few kilometres down the road that Winstone Wallboards opened a new, larger manufacturing plant and office in October 1971 on Felix Street, Penrose.

Thanks to initiatives like state-subsidised mortgages over the previous decades, home ownership had become possible for many Kiwi families and by the 1970s, a building boom was in full swing. By 1971, building consents had risen to 39,000 and demand for product was higher than ever.

So, when the Winstone Wallboards' Penrose facility first opened its doors, it allowed the organisation to ramp up production significantly from its previous Balmoral location to meet that need.

At that time, the organisation had four manufacturing plants in operation, two in Auckland, Balmoral and the new Felix Street site, as well as a plant in Lower Hutt, and Christchurch.



Images of Felix Street opening by Sir Keith Holyoake

After the new plant opened, the older plants in Balmoral and Lower Hutt were decommissioned, and the new Felix Street plant supplied product to the entire North Island market for many years.

Now, more than 50 years on, the Winstone Wallboards team finally farewells the Felix Street manufacturing site, which is being decommissioned, with a new purpose-built manufacturing and distribution facility in Tauranga now up and running to provide plasterboard to the North Island and the Christchurch plant continuing to serve the South Island.

More than a third of the team at the new Tauranga site is made up of Winstone Wallboards employees who relocated from Auckland.

From engineers, electricians, and maintenance operators, to managers, production operators,

and distribution team leaders - their combined knowledge and depth of experience have meant a smooth and relatively seamless transition of operations to Tauranga.

Many Winstone Wallboards team members have worked at the Penrose facility for more than a decade.

At 75, Norm Moore is now retired, but he has a long history with Winstone Wallboards having worked for the organisation since 1962. Originally employed as a management cadet, Norm learned about all the aspects of manufacturing and production with the aim of moving into management. He stayed with Winstone Wallboards until 1985 and then contracted to the organisation for many years after that. Norm was also there the first day the Penrose plant opened.

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Sharing a moment of appreciation: Prime Minister Sir Keith Holyoake graciously accepts a gift from Chairman Alan H Winstone during the 1971 opening of the Winstone Wallboards Ltd Auckland Branch.



Precision in action: Prime Minister Sir Keith Holyoake tests the batch consistency as the Factory Manager observes during the 1971 opening of the Winstone Wallboards Ltd Auckland Branch.

“The site was officially opened by the Prime Minister at that time, Sir Keith Holyoake, and I remember we did a demonstration of a production run for him. All the top executives came to it, including many of the Winstone family who were also board members. Sir Keith Holyoake walked around the plant and said hello to everyone,” he recalls.

“At the beginning, we ended up running the Balmoral and new Penrose facilities at the same time to help streamline the transition, much like they did with the new Tauranga site. In those days there was such a lot of building going on across New Zealand.”

One of the special memories Norm has about the facility was that due to its vast size, getting around the plant, particularly carrying tools was challenging. To combat this, grocery delivery bikes with a basket at the front were made available so that staff could grab one, put their tools in and bike around the site.

“When people retired, they were presented with the particular bike that they used the most - It was a great bit of fun,” he says.

When asked what he remembers most about working for Winstone Wallboards, Norm says that the company has always been continually progressing and improving its products, which made for a working life that was both challenging and interesting.

“Felix Street always had a reputation for high quality production, so it was great to be at the forefront of that. The company has always been really family-orientated too and it was easy for people to become a part of the family,” he says.

The site will now be decommissioned, with the National Support Office moving to new premises in Penrose. Of course, the facility and the people who have left will always mean so much to the organisation and will be fondly remembered.

History of Felix Street site provided thanks to Kevin Golding and Norman Moore.



A historic moment: Prime Minister Sir Keith Holyoake inaugurates the Winstone Wallboards Ltd Auckland Branch in 1971, pushing the start button alongside key figures.

Interior of Felix Street, 1971



Journey through time: Experience the interior ambiance of the Winstone Wallboards Ltd Auckland Branch in 1971, reflecting an era of industrial progress.



A glimpse into industrial heritage: a testament to craftsmanship and innovation.

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Final shift at Felix Street, December 2023



David Thomas, General Manager of Winstone Wallboards, pushing the 'STOP' button to turn off the Felix Street Manufacturing Board plant.



David Thomas – General Manager of Winstone Wallboards, Gary Prebble – Engineering Manager and Simon Cooper – National Manufacturing Manager.

Did you know?

Over the plant's more than 50-year history, there have been three brand name changes. The GIB® brand name started its journey in the early 1930s when a staff competition offered a £30 cash prize for the best name.

Gibraltar Board was chosen for its association with the strength and resilience of the Rock of Gibraltar. In 1979 Gibraltar Board changed to GIB Board and in the early 1990's it was shortened to 'GIB®'.



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