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Welcome to the New Zealand Institute of Building Surveyors Education Centre for Technical Distinction Training Programme 2016.

The Institute is a national body of skilled, professional building consultants who have extensive knowledge and experience in construction and building related matters. The Institute was formed in 1994 and currently has Registered Members throughout New Zealand.

Our members work closely with other professionals within related organisations. NZIBS work puts us into direct contact with consumers and building related professionals, and our members have contact with central and local Government, the Construction Industry Council (CIC), Building Research Association of New Zealand (BRANZ), Architects (NZIA), and Architectural Designers (ADNZ), Quantity Surveyors (NZIQS/RICS), Engineers (IPENZ and others), Royal Institution of Chartered Surveyors (RICS) and Builders.

Join the NZIBS Career Pathway to becoming a Registered Building Surveyor.
What does a Registered Building Surveyor do?

Provide Expert Advice on property and construction related matters. Registered Building Surveyors are experienced in acting as independent and impartial experts that provide advice and reports for many different requirements.

A Registered Building Surveyor can be experienced in the following work areas;

Investigation and Reporting
Over the last 10 years or so, “leaky homes” have received a great deal of publicity. Our Registered Members have developed considerable expertise in the investigation and reporting on “weathertightness” related failures in domestic buildings. Investigating and reporting on less common building failures and commercial buildings (especially high rise) involves more specialised disciplines which a number of our Registered Members have experience in.

Other forms of investigation and reporting a Registered Building Surveyor may undertake include:

- Building defect or building failure investigation and reporting.
- Inspection and premises condition reporting, prior to purchase, for disposal or for leasehold requirements.
- Interpretation and reporting on construction compliance issues.
- Condition inspections and reporting for short or long term maintenance planning requirements.

Pre Purchase Inspection Reports
Registered Building Surveyors can provide a prospective purchaser with knowledge about the current condition of a dwelling and what to expect in terms of significant defects, significant maintenance and other factors such as any gradual deterioration. This reporting can be part of an overall due diligence assessment of any proposed purchase.

Remediation
If you are thinking of partly or fully recladding your house, either because you suspect (or know) there are problems with the existing cladding, or because the market has severely devalued your house merely because of the type of cladding, the Registered members that are remediation specialists will be able to advise you on what is involved to complete a compliant repair. Alternatively, if you have building defects that need repair and need firstly to understand the problem before a repair solution is found, a Registered member can assess this and offer an appropriate repair recommendation and design the repair solution.
What does a Registered Building Surveyor do?

Contract Administration

Find a Registered member to administer your construction contract, ensuring that an appropriate design, contract form and procurement is found and who will then be able to assess demands for payment are appropriately dealt with, variations to the contract are handled efficiently and the contract is satisfactorily completed.

Dilapidation (Lease Reinstatement) Reports

Many registered members provide schedules of condition of premises at lease commencement (see below). However when no such schedule is prepared there is still an obligation on a Lessee (and Landlord) at lease termination. A dilapidation report schedule may be prepared by a Registered member during the life of a lease confirming the details of wants of required repairs/make good or maintenance that the tenant (or landlord) has under the terms of their lease. Such specialist reports can advise a Lessee or Landlord of potential dilapidation liabilities and cost estimates; and/or aid in understanding or minimising financial exposure during a lease, when considering lease renewal or, more typically, at lease termination.

Schedule of Condition Reports

These are prepared for either the Tenant or Landlord of commercial premises at the commencement of a lease to identify legal obligations and to record the condition of the property. The purpose of the report is to record the condition to enable an understanding of the level of reinstatement considered necessary at the end of a lease, intended to protect parties from unwarranted reinstatement claims. These Reports can also be prepared prior to commencement of development works to adjoining structures to document the condition of an adjacent or nearby property, which help to minimise neighbourly disputes around the possible of effects of development or infrastructure works. In the event that a dispute occurs over damage, which becomes apparent during or after completion of works then the report may be used as evidence to either support or to refute any claim.

Dispute Resolution

Within the Institute you will find members with significant experience as arbitrators, mediators and “expert witnesses” in construction disputes. These three roles all require the member to be impartial and independent, in contrast to a lawyer who is generally engaged to be the client’s advocate.
What does a Registered Building Surveyor do?

Building Technology and Construction

This includes providing advice on the performance of building materials and systems, their selection, usage, assembly, anticipated life span, repair and the effects of natural elements. This can include the creation or reviewing of construction documentation to avoid or identify potential design deficiencies and avoid buildability problems later.

Building Maintenance Reports

These can be long-term or planned maintenance reports assessing the present condition of the internal and external building fabric of a commercial or residential property, together with its infrastructure. In addition advice could be provided on the life expectancy of each element and reflecting on aged conditions, as relevant, to put together a annual or longer term maintenance plan and for a sinking fund to be confirmed. This is particularly relevant for Bodies Corporate working under the Unit Titles Act 2010.

Insurance Assessment and Reinstatement

Registered Building Surveyors can assist insurance companies in providing impartial expert advice relating to property-related insurance claims to determine the likely causes of the damage due to either – insured events; lack of maintenance; defective construction; or poor workmanship.
NZIBS CAREER PATHWAY

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, 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

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.

To take up on the NZIBS Core Module Member registration rate, join up today! You do not have to be a member of NZIBS to attend and complete the below module courses.

If you wish to learn more about being a member of the New Zealand Institute of Building Surveyors, please go to the NZIBS website; www.buildingsurveyors.co.nz or Ph: 0800 11 34 00.
Module 1
NZIBS Core Module Programme 2016

Properties of Moisture

Presenter: Greg Overton, CEng, BRANZ

Duration: One Day plus 45 minute exam

Course Overview:

This is the ‘Physics’ course, the fundamental basics that you need to know if you are dealing with the effects of moisture in buildings.

Part one (morning) covers the physics of moisture. Students are taught about the chemical structure of water and how this affects its behaviour. The mechanisms of how water is stored in materials are then discussed and we have a workshop session on psychrometric charts. The transport mechanisms of water are then discussed as a lead in for part two.

Part two (afternoon) covers the 4D’s of water management. Deflection, Drainage, Drying and Durability. We look at the forces which can drive water into buildings and how these might be managed.

We then use WALLDRY (some of the slides show the same kind of information – in case we have difficulties running WALLDRY) to show the important design parameters when it comes to wall wetting and drying.

Examination duration: 45 minutes. The exam for each module is conducted at the end of the course day.

A certificate of completion is given to attendees who have completed the course and have passed the examination.

Payment is required in full, prior to attending the course.

Presenter: Greg Overton

Greg is a building physicist at BRANZ, specialising in weathertightness research. He is a chartered engineer with the IMechE.
Module 2
NZIBS Core Module Programme 2016

Forensic Investigations related to, but not specifically based upon Weathertightness of Buildings.

Presenters: Warren Nevill and Frank Wiemann
Duration: Two Days plus a one hour exam

Course Overview:
This two day course encompasses both classroom and onsite involvement aimed at providing participants with knowledge and introductory understanding of the skill base required to undertake a forensic/weathertightness investigation of residential and small commercial buildings. A pre-requisite of course attendance is that participants already have a working knowledge of construction types particularly relating to residential housing, methods of construction plus a general understanding of moisture characteristics, types of decay and/or mould and how to deal with them.

An in depth historical knowledge of the Building Act/ Building Code requirements and associated relevant legislation along with an understanding of the most common cladding types and installation requirements are also a pre requisite.

Day one covers theoretical aspects including an explanation of the process of a forensic investigation, necessary research and sources of information, undertaking the investigation, reporting/briefs of evidence and preparation for a hearing. Coverage also provides an in-depth understanding of methods of testing, equipment use and interpretation of results along with the requirement to obtain irrefutable evidence, safety awareness, plus other on site issues.

Day two is based around a number of site visits where the knowledge from the previous day can be applied in a practical environment, culminating with an onsite examination involving evaluation of potential risks sites on a dwelling along with your rationale for considering such sites to pose a risk.

A selection of suggested pre course reading is required to fully benefit from attendance at this course.

Examination duration: 60 minutes on the theoretical aspect of the course. The exam for each module is conducted at the end of the course day.

A certificate of completion is given to attendees who have completed the course and have passed the examination.

Payment is required in full, prior to attending the course.
Module 2
NZIBS Core Module Programme 2016

Presented by Warren Nevill MNZIBS
Registered Building Surveyor

Warren is a senior member of the Institute holding NZCB and trade qualifications. He has specialised as a moisture ingress specialist over recent years leading many WSG multi-unit investigations. Coming from a background in construction and the education fields he was an early recipient of the Master Builders Gold Medal Award for top apprentice, further awards being gained during the attainment of his qualification.

Warren currently holds the positions of Course Reviewer and Presenter for the Forensic Investigation/Cladding Education Modules for the Institute.

He is a keen sailor enjoying both cruising and racing aspects of the sport. Prior to moving to the South Island, he was a navigator/sail trimmer for a number of years in the offshore racing fleet sailing out of Wellington. He has also sailed to the islands. Warren snowboards and has travelled extensively enjoying this sport on European and American ski fields. Mountain biking/touring fills in any other time available.

Presented by Frank Wiemann
Ing. Arch. (TU)

AKNDS (Registered Architekt and Engineer, Germany)
MNZIBS (New Zealand Institute of Building Surveyors)
LEADR (Accredited Mediator, Association of Dispute Resolvers)

Frank is a registered Architekt (Germany), a registered building surveyor (NZIBS), and a Weathertightness Expert for the Ministry of Business Innovation and Employment—Department of Building and Housing.

He works as an independent technical expert on behalf of various parties in leaky building claims.

Frank is an Accredited Mediator with LEADR since 2009.

He is a past Executive member of the New Zealand Institute of Building Surveyors (NZIBS), and teaches Forensic Investigation and Expert Witness Presentation for building surveyors.

He has extensive experience as an expert in leaky building mediations.
Module 3
NZIBS Core Module Programme 2016

The Building Act Regime

Presented by Rosemary Killip

Duration: One day plus a one hour exam

Course Overview:

This module will introduce to the rules governing buildings in New Zealand. Building controls have been around since the 19th century.

This module is an introduction to the way the Building Act operates in New Zealand. You will be led through modules which cover:

• Key players - agencies
• The Building Owner
• Building Controls Regime
• How Building Work is regulated in New Zealand
• Building Consents, Code Compliance Certificates and Certificates of Acceptance
• Building Consents
• Code Compliance Certificates
• Other Building Controls /Processes
• Project Information Memorandum (PIM), Schedules and Systems
• Notices to Fix

At the conclusion of this training programme, programme participants should be able to:

• Identify key players and their role in building controls
• Recount the history of the New Zealand Building Act regime
• Recall the framework of the legal documents which govern building controls in New Zealand
• Know the administrative legal procedures for: Building Consents, Code Compliance Certificates, and Certificates of Acceptance
• Assess compliance with the Building Act regime
• Refer to other Building Controls Processes.

Examination duration: 60 minutes on the theoretical aspect of the course - open book assessment. The exam for each module is conducted at the end of the course day.

A certificate of completion is given to attendees who have completed the course and have passed the examination.

Payment is required in full, prior to attending the course.
Module 3
NZIBS Core Module Programme 2016

Presented by Rosemary (Rosie) Killip, MA, Cert TA, Cert PR
Building Networks NZ Ltd

Rosemary specialises in building law training. She brings practical insights and wisdom from 20 plus years of working alongside building compliance staff, Council staff and building inspectors. She was even the very first education officer for the Building Industry Authority.

Rosemary brings with her substantial insider knowledge of how councils review and interpret the Building Act rules. She is a highly experienced building industry compliance and training practitioner as well as a highly experienced small business owner.
Module 4
NZIBS Core Module Programme 2016

Recording and Reporting
Presented by Frank Wiemann
Guest Speaker Tim Rainey

Duration: One Day plus a 45 minute examination and a presentation

Course Overview:
This module focuses on the role of expert witnesses in a legal process. The course relates to the role of expert witnesses in the traditional court processes, as well as the specialised procedures that have been introduced under the Weathertight Homes Solutions Act 2006.

Participants in the module will learn about:
• Evidence and the dispute resolutions processors in New Zealand;
• What makes a good expert witness;
• Preparing and writing a report that will withstand scrutiny; and
• Presenting evidence as an expert advisor / witness to best advantage.

This is a bit of a misnomer as this module deals with technical report writing and the transfer of the information gathered on site into a suitable report and further into use at dispute resolution situation. The course provides background on the current legislation and pathways of dispute resolution in New Zealand. This course also addresses the major questions around expert witness work, conduct and experience in hearings.

The final portion of the module course, participants are asked to prepare and present a 2 minute presentation as a summarised version of a report. The participants are asked to focus on one defect, from previous site visits on the previous day. The purpose of the presentation is to give participants the opportunity to experience standing up and delivering evidence as they would in a WHRS and / or a Court Hearing. Please note: we do not focus on the technical detail of material presented but more on the quality of presentation itself. The presentation accounts for five marks of your final examination.

Examination duration: 45 minutes on the theoretical aspect of the course. The exam for each module is conducted at the end of the course day.

A certificate of completion is given to attendees who have completed the course and have passed the examination.

Payment is required in full, prior to attending the course.
Module 4
NZIBS Core Module Programme 2016

Presented by Frank Wiemann
Ing. Arch. (TU)
AKNDS (Registered Architekt and Engineer, Germany)
MNZIBS (New Zealand Institute of Building Surveyors)
LEADR (Accredited Mediator, Association of Dispute Resolvers)

Frank is a registered Architekt (Germany), a registered building surveyor (NZIBS), and a Weather Tightness Expert for the Ministry of Business Innovation and Employment - Department of Building and Housing.

He works as an independent technical expert on behalf of various parties in leaky building claims.

Frank is an Accredited Mediator with LEADR since 2009.

He is a past Executive member of the New Zealand Institute of Building Surveyors (NZIBS), and teaches Forensic Investigation and Expert Witness Presentation for building surveyors.

He has extensive experience as an expert in leaky building mediations.

Tim Rainey

Tim Rainey is a specialist commercial litigator who was admitted to the bar in 1992. Since then, Tim has gained extensive experience in all aspects of commercial and civil litigation. He is a highly skilled litigator with over 16 years experience in trial and Appellate Courts and specialist tribunals throughout New Zealand, as well as extensive experience in conducting mediations and other forms of alternative dispute resolution.

Tim formed Rainey Law in 2009 after several years as a Partner in one of New Zealand’s leading commercial and construction litigation firms and prior to that, many years experience working for a specialist insurance litigation firm providing advice to insurers on insurance policy wordings, policy response issues and acting for both insurers and insured on a wide range of claims.

Tim has a wide range of experience in all areas of commercial litigation but with a particular focus on building and construction disputes, commercial and contract disputes and insurance law.

He also has substantial skill and experience in the defence of corporate and others facing regulatory criminal offences, including those under the Fair Trading Act, Commerce Act, Health and Safety and Employment Act and under the Resource Management Act.

Tim is widely regarded as one of the leading practitioners in a specialist area of building and construction litigation. He has extensive experience in acting for plaintiffs and defendants involved in “leaky building” litigation and has particular experience in conducting complex proceedings on behalf of multi-unit developments.
Module 5
NZIBS Core Module Programme 2015

This is a two part full day module comprising the following two half day courses.

Part 1 - Decay, Fungi & Moulds
Presented by Robin Wakeling
Duration: Half day plus a 45 minute examination
Course Overview:
This course has been running for almost 10 years now, Robin adjusts the content with the increasing amount of information and knowledge that he gathers from his decay and fungus analysis.
Examination duration: 45 minutes on the theoretical aspect of the course. The exam for each module is conducted at the end of the course day.
A certificate of completion is given to attendees who have completed the course and have passed the examination.
Payment is required in full, prior to attending the course.

Part 2 - Durability & Materials Performance
Presenter: Nick Marston, Mark Jones, BRANZ
Duration: Half day plus exam
Course Overview:
The objective of Clause B2 of the New Zealand Building Code (NZBC) is to ensure that a building will be sufficiently durable to comply with the objectives and functional & performance requirements of the other relevant NZBC clauses. The Durability and Materials Performance module aims to provide a better understanding of the Acceptable Solutions and Verification Methods used to establish compliance with the durability requirements of NZBC Clause B2.
The course also covers the degradation mechanisms of common building materials, as well as how material performance and durability can be affected by environmental factors. This will include the effects of external climate exposure on buildings, natural ageing and weathering of building materials, such as the corrosion of metals and UV degradation of polymers and plastics. The requirements and methods for service life prediction of building materials and components, as well as the importance of maintenance in extending the service life of materials and buildings, is also discussed.
Examination duration: 45 minutes. The exam for each module is conducted at the end of the course day.
A certificate of completion is given to attendees who have completed the course and have passed the examination.
Module 5
NZIBS Core Module Programme 2015

Decay, Fungi & Moulds Presenter: Dr Robin Wakeling,
BSc Honours
MSc - Bio deterioration of Materials
Literature survey - The control of sap stain, mould and decay on freshly felled timber.
Thesis: Micro-organisms in gas oil, associated filterability problems and rapid methods of detection
PHD - Effects of environmental factors on wood decay micromorphology of Pinus radiata and Fagus sylvatica and its significance for in-ground wood preservative performance

Privately owned independent consultancy, Beagle Consultancy Ltd.
Bio deterioration Consultant. Specialising in wood and building materials forensics. Also general wood preservation, sap stain and mould control: forest to customer. Wood decay and leaky building consultancy (private and in association with the Weathertightness Homes Resolution Service of the Department of Building and Housing of the New Zealand Government).

Bio deterioration of multiple wood samples and other building materials and fixtures, from approximately 6000 buildings have been studied using detailed microscopy and associated wood preservation analysis, over the last 10 years. Detailed correlative analysis of interrelationships between weathertightness deficiencies and the nature of wood decay damage, particularly in relation to timing of damage. This knowledge and experience is coupled with an over-arching 23 year’s experience of factors affecting wood decay, mould occurrence, and wood product performance. Wood decay micromorphology diagnosis and factors affecting decay occurrence and wood product performance in the field and in service has been a speciality over the last 20 years, as reflected in publication list.

Patent disputes expert analysis, typically for biocide compositions for protecting wood.

International consultancy pertaining to the performance of new generation preservative treated wood.
Module 5
NZIBS Core Module Programme 2016

Durability & Materials Performance Presenters: Nick Marston, Mark Jones, BRANZ

Nick Marston is Materials Team Leader at BRANZ. His work combines managing a team of scientists and technicians working on a portfolio of research and commercial projects with laboratory and field research.

His research includes managing the surveying of New Zealand’s House Condition Survey, examining the resilience of buildings and materials, as well as researching the effects of environmental exposure on plastics and metals.

Mark Jones is the Research Team Leader for the Building Performance Team at BRANZ, who are actively involved in research, technology transfer, consultancy and testing in the areas of weathertightness, building physics and performance of materials.

His previous experience has been to develop a series of projects dealing with the durability and performance of a range of materials, specialising in the performance of polymers and plastics within the New Zealand environment. Mark has also been responsible for the last three BRANZ House Condition Surveys.
Module 6
NZIBS Core Module Programme 2016

Cladding Systems

Presenter: Warren Nevill

Duration: Two days and a one hour examination

Course Overview:

This two day lecture room based course is designed to provide participants with the knowledge to recognise where weathertightness and other issues might be encountered in cladding systems commonly used in New Zealand, along with the reasons that failure might occur.

At completion of this course participants should be able to identify common cladding types used on buildings, understand weaknesses inherent in the particular cladding system, (or that may develop over time) and recognise poor workmanship, design, materials selection, inadequate maintenance or other causes of failure.

The course will cover aspects of investigations required to identify a cladding and comparison with that which was specified, along with changes in philosophies over time, Building Act requirements, progressive changes to approved/compliance documents and manufacturers’ literature.

Participants will be expected to undertake pre course preparation for a 10 minute presentation to the group on aspects of cladding failure that they have experienced.

Examination duration: 60 minutes on the theoretical aspect of the course. The exam for each module is conducted at the end of the course day.

A certificate of completion is given to attendees who have completed the course and have passed the examination.

Payment is required in full, prior to attending the course.
Presented by Warren Nevill MNZIBS
Registered Building Surveyor

Warren is a senior member of the Institute holding NZCB and trade qualifications. He has specialised as a moisture ingress specialist over recent years leading many WSG multi-unit investigations. Coming from a background in construction and the education fields he was an early recipient of the Master Builders Gold Medal Award for top apprentice, further awards being gained during the attainment of his qualification.

Warren currently holds the positions of Course Reviewer and Presenter for the Forensic Investigation/Cladding Education Modules for the Institute.

He is a keen sailor enjoying both cruising and racing aspects of the sport. Prior to moving to the South Island, he was a navigator/sail trimmer for a number of years in the offshore racing fleet sailing out of Wellington. He has also sailed to the islands. Warren snowboards and has travelled extensively enjoying this sport on European and American ski fields. Mountain biking/touring fills in any other time available.
Module 7
NZIBS Core Module Programme 2016

Condition / Compliance Reporting

Presenter: William Hursthouse

Duration: One day plus a one hour examination

Course Overview:

After completing this module you should be able to bring to mind and put into your own words (e.g. during the exam):

• The basic ingredients of the various types of report discussed in this module
• How to get your point across without expressing an opinion
• When and why you may need to express an opinion
• The various forms of “compliance” and what they mean
• A basic understanding of the sort of contracts you will get your client to sign, and why
• The importance of ethics and how to identify a conflict of interest
• The process you will follow when a prospective client contacts you
• The importance of when the work in question was done, and what that means in terms of your investigation and report

Format of this module

There are five sections, they will be interactive and there will be time for questions. There will also be some slides of extreme examples to hopefully provide some light relief. The five sections are:

1) Prepurchase surveys
2) Investigating and reporting on “Defects” under Part 4A of the Building Act (s362)
3) So called “Safe and Sanitary” reports and reports for Certificates of Acceptance
4) Compliance reports (building code compliance, including Exempt works)
5) Building defect/failure investigation and reporting

The more experience you gain, the better you will be able to carry out each type of inspection.

Examination duration: 60 minutes on the theoretical aspect of the course. The exam for each module is conducted at the end of the course day.

A certificate of completion is given to attendees who have completed the course and have passed the examination.

Payment is required in full, prior to attending the course.
Presenter: William Hursthouse

MNZIBS, MNZIOB, Dip. Bus Studies (Dispute Resolution), Registered Building Surveyor, LEADR Panel

William studied psychology at Auckland University before travelling the world and becoming a builder back in New Zealand in the early 1970s. He was a Registered Master Builder for over twenty years and became a Registered Building Surveyor in 1997. Elected to the NZIBS Executive in 1998 and again in 2013, he has served the NZIBS in a variety of ways, including preparing and presenting this Module.

During the last 10 years he has been involved in the remediation of many “leaky” homes and acted as an expert witness for home owners, Councils, Insurance Companies and a large variety of trade respondents. William has been a WHRS Assessor since 2003 and has been contracted to various local Councils in an advisory role as well as to the old BIA (Building Industry Authority), the DBH (Department of Building and Housing) and now the Ministry of Business, Innovation and Employment.

In 2004 he sat on the Standards Committee that produced the New Zealand Standard for pre-purchase inspections: NZS4306 "Residential Property Inspection", which was published in February 2005.

In 2010 William commenced studies at Massey, culminating in a Graduate Diploma in Business Studies (Dispute Resolution) and is an accredited mediator, currently contracted as a Family Dispute Resolution Service provider.

William is also contracted as a “Special Advisor” to the Licensed Building Practitioners Board, collecting and presenting evidence to assist the Board when a complaint is made against a Licensed Building Practitioner.
Module 8
NZIBS Core Module Programme 2016

This is a two part full day module comprising the following two half day courses.

Part 1 - Asset Management & Maintenance Planning

Presenter: Trevor Jones  Duration: Half day plus a one hour exam

Course Overview:

Asset management is an area of increased importance for members. The changes in the Unit Titles Act 2010 requires bodies corporate to have a 10-year Long Term Maintenance Plan and members should be up to date with this area and the relevant legislation around it, including Health and Safety requirements and Heritage issues.

Examination duration: 60 minutes on the theoretical aspect of the course. The exam for each module is conducted at the end of the course day.

A certificate of completion is given to attendees who have completed the course and have passed the examination.

Payment is required in full, prior to attending the course.

Part 2 - Dilapidations (Lease Reinstatement)

Presenter: Michael Gray  Duration: Half day plus a one hour exam

Course Overview:

Dilapidations, often referred to as reinstatement in New Zealand, is an area of building surveying practice dealing with obligations concerning the form and condition of leased premises. It requires both sound technical knowledge and an understanding of the legal principles pertaining to what is a specialist area of law.

This module is an introduction to dilapidations practice in New Zealand and will look at:

• An overview of the legal context of dilapidations practice, including the application of contract, statutory and common law and why and when the need for dilapidations arises
• An introduction to leases and other tenure documents and how to identify the pertinent rights and obligations of landlords and tenants
• Understanding the different lease covenants (obligations) and assessing breaches of covenant
• Preparing schedules of dilapidations / reinstatement
• Consequential losses and other heads of claim
• Remedies and defences
• How dilapidations affects and influences other building surveying services

On completion of the course, participants will have an appreciation of the key principles of dilapidations, its implications for owners and occupiers of commercial property and how the process is administered.
Trevor recently took up the new role as the President of New Zealand Institute of Building Surveyors NZIBS (2014 to 2016). He previously was a committee member of the NZ Branch of the Royal Institution of Chartered Surveyors (RICS) for 11 years, holding honorary secretary and Oceania board roles during this time.


He was instrumental in the development of various guidance notes designed to fill the vacuum of information for building owners and investors about what they need to think about in the New Zealand context. These include:

- the RICS Reinstatement (Dilapidation) Guidance note.
- a Best Practice Guidance Note for Technical Due Diligence of Commercial & Industrial Property (2010)
- a Best Practice Guidance Note on Development Monitoring (2010)

As a remediation specialist he was a member of an industry panel that the Department of Building and Housing (DBH) consulted before publishing their December 2007 Remediation Guide, titled External Moisture – A Guide to Weathertightness Remediation and was again consulted in 2011 for the updated guide.

Prior to emigrating to NZ from the UK 10 years ago, Trevor was a Partner in a London based firm of Chartered Building Surveyors for 14 years offering professional nationwide services for institutional, commercial, industrial and large residential clients.

His UK projects included nationwide portfolio surveys, dispute resolution, large scale commercial design, project management, defect analysis, acquisition surveys, dilapidation surveys and he also acted as employees agent in many design and build projects.
Module 8
NZIBS Core Module Programme 2016

Presenter: Michael Gray

Michael is a chartered building surveyor, originally from the UK now living and working in New Zealand.

Michael’s experience includes senior building surveying roles for national and international consultancies in London, Manchester and Auckland, specialising in commercial building surveying, project management and energy and sustainability.

Academic qualifications include an honours degree in building surveying (The University of Reading) and a post graduate diploma in law (BPP Law School, London).
Module 9
NZIBS Core Module Programme 2016

Remediation and Contract Administrations

Presenters: Thomas Wutzler and Darryl Scott

Duration: Two days plus a one hour exam

Course Overview:

This course is aimed at Building Surveyors who have a proven knowledge of weathertightness investigations, an understanding of the New Zealand Building Code and who have a firm understanding of building practices/techniques within New Zealand.

Part 1 - Remediation

Participants will gain an appreciation and understanding of the procedures and performance outcomes expected when undertaking weathertight remediation projects. Participants will also be exposed to other relevant considerations which may arise when undertaking weathertightness remedial work.

Part 2 – Contract Administration

Participants in this section of the course will gain an understanding of the administration and enforcement of contract requirements during the construction phase of the project.

A building project, whether under a design build contract or conventional contract type, has to undergo three specific stages namely, design, tender and construction. In all three stages, good contract administration is required to manage design specification, contractual agreement, competitive tendering, evaluation, cost control, variations, final accounts, claims and even disputes. Poor management in any of these aspects would lead to unnecessary claims and disputes and eventually higher construction costs.

Based on contracts carried out under NZS 3910: 2003, this course will focus on:

- Introduction to Contract Administration
- Risks in Construction Projects
- Administration of Design Phase
- Tendering & Procurement
- NZS 3910:2003 Conditions of Contract
- Contract Documentation
- Notices & Approvals
- Observation & Inspection
- Communications & Letters
- Preparation & Evaluation of Claims
- Final Claims & Disputes Procedures

Examination duration: 60 minutes. The exam for each module is conducted at the end of the course day.

A certificate of completion is given to attendees who have completed the course and have passed the examination.

Payment is required in full, prior to attending the course.
Presenter: Darryl Scott

Darryl is an experienced Project Director/Manager with a background spanning 40 years in all phases of project delivery within the construction industry. He has been a Tutor and Assessor of the National Certificates for Carpentry, Leading Hand and Site Supervisor for the Wellington Institute of Technology where he also prepared and developed training programmes and course material.

Over the span of his career, Darryl has been involved in all aspects of the construction, Project Management and contract administration of numerous residential and commercial projects ranging from standalone residential dwellings to multi-unit/multi-storey buildings.

Presenter: Thomas Wutzler

Thomas has over 30 years’ experience in construction and related industries. Thomas is a Remediation Specialist on the NZIBS Remediation Panel and acts as a Special Advisor to the NZIBS Executive. He has provided expert advice for approximately 200 matters in the Weathertight Homes Tribunal and District and High Court proceedings.

He has also been involved with the design and contract administration for the remediation of approximately 80 buildings which had been diagnosed with water ingress problems ranging from standalone houses to multi-unit complexes. He also teaches student members of NZIBS and talks frequently to students and other professional organisations with an interest in building matters.
Module 10
NZIBS Core Module Programme 2016

Residential Pre-Purchase Inspections & Reporting
and Technical Due Diligence for Commercial Properties

Presenters: Darin Devanny and Nick Roberts
Duration: Two day plus a one hour exam

Course Overview:

Part 1 - Residential Pre-purchase Inspections & Reporting

A pre purchase inspection requires a very broad range of knowledge on building methods, materials and attributes. Pre purchase reports form a critical step in owning a house which in turn affects every New Zealander. It is therefore crucial that the pre purchase inspections are done well and by people with the right knowledge and experience.

The purpose of the module is to provide participants with guidance on the required standards and knowledge for working in this part of the industry.

The module covers:

- What is and who relies on a pre-purchase inspection
- Knowledge and literature needed, to complete an inspection and report
- Worksafe New Zealand guidelines
- NZS4306 Residential property Inspection requirements
- Identifying the defects
- Communicating findings
- Associated legal matters
- The processes involved
- Dealing with complaints
- Record keeping
- Equipment needed

Part 2 - Technical Due Diligence (TDD) for Commercial Properties

The purpose of the TDD module is to provide practical guidance to building surveyors and other property professionals for the provision of TDD services for commercial clients and property investors. Participants will be provided with guidance to the key principles and components that should be included in a typical TDD process.

The module will cover:

- The benefits and need for Technical Due Diligence
- Types of TDD inspections
- Taking instruction from your client
- Desk top review of key property documentation
- Main components of the TDD Report
- Interpretation of the TDD Report
- Liability and professional ethics
Module 10
NZIBS Core Module Programme 2016

Examination duration: 60 minutes. The exam for each module is conducted at the end of the course day.
A certificate of completion is given to attendees who have completed the course and have passed the examination.
Payment is required in full, prior to attending the course.

Presenter: Darin Devanny

- New Zealand Institute of Building Surveyors since 2003
- Diploma in Building Surveying (2010)
- Accredited Weathertightness Assessor
- 15 years’ as a qualified carpenter and self-employed builder
- 5 years’ residential building designer
- 11 years’ as a qualified and registered building surveyor
- 9 years’ as sole director of Property Check (NZ) Limited. Property Check has carried out over 1000 pre purchase/sale inspections every year since 2005.
- Developed pre purchase/sale inspection templates, procedures and training for Property Check
- 10 years’ as an assessor under the Weathertight Homes Resolution Service
- 13 years’ assessing residential and commercial buildings for condition reports and assessments
Nick is an independent chartered building surveyor based in Auckland and Waikato. Nick is the Director of Castlebridge Surveys Limited. Welsh born he spent his early childhood in South Africa and immigrated to New Zealand in 2006 and is a permanent New Zealand resident.

Nick has worked in the construction industry since 2003, initially in the UK and later in New Zealand. Relevant experience includes the full range of building surveying activities from building defect investigation and reporting, construction project site management and supervision of remediation works.

- Extensive experience in preparing detailed building defect surveys and reporting on a variety of commercial and residential properties
- Ability to explain the causes of building failure and the likely results of failure together with appropriate remedial measures
- Clear understanding of New Zealand Building Code and legislation requirements
- Construction site management and administering construction contracts
- Understanding of key principals of NZ design and construction and choices of building materials for a robust building solution
- Proven ability to team work with and co-ordinate other key project consultants
- Peer review and quality assurance of technical documents
- Schedules of condition and dilapidations for landlord and tenant purposes
- Expert witness work in disputes
For a NZIBS Core Module Course to run usually we require a minimum of 15 participants. Notice will be given 15 days prior if the course is unable to run, due to numbers.

To be eligible for the NZIBS Member registration rate, you need to be a current NZIBS full, transitional or student Member.

Payment is required upfront before the commencement of the module and/or before the close of registration.

No refund will be given for any cancellations 15 days and under prior to a module course date. A substitute can be provided in place of the person who is unable to attend.

A cancellation fee will apply for no shows or those who advise us on the day that are unable to make it.

No refund or discounts are offered if the participant chooses to attend the course and not undertake the examination.

Any resit examination that is taken at a later date will incur a resit administration charge, please refer to the registration form, for that charge.

Any course information previously provided that is requested at a later date will incur an administrative charge of $25.00.

An examination resit needs to be conducted within one year of the course date. Each year the modules are updated to ensure they are kept relevant to what is happening within the industry. If you are unable to resit the examination after one year, you will need to complete the module course again.

The current pass mark is 70% for a NZIBS Core Module Exam. For those who are unsuccessful in the NZIBS Module Exam and have achieved a mark under 50%, you will need to complete the course again; NZIBS will offer a 50% discount off the registration fee in such circumstances.