

## Before the Building Practitioners Board

Appeal No. A1414

Between: [Omitted] (the Appellant)

[Omitted] - Design AoP 1

And: The Registrar

In the matter of: An appeal against a decision of the Registrar of Licensed Building Practitioners to decline a Design AoP 2 Licence and grant a lower Design AoP 1 Licence.

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### Decision of the Board under section 330(1)(a) of the Building Act 2004

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Hearing Location: By Audio Visual Link

Hearing Type: In Person

Hearing Date: 5 March 2024

Decision Date: 5 March 2024

Board Members Present:

Mrs F Pearson-Green, LBP, Design AoP 2, Deputy Chair (Presiding)

Mr D Fabish, LBP, Carpentry and Site AoP 2

Ms J Clark, Barrister and Solicitor, Legal Member

#### Procedure:

The matter was considered by the Building Practitioners Board (the Board) under the provisions of Part 4 of the Building Act 2004 (the Act), the Licensed Building Practitioners Rules 2007 (the Rules) and the Board's Procedures for the Management of Appeals (the Appeal Procedures).

#### Decision:

The Board has decided, under section 335 of the Act, to confirm the Registrar's decision. The Appellant **will not** be granted a Design AoP 2 Licence.

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### Summary of the Board’s Appeal Decision

- [1] The Board has confirmed the Registrar’s decision. The Appellant is **not** granted a Design AoP 2 Licence.

### The Board

- [2] The Board is a statutory body established under the Building Act.<sup>1</sup> Its functions include hearing appeals against certain decisions of the Registrar in accordance with subpart 2 of Part 4 of the Act.

### Procedure on Appeal

- [3] Under section 335 of the Act, an appeal proceeds by way of rehearing. On hearing an appeal, the Board may confirm, reverse, or modify the decision or action appealed against. The Board may also make any other decision or take any other action that the decision maker (the Registrar) could have made. The Board cannot review any part of a decision or action not appealed against.

### The Registrar’s Decision

- [4] To become licensed, an applicant person must satisfy the Registrar that they meet the applicable minimum standard for the class or classes of licence applied for. <sup>2</sup>The minimum standard is prescribed by rule 4 of the Rules. It states:

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<sup>1</sup> Section 341 of the Act.

<sup>2</sup> Refer rule 9(1)(a) of the Rules

**4 MINIMUM STANDARD OF COMPETENCE FOR EACH CLASS OF LICENCE**

- (1) *The minimum standard of competence for a class of licence is meeting all of the competencies set out for that class of licence in Schedule 1.*
- (2) *In determining whether a person meets a competency, regard must be had to the extent to which the person meets the performance indicators set out for that competency in Schedule 1.*

[5] Under rule 12 of the Rules, the Registrar must make a decision on the application. The Registrar’s decision to grant or decline a licence must be informed by an Assessor’s recommendation.<sup>3</sup>

[6] On 14 November 2023, the Registrar informed the Appellant that his application for a Design AoP 2 licence had been declined, and the Registrar, in line with the Assessor’s recommendation, had granted a Design AoP 1 Licence. The Appellant was informed of his right to appeal the decision.

**The Appeal**

[7] On 8 December 2023, the Appellant filed an appeal with the Board against the Registrar’s decision.

[8] The Board was provided with the original licensing application and the Assessor’s report and recommendation, which noted the Appellant had failed to demonstrate the following competencies for the class of license applied for:

- (a) Competency 5: *Manage construction phase design.*

[9] Under section 335(4) of the Act, the Board must not review any part of a decision or action not appealed against. On that basis, and on the basis of the Report, the matters under appeal were those noted above.

[10] The burden of proof lies with the Appellant. It is for the Appellant to provide sufficient evidence to establish, on the balance of probabilities, that he meets sufficient of the performance indicators for those competencies that are being appealed to be granted a licence. If the Registrar appears at an appeal hearing,<sup>4</sup> the matter proceeds using an adversarial process.

[11] The Registrar did not seek leave to appear.

**The Hearing**

[12] Prior to the hearing, the Appellant provided further evidence to support the appeal. This included a summary of his time in the architectural industry and the qualifications of those whom he had been working under while gaining the

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<sup>3</sup> Rules 10 and 11 of the Rules

<sup>4</sup> The Registrar may seek leave to appear and be heard under clause 2.9.16(a) of the appeal procedures either in person or by legal counsel.

experience that he considered he met the required Competency 5 for a Design AoP 2 licence.

- [13] At the hearing, the Appellant made an opening overview of his qualifications and architectural work experience.
- [14] The Board questioned the Appellant as regards the performance indicators in Schedule 1 of the Rules for those competencies that were appealed.
- [15] The Board asked the Appellant a series of questions to understand his depth of knowledge in managing the construction phase. The Board worked through various stages, such as tendering, contracts, insurance, payment schedules, progress claims, prime cost and provisional sums, margins, variations, site meetings, practical completion, and a code compliance certificate.
- [16] The Appellant was given the opportunity to contact the witnesses who were supporting his appeal. The Appellant phoned both his witnesses; however, neither was available at that time to take his calls.

#### **The Purposes of the Licensing Regime**

- [17] The Building (Definition of Restricted Building Work) Order 2011 (New Zealand) stipulates that design work and building work on the primary structure and external moisture-management system of a house or a small-to-medium apartment building is Restricted Building Work. Restricted Building Work applies to work that is carried out or supervised under a building consent<sup>5</sup>.
- [18] Under section 84 of the Act:
- All restricted building work must be carried out or supervised by a licensed building practitioner [who is licensed] to carry out or supervise the work.*
- [19] Given the above provisions, a person who wishes to carry out or supervise Restricted Building Work, other than as an owner builder, must be licensed.
- [20] The introduction of the Licensed Building Practitioner regime was aimed at improving the skills and knowledge of those involved in residential construction. The following was stated as the intention to the enabling legislation<sup>6</sup>:

*The Government's goal is a more efficient and productive sector that stands behind the quality of its work; a sector with the necessary skills and capability to build it right first time and that takes prides in its work; a sector that delivers good-quality, affordable homes and buildings and contributes to a prosperous economy; a well-informed sector that shares information and quickly identifies and corrects problems; and a sector where everyone involved in building work knows what they are accountable for and what they rely on others for.*

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<sup>5</sup> Refer section 401B of the Act.

<sup>6</sup> Hansard volume 669: Page 16053

[21] And, as was noted by the responsible Minister during the first reading of the legislative provisions that established it:<sup>7</sup>

*A robust licensing scheme with a critical mass of licensed builders means consumers can have confidence that their homes will be built right first time.*

[22] Within that context, it is important that the competence of those who seek to be licensed is thoroughly assessed so as to ensure that the legislative purposes of licensing are advanced, consumers are protected, and buildings are designed and constructed in a manner that makes them safe and healthy.

### **Board's Conclusion and Reasoning**

[23] On the basis of the evidence received and having taken into consideration the purposes of the licensing regime, the Board has decided that it will confirm the decision appealed against.

[24] In making its decision, the Board noted that the Appellant lacked the depth of knowledge and experience to meet the performance indicators for Competency 5 of a Design AoP 2 Licence.

[25] The Appellant had large gaps in his knowledge and struggled to answer most of the questions the Board asked him. He was unable to fully explain the different options for building an architectural project, the tendering process, and much of the terminology relating to a tender or contract. The Appellant explained that he had not dealt with insurance relating to contracts, run regular contract site meetings, or processed payment claims. The Appellant did not understand the Construction Contracts Act or how to work through construction or monetary contract issues if they arose.

[26] The Appellant is encouraged to gain more experience and/or mentoring from a person such as a Quantity Surveyor, Design AoP 2 or 3 practitioner, or an Engineer to a contract who is involved in administering full contracts on architectural projects from tendering to the end of the maintenance period. This will develop the Appellant's knowledge and skills to carry out and fully understand all stages and aspects of managing the construction stage of a project.

### **Board's Order**

[27] Pursuant to section 335(3) of the Act, the Board confirms the Registrar's decision appealed against.

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<sup>7</sup> Hansard volume 669: Page 16053

## Costs and Publication

### Costs

- [28] Under section 338(4) of the Act, the Board may order any party to the appeal to pay to any other party to the appeal any or all of the costs incurred by the other party in respect of the appeal.
- [29] The Board has adopted the approach taken by the District Court to costs on appeal.
- [30] Based on the above, the Board's costs order requires neither party to pay costs to the other party.

### Publication

- [31] Section 339 of the Act provides:

**339 Orders as to publication of names**

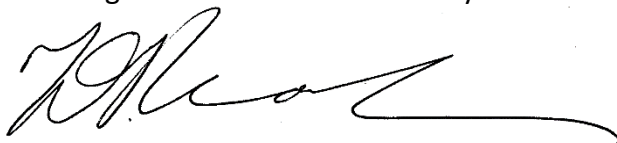
- (1) *On an appeal under this subpart, the appeal authority may, if in its opinion it is proper to do so, prohibit the publication of the name or particulars of the affairs of a licensed building practitioner or any other person.*
- (2) *In deciding whether to make an order under subsection (1), the appeal authority must have regard to—*
- (a) *the interests of any person (including, without limitation, the privacy of any complainant); and*
- (b) *the public interest.*
- (3) *If the appeal authority prohibits the publication of the name or particulars of the affairs of a licensed building practitioner, the Registrar must remove the name or particulars of the affairs of that licensed building practitioner from the register in relation to the matter under appeal to the extent necessary to reflect the appeal authority's prohibition on publication.*

- [32] Based on the above, the Board **will not** order further publication.

## Right of Appeal

- [33] The right to appeal a Board decision of this type is provided for in section 330(2) of the Act<sup>i</sup>.

Signed and dated this 26<sup>th</sup> day of March 2024.



**Mrs F Pearson-Green**  
Presiding Member

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<sup>i</sup> **Section 330 Right of appeal**

- (2) *A person may appeal to a District Court against any decision of the Board—*  
(a) *made by it on an appeal brought under subsection (1)*

**Section 331 Time in which appeal must be brought**

*An appeal must be lodged—*

- (a) *within 20 working days after notice of the decision or action is communicated to the appellant; or*  
(b) *within any further time that the appeal authority allows on application made before or after the period expires.*