

Before the Building Practitioners Board

Appeal No. A1372

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.

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

Hearing Location: Auckland

Hearing Type: In Person

Hearing Date: 3 November 2022

Decision Date: 4 November 2022

Board Members Present:

Mrs F Pearson-Green, LBP, Design AoP 2 (Presiding)
Mr D Fabish, LBP, Carpentry and Site AoP 2
Ms K Reynolds, Construction Manager

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 decision appealed against and **not** grant the Design AoP 2 Licence.

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Summary of the Board’s Appeal Decision

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

The Board

- [2] The Board is a statutory body established under the Building Act.¹ 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. ²The minimum standard is prescribed by rule 4 of the Rules. It states:

¹ Section 341 of the Act.

² 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.³

[6] On 28 June 2022, the Registrar informed the Appellant that his application for a Design AOP 2 licence had been declined but he had been granted a lower Design AOP 1 licence. The Appellant was informed of his right to appeal the decision.

The Appeal

[7] On 14 July 2022, the Appellant filed an appeal with the Board against the Registrar's decision.

[8] The Board's Appeals Procedures stipulate that the Registrar is to provide a report that includes all evidence used to reach the decision, including the assessors' recommendation (the Report). The Report noted the Appellant had failed to demonstrate the following competencies for the class of licence applied for:

- (a) *Competency 1: Comprehend and apply knowledge of the regulatory environment of the building construction industry*
- (b) *Competency 2: Manage the building design process*
- (c) *Competency 3: Establish design briefs and scope of work and prepare preliminary design*
- (d) *Competency 4: Develop design and produce construction drawings and documentation*
- (e) *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

³ Rules 10 and 11 of the Rules

appealed to be granted a licence. If the Registrar appears at an appeal hearing,⁴ 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 his portfolio of work in both New Zealand and [Omitted] and five projects that he had been involved in. These covered a variety of architectural projects involving re-clad work, renovations, new residential houses and multi-unit dwellings.

[13] At the hearing, the Appellant summarised his architectural background, qualifications, experience and current work situation.

[14] The Appellant gave an overview of the projects he had submitted prior to the appeal and his role within those projects.

[15] The Board then selected one of the renovation projects that the Appellant had submitted and questioned the Appellant in more detail regarding his role in the project, his process of engagement with the client and details within the documents he produced for building consent approval.

[16] The Board questioned the Respondent as regards the performance indicators in Schedule 1 of the Rules for those competencies that were appealed.

[17] The Board worked through a mock design scenario of two townhouses based on a site portrayed by a photograph on the shared screen. The Board questioned the Appellant through all the stages of a design, from client brief, fee proposal, developed design, costings, and documentation for building consent, including consultation with sub-consultants.

[18] In addition, the Board tested the Appellant's knowledge of the tendering and construction phase through to practical completion and application of for a Code Compliance Certificate.

The Purposes of the Licensing Regime

[19] 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 on applies to work that is carried out or supervised under a building consent⁵.

⁴ 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.

⁵ Refer section 401B of the Act.

[20] 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.

[21] 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.

[22] 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 legislation⁶:

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.

[23] And, as was noted by the responsible Minister during the first reading of the legislative provisions that established it:⁷

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.

[24] 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

[25] 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.

[26] In making its decision, the Board noted the Appellant has a basic level of knowledge across competencies 1,2,3,4 and 5, but his knowledge lacked the depth required for a Design AoP 2 licence.

[27] The Board noted that the Appellant did not have an adequate understanding of some of the code governing and complex aspects of architectural design and construction, including contract administration necessary to hold a Design AoP 2 licence.

⁶ Hansard volume 669: Page 16053

⁷ Hansard volume 669: Page 16053

[28] The Board recommends that the Appellant focuses on obtaining more industry experience within his Design AoP 1 licence and, under supervision from other licensed practitioners, work towards gaining a greater depth of knowledge across all competencies of a Design AoP 2 licence before reapplying.

Board's Order

[29] Pursuant to s335(3) of the Act, the Board confirms the Registrar's decision appealed against.

Costs and Publication

Costs

[30] 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.

[31] The Board has adopted the approach taken by the District Court to costs on appeal.

[32] Based on the above, the Board's costs order is that neither party is to pay costs to the other party.

Publication

[33] 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.*

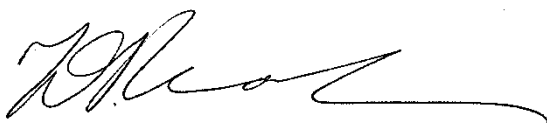
(3) *If the appeal authority prohibits the publication of the name or particulars of the affairs of a licensed building practitioner, the Registrar must remove the name or particulars of the affairs of that licensed building practitioner from the register in relation to the matter under appeal to the extent necessary to reflect the appeal authority's prohibition on publication.*

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

Right of Appeal

[35] The right to appeal a Board decision of this type is provided for in section 330(2) of the Actⁱ.

Signed and dated this 25th day of November 2022.



Mrs F Pearson-Green
Presiding Member

ⁱ **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.