

## Before the Building Practitioners Board

Appeal No. A1410

Between: [OMITTED] (the Appellant)

And: The Registrar

In the matter of: An appeal against a decision of the Registrar of Licensed Building Practitioners to decline a Site AoP 2 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 Auckland

Hearing Type: In Person

Hearing and Decision Date: 27 February 2024

Board Members Present:

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

Ms J Clark, Barrister and Solicitor, Legal Member

Mr P Thompson, LBP, Carpentry and Site AoP 3, Quantity Surveyor

#### 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 Site 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 Site 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:

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

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

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

- (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 2 November 2023, the Registrar informed the Appellant that his application had been declined. The Appellant was informed of his right to appeal the decision.

### **The Appeal**

[7] On 17 November 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 1: Understand and apply knowledge of the regulatory environment of the building construction industry.*
- (b) *Competency 2: Apply technical knowledge of construction methods and practice.*
- (c) *Competency 3: Organise and manage building projects.*
- (d) *Competency 4: Manage personnel.*
- (e) *Competency 5: Provide technical supervision.*

[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.

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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.

### **The Hearing**

- [12] Prior to the hearing, as part of information supplied within the appeal form the Appellant submitted that he considered that he had the experience to meet the required competencies for a Site AoP2 Licence.
- [13] The Appellant was assisted by a Mandarin Interpreter.
- [14] At the hearing, the Appellant presented a written submission that summarised his qualifications and industry experience. Included with his submission was a list of projects that he had completed or was currently working on. The list outlined the type of project, size, materials and building costs, along with the timeframe that he had been involved.
- [15] The Board questioned the Appellant as regards the performance indicators in Schedule 1 of the Rules for those competencies that were appealed.
- [16] The Board started by asking the Appellant a series of questions relating to the regulatory environment of the building construction industry.
- [17] The Board then provided a mock scenario to the Appellant, supported by a photograph of a hill house to be demolished and a cross-section of a proposed dwelling to be constructed. The Board used this to question the Appellant's on-site set-up and management, interpreting Building Consent documentation, inspections, construction management and monitoring, and potential issues (including directing technical supervision personnel) through to completion and the appropriate documentation to confirm compliance and achieve a code compliance certificate (CCC).
- [18] In addition, the Board tested the Appellant's knowledge of matters such as Schedule 1, minor variation changes to a Building Consent, Producer Statements, Records of Work and Restricted Building Work carried out by Licensed Building Practitioners.

### **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 Consent<sup>5</sup>.
- [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.

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

- [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 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.*

- [23] 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.*

- [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 that the Appellant had a basic level of knowledge overall across competencies 1, 2, 3, 4, and 5. However, his knowledge had gaps and lacked depth in many of the areas of construction that the Board questioned the Appellant about. He could not fully explain the carpentry trade and demonstrate his level of knowledge to be able to provide technical support and supervise.
- [27] The Appellant could not fully explain when Building Consent was required or what work was classified as Restricted Building Work. He was confused about the category of work he could do under a Site AoP 2 Licence.
- [28] The Appellant appeared to rely upon learned experience and past projects as a guide as to what was required instead of following the approved Building Consent documentation. The Appellant was not familiar with specifications, supporting

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

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

documents or conditions of Building Consent, and could not explain where to find consent inspection requirements within the documentation.

- [29] The Board recommends that the Appellant focuses on obtaining more on-site experience under supervision across all areas of the construction process. In addition, the Board recommends that the Appellant gain a greater depth of knowledge in all the areas of competencies of a site licence before reapplying.

### **Board's Order**

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

### **Costs and Publication**

#### Costs

- [31] 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.
- [32] The Board has adopted the approach taken by the District Court to costs on appeal.
- [33] Based on the above, the Board's costs order is that neither party is to pay costs to the other party.

#### Publication

- [34] 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.*

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

## Right of Appeal

- [36] 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.*