

Before the Building Practitioners Board

	BPB Complaint No. CB25021
Licensed Building Practitioner:	Cameron Gavin (the Respondent)
Licence Number:	BP 120625
Licence(s) Held:	Carpentry

Penalty Decision of the Board under section 318 of the Building Act 2004

Complaint or Board Inquiry	Complaint
Hearing Location	Wellington
Hearing Type:	On the Papers
Hearing Date:	21 May 2019
Substantive Decision Date:	26 June 2019
Penalty Decision Date:	7 August 2019

Board Members Present

Richard Merrifield, LBP, Carpentry Site AOP 2 (Presiding)
Mel Orange, Legal Member
David Fabish, LBP, Carpentry Site AOP 2
Faye Pearson-Green, LBP Design AOP 2

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 Building Practitioners (Complaints and Disciplinary Procedures) Regulations 2008 (the Complaints Regulations) and the Board's Complaints and Inquiry Procedures.

Contents

Introduction.....	2
Penalty.....	2
Costs.....	3
Publication of Name.....	3
Section 318 Order.....	3
Right of Appeal.....	4

Introduction

- [1] This penalty decision arises out of the Board's substantive decision in which it found that the Respondent failed, without good reason, in respect of a building consent that relates to restricted building work that he or she is to carry out (other than as an owner-builder) or supervise, or has carried out (other than as an owner-builder) or supervised, (as the case may be), to provide the persons specified in section 88(2) with a record of work, on completion of the restricted building work, in accordance with section 88(1) (s 317(1)(da)(ii) of the Act).
- [2] Having found that one or more of the grounds in section 317 applies the Board must, under section 318 of the Act¹, consider the appropriate disciplinary penalty, whether the Respondent should be ordered to pay any costs and whether the decision should be published.
- [3] In its substantive decision the Board set out its indicative position as regards penalty, costs and publication and invited the Respondent to make written submissions on those matters.
- [4] On 4 July 2019, the Board received the Respondent's submissions. It has considered them and made the following decisions.

Penalty

- [5] The Board's initial view was that a \$1,500 fine was the appropriate penalty for the disciplinary offence.
- [6] The Respondent submitted:

I feel as though this is a very harsh penalty when I have never had a complaint laid against me in the past. I work my arse of, i do fantastic work and contribute to the industry through my quality service. The board has shown no compassion. Why is there not a warning and an explanation of the boards expectations to educate members in the form of some kind of diversion for a first offence? As soon as I realised the consequences of my actions I sent ROW to the client and showed remorse however this does not seem to hold any merit.. The building industry is already tough with out having to deal with paying penalties like this. I lost \$40,000 to these extremely difficult clients who laid the complaint and now I loose more money. Surely the board can put

the situation into perspective and show some compassion to the case by at least reducing the penalty.

- [7] When records of work became a mandatory requirement the Board and the Ministry of Business Innovation and Employment undertook an extensive education programme over a series of years. Licensed building practitioners were also required to undertake a compulsory professional development (CPD) reading and assessment on records of work. That CPD learning package included information to the effect that records of work could not be withheld for leverage to obtain payment which is exactly what the Respondent did.
- [8] Given this the Board does not accept the submission that there has not been any education or warning. This is not a mitigating factor. Moreover the Board has set the starting point for records of work at \$1,500 to deter the very behaviour that has been exhibited; the withholding of records of work to obtain payment.
- [9] On the basis of the above the fine of \$1,500 is confirmed.

Costs

- [10] The Board's initial view was that \$500 was appropriate. This remains the case.

Publication of Name

- [11] The Board's initial view was there no good reasons to further publish the matter. This is confirmed.

Section 318 Order

- [12] For the reasons set out above, the Board directs that:

Penalty:	Pursuant to section 318(1)(f) of the Building Act 2004, the Respondent is ordered to pay a fine of \$1,500.
Costs:	Pursuant to section 318(4) of the Act, the Respondent is ordered to pay costs of \$500 (GST included) towards the costs of, and incidental to, the inquiry of the Board.
Publication:	The Registrar shall record the Board's action in the Register of Licensed Building Practitioners in accordance with section 301(1)(iii) of the Act. In terms of section 318(5) of the Act, there will not be action taken to publicly notify the Board's action, except for the note in the Register and the Respondent being named in this decision.

- [13] The Respondent should note that the Board may, under section 319 of the Act, suspend or cancel a licensed building practitioner's licence if fines or costs imposed as a result of disciplinary action are not paid.

Right of Appeal

[14] The right to appeal Board decisions is provided for in s 330(2) of the Actⁱⁱ.

Signed and dated this 7th day of August 2019



Richard Merrifield
Presiding Member

ⁱ Section 318 of the Act

- (1) *In any case to which section 317 applies, the Board may*
 - (a) *do both of the following things:*
 - (i) *cancel the person's licensing, and direct the Registrar to remove the person's name from the register; and*
 - (ii) *order that the person may not apply to be relicensed before the expiry of a specified period:*
 - (b) *suspend the person's licensing for a period of no more than 12 months or until the person meets specified conditions relating to the licensing (but, in any case, not for a period of more than 12 months) and direct the Registrar to record the suspension in the register:*
 - (c) *restrict the type of building work or building inspection work that the person may carry out or supervise under the person's licensing class or classes and direct the Registrar to record the restriction in the register:*
 - (d) *order that the person be censured:*
 - (e) *order that the person undertake training specified in the order:*
 - (f) *order that the person pay a fine not exceeding \$10,000.*
- (2) *The Board may take only one type of action in subsection 1(a) to (d) in relation to a case, except that it may impose a fine under subsection (1)(f) in addition to taking the action under subsection (1)(b) or (d).*
- (3) *No fine may be imposed under subsection (1)(f) in relation to an act or omission that constitutes an offence for which the person has been convicted by a court.*
- (4) *In any case to which section 317 applies, the Board may order that the person must pay the costs and expenses of, and incidental to, the inquiry by the Board.*
- (5) *In addition to requiring the Registrar to notify in the register an action taken by the Board under this section, the Board may publicly notify the action in any other way it thinks fit."*

ⁱⁱ Section 330 Right of appeal

- (2) *A person may appeal to a District Court against any decision of the Board—*
 - (b) *to take any action referred to in section 318.*

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.*