

## **Before the Building Practitioners Board**

	BPB Complaint No. C2-01939
Licensed Building Practitioner:	Geresoma Revake (the Respondent)
Licence Number:	BP 128971
Licence(s) Held:	Carpentry

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

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Complaint or Board Inquiry	Complaint
Hearing Location	Auckland
Hearing Type:	In Person
Hearing Date:	28 November 2018
Substantive Decision Date:	19 December 2018
Penalty Decision Date:	11 February 2019
Board Members Present:	
	Chris Preston (Presiding)
	Richard Merrifield, LBP, Carpentry Site AOP 2
	Mel Orange, Legal Member
	Robin Dunlop, Retired Professional Engineer

#### **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.

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## Introduction

- [1] This penalty decision arises out of the Board’s substantive decision in which it found that the Respondent had committed the following disciplinary offence(s):
- (a) carried out or supervised building work or building inspection work in a negligent or incompetent manner (s 317(1)(b) of the Act);
  - (b) carried out or supervised building work or building inspection work that does not comply with a building consent (s 317(1)(d) of the Act); and
  - (c) has 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 Act<sup>1</sup>, 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 29 January 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 period of suspension together with a \$1,500 fine was appropriate.
- [6] The Respondent has submitted:

*In relation to the penalty given by the Board on license being suspended. I would ask the board to reconsider the suspension. There have been many lessons learned here, I have taken these into account and am willing to be accountable for my actions. However I’m hoping that the following points*

*could be taken into consideration as I feel a suspension will have a negative impact on current and future projects, my staff and the success of my business.*

*I feel my attendance at the board hearing shows my remorse and willingness to face up to and rectify the situation. I have had no other complaints, and good reviews from previous clients. All my current projects on target and following correct procedures.*

*Along with warnings and penalty fees, I'm willing to attend any assigned courses, take on supervision for an appointed time or any other such tasks as the board would deem necessary.*

*I would very much like to improve my operating and customer skills in a way that befits an LBP builder.*

- [7] The Respondent's submissions are noted. It is also noted that, as stated in the substantive decision, the level of negligence was high and there was a lack of systems and processes. The Board considers that the Respondent has only taken this matter seriously now that the implications of his actions are having an effect on him. The offending was serious and the Board expressed its concerns over the Respondent's fitness to continue to practice.
- [8] The Board also notes the Respondent's willingness to undertake training and to improve his systems and processes. Whilst this is commendable, the Board considers a period of suspension is still warranted and it notes that the Respondent should use the period of suspension to upskill himself.
- [9] With regard to the impact on the Respondent's business it is noted that he can employ or contract a licensed person to carry out or supervise restricted building work and that he can carry out restricted building work under supervision.
- [10] Given the above factors and having considered the submissions received the Board has decided to uphold its initial view.

#### **Costs**

- [11] The Board's initial view was that \$2,000 in costs was appropriate. The Board affirms this amount.

#### **Publication of Name**

- [12] The Board's initial view was there were no good reasons to further publish the matter. This remains the case.

#### **Section 318 Order**

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

**Penalty:** In respect of the findings under sections 317(1)(b) and 317(1)(d) of the Act pursuant to section 318(1)(b) of the Act, the Respondent's licence is suspended for a period of 12 months and the Registrar is directed to record the suspension in the Register of Licensed Building Practitioners; and

In respect of the finding under section 317(1)(da)(ii) of the Act pursuant to section 318(1)(d) of the Act the Respondent is fined the sum of \$1,500.

**Costs:** Pursuant to section 318(4) of the Act, the Respondent is ordered to pay costs of \$2,000 (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.

- [14] 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**

- [15] The right to appeal Board decisions is provided for in s 330(2) of the Act<sup>ii</sup>.

Signed and dated this 11<sup>th</sup> day of February 2019.



**Chris Preston**  
Presiding Member

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#### <sup>i</sup> **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.*

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- (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.*