

Before the Building Practitioners Board

	BPB Complaint No. CB25168
Licensed Building Practitioner:	Ranjay Singh (the Respondent)
Licence Number:	BP 124205
Licence(s) Held:	Carpentry and Site AOP 1

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

Complaint or Board Inquiry	Complaint
Hearing Location	Auckland
Hearing Type:	In Person
Hearing Date:	7 July 2020
Substantive Decision Date:	20 July 2020
Penalty Decision Date:	20 August 2020

Board Members Present

Mel Orange, Deputy Chair, Legal Member (Presiding)
Bob Monteith, LBP, Carpentry and Site AOP 2
Faye Pearson-Green, LBP, Design AOP 2
Rob Shao, LBP, Carpentry and Site AOP 1

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.

Disciplinary Finding:

The Respondent **has** committed disciplinary offences under section 317(1)(b), 317(1)(d) and 317(1)(da)(ii) of the Act.

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Summary of the Board’s Penalty Decision

[1] Summary of disciplinary findings, penalty, costs and publication

The Charges

[2] 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).

[3] Having found that one or more of the grounds in section 317 applies the Board must, under section 318 of the Actⁱ, consider the appropriate disciplinary penalty, whether the Respondent should be ordered to pay any costs and whether the decision should be published.

[4] 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.

[5] On 16 August 2020, the Board received the Respondent’s submissions having granted the Respondent a short extension to file. It has considered them and made the following decisions.

Penalty

- [6] The Board's initial view was that a six-month cancellation of the Respondent's licence was the appropriate penalty for the disciplinary offence.
- [7] The Respondent outlined steps he is taking to review building work that is ongoing and noted that he would learn from the outcome of the disciplinary findings.
- [8] The Respondent also noted that he has made arrangements to be mentored and to be assisted by another licensed building practitioner and by an engineer. He stated, "I believe that I have taken necessary steps to mitigate the gap in myself, building up skill & knowledge and to provide assurance and confidence to the Board".
- [9] The Respondent outlined the difficulties the cancellation of his licence would cause him. He sought the imposition of a fine in substitution of cancellation.
- [10] Having considered the submissions received the Board has decided to uphold its decision to cancel the Respondent's licence. It will, however, in light of them reduce the cancellation to a period of three months.
- [11] In making its decision, the Board noted that whilst the steps the Respondent is taking to improve his knowledge and skills are commendable it is important that the Respondent's competence as a licensed building practitioner is assessed prior to him being authorised to carry out or supervise restricted building work. It is for this reason that the Board considers a cancellation is still warranted. The shorter period will reduce the impact on the Respondent.
- [12] The Respondent should also note that he can continue to work on building work that is not restricted building work and that he can continue to work on restricted building work under supervision. He could, for example, make an arrangement to utilise the licensed building practitioner who has offered to mentor him as a supervisor.

Costs

- [13] The Board's initial view was that \$3,500 in costs was appropriate. This remains the case.

Publication of Name

- [14] The Board's initial view was there were good reasons to further publish the matter. It is important, when the Board orders a cancellation, that the industry and the public are adequately informed of the matter.

Section 318 Order

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

Penalty: Pursuant to section 318(1)(a)(i) of the Act, the Respondent's licence is cancelled and the Registrar is directed to remove the Respondent's name from the register of Licensed Building Practitioners and pursuant to section 318(1)(a)(ii) of the Act the Board orders that the Respondent may not apply to be relicensed before the expiry of three [3] months.

Costs: Pursuant to section 318(4) of the Act, the Respondent is ordered to pay costs of \$3,500 (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(l)(iii) of the Act.

In terms of section 318(5) of the Act, there will be action taken to publicly notify the Board's action, in addition to the note in the Register and the Respondent being named in this decision.

[16] 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

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

Signed and dated this 28th day of August 2020



Mel Orange
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:

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- (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.*