

## Before the Building Practitioners Board

	BPB Complaint No. 25485
Licensed Building Practitioner:	John Stride (the Respondent)
Licence Number:	BP 135333
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	Tauranga
Hearing Type:	In Person (with Respondent via Zoom)
Hearing Date:	1 February 2022
Substantive Decision Date:	14 February 2022
Penalty Decision Date:	14 April 2022
Board Members Present	

Mr M Orange, Deputy Chair, Barrister (Presiding)  
Mr D Fabish, LBP, Carpentry and Site AOP 2  
Mrs F Pearson-Green, LBP, Design AOP 2  
Ms J Clark, Barrister and Solicitor, Legal Member

#### 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 a disciplinary offence under section 317(1)(b) and (d) of the Act.

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### Summary of the Board’s Penalty Decision

- [1] The Respondent carried out or supervised building work in a negligent manner and in a manner that was contrary to a building consent. He is fined \$2,000 and ordered to pay costs of \$3,000. The decision will be recorded in the Register of Licensed Building Practitioners for a period of three years.

### 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 offences:
- (a) carried out or supervised building work or building inspection work in a negligent manner (s 317(1)(b) of the Act); and
  - (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);
- [3] 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.
- [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 28 March 2022, the Board received the Respondent’s submissions. It has considered them and made the following decisions.

### Penalty

- [6] The Board’s initial view was that a fine of \$2,000 was the appropriate penalty for the disciplinary offence.
- [7] Having considered the submissions received, the Board has decided to uphold its initial view.
- [8] In its decision, the Board indicated that the starting point for the fine was \$3,000 and that it took into account mitigating factors, including those raised in the penalty submissions, to reduce that fine to \$2,000. The Board does not consider any further discount is, on the facts of the case, warranted. The Board is also mindful that the penalty needs to reflect the seriousness of the matter and to create a deterrent to other practitioners.
- [9] The Respondent should note that he can apply to the Registrar for a payment plan if he is in a constrained financial position.

### Costs

- [10] The Board's initial view was that \$3,500 in costs was appropriate.
- [11] Having considered the submissions received, the Board has decided to modify its initial view.
- [12] Taking into account the financial circumstances outlined by the Respondent, the Board has decided to reduce the costs payable to \$3,000.
- [13] As noted above, the Respondent can seek a payment plan to pay off the costs.

### Publication of Name

- [14] The Board's initial view was there **were no** good reasons to further publish the matter.
- [15] Having considered the submissions received, the Board has decided to uphold its initial view.
- [16] The Respondent requested no publication. The Board has not ordered any publication beyond publication in the Register of Licensed Building Practitioners, which is a statutory requirement under section 301(1)(l)(iii) of the Act.
- [17] The Register is established by section 298 of the Act, and section 299 sets out its purposes which are:

*The purpose of the Register is—*

- (a) *to enable members of the public to—*
- (i) *determine whether a person is a licensed building practitioner and, if so, the status and relevant history of the person's [licensing]; and*
  - (ii) *choose a suitable building practitioner from a list of licensed building practitioners; and*
  - (iii) *know how to contact the building practitioner; and*
  - (iv) *know which licensed building practitioners have been disciplined within the last 3 years; and*
- (b) *to facilitate the administrative, disciplinary, and other functions of the Board and the Registrar under this Act.*

- [18] Section 301 of the Act sets out the matters to be contained in the Register. The section uses the phrasing "must", which makes the provisions mandatory, not discretionary:

(1) *The Register must contain all of the following information, to the extent that the information is relevant, for each licensed building practitioner whose name is entered in the Register:*

- (l) *information about the status and history of the person's [licensing], particularly—*
- (i) *the class [in which the person is licensed]; and*
  - (ii) *the date on which the person's name was entered in the Register; and*
  - (iii) *any action taken under section 318 on a disciplinary matter in respect of the person in the last 3 years:*

- [19] The final provision, action taken under section 318, is the reason why detail on the disciplinary offence must be contained in the Register.
- [20] Taking the above provisions into consideration, it is clear that one of the purposes of the Register is to allow an informed consumer to choose a licensed building practitioner. Providing information as regards disciplinary action helps to facilitate this. It is also clear that

the Board has no discretion as regards information on disciplinary action being retained on the Register.

### Section 318 Order

[21] 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 \$2,000.

**Costs:** Pursuant to section 318(4) of the Act, the Respondent is ordered to pay costs of \$3,000 (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(I)(iii) of the Act.

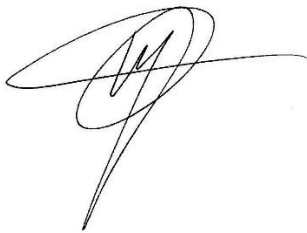
In terms of section 318(5) of the Act, there will not be action taken to publicly notify the Board's action, except for the note in the Register and the Respondent being named in this decision.

[22] 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

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

Signed and dated this 22<sup>nd</sup> day of April 2022.



**Mr M Orange**  
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

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- (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.*