

Before the Building Practitioners Board

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| | BPB Complaint No. 26823 |
| Licensed Building Practitioner: | Tony John Hodge (the Respondent) |
| Licence Number: | BP 126428 |
| Licence(s) Held: | Carpentry and Site AoP 1 |

Decision of the Board in Respect of the Conduct of a Licensed Building Practitioner Under section 315 of the Building Act 2004

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| Complaint or Board Inquiry: | Complaint |
| Hearing Type: | On the Papers |
| Hearing and Draft Decision Date: | 10 October 2025 |
| Finalised Draft Decision Date: | 18 November 2025 |

Board Members Present:

Mr M Orange, Chair, Barrister (Presiding)
Mr G Pearson, Barrister and Solicitor – Legal Member
Ms E Harvey McDouall, Registered Architect
Mr C Lang, Building Surveyor and 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 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)(da)(ii) of the Act.

The Respondent is fined \$1,500 and ordered to pay costs of \$700. A record of the disciplinary offending will be recorded on the Public Register for a period of three years.

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Summary of the Board's Decision

- [1] The Respondent failed to provide a record of work on completion of restricted building work. He is fined \$1,500 and ordered to pay costs of \$700.
- [2] If the Respondent provides a record of work by the close of the submission period to both the owner and the Territorial Authority, as per the requirements of section 88(1) of the Act, the fine will be reduced to \$1,000.

The Charges

- [3] Under regulation 10 of the Complaints Regulations, the Board must, on receipt of the Registrar's Report, decide whether to proceed no further with the complaint because regulation 9 of the Complaints Regulations applies. Having received the

report, the Board decided that regulation 9 applied to some but not to all of the allegations.

Regulation 10 Decision

- [4] In this matter, the disciplinary charge the Board resolved to further investigate¹ were that the Respondent may, in relation to building work at [OMITTED], have failed, without good reason, in respect of a building consent that relates to restricted building work that he or she is to carry out or supervise, or has carried out 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) of the Act contrary to section 317(1)(da)(ii) of the Act.

Regulation 9 Decisions

- [5] The complaint to the Board also contained an allegation that the Respondent had conducted himself or herself in a manner that brings, or is likely to bring, the regime under this Act for licensed building practitioners into disrepute (s 317(1)(i) of the Act).
- [6] With regard to the allegations made, the Board decided that regulation 9(f)(ii) of the Complaints Regulations applied. It provides:

Complaint not warranting further investigation

A complaint does not warrant further investigation if—

- (f) *the investigation of it is—*
 (ii) *unnecessary;*

- [7] In considering whether the investigation of a complaint is necessary, the Board must consider the directions of the courts regarding the threshold for matters to be dealt with as a disciplinary matter. In short, the conduct has to fall seriously short of expected standards of conduct.² On this basis, the Board has decided that the matters raised did not reach the seriousness threshold as outlined by the courts.
- [8] The board also noted that the allegation related back to the record of work allegation. The Board's view that it was more appropriate for the matter to be dealt with as a possible breach of section 317(1)(da)(ii) of the Act, which is the specific charge for failure to provide a record of work, as opposed to the more general charge under section 317(1)(i) of the Act.

Draft Decision Process

- [9] The Board's jurisdiction is that of an inquiry. Complaints are not prosecuted before the Board. Rather, it is for the Board to carry out any further investigation that it considers necessary prior to it making a decision.

¹ The resolution was made following the Board's consideration of a report prepared by the Registrar in accordance with regulation 10 of the Complaints Regulations.

² *Collie v Nursing Council of New Zealand* [2001] NZAR 74

- [10] Ordinarily, the Board makes a decision after holding a hearing.³ The Board may, however, depart from its normal procedures if it considers that doing so would achieve the purposes of the Act, and it is not contrary to the interests of natural justice.⁴
- [11] In this instance, the Board has decided that a formal hearing is not necessary. The Board considers that there is sufficient evidence before it to allow it to make a decision on the papers. There may, however, be further evidence in relation to the matter that the Board was not aware of. To that end, this decision is a Draft Board Decision. The Respondent will be provided with an opportunity to comment on the draft findings and to present further evidence prior to the Board making a final decision. If the Respondent requests an in-person hearing, or the Board directs that one is required, this decision will be set aside, and a hearing will be scheduled.

Service

- [12] The Respondent has not responded to the complaint or engaged in the investigation to date. Prior to considering the disciplinary charge, the Board needs to determine whether the Respondent has been provided with notice of the complaint and with an opportunity to respond to it. This is to ensure that he is afforded his right to natural justice as section 283 of the Act stipulates that the Board “*must comply with the principles of natural justice*” and with the Complaints Regulations.
- [13] The principles of natural justice require that hearings are conducted in a manner that ensures that a respondent is given a fair opportunity to be heard, to contradict the evidence and that the decision-making process is conducted fairly, transparently and in good faith. In terms of a fair hearing, a respondent should be given the opportunity to respond to an allegation which, with adequate notice, might be effectively refuted. The Complaints Regulations recognise those principles and prescribe a process that must be complied with when a complaint is made. That process includes providing the Respondent with a copy of the complaint and an opportunity to respond to it⁵ and the opportunity to appear and be heard at a hearing.⁶
- [14] The complaint was emailed to the address that the Respondent maintains on the Register of Licensed Building Practitioners, as were reminders. He was also called on the number he maintains in the Register. No response was received.
- [15] It is to be noted that the Register must contain certain information, including under section 301(1)(d) of the Act, an “address for communications under this Act”. Under section 302, the licensed building practitioner must keep their details up to date:

³ Regulation 10 of the Complaints Regulations.

⁴ Under Clause 27 of Schedule 3 the Board may regulate its own procedure and it has summary jurisdiction, which allows for a degree of flexibility in how it deals with matters: *Castles v Standards Committee No. 1* [2013] NZHC 2289, *Orlov v National Standards Committee 1* [2013] NZHC 1955

⁵ Regulation 7(2) of the Complaints Regulations.

⁶ Regulation 12 of the Complaints Regulations.

302 *Obligation to notify Registrar of change in circumstances*

- (1) *Each [person applying to become licensed], and each licensed building practitioner, must give written notice to the Registrar of any change in circumstances within 10 working days after the change.*
- (2) *Change of circumstances—*
 - (a) *means any change in the information that the person has provided to the Registrar under this subpart; and*
 - (b) *includes any change that may be prescribed (if any).*

[16] As the Respondent has not provided any updated details, the address to be used for communications with him is that contained in the Register.⁷ It is also an offence if a Licensed Building Practitioner fails to update the Register.

[17] The Act also provides for the service of notices in section 394. It provides that:

394 *Service of notices*

- (1) *Any notice or other document required to be served on, or given to, any person under this Act is sufficiently served if it is—*
 - (a) *delivered personally to the person; or*
 - (b) *delivered to the person at the person’s usual or last known place of residence or business; or*
 - (c) *sent by fax or email to the person’s fax number or email address; or*
 - (d) *posted in a letter addressed to the person at the person’s usual or last known place of residence or business.*
- (5) *A notice or other document sent by post to a person in accordance with subsection (1)(d) must be treated as having been received by that person at the time at which the letter would have been delivered in the ordinary course of post.*

[18] Given the above, the Board finds that the Respondent has been given notice of the complaint.

[19] The Respondent is not obliged to respond. The requirement is that he is given the opportunity to do so. As that has occurred, natural justice requirements have been met. The Board will consider the matter.

[20] The Board also notes that the purposes of the disciplinary provisions in the Act would be defeated if licensed building practitioners were able to avoid complaints by not engaging in investigations or appearing at hearings. As such, it is appropriate that it deals with the matter.

⁷ Section 314 of the Act.

Evidence

- [21] The Board must be satisfied on the balance of probabilities that the alleged disciplinary offences have been committed⁸. Under section 322 of the Act, the Board has relaxed rules of evidence, which allow it to receive evidence that may not be admissible in a court of law.

Failure to Provide a Record of Work

- [22] A Licensed Building Practitioner must provide a record of work for any restricted building work that they have carried out or supervised to the owner and the Territorial Authority (TA) on completion of their restricted building work.⁹
- [23] There is a statutory requirement under section 88(1) of the Building Act 2004 for a licensed building practitioner to provide a record of work to the owner and the TA on completion of restricted building work¹⁰ unless there is a good reason for it not to be provided.¹¹

Did the Respondent carry out or supervise restricted building work

- [24] The Respondent was engaged to carry out and/or supervise building work on a new residential dwelling under a building consent. His work included the installation of cladding, which is restricted building work because it forms part of the external moisture management system of a residential dwelling.¹² It follows that the Respondent was obliged to provide a record of work on its completion.

Was the restricted building work complete

- [25] The Respondent's restricted building work took place in or about 2019.

Has the Respondent provided a record of work

- [26] The Respondent has not provided a record of work, despite requests and a complaint being made about its non-provision.

Was there a good reason

- [27] There are no known good reasons.
- [28] It was noted that the main contractor who engaged the Respondent went into liquidation and did not complete the build. That does not alleviate the Respondent's obligation to provide a record of work. In this respect, the requirement is for the Licensed Building Practitioner to provide a record of work on completion. Its provision is not reliant on or subject to a demand for one from the owner or Territorial Authority. The Respondent should have acted of his own accord and provided one when he completed his work or soon thereafter.

⁸ *Z v Dental Complaints Assessment Committee* [2009] 1 NZLR 1

⁹ Section 88(1) of the Act.

¹⁰ Restricted Building Work is defined by the Building (Definition of Restricted Building Work) Order 2011

¹¹ Section 317(1)(da)(ii) of the Act

¹² Clause 5 of the Building (Definition of Restricted Building Work) Order 2011

Board's Decision

[29] The Respondent **has** failed to provide a record of work on completion of restricted building work.

Penalty, Costs and Publication

[30] 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.

[31] The matter was dealt with on the papers. Included was information relevant to penalty, costs, and publication. The Board has decided to make indicative orders and give the Respondent an opportunity to provide further evidence or submissions relevant to the indicative orders.

Penalty

[32] The Board has the discretion to impose a range of penalties.ⁱⁱ Exercising that discretion and determining the appropriate penalty requires that the Board balance various factors, including the seriousness of the conduct and any mitigating or aggravating factors present.¹³ It is not a formulaic exercise, but there are established underlying principles that the Board should take into consideration. They include:¹⁴

- (a) protection of the public and consideration of the purposes of the Act;¹⁵
- (b) deterring the Respondent and other Licensed Building Practitioners from similar offending;¹⁶
- (c) setting and enforcing a high standard of conduct for the industry;¹⁷
- (d) penalising wrongdoing;¹⁸ and
- (e) rehabilitation (where appropriate).¹⁹

[33] Overall, the Board should assess the conduct against the range of penalty options available in section 318 of the Act, reserving the maximum penalty for the worst cases²⁰ and applying the least restrictive penalty available for the particular offending.²¹ In all, the Board should be looking to impose a fair, reasonable, and

¹³ *Ellis v Auckland Standards Committee* 5 [2019] NZHC 1384 at [21]; cited with approval in *National Standards Committee (No1) of the New Zealand Law Society v Gardiner-Hopkins* [2022] NZHC 1709 at [48]

¹⁴ Cited with approval in *Robinson v Complaints Assessment Committee of Teaching Council of Aotearoa New Zealand* [2022] NZCA 350 at [28] and [29]

¹⁵ Section 3 Building Act

¹⁶ *Roberts v A Professional Conduct Committee of the Nursing Council of New Zealand* [2012] NZHC 3354

¹⁷ *Dentice v Valuers Registration Board* [1992] 1 NZLR 720 (HC) at 724

¹⁸ *Patel v Complaints Assessment Committee* HC Auckland CIV-2007-404-1818, 13 August 2007 at p 27

¹⁹ *Roberts v A Professional Conduct Committee of the Nursing Council of New Zealand* [2012] NZHC 3354; *Shousha v A Professional Conduct Committee* [2022] NZHC 1457

²⁰ *Roberts v A Professional Conduct Committee of the Nursing Council of New Zealand* [2012] NZHC 3354

²¹ *Patel v Complaints Assessment Committee* HC Auckland CIV-2007-404-1818

proportionate penalty²² that is consistent with other penalties imposed by the Board for comparable offending.²³

- [34] In general, when determining the appropriate penalty, the Board adopts a starting point based on the principles outlined above prior to it considering any aggravating and/or mitigating factors present.²⁴
- [35] Record of work matters are at the lower end of the disciplinary scale. The Board's normal starting point for a failure to provide a record of work is a fine of \$1,500, an amount which it considers will deter others from such behaviour. The Respondent was disciplined for a failure to provide a record of work in 2024.²⁵ The conduct in this matter predated that finding. As such, the Board did not consider it to be an aggravating factor. There are no known mitigating factors. Accordingly, the Board sees no reason to depart from the starting point.
- [36] The Board will provide the Respondent with an opportunity to provide a record of work before it makes a final decision on the appropriate penalty. If one is provided to both the owner and the Territorial Authority as per the requirements of section 88(1) of the Act, it will be taken into consideration as a mitigating factor, and the penalty will be reduced by \$500 to a fine of \$1,000.

Costs

- [37] Under section 318(4) of the Act, the Board may require the Respondent to pay the costs and expenses of, and incidental to, the inquiry by the Board. The rationale is that other Licensed Building Practitioners should not be left to carry the financial burden of an investigation and hearing.²⁶
- [38] The courts have indicated that 50% of the total reasonable costs should be taken as a starting point in disciplinary proceedings.²⁷ The starting point can then be adjusted up or down, depending on the particular circumstances of each case.²⁸
- [39] The Board has adopted an approach to costs that uses a scale based on 50% of the average costs of different categories of hearings: simple, moderate and complex. The current matter was simple. Adjustments are then made.
- [40] Based on the above, the Board's costs order is that the Respondent is to pay the sum of \$700 toward the costs of and incidental to the Board's inquiry. This is the Board's

²² *Roberts v A Professional Conduct Committee of the Nursing Council of New Zealand* [2012] NZHC 3354

²³ *Roberts v A Professional Conduct Committee of the Nursing Council of New Zealand* [2012] NZHC 3354

²⁴ In *Lochhead v Ministry of Business Innovation and Employment* 3 November [2016] NZDC 21288 the District Court recommended that the Board adopt the approach set out in the Sentencing Act 2002.

²⁵ *Tony John Hodge* [2024] BPB 26413

²⁶ *Collie v Nursing Council of New Zealand* [2001] NZAR 74

²⁷ *Kenneth Michael Daniels v Complaints Committee 2 of the Wellington District Law Society* CIV-2011-485-000227 8 August 2011

²⁸ *Cooray v The Preliminary Proceedings Committee* HC, Wellington, AP23/94, 14 September 1995, *Macdonald v Professional Conduct Committee*, HC, Auckland, CIV 2009-404-1516, 10 July 2009, *Owen v Wynyard* HC, Auckland, CIV-2009-404-005245, 25 February 2010.

scale amount for a simple matter that has been dealt with by way of a Draft Decision. It is significantly less than 50% of the actual costs.

Publication

- [41] As a consequence of its decision, the Respondent's name and the disciplinary outcomes will be recorded in the public Register maintained as part of the Licensed Building Practitioners' scheme as is required by the Act,²⁹ and he will be named in this decision, which will be available on the Board's website. The Board is also able, under section 318(5) of the Act, to order further publication.
- [42] Within New Zealand, there is a principle of open justice and open reporting, which is enshrined in the Bill of Rights Act 1990.³⁰ Further, as a general principle, publication may be required where the Board perceives a need for the public and/or the profession to know of the findings of a disciplinary hearing, and the courts have stated that an adverse finding in a disciplinary case usually requires that the name of the practitioner be published.³¹
- [43] Based on the above, the Board will not order any publication over and above the record on the Register, the Respondent being named in this decision, and the publication of the decision on the Board's website. The Respondent should note, however, that as the Board has not made any form of suppression order, other entities, such as the media or the Ministry of Business Innovation and Employment, may publish under the principles of open justice reporting.

Section 318 Order

- [44] For the reasons set out above, the Board directs that:
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| 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 \$700 (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, the Respondent will be named in this decision, which will be published on the Board's website. |
- [45] 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.

²⁹ Refer sections 298, 299 and 301 of the Act

³⁰ Section 14 of the Act

³¹ Kewene v Professional Conduct Committee of the Dental Council [2013] NZAR 1055

Submissions on Draft Decision

- [46] The Board invites the Respondent to:
- (a) provide further evidence for the Board to consider; and/or
 - (b) make written submissions on the Board's findings. Submissions may be on the substantive findings and/or on the findings on penalty, costs and publication.
- [47] Submissions and/or further evidence must be filed with the Board by no later than the close of business on **Monday, 17 November 2025**.
- [48] If submissions are received, then the Board will meet and consider those submissions.
- [49] The Board may, on receipt of any of the material received, give notice that an in-person hearing is required prior to it making a final decision. Alternatively, the Board may proceed to make a final decision which will be issued in writing.
- [50] If no submissions or further evidence is received within the time frame specified, then this decision will become final.

Request for In-Person Hearing

- [51] If the Respondent, having received and considered the Board's Draft Decision, considers that an in-person hearing is required then one will be scheduled, and a notice of hearing will be issued.
- [52] A request for an in-person hearing must be made in writing to the Board Officer no later than the close of business on **Monday, 17 November 2025**.
- [53] If a hearing is requested, this Draft Decision, including the Board's indicative position on penalty, costs and publication, will be set aside.

Right of Appeal

- [54] The right to appeal Board decisions is provided for in section 330(2) of the Actⁱⁱⁱ.

Signed and dated this 23rd day of October 2025.



Mr M Orange
Presiding Member

This decision and the order herein were made final on 18 November 2025 on the basis that no further submissions were received.

Signed and dated this 24th day of November 2025.



Mr M 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:*
 - (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 318 Disciplinary Penalties

- (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 1 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.*

iii 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.*