

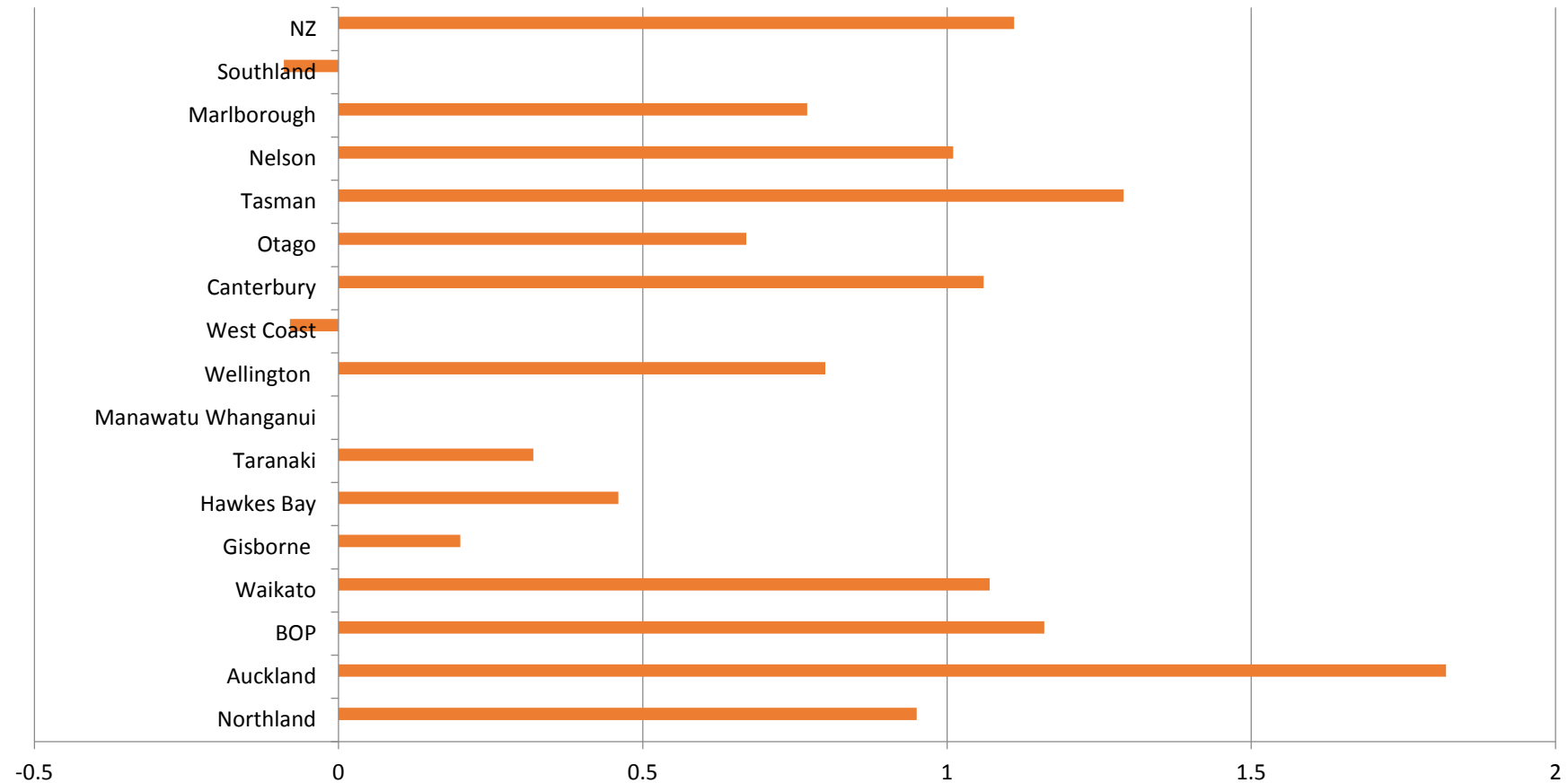
# National Office Update

**Nick Hill – BOINZ Chief Executive**  
**CENTRAL BRANCH**  
**Training and Networking Event**  
**Wednesday 2nd November 2016**

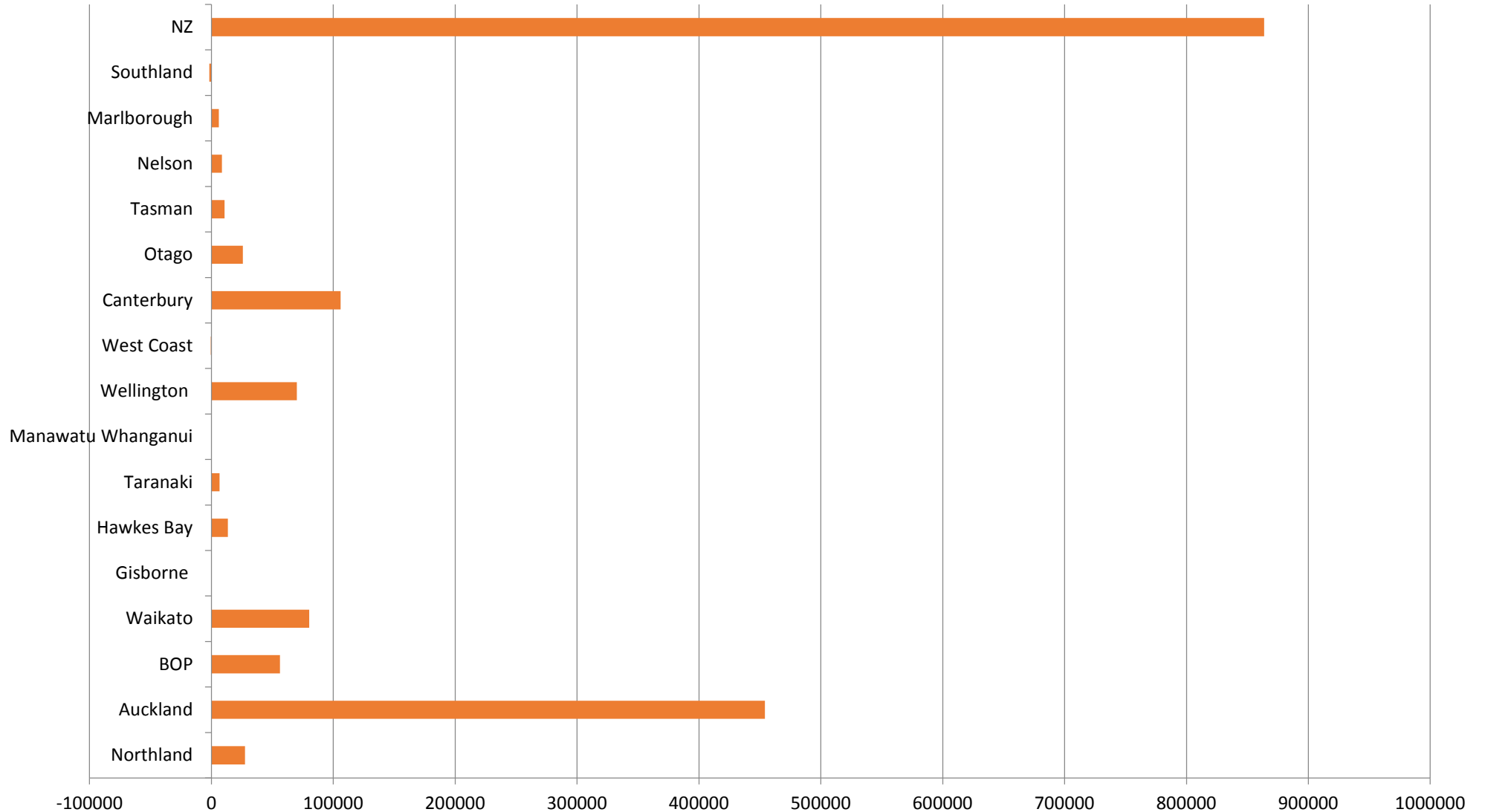
# AGENDA

- **WHOT!!**
  - NZ & Auckland Latest Stats
  - Auckland Housing
  - Consents
- **Challenges Ahead**
- **BOINZ Response**
  - Business Plan
  - Key Projects

# POPULATION GROWTH AVERAGE LAST 20 YRS



# Population Growth Numbers last 20 years



# Comparative Statistics

## Population /Migration

- Between 2006-13 Auckland Population grew 14.3% (rest NZ =7.6%)
- In 1961 Auckland population was 21% of NZ (2013 = 34%)
- By 2043 Auckland population will have grown by 1 million (60% NZ )
- Auckland receives 60% of NZ's Migrant flow
- This year to July net migration gain was 69,000
  - Auckland share was 42000
  - With 3 people per house—means 14000 extra houses

# Comparative Statistics

## Population /Migration

- **TARANAKI**

- About 110K plus people live in Taranaki (10<sup>th</sup> in regional size in NZ) representing 2.6% of NZ population (2013 Census)
- Net Migration into Taranaki recorded a slight fall over historical figures in in the year to Jan 2016 bucking the migration record smashing run through 2015 and onwards

- **MANAWATU WANGANUI**

- About 223K plus people live in the wider Man-Wan Region (6<sup>th</sup> in regional size in NZ) representing 5.2% of NZ's population (2013 Census)
- The population change between the 2006 and 2013 census was 0.1% compared with the rest of NZ at 7.6%

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YEARS

1967-2017

# Auckland Housing

- **History**

- Not enough houses built since mid 2000's
- Auckland went into the GFC with a Housing Shortage
- Shortage worsened when levels fell to lowest level in 2012 since the 1960's

- **Since then why are we where we are!!**

- High interest rates of the 2000's – held off buying houses
- GFC (2007 – 2010) NZ in Recession
- Shift to regions
  - Slow—some Baby Boomers but young staying for opportunity
  - Business's not moving—Auckland has the labour force and client base
  - Older people staying close to health facilities

# CONSENTS

- **July 2016 Figures**

- MTD 2811 new dwelling consents / 12 mth period 29,084 (up 13% Prior Yr)
  - 1761 houses / 436 Townhouses, Flats & units / 425 Apartments / 189 Retirement Villages
- The trend for Auckland, Wellington and the Waikato is increasing as is the rest of the North Island
- Canterbury has decreased 16% from the 2014 peak, but still historically high. Since September 2010 \$3.8 billion earthquake related consents
- Otago and Marlborough are also showing increasing trends over 2015
- Non-Residential Consents for July 2016 were \$614 million and year to date up \$159 million (35%) on July 2015
  - Auckland \$2.1 billion ; Canterbury \$1.9 billion ; Wellington \$543 million



# Challenges ahead

- **Sector volatility**
- 30-40,000 (+) new build res consents new norm\*
  - Structured for circa 22,000 pa
  - 35%-40% increase in capacity
- Insufficient skilled trades people\*
  - Insufficient non-skilled labour
- New entrants entering market\*
  - Greater specialisation
- Pressure on quality as firms grow too fast\*
  - Grow % of firms with apprentices
  - Monitor Product Compliance
- Insufficient project management/oversight by firms\*

# BOINZ Response

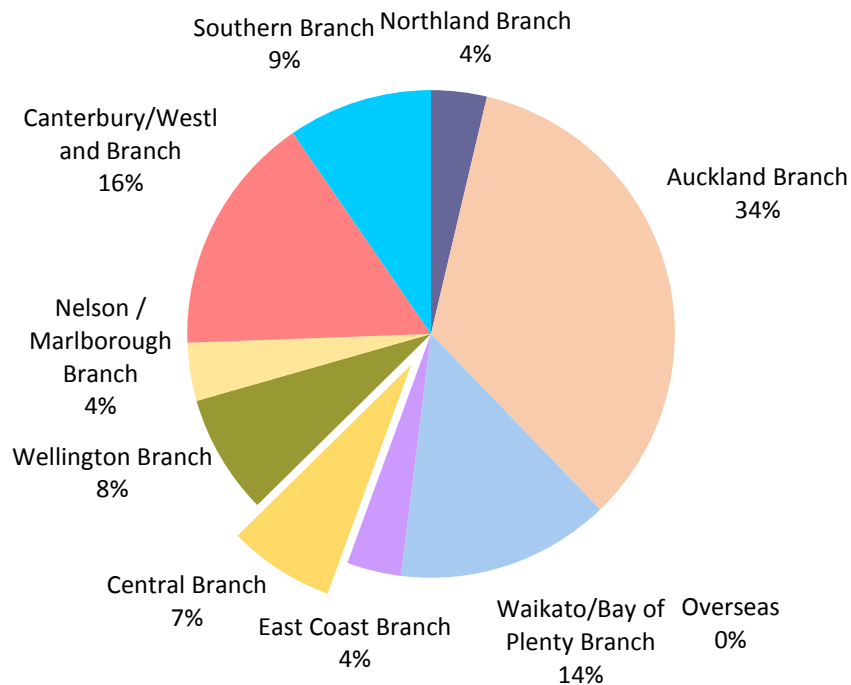
- BOINZ is 50 years old next year
  - We're resilient
  - We're recognized
  - We Deliver
  - We'll be here next year and in 50 years
- Financially sound
- Increasing Resource (8 FTE)
- Strong Business Plan
- Strategically long term focused & Investing in your future
  - Training Academy
  - Advocacy
  - ACRS

# 1967 - 2017

- BOINZ incorporates
  - Building Inspectors Institute
  - Institute of Plumbing and Drainage Inspectors
  - Clerk of Works
- Holds Charitable Status
- Affiliated to sister Building Surveyor Organisations
  - AIBS
  - ICC
- Stakeholder relationships with
  - Government
  - Industry

# Membership – Central Branch

## Membership Report as at 31 October 2016



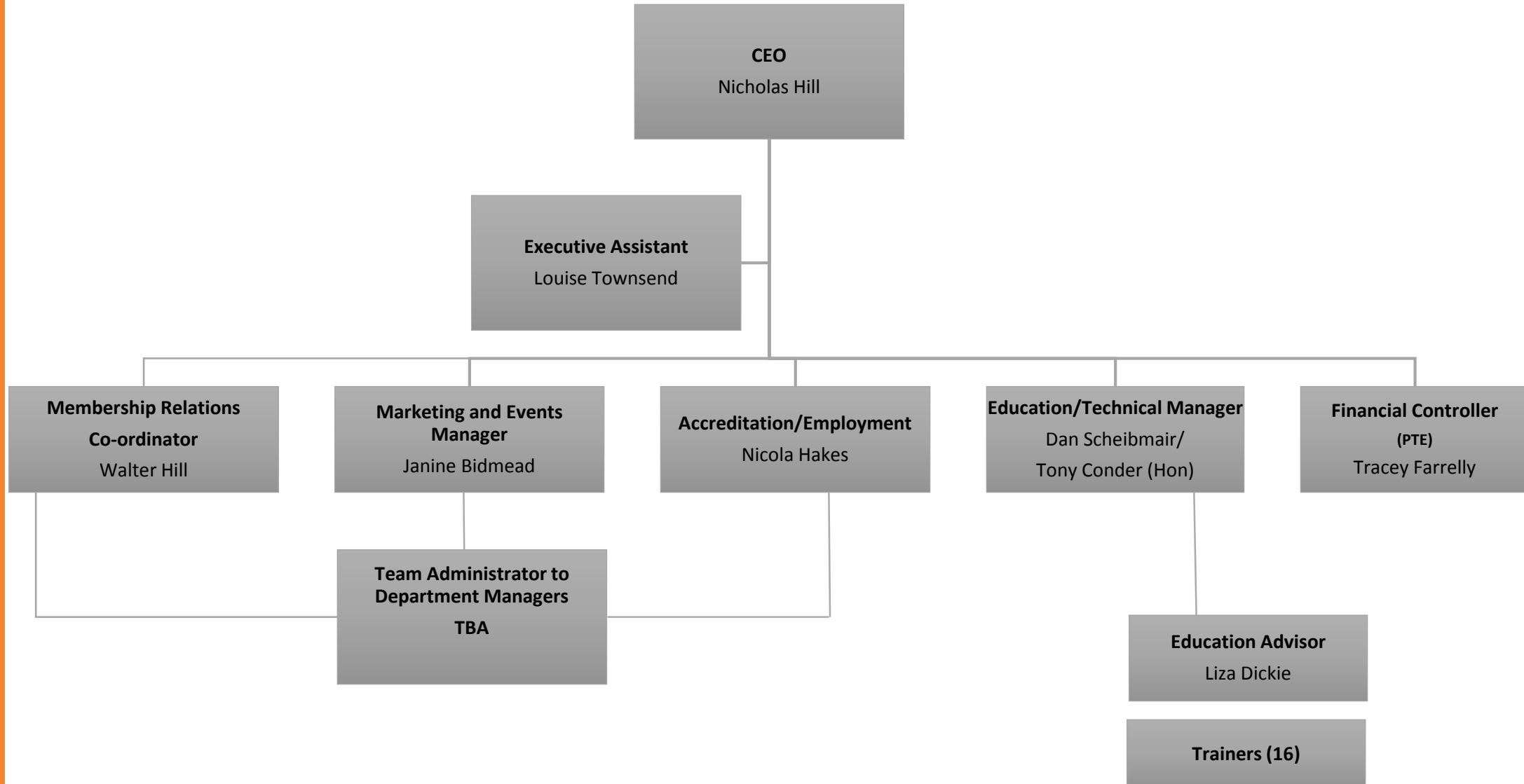
Central Branch currently has 86 financial members

- 9 Licensed Members
- 4 Accredited Members
- 65 Associate Members
- 3 Affiliate Members
- 3 Life Members
- 2 Retired Members

# Financially Prudent

- Invest in the future with a conservative focus
  - Statement of Financial Position Year on Year ( Net Assets)
    - 2009 - ( \$92,754)
    - 2010 - (\$161,570)
    - 2011 - \$59,808
    - 2012 - \$278,405
    - 2013 - \$549,498
    - 2014 - \$695,524
    - 2015 - \$774,494
  - Reserve Fund = \$600K
  - Budget for 2016 = (\$68K)

# Organisation Chart



# 2016 BUSINESS PLAN

“IMPROVING THE QUALITY AND PERFORMANCE OF THE BUILT ENVIRONMENT”

<u>MEMBERSHIP</u>	<u>TRAINING</u>	<u>ABS</u>	<u>HR DIVISION</u>
<ul style="list-style-type: none"> <li>• <b>Professionalism</b> (value added messaging)</li> <li>• <b>Membership Category Regrade</b></li> <li>• Employer collaboration/acceptance</li> <li>• Branch Growth</li> <li>• Member Growth</li> </ul>	<ul style="list-style-type: none"> <li>• <b>TROQ – Cert/Dip – Degree</b></li> <li>• BOINZ/Otago/Skills Relationship/ collaboration</li> <li>• <b>Upskill Programme</b></li> <li>• Industry partnership growth</li> <li>• LBP Scheme support</li> <li>• <b>Trainer recruitment</b></li> <li>• Member value recognition of on-going training (CPD)</li> <li>• Different pathways to market</li> </ul>	<ul style="list-style-type: none"> <li>• <b>More Accreditation courses for 2016</b> <ul style="list-style-type: none"> <li>• <u>Value proposition</u> <ul style="list-style-type: none"> <li>• Comprehensive learning</li> <li>• Membership</li> <li>• Audit programme</li> <li>• Improved quality (\$)</li> <li>• Risk Mitigation (\$)</li> <li>• Time saving reporting (\$)</li> <li>• Regular update news (\$)</li> <li>• Chat line</li> <li>• Banks/<b>insurance</b>/legal (\$)</li> <li>• <b>Media promotion(\$)</b></li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Service to Members and employers</li> <li>• Provide member support</li> <li>• Full recruitment offering</li> <li>• Grow awareness of building surveying as a profession/career</li> <li>• Develop and grow business proposition</li> </ul>

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YEARS

1967-2017

# 2016 Business plan

“Improving the Quality and Performance of the Built Environment”

<u>MARKETING AND EVENTS</u>	<u>ADVOCACY</u>	<u>PROJECTS</u>	
<p><b>Expand Conference/SBCO appeal</b></p> <ul style="list-style-type: none"> <li>• Technical programme</li> <li>• Industry relations/International connections/international content</li> <li>• Win/Win Sponsorship</li> </ul> <p><b>Branches</b></p> <ul style="list-style-type: none"> <li>• Training and networking value</li> <li>• CPD</li> </ul> <p><b>Surveys</b></p> <ul style="list-style-type: none"> <li>• Membership needs</li> <li>• Remuneration</li> <li>• Training needs</li> </ul> <p><b>Branding</b></p> <ul style="list-style-type: none"> <li>• Positioning BOINZ as the Peak building surveying organisation for NZ</li> <li>• <b>ABS branding</b></li> </ul> <p><b>Information:</b></p> <ul style="list-style-type: none"> <li>• Public awareness</li> <li>• Relevant information</li> <li>• Timely information</li> <li>• Communications Strategy</li> </ul>	<ul style="list-style-type: none"> <li>• Partnerships – LGNZ/BCA’s (Councils)</li> <li>• Building quality/performance outcomes</li> <li>• <b>Accreditation</b></li> <li>• Risk-based consenting</li> <li>• Joint and Serval liability</li> <li>• Occupational regulation</li> <li>• <b>My Building Hub</b></li> <li>• Accountability/responsibility</li> <li>• Product conformance</li> <li>• Sensible fair regulatory environment</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Skills Shortages/cadetship</b></li> <li>• <b>Membership re-grade</b></li> <li>• <b>Product conformance</b></li> <li>• Consenting excellence</li> <li>• <b>Work place safety</b></li> <li>• <b>Constitution review</b></li> <li>• Internal Procedures/Polices by department</li> </ul>	



# Long Term Focus

- **Training Academy**

- Courses to support Diplomas ( Small & Med –Large Buildings)
- TRoQ → New Certificate and Diploma
- CPD courses –Relationships
- Advanced CPD Courses
  - 3604
  - E2
  - Alternative Solns
  - Change of Use
  - *Involves using prepared or local real life consenting or build senarios requiring thought and analysis to solve and avoiding saying “no”.*
    - *How do we analyse/measure?*
    - *What are the good questions to ask?*
    - *What’s important, What’s not?*
    - *Should we triage the situation?*
    - *Do we have in house expertise?*

# Long Term Focus

- **Advocacy**

- Product Assurance\*
- Site Management\*
- Building Code Hub\*
- BCA Accreditation Review\*
- RBC
- Occupational Regulation
- J & S Liability
- EQPB

# Long Term Focus

- **ACRS**

- BOINZ is represented on the ACRS Board—Why?
  - To protect the NZ building sector—(Mesh / Huntley / Waterview Tunnel)
    - What arrives on site isn't always what is shipped from the mill
    - Steel procurement is global
      - Why put the community at risk
      - Why should Govt bear the risk
      - Why should taxpayers bear the costs
    - False Certificates / Rebadged Certificates
    - Mixed sources of supply
    - All certificates aren't the same (ACRS = Comprehensive sample selection/periodic audits and reviews = **Validation** not just Assessment (Limited or no independent testing and supplier chooses samples)
  - ACRS is not expensive
  - ACRS adds Value
  - ACRS Certifies 52 suppliers in 17 Countries @159 locations

# THE END

- Thankyou

- Please don't forget

- We are here to help you
- Our 50<sup>th</sup> Anniversary Conference is on 7<sup>th</sup> - 10<sup>th</sup> May 2017 @ The Langham
- Our Training Courses are on the Website
- Apply for the Licensed Category
- Accreditation Courses are running in Auckland (21-23<sup>rd</sup> Nov) and more next year (visit: [www.boinz.org.nz](http://www.boinz.org.nz))
- We are wanting technical and member related articles for Straight Up