

BOINZ BOARD REPRESENTATIVE UPDATE JULY 2017

INTRODUCTION

POLITICAL ACTIVITY:

- National Election Day is 23rd September 2017
- Political parties still appear to be lodging bets, with manifestos slow to come out
- Housing availability and affordability are likely to be strong election issues: -
 - Starting to see the **National Party** position itself in this area
 - Nick Smith stating he is not a “miracle worker”
 - Nick Smith – announcing 5 of NZ’s fastest growing councils will be supported by Governments new \$1 billion Housing Infrastructure Scheme:

Auckland	\$300 million	(10,500 houses)
Hamilton	\$272 million	(8,100 houses)
Waikato DC	\$37 million	(2,600 houses)
Tauranga	\$230 million	(35,000 houses)
Queenstown	\$50 million	(3,200 houses)

- The **Labour Party** has announced it will:
 - Build more affordable houses
 - Crack down on speculators
 - Support those in need
 (Bring back the Kiwi dream of home ownership)
- **Greens** have a policy around:
 - Soft, secure, warm and dry housing
 - Homes not cars – a policy to provide emergency housing
 - Getting people in house ownership through diversion of the Student Loan Repayment Scheme

CONSENTING ACTIVITY 2017

	May	April	March
Houses	2039	1487	1923
Townhouses/flats	495	345	407
Retirement Villages	137	48	197
Apartments	123	228	252
Total Dwellings	2794	2108	2779
Total Value	\$1.8 billion	\$1.3 billion	\$2.0 billion
	\$1,229 million residential	\$931 million residential	\$1.2 billion residential
	\$605 million commercial	\$441 million commercial	\$8.37 million commercial

BOINZ ACTIVITY:

1). President Kerry Walsh and CEO Nick Hill met with the Minister of Building and Construction recently for an industry exchange.

- The Minister was keen to learn about developments in respect of the new Diploma, (the cross-over from the old to new Certificate and Diploma), the commitment from the deliverers to quality qualification outcomes in time with BOINZ expectations, and awareness of councils of the need to appropriately invest.
- There was also a discussion around product assurance and non-conforming/uncomplying product. The Minister made it clear, he was concerned, but in the absence of evidence it was hard to act. He challenged members and their employers to get this evidence. We advised that BOINZ has invested in an investigative course to assist members in getting the evidence, and that this area was a part of the new diploma course requirements.
- Skill shortages was raised, and the collated impacts of capacity and capability. We advised the Minister, BOINZ had established HR Division to assist in international recruitment, local placements, career options, and member support.
- The Minister advised he was progressing his plans around occupational regulation, and council liability. He indicated that a house warranty scheme was being looked at and announcements in these areas were not far away. We provided input and suggestions to questions asked of us.
- Conference 2017 was an incredible success, with 100% positive feedback from members:
 - 13 Past Presidents and President attended
 - 4 Past and Present AIBS Presidents attended
 - The non-technical speaker highlight was Dr Grant Lester a psychologist who spoke about dealing with difficult people. Literally everyone related to examples given.
 - A new addition to the programme this year was the Branch presentation – absolutely hilarious, and will be a feature moving forward.
 - The technical programme theme, Past, Present and the future was very apt for our 50th Conference.

2). SBCO 2017

- SBCO 2017 will be held in Wellington. 24th/ 25th August
- The small number of innovative and new product expo stands have been filled and the technical programme is on the website.
- This conference has limited capacity and attendance will be capped, so first in first serve for registrations, with members taking priority.

3). HR Division

- Our Jobs Board has never been busier
- This recruitment and placement area of HR Division is attracting qualified candidates either from overseas looking to relocate to NZ and/or individuals with a core baseline of industry experience to support the appropriate skill sets to become a building surveyor within a BCA environment. We currently have Canadian, South African and candidates from various other

parts of the world on our books. If your employer is looking for staff, direct them to Michelle at National Office.

4). Training

(Dan or Walter may be in attendance and can deliver information on this area. If not please use the notes below)

- Training is all about ensuring we equip ourselves to do our roles professionally and deliver a quality expectation.
- BOINZ is starting to see a slight shift in member age demographics, with a younger members attending courses – not surprising given the huge levels of building activities and sector demands for building surveyors.
- There is also a lift in females entering the profession and training
- The building boom means we are being forced to do “*more with less*”. The resulting impact is we are time poor, taking more risks and the resultant quality of what we do is the casualty. Now in the cycle it is important we don’t lose sight of the need to train to make the right decisions.
- Technology is also impacting, and BOINZ is looking at collaborative approaches to develop and deliver new material for our CPD courses and in different formats. The key is to make quality training easier and more affordable.
- Our core educational material is still our bread and butter. We invested heavily to support members through their APL qualification pathways and this material will have a role in the new diploma, as BOINZ developed these courses with the new diploma in mind.
- July is a strong training month for the Institute, so thank you for all your support.
- However, we are aware of low level competitive training providers entering the market. A plug from the Board “*The Institute invests on behalf of its members and surpluses are returned to members by way of reinvestment*”. **Please consider the Institute first when looking for training.** Let us know what your need is. By working together, we can achieve consistency of delivery and knowledge across the country. The Institute focus is on quality at reasonable cost. Cheap is not always best.
- We are starting to schedule 2018’s training calendar, please talk to your managers and ask them to contact Walter at National office and let him know what your needs might be so we can position training by course and location to make it work for you.

5). Accredited Building Surveyors (Pre-Purchase Property Inspection)

- We are currently looking for members to fill gaps in many locations, and notices have gone to members in the South Island, Northland and the East Coast to register interest in our courses. We currently have 30 ABS members across the country and the demand requires more.
- Our next course is in Christchurch in September – contact Nicola at National Office.
- All attendees on the May course passed the course and are now submitting reports for auditing. When they complete 2 successful reports they become an accredited member.
- Over the March April May period we ran a promotion for our Accredited Building Surveyor Scheme on Trade Me Property to lift the ABS profile.
- We are also working with the REAA (Real Estate Agents Authority) providing their CEO with stories (case studies) for the main Sunday paper on the need to use qualified property inspectors when purchasing your largest asset.

Membership

- We have just finalised the annual clean-up of our aged-debtors (members who have not renewed or responded to follow-ups). It is highly likely some struck-off members may be disappointed to find they are no longer members. If they don't reply to emails and phone calls there is little we can do. Struck-off members incur a penalty (\$150) to re-join.
- Finally, many of you will have recently achieved or have an appropriate qualification under Regulation 18 and therefore qualify for the Licensed Member category. It's an easy process, download a hardcopy of the application and send it to at National Office.

Any Questions