

**BUILDING OFFICIALS INSTITUTE OF NEW ZEALAND
BOARD REPRESENTATIVE UPDATE
SEPTEMBER 2017**

National Activity

- The recent release of the National Construction Pipeline report which provides a six-year national and regional forecast on residential, non-residential and infrastructure activity predicted the building boom to continue for the next 3 years to a record \$42 billion in 2020.

Key other points were:

- 196,500 houses to be built over the next 6 years peaking at 34,500 per year.
- The projected building and construction peak will be higher and the duration longer than previously forecast.
- Non-residential growth is forecast to also peak at higher than previously thought levels, with duration also longer.
- Auckland's building and construction growth is expected to be sustained for a longer period than in other regions.
- Dwelling consents outside Auckland grew by 27% in 2016.
- It appears house sizes have plateaued and decreased in some regions.

While new house consents exceeded 30,000 in 2016 the new dwellings consents per capita is still only half the level of the 1970s construction boom:

June 2016	6.3	New dwellings consented per 1000 residents (new 9 year high)
June 2011	3.1	New dwellings consented per 1000 residents
June 2004	8.2	New dwellings consented per 1000 residents
June 1974	13.1	New dwellings consented per 1000 residents

BOINZ Activity

- The key building and construction problem that still remains is the capacity and capability of the sector to underpin this current and ongoing surge in building activity. BOINZ have undertaken some strategies and activities to assist.
- BOINZ recently attended the LGNZ Conference in July to promote initiatives it is undertaking to:
 1. Educate and train building surveyors (obviously our core area of activity).
 - BOINZ is working hard with our partners to bring about the cadetship (in-employment) qualification pathway. This is for the new Diploma in Building Surveying.
 - While the fulltime qualification course has run two small-cohorts in Auckland it is expected 2018/19 will see a lift in fulltime student numbers.

- The part-time cadetship will start in 2018. There is still work to be done on the course approved by NZQA, and on the course work BOINZ is actively preparing material.
 - The need to open the cadetship pathway is vital for BCAs as the old diploma's pathway via APL will phase out at the end of 2019 with final enrolments in December 2017.
2. Reduce the skill shortages in building surveying area, particularly in respect of BCOs into New Zealand.
- It has established its HR Division to assist international recruitment.
 - Our Jobs board has never been busier, please suggest to your employers this vehicle as it also helps BOINZ determine how much effort to put into international recruitment.
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- SBCO 2017
- This was another very successful event in our 50th Anniversary year.
 - The speaker line-up was fantastic
 - Auckland and Wellington Council Senior Executives speaking on *Making Consenting Easy* (Penny Pirrit from Auckland) and *Resilience in Wellington* (Derek Baxter) – some great visuals on seismic risk and “slip” area in and around Wellington CBD.
 - There was a great presentation on the *Moving of the Wellington Museum Hotel* to its new site down and across the road to allow Te Papa to be built.
 - There was a very informative session on *Curious Consents* covering transportable buildings, modular construction and Hypoxic Fire Prevention Systems (which may become a more regular feature in Museums, Archives, Libraries, Data Centres, Galleries and Warehouses), and varying types of old consents in Auckland.
 - *Asbestos Regulations* and the Impacts for BCAs/BCOs were well debated and BOINZ has undertaken to work with WorkSafe in this area, to bring about some training.
 - *Earthquake Prone Building Amendments* - Many Councils were surprised to learn they needed to lift their game in respect to adapting to the needed changes.
 - The presentation on *Engineered Timber* construction methods lifted awareness in this new area of construction growth.
 - On a lighter note, there were a number of personal growth presentations, one of which was about “*Working with people you just don’t get*”. This was the Friday morning “kick start” session and was one of the most popular of the event – I guess we all work with people we just don’t get!!
 - We were also privileged to be hosted by the Minister of Building and Construction, the Rt Hon Dr Nick Smith, for an *Evening dinner at Parliament in the Grand Hall* – which was formally the Members Lounge before the parliamentary complex was refurbished and seismically strengthened in the 1990s.
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- Other areas of BOINZ activity include:
 - Actively working with ACRS to lift awareness of steel certification - *Why you need it, When you need it, and How you identify certified product*. This is important in a NZ context as the global steel glut exposes NZ to poor quality product and new unscrupulous substitution (particularly in the structural areas).
 - The President and Chief Executive have met with Minister Nick Smith recently. This was a particularly positive meeting in respect of our concerns around:

- Skill shortages (building conveying capacity and capability)
- Site management
- Product assurance; and
- BOINZs commitment to the qualifications and ongoing training
- Staff – we have just appointed a new Marketing and Events Manager, Sarah Woods, she takes over from Janine Bidmead who left to take up a position at the Royal Society.
 - There will also be changes to our accountancy support as Tracey Farrelly leaves to focus more on her increased client base. We are in the process of finalising the appointment of Deloitte.
- Property – Wellington office space is very tight and the sub-tenants who share our floor in Boulcott Street have indicated they would like to stay. This is positive as it reduces the challenge and cost to find replacements.
- Financially – this year is tough for the Institute. Our training support has slowed, and we are rebuilding in this area. Unfortunately, we get little support from the big 3 metros in the education space, and we are now working to reposition our offer now that our considerable efforts in the old Diploma course environment are tailing off. Don't forget - we need your support, to continue to add value to your skill sets.
 - New courses being worked on are:
 - Passive Fire
 - Asbestos
 - Earthquake Engineering
 - Building Envelop (EBOSS/BOINS seminars during September)
- Our focus is to work with other associations and industry, as this is where the expertise is and they of course want to work with us.
- The market is starting to flood with low quality high priced training offerings so be wary.

So, in summary:

- Coming up:
 - New courses in Asbestos, Passive Fire
 - New cadetship course in early 2018
 - HR Division is assisting international candidates getting jobs in New Zealand – if your council is looking for staff contact Michelle at recruitment@boinz.org.nz
 - Conference next year is in May in Dunedin
 - SBCO Forum next year is in August in Napier
 - Finally subscription invoices will be going out in November. There is a modest increase of 5% this year (passed at Conference)