



## REGULATION 11 -

### THE ROLES OF A BUILDING SURVEYOR

The following list relates to the roles, or areas of work, that would be undertaken by a Registered Building Surveyor.

The roles identified under "Core Roles" relate to work that the Registered Building Surveyor would be expected to have a current working knowledge, and current ability to undertake during normal work processes. The core role section does not include specific items that may require specialist knowledge, training, experience and research in excess of normal expectations.

The section titled "Developed Core Roles" identifies areas of work that a Registered Building Surveyor may practice in with specialist knowledge, training, experience and research in excess of the normal role expectations. These roles are "add-on enhancements" to the core role section that have been achieved by the Registered member undertaking Institute based training specific to the award gained.

The section titled "Related Roles" identifies areas of work that a Registered Building Surveyor may practice in with specialist knowledge, training, experience and research in excess of normal expectations.

#### **CORE ROLES**

##### ***(1) Surveys and reporting***

This section involves the surveying and reporting of building or construction works, whether under construction or complete, with regard to identifying faults, defects, compliance or condition.

- a) Undertake building condition surveys and compile reports on residential and/or commercial properties.
- b) Undertake defect/failure investigation of building or construction related issues and compile written reports.

- c) Undertake surveys and compile reports in relation to unsafe or unsanitary buildings. In some instances this may require specialise expertise and/or assistance.
- d) Undertake investigations and compile reports on compliance issues relating to the building code and technical specifications.
- e) Undertake surveys and compile reports on residential and/or commercial buildings during and on completion of the construction. This would be generally restricted to workmanship, materials, quality, compliance in regard to contract and consent documentation, along with any building code non compliance works. It may also include the documenting of works requiring completion.

## **(2) *Building Technology and Construction***

This section involves the provision of advice, opinion, evaluation, design input or reviewing of building or construction materials, systems and documentation.

- a) Provide advice/opinion on the performance, selection, usage, assembly and repair of building materials, products and systems in relation to NZ building and construction.
- b) Provide advice on the performance of building materials and the effects of natural elements. This will include the performance of water with regard to leakage and the types of mould and decay expected to be encountered in NZ conditions.
- c) Provide advice/design input on materials, systems and alternatives for building maintenance, repairs and reinstatement.
- d) Undertake auditing/reviewing of construction documentation to identify anticipated defect and problem areas.

## **(3) *Building Management***

This section involves asset management, which is planning and monitoring the purchase, use, maintenance and disposal of physical assets, such as buildings and plant, in order to maximise the potential of those assets.

- a) Providing advice on building and property maintenance.
- b) Undertaking building maintenance surveys and reporting.
- c) Preparing maintenance programmes.
- d) Undertaking supervision and/or co-ordinating the implementation of property maintenance programmes.
- e) Compile asset inventories of fixed and/or unfixed items

#### **(4) *Dispute Resolution***

This section involves aspects of dispute resolution and litigation relating to the Core and Developed Core Roles of a Registered Building Surveyor.

- a) Acting as a technical advisor/expert for parties to building construction disputes.
- b) Act in the capacity of an expert witness for parties to building construction disputes.

#### **DEVELOPED CORE ROLES**

The following are regarded as developed roles within the construction industry that relate to the activities of a Registered Building Surveyor that has specialist knowledge, training, experience and research in excess of the normal role expectations. These roles are “add-on enhancements” to the core role section that have been achieved by the Registered member undertaking Institute based training specific to the award gained.

- a) Certified weathertightness inspectors undertake weathertightness surveys and compile reports on weathertightness related issues.
- b) Weathertightness Remediation Specialists design and supervise the undertaking of weathertightness repair works.

#### **RELATED WORK ROLES**

The following are regarded as roles within the construction industry that are also regarded as activities that a Registered Building Surveyor could undertake. They are related works and are not regarded as core activities.

- a) Undertake contract supervision and/or management of construction works.
- b) Participate in the development of legislation and supporting documentation for the building industry in either an advisory or operational capacity.
- c) Undertake mediation/adjudication/arbitration roles for construction related disputes.
- d) Present educational training on Building Surveying and Construction related topics for recognised training institutions or on behalf of the NZIBS.
- e) Compile cost estimates, cost control systems and back costing reports for works associated with building surveying related activities such as remedial works and maintenance programming.