

Qualification details

Title	New Zealand Diploma in Building Surveying (Level 6)		
Version	1	Qualification type	Diploma
Level	6	Credits	240
NZSCED	040305 - Architecture And Building > Building > Building Surveying (Inspection)		
Qualification developer	The Skills Organisation		
Next review	December 2020		
Approval date	19 November 2015		
Strategic purpose statement	<p>This qualification is intended for those working or intending to work as a building surveyor in the New Zealand professional context.</p> <p>The industry will benefit by having people with the capabilities and competencies to make informed decisions and to perform the functions, roles and responsibilities of a building surveyor in a building regulatory context including working within an accreditation framework.</p> <p>Graduates will demonstrate and apply professional theoretical and technical knowledge, skills and capabilities to operate as a building surveyor.</p>		
Outcome Statement	Graduate profile	<p>Graduates of this qualification will be able to:</p> <ul style="list-style-type: none"> - Analyse documentation to determine compliance with the NZ Building Code - Inspect and evaluate buildings and building work to confirm compliance with the NZ Building Code - Analyse documentation to compile an evidential file to conclude the certification process - Communicate with customers and colleagues to analyse and resolve complex problems, applying professional, ethical, social, and cultural practices in all aspects of their work - Apply risk management strategies and processes used by regulatory authorities to ensure compliance with the Building Act - Practice within recognised competency and professional development frameworks - Manage effective and systematic record keeping processes to meet all regulatory requirements - Apply knowledge of the regulatory framework to practice and manage the required technical, administrative, and regulatory functions - Investigate and compile an evidence portfolio to support judicial proceedings relating to the Building Act. 	
	Education pathway	<p>This qualification builds on the New Zealand Certificate in Building Regulatory Environment (Level 4).</p> <p>Graduates of this qualification may undertake further study in undergraduate degree level qualifications in related areas.</p>	

	Employment pathway	Graduates of this diploma will have the skills and knowledge to work as a building surveyor or in related professions.
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Qualification specifications

Qualification award	This qualification is awarded by the education organisation where the learner achieved the programme of study or industry training leading to the qualification.
Evidence requirements for assuring consistency	<p>Evidence may come from:</p> <ul style="list-style-type: none"> • Regular monitoring of learner/trainee progression within either the TEO or the workplace including liaising with employers, teaching staff, training supervisors, and industry managers about the value of the training, graduates, and qualification, to the business. • Feedback from major associations, such as Building Officials Institute of New Zealand (BOINZ), Local Government New Zealand (LGNZ), Society of Local Government Managers (SOLGM) to ensure their members involved in the Building Surveying industry are satisfied with the qualification graduates. • Feedback from overseas professional bodies such as the Australian Institute of Building Surveyors. • Regular cross-industry meetings (Industry Advisory Groups) where the changing training needs of the industry can be discussed in light of technology changes, workplace practices, and graduate capabilities. • Independent surveys of graduates and employers to determine if the graduates are appropriate for the workplace. • Providing an alignment matrix of programme outcomes or unit standards against the qualification outcomes.
Minimum standard of achievement and standards for grade endorsements	Achieved.
Other requirements for the qualification (including regulatory body or legislative requirements)	<p>TEOs must ensure that the training arranged and programmes of learning delivered conform with best industry practice and adhere to current relevant New Zealand legislation, regulations and codes of practice including:</p> <ul style="list-style-type: none"> • The Building Act and associated legislation • All clauses of the New Zealand Building Code • Acceptable Solutions and Verification Methods and relevant standards.

General conditions for the programme leading to the qualification

General conditions for programme	None.
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Conditions relating to the Graduate profile

Qualification outcomes	Conditions
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1	<p>Analyse documentation to determine compliance with the NZ Building Code (to the extent the Building Act requires)</p> <p>Credits 48</p>	<p>Programme and assessment should include the following knowledge and skills:</p> <ul style="list-style-type: none"> • Assessment of compliance of plans, specifications and other documentation submitted for building consent • application and management of the complete range of legislative and specialised/specialist technical knowledge to verify compliance • the relationships and legal ranking of the documentation.
2	<p>Inspect and evaluate buildings and building work to confirm compliance with the NZ Building Code (to the extent that the Building Act requires)</p> <p>Credits 48</p>	<p>Programme and assessment should include the following knowledge and skills:</p> <ul style="list-style-type: none"> • checking building work against approved building consent documentation and building code compliance • addressing minor variations and amendments • documenting performance outcomes.
3	<p>Analyse documentation to compile an evidential file to conclude the certification process</p> <p>Credits 36</p>	<p>Programme and assessment should include the following knowledge and skills:</p> <ul style="list-style-type: none"> • Deciding when certificates are able to be issued, and issuing of certificates, such as: Code compliance certificate; Certificate of public use; Certificate of acceptance.
4	<p>Communicate with customers and colleagues to analyse and resolve complex problems, applying professional, ethical, social, and cultural practices in all aspects of their work</p> <p>Credits 36</p>	<p>Programme and assessment should include the following knowledge and skills:</p> <ul style="list-style-type: none"> • Effective communication in their day-to-day work from one-to-one, one to group, face to face, telephone and written formats in a professional manner utilising sound listening and interpretive skills • Clear communication of compliance issues and action/ outcomes sought within the confines of the Building Act, New Zealand Building Code and Building Consent Authority requirements • Discussing the issues and reaching a clear, and legally accurate conclusion • Communication of the decision in clear and precise terms to stakeholders • Acting in an ethical, sociable and culturally sensitive manner in all dealings with colleagues, customers and stakeholders and recognise when and where fairness, objectivity, impartiality or consistency may be at risk.
5	<p>Apply risk management strategies and processes used by regulatory authorities to ensure compliance with the Building Act</p> <p>Credits 24</p>	<p>Programme and assessment should include the following knowledge and skills:</p> <ul style="list-style-type: none"> • The competency assessment process and how this relates to the process of risk management • Recognising when an individual is moving outside their competency • Compliance with the Quality Management System and accreditation framework • Deciding when and knowing where to obtain guidance • Where the risks are, and how regulatory authorities manage risks.
6	<p>Practise within recognised competency and professional</p>	<p>Programme and assessment should include the following knowledge and skills:</p>

	development frameworks Credits 12	<ul style="list-style-type: none"> • The competency assessment process • Recognising individual's position and responsibilities within this framework • The importance of maintaining professional development • Processes for improving individual's competency level.
7	Manage effective and systematic record keeping processes to meet all regulatory requirements Credits 12	<p>Programme and assessment should include the following knowledge and skills</p> <ul style="list-style-type: none"> • Application of a quality system such as a Building Consent Authority's • Acting in accordance with the quality management system, keeping records, recording actions, completing checklists and following approved processes • Recording observations of compliance or non-compliance stating observations, reasons and actions taken with photographic or other evidence • Identifying, proposing and/or implementing improvements to processes and systems.
8	Apply knowledge of the purpose and implications of the regulatory framework to practise effectively and manage the required technical, administrative, and regulatory functions Credits 12	<p>Programme and assessment should include the following knowledge and skills</p> <ul style="list-style-type: none"> • Navigating the Building Act and Regulations and other relevant legislation applicable to building and construction • The relationship of the Building Act with the Building regulations, Building Code, acceptable solutions and verification methods, standards, technical literature, approvals, determinations and other documentation required to carry out the building control function • The relationship between the Territorial Authority and the Building Consent Authority and their relevant responsibilities in terms of the built environment • How these documents and their relationships are reflected in the forms, processes and requirements within the Territorial Authority and Building Consent Authority.
9	Investigate and compile an evidence portfolio to support judicial proceedings relating to the Building Act. Credits 12	<p>Programme and assessment should include the following knowledge and skills</p> <ul style="list-style-type: none"> • Identifying unauthorised or non-compliant work • The statutory powers and obligations of a Territorial Authority • The powers of a warranted officer and of an enforcement officer in terms of the Building Act • Collating records and managing evidence • Advising the application of deterrent processes to gain compliance with the Building Act • Recognising situations where notices are applicable, and the process of, issuing notices such as: Dangerous and/or insanitary building; Notice to fix; Infringement.

Transition information

Replacement information	<p>This qualification replaced the following qualifications:</p> <ul style="list-style-type: none"> - National Diploma in Building Control Surveying (Medium and Large Buildings) (Level 6) [Ref: 1487] - National Diploma in Building Control Surveying (Small Buildings) (Level 5) [Ref: 1486]
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The last date for entry into programmes leading to the replaced National qualifications is 31 December 2017.

The last date for assessment to take place for the replaced National qualifications is 31 December 2019.

It is recommended that candidates currently enrolled in programmes leading to the replaced National qualifications and who are unable to complete by 31 December 2019 transfer their existing achievement to this qualification.

It is anticipated that no existing candidates will be disadvantaged by these transition arrangements. However, anyone who feels that they have been disadvantaged may appeal to The Skills Organisation.

The Skills Organisation

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