



Raising the Bar

Communicating the Compliance Message



Your Presenter: Rosemary (Rosie) Killip

Rosie's Rewards ...



There are some robust conversations ahead



New Zealand's apartment fire regulations 'best in the world' - but too many apartment blocks have cut corners

DILEEPA FONSEKA AND GED CANN

Last updated 09:10, June 26 2017



CARL COURT/GETTY IMAGES

Aluminium Composite Panels (ACPs) are being blamed for the Grenfell tower disaster.

A lack of "passive" fire-stop measures and lazy building managers are a worse risk to New Zealand apartments than risky cladding, experts say.

The head of the Home Owners Buyers Association says too many apartment buildings have been built without basic fire safety measures.

If there was a fire, some blocks would become a "massive chimney running from the bottom to the top of the building through which smoke, fumes and fire can travel."

Some BWOFs are misleading – you know it I know it!

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TRANSPORT / AUCKLAND REGION

Auckland building given WOF despite fire safety risks

From **Checkpoint**, 5:40 pm on 21 June 2017

Zac Fleming, Checkpoint Producer
[zacflemng](#) [zac.fleming@radionz.co.nz](#)

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Auckland building given WOF despite fire safety risks



One of the busiest buildings in Auckland was given a Warrant of Fitness last year despite it having inadequate fire safety systems.





No one is coming to rescue us

NEW ZEALAND

'In need' regulator restructures in face of building boom

7:17 pm on 25 August 2017

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Phil Pennington, Reporter
phil.pennington@radionz.co.nz

The country's building regulator admits it needs a major overhaul after years scrambling just to react to leaky homes and the Canterbury and Kaikōura earthquakes.



There are other safety issues out there



And lots of amateur safety audits

Hazard Description:

The stair landing barriers are only 1000mm high. This is lower than the current Building Code requirement of 1100mm.

The stair barriers are 900mm high. This meets the current Building Code requirement.

.....

Recommended Hazard Control:

We recommend the landing barrier be upgraded to the current minimum NZ Building Code height requirement (1100mm).



Really???



NEW ZEALAND

Wellington to get country's first rental housing Warrant of Fitness

17 Aug, 2017 9:21am

🕒 3 minutes to read



Wellington mayor Justin Lester. Photo / Mark Mitchell.

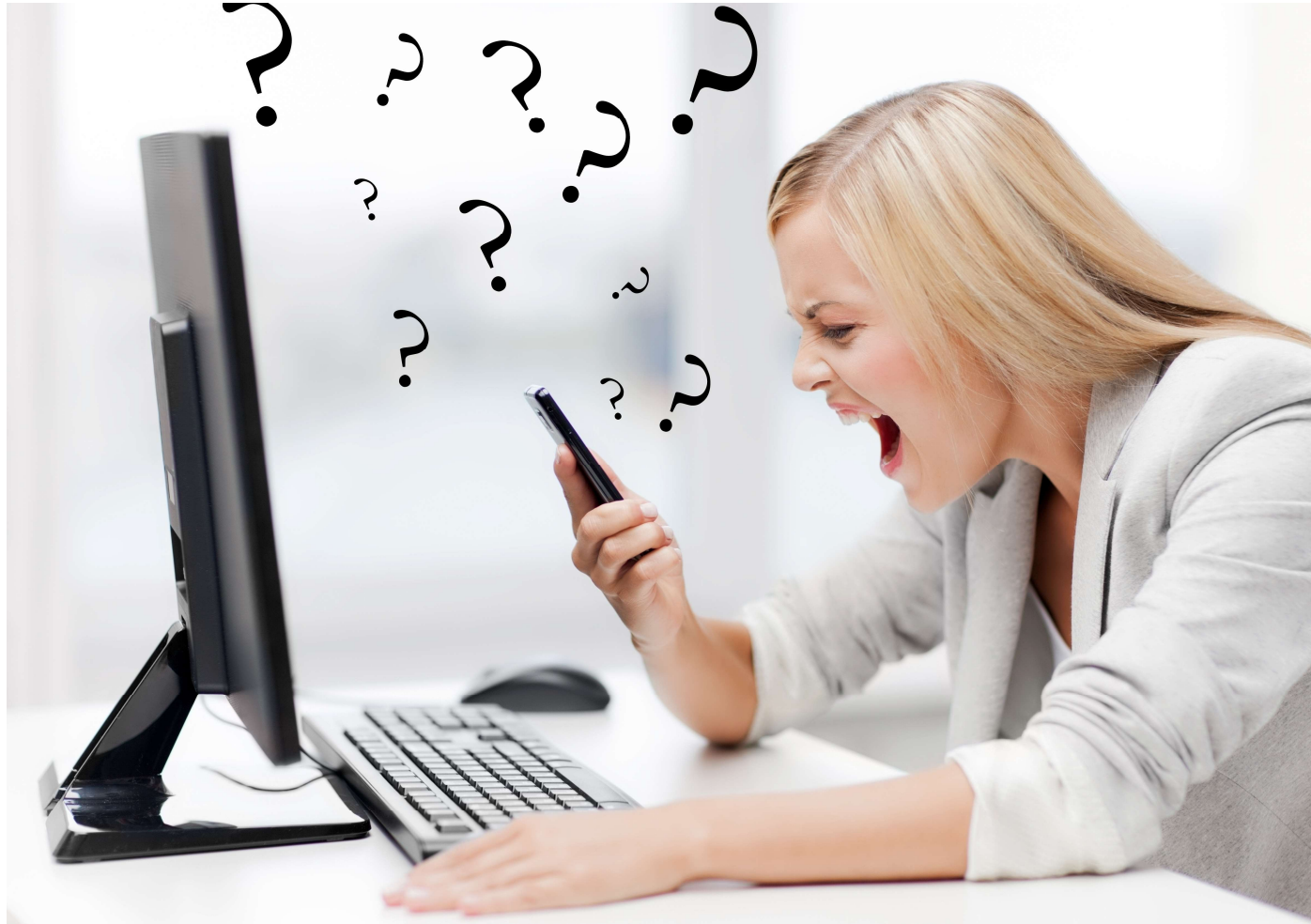
By: Frances Cook

NZ Herald reporter based in Wellington

frances.cook@nzherald.co.nz [@FrancesCook](https://twitter.com/FrancesCook)



We need to communicate hard stuff



How do you tell your clients...?

1. Your original install does not comply
2. Your new systems don't work
3. You may not get your BWOF each year
4. Your Compliance Schedule is wrong
5. Some checks are hard and ugly (eg. Passive)
6. We didn't find this defect last year/sssss
7. You, your staff, your tenants have not done owner's checks



Why do BWOFs even exist?



Compliance paperwork sucks

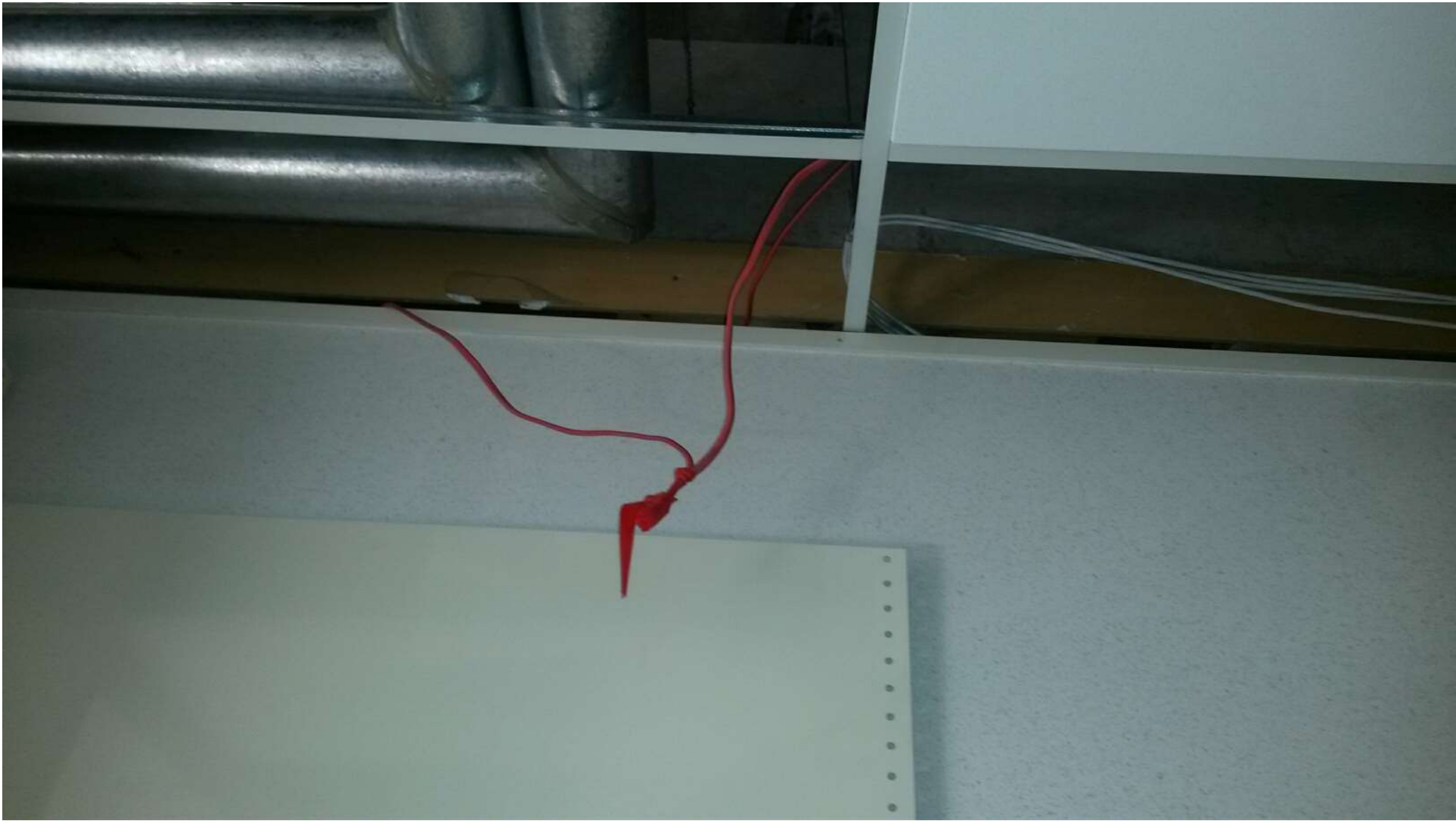


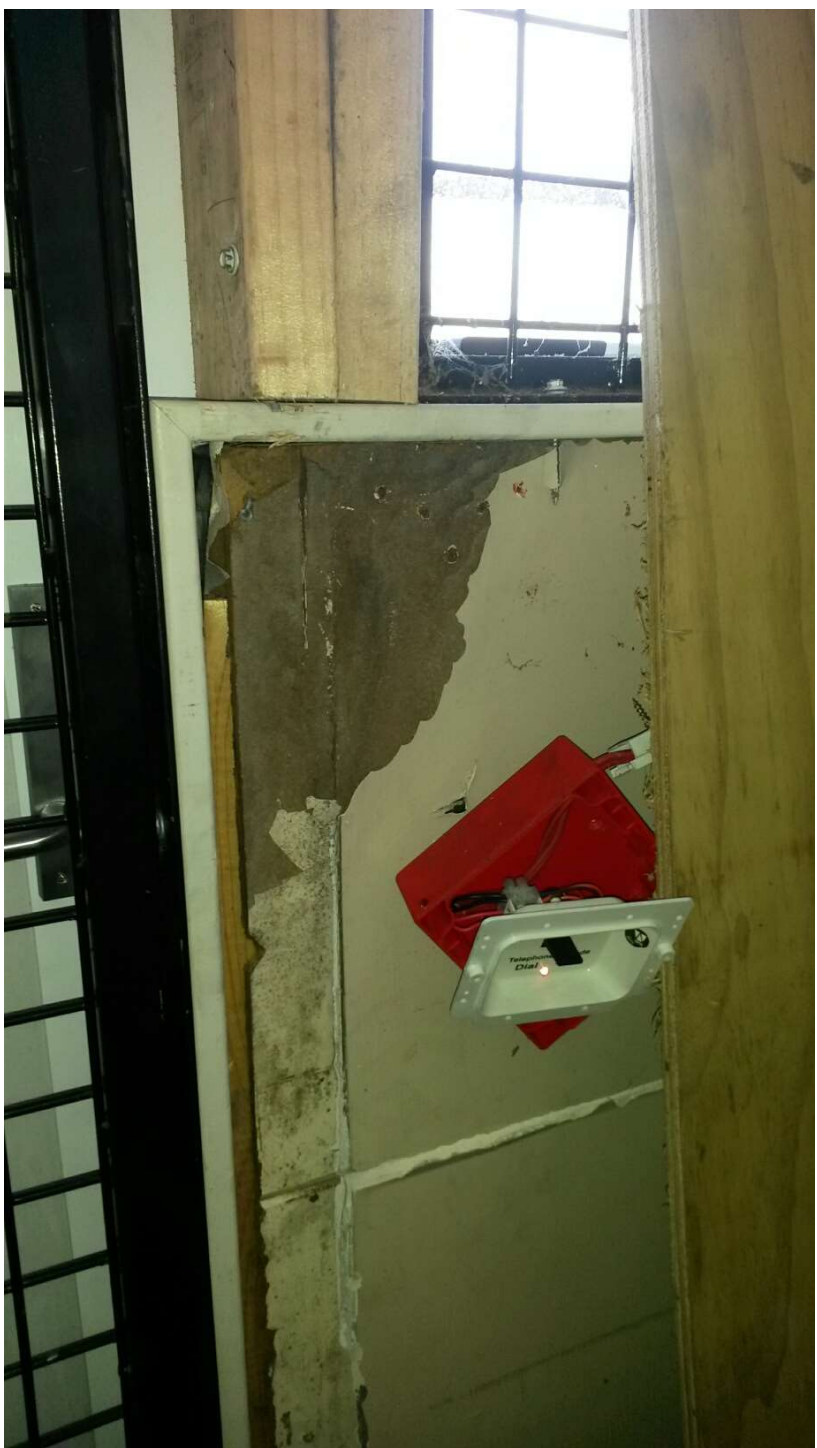
Onsite defects suck worse











You and I know

You start with a Compliance schedule

- So where is it? Who gets it?

Most Compliance Schedules suck

- Who updates them

IQPs do not come once a year

- Frequency is determined by the CS

BWOFs need all 12As to be present

- So... stop issuing BWOFs with there are RILs

The AC Report in Lieu is not legal

- One of you will get caned over this



The Happy News

- We are in this together
- Go back to the simple things
- If you follow the law you have a great defence
- If you bend the law .. Well .. you may not get caught



The more we talk about it in social media...


<https://www.facebook.com/Building.Networks>





The image is a screenshot of the Facebook page for 'Building Networks'. The top navigation bar is dark blue with the Facebook logo, a search bar containing 'Building Networks', and user profile information for 'Rosemary' with 'Home 20+' and notification icons. Below this is a secondary navigation bar with links for 'Page', 'Inbox', 'Notifications 1', 'Insights', 'Publishing Tools', 'Settings', and 'Help'. The main content area features a profile picture of a woman, the page name 'Building Networks' with the handle '@Building.Networks', and a menu with 'Home', 'About', 'Photos', and 'Videos'. The cover photo displays the 'Building Networks' logo, which consists of a black outline of a house with the text 'Building Networks' in red and grey, and a yellow hard hat at the base. At the bottom of the cover photo are buttons for 'Liked', 'Following', 'Share', and a 'Sign Up' button.


Someone cares


<https://www.linkedin.com/in/rosemarykillip>

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Rosemary (Rosie) Killip

Transformational Educator, Business Mentor & Motivator. Master of training
Building Networks NZ Ltd • University of Auckland
Wellington & Wairarapa, New Zealand • 500+ 

<https://buildingnetworks.learnworlds.com>

