



HALLIWELL

JAMES BUNDY

BSc (Hons) FRICS MNZIBS MinstD AiBEC (IFM) LBP Design 3 IP 405

Director – Halliwell Building Consultancy

AUCKLAND, NZ

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SPECIALTIES

- Building Fabric Defect Analysis
- Material Life Cycle Analysis
- Technical Due Diligence
- Maintenance Planning
- Landlord and Tenant Law
- Leasehold Reinstatement Claims and Negotiations
- Schedules of Condition
- Insurance Reinstatement Assessments
- Insurance Claim Audit / Reviews
- Expert Witness Reporting
- Building Code Compliance Reviews
- Weathertightness Investigation

BIOGRAPHY

For the last 20 years James has been a company Director and engaged in the development of professional property consulting practices from inception to 65+ consultants. He has held responsibility for the development and oversight of multi-disciplinary consulting groups including the disciplines of Building Surveying, Quantity Surveying, Architecture, Project Management and Structural Engineering. He has a keen interest in the development of company culture and HR practices, standards and quality. Currently James is working across Australia and New Zealand as the Director, Halliwell Building Consultancy ANZ.

James' leadership and management achievements have been illustrated by his adaptability within the business he has developed and his ability to build healthy teams. James has led teams of surveyors, providing early response in the assessment of earthquake damage to commercial property in Christchurch, pitched for and managed many significant surveying projects across New Zealand. Notable contracts managed by James have included the documentation of surrounding buildings prior to major construction projects such as the Southern Motorway and Waterview Tunnel, Eden Park redevelopment, Newmarket viaduct replacement and the western motorway widening project. He has also established survey formats and trained surveyors for the review of some 6000 buildings for the Ministry of Education, aimed at assessing construction standards. The Ministry's survey work subsequently facilitated a successful product liability claim for the government.

James is also known for strategic property advice to larger portfolio owners in the area of landlord and tenant dilapidations / reinstatement, acquisition and disposal.

James' multi-disciplinary experience is invaluable for strategic property assessment and planning that involves building history, building fabric, structural matters, and the co-ordination of specialist consultants. He is skilled in technical due diligence work and landlord and tenant law, particularly make good/reinstatement which is key in strategic decision making when it comes to occupancy arrangements. He provides similar services to the insurance industry for reinstatement of buildings post significant events.

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James' interpersonal and technical skills have been developed over a period of 30+ year's involvement with clients seeking to complete redevelopment work and the assessment of existing structures, across a broad range of property types including commercial, residential, health care, education and infrastructure.

Roles undertaken during his career have included; the research of foundation types and ground conditions in relation to subsidence and underpinning projects; project management for the restoration and redevelopment of historic buildings; architectural design work and project management for the extension and redevelopment of primary healthcare sites; party wall survey work; expert witness and reporting in relation to construction disputes including weathertightness issues; landlord and tenant work including preparation of schedules of condition for attachment to lease documentation and reinstatement assessments; term maintenance planning and due-diligence reporting for portfolio transactions.

QUALIFICATIONS

- BSc (Hons) Building Surveying - Bristol, England
- FRICS – Chartered Fellow of the Royal Institution of Chartered Surveyors
- MInstD - Member of the Institute of Directors
- MNZIBS – Member of the New Zealand Institute of Building Surveyors
- LBP Design 3 - Licensed Building Practitioner
- BOHS IP405 Management of Asbestos in Buildings

INDUSTRY MEMBERSHIPS

- AiBEC (IFM) - Individual Founding member

PROFESSIONAL EXPERIENCE

- Founding Director - Quintons Chartered Surveyors, ANZ (April 2018 – Sept 2024)
- Founding Director - Hampton Jones Property Consultancy, NZ (August 2005 – March 2018)
- Consultant Surveyor - Joyce Group / Kovekinloch, NZ (March 2004 – August 2005)
- Project Manager - North Hampshire NHS Trust, UK (August 2003 – Nov 2003)
- Pastoral Assistant - Vineyard West Church, Auckland, NZ (August 2002 – August 2003)
- Building Surveyor - Osmond Tricks, Bristol, UK (Nov 1998 – March 2002)
- Project Manager - Cornerhouse Design, Bristol, UK (May 1994 – Nov 1998)
- Field Technician - NB Groundworks, Reading, UK (Dec 1992 – May 1994)

ACHIEVEMENTS & NOTABLE ASSIGNMENTS

- Establishment of Quintons; a specialist Chartered Surveying practice
- Establishment and development of Hampton Jones Property Consultancy
- Development of the module outline for Building Surveying for the University of Auckland Bachelor of Property (BProp)

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- RICS Oceania Licensed Assessor Trainer and APC Panel Auditor
- RICS APC Professional Standards Assessor 2007-current
- RICS New Zealand Committee Member 2006-2010
- RICS New Zealand matrices representative 2007-2010
- Public presentation at the Christchurch Town Hall on typical defects found to earthquake damaged properties. (see link for video) <http://news.harcourts.net/news/turnout-for-free-post-quake-property-seminar-reflects-public%E2%80%99s-desire-to-move-on/>
- Technical advisor to JAS-ANZ, the Joint Accreditation System of Australia and New Zealand for the CodeMark Scheme
- Chairman & Director – Motu Roa Island Ltd, wildlife reserve and working farm
- Trustee and Board Member for The Trusts Arena in Auckland 2017-2025
- Flood Reinstatement Review, Auckland Airport
- Contract Works Claim Review, \$20m+ Melbourne
- Flood Reinstatement Assessment, Bragg Centre, Adelaide
- Wotton + Kearney – Expert Witness, reporting, mediation and High Court attendance relating to insurance reinstatement claims \$1m-\$100m
- Barry Nilsson – Expert Witness, defects reporting, Melbourne
- Fire Reinstatement Assessment, \$30m+ rendering plant and buildings
- Flood and Fire Reinstatement, Avondale racecourse
- Flood Reinstatement Review \$23m home, Takapuna
- Earthquake Reinstatement Assessment, NZPH Wellington
- Technical Due Diligence for Ponsonby Central, \$70m+
- Code Compliance Review resulting in CCC for \$14.2m home, Remuera
- Code Compliance Review resulting in CCC for \$5m home, Herne Bay
- MOE National Schools Survey – Development of survey templates and quality assurance processes including surveyor's handbook and on-site review for consistency of approach
- Weather-tightness investigation and reporting on multi-unit complexes, school buildings and standalone dwellings and expert witness reporting for several lawyers, householders and body corporates
- Kiwi Income, Goodman Property, Dilapidation reports, building defect reports and budgeted maintenance plans
- Carter Holt Harvey Schedules of Condition – Building assessments and the preparation of Schedules of Condition for sale and lease back agreements for New Zealand and Australian holdings