

Louise Swann

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Profile

I am an experienced analyst, with proven expertise in the Building Regulatory framework from strategic overview through to operational implementation and proven expertise in risk management when applying a regulatory framework.

Skills and Capabilities

Building regulatory knowledge	My knowledge of the building regulatory framework is extensive both from a policy perspective and at the operational level. My knowledge has enabled me to identify key linkages with other regulatory frameworks, identify key problems and create the correct solution.
Analysis & evaluation	My approach to analysis and evaluation is based on commonsense logic and transparency. I ensure that all assumptions, information relied upon, frameworks are available for others to review, scrutinize and use.
Interpersonal Skills and Relationship Management	I am a team player. I have built strong relationships throughout the construction sector and am recognized as skilled and knowledgeable.
Risk management	I understand risk management. I have developed a risk management approach (strategy and frameworks) that underpins the work I carry out.
Innovation	I have led in the development of innovative solutions within the Building Regulatory Framework. For Schindler, the use of Designer and Installer Declarations in their CodeMark reduced the cost of each lift installation (by removing the need for 4 producer statements) without reducing the level of assurance. For the Golden Homes design company (Dinex) I developed the process and frameworks for their CodeMark application which enabled the design process to be third party certified.

Qualifications

Certificate in Circular Economy & Sustainability Strategies Judge Bus Sch (Cambridge)	2023
Grad Cert in Editing (Whitireia Polytech)	2019
Understanding Management Systems/ Auditing Skills (GlobalMark)	2012
Weathertightness Course (NZIBS)	2008
MBA (Victoria)	1992
Dip Tchg (Christchurch)	1982
BHSc (Otago)	1981

Directorships & Committee Memberships

Dec 2002 - Dec 2004

Auckland District Health Board Member of Community Public Health Advisory Committee as representative of local government

Jan 2003 - Jan 2005

Procure Auckland Network Board member of NZ's largest PHO appointed as community representative

April 2011 – March 2022

Founding Director of The Building Business (TBB)

April 2022 – present

Director of Building Good Buildings

Career History

April 2022 – present

Building Good Buildings T/A The Good Building Consultant

Managing risk through:

- Providing sound, business focussed regulatory advice
- Reviewing documentation for correctness & consistency
- Providing expert advice in building matters of dispute

April 2011 – March 2022

Managing Director, The Building Business

EXPERT IN THE BUILDING REGULATORY FRAMEWORK

Product Assurance

passTM, ppe & technical documentation

- Consulted on the proposed Building Product Information Requirements Regulations. The proposed approach closely follows are framework.
- MBIE contract as part of policy team to develop product assurance framework and PTS tool
- Development of passTM (product assurance supplier statement). A supplier's PTS that relies on the evaluation and assessment carried out by TBB.
- Development of ppe (product performance evaluation). Creation of functional performance metrics for innovative products where no applicable standard applies.
- Preparation of technical documents; design guide, specification, installation guide, care and maintenance guide, warranty, details, forms including declarations and minor variation form.
- Assisting suppliers to introduce imported products certified to international standards; imported engineered timber, MGSO4 board, fully finished relocatable homes.

CodeMark

- MBIE contract to assist in introduction of CodeMark including development and presentation of initial sector training on CodeMark.
- MBIE contract to review CodeMark certificates (Certmark & Beal)
- Assisting suppliers to obtain CodeMark; Schindler Lifts, Dinex, Lockwood,

Determinations

- MBIE contract as Determination's writer; Port Hills Rock Roll Determinations
- Agent in application for Determination to assist in introduction of new innovations; Allco Hydrotech Zero Pitch PMR Roof, Insulmax, H3 CCA treated LVL, equivalence to H3.2

Claims and Commerce Commission

- Resolution of leaky building claims: representing builder, home owner
- Regulatory advice to owner in respect of earthquake claim
- Regulatory advice in respect of Commerce Commission complaint; 2 x timber suppliers, insulation installer, building wrap supplier

APRIL 2009 – JUNE 2009

Thames Coromandel District Council- Contractor

Contract for reviewing the structure of building control functions and recommending solutions to issues.

MARCH 2009

Ministry of Health - Contractor

Contract to research and provide report entitled "Managing increased cardiovascular risk for people with severe and enduring mental illness" - Research project undertaken in conjunction with Dr John Cosgriff.

SEPTEMBER 2008 – FEBRUARY 2009

National Screening Unit, Ministry of Health - Senior Policy Analyst, Antenatal & Newborn Screening

Responsible for undertaking the modelling and policy work associated with implementing quality improvement to the antenatal screening for Down syndrome.

MARCH 2008 – AUGUST 2008

Waitemata DHB - Learning & Development Consultant

- Responsible for reviewing and redeveloping corporate orientation programme, review and renegotiation of training provider contracts and review and redrafting of corporate training provider contracts.

FEBRUARY 2008

Department of Building & Housing – Determinations

- Contract to review history of determinations & identify trends & opportunities for process improvement.

JULY 2004 – FEBRUARY 2008

Auckland City – Insurance & Claims Consultant

- Assisting in the management and resolution of leaky building claims, responsible for resolving claims up to \$250k
- Provision of advice and preparation of documentation for Auckland City councillors
- Leading regional and national advocacy to government seeking change in approach to leaky building issue.
- Commissioning of research into health effects associated with leaky buildings
- Leader of group estimating economic cost of leaky buildings to Auckland Region, carried out in conjunction with economists and actuaries

Auckland City, Economic Development - Consultant

- Project manager for development of economic development strategy, including responsibility for development of tangible outcomes and associated measures

Auckland City Environments- Consultant,

- Leading work related to de-registration of building certifier, implementation of Building Act 2004, changes in building environment and other risk areas
- Preparation of submissions related to changes to legislation, building code and other government policy initiatives

Auckland City Council - Treasury, Consultant,

- Review and report on Metrowater Charitable payments proposal

FEBRUARY 2004 – JULY 2004

Auckland Regional Council - Consultant,

- Responsible for leading appointment of first board for Auckland Regional Holdings (ARH, formally Infrastructure Auckland)

AUGUST 2001 – FEBRUARY 2004

Auckland City Council- Manager, External Relations,

- Manager of team with responsibility for organisationally based relationships with key
- stakeholders especially government
- “Leaky Buildings” issues manager. Member of national (BIA) Building Implementation task force

FEBRUARY 1999 – AUGUST 2001

State Services Commission- Senior Advisor, Government Management Branch

- Performance monitoring of departments,
- Project review of CEO accountability framework when implementing large IT projects