



CONSTRUCTION MANAGEMENT CAPABILITY STATEMENT

JULY 2026



INTRODUCING CM-NEW ZEALAND

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CCM-NZ (CM) is an independent quantity surveying and project management consultancy operating across New Zealand.

We provide financial clarity, trusted oversight, and practical advice that supports confident decision-making and stronger project outcomes.

With offices in Auckland and Christchurch, our team works nationwide across commercial, residential, education, and public sector projects. We partner with clients, consultants, contractors, and lenders to keep projects aligned and moving forward.

At our core, we exist to remove uncertainty from construction and development.

OUR SERVICES OVERVIEW

1: PROJECT
MANAGEMENT

2: ENGINEER TO
CONTRACT /
INDEPENDENT
CERTIFIER

3: QUANTITY
SURVEYING

4: CONTRACT
ADMINISTRATION

5: STRATEGIC
PROCUREMENT

6: EXPERT
WITNESS

7: INSURANCE
SETTLEMENTS

8: BANK
DRAWDOWNS

9: PEER
REVIEWS

1 PROJECT MANAGEMENT

CM has an excellent team of Project Managers who have great expertise and experience in managing a range of different projects within the construction industry.

We often manage the entire design and consultant team keeping them on track with the project timeline and budget. Moreover, we can get involved at any stage of your project. The company has developed project management systems and process with the innovative use of software to ensure efficiency and accuracy.

2 ENGINEER TO CONTRACT / INDEPENDENT CERTIFIER

Engineering New Zealand have a panel of EtCs and independent certifiers, which were selected through a cross stakeholder evaluation process. The members of the panel are recognised as having the expertise and experience to be very effective in this role. Moreover, it is a mark of trust from the industry that these EtCs and independent certifiers selected will practice to a high standard.

Managing Director Paul has been appointed to be part of the Society of Construction Contract Practitioners Panel. Both Paul and Steve have vast experience as being an EtC and independent certifiers has been for the following: Commercial multi-level buildings, Health projects, Civil and infrastructure, Architectural housing, Churches, Light commercial Buildings and Apartments, School Projects; both renovations and new builds.

3 QUANTITY SURVEYING

Quantity surveyors are the construction cost professionals who measure and estimate the cost of resources for various stages of construction projects (estimation, cost planning, cost management, dispute resolution). The New Zealand Institute of Quantity Surveyors (NZIQS) is the professional membership association for quantity surveyors in New Zealand.

The CM team has a range of members with NZIQS including Registered QS. The CM team provide feasibility studies, detailed cost planning, cost management and dispute resolution services.

CM has the leading RIB's iTWO costX® estimating software. It is the technology of choice for a variety of construction professionals worldwide. The iTWO costX® range is in use among businesses of all sizes across the globe, including quantity surveying firms, contractors, developers, owners and subcontractors, who are benefitting from more efficient digital takeoff and pricing.

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4 | CONTRACT ADMINISTRATION

We liaise between the construction company and its stakeholders to ensure that the work being completed is accurate, efficient and in compliance with the contract's terms.

Our team at CM are effective communicators and have experience within different sectors of the construction industry. This allows them to provide you with quality contract admin services that will help allow productive and seamless partnerships between different parties.

5 | STRATEGIC PROCUREMENT

Strategic Procurement is the formation of an execution plan which considers and decides the most appropriate approach for a specific project, based on facts and analysis. Strategic procurements are intended to support the companies we work with to improve the quality and consistency of the projects they are carrying out.

CM have considerable experience with preparing strategic procurement delivery models for government agencies, notably schools. their attention to detail and knowledge about the construction sector allows them to provide quality execution plans

6 | EXPERT WITNESS

The NZIQS Expert Witness Register is a list of NZIQS members who have satisfied NZIQS that they have the specific knowledge and experience to act as an Expert Witness.

The Expert Witness Register is available for lawyers, the courts or the public to find suitably qualified and experienced NZIQS members to assist in litigation or other courts/tribunal proceedings.

Paul Belcher is an expert witness with NZQIS and can assist you with your litigation.

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7 | INSURANCE SETTLEMENTS

Following the Christchurch Earthquakes, many homeowners were entitled to receive cover from EQC. The Earthquake Commission are also partnered with many private insurers who aid in managing many EQC claims on their behalf to provide more simplicity. Having completed costings and settlements on over 1000 projects since the 2010 and 2011 earthquakes, CM is well equipped to ensure you obtain your full entitlement. We can complete both residential and commercial costings to help you:

- Find real replacement value
- Make informed decisions
- Get fair settlement

8 | BANK DRAWDOWNS

If you're borrowing money for the completion of a higher-value construction project, bank drawdown certificates are an essential part of the process. CM carries out the following steps to help ensure that necessary lending requirements can be undertaken:

- Review contract documents, drawings, specifications and prepare a report with any recommendations.
- Provide confirmation to the bank once recommendations have been actioned.

CM bases the report in accordance with the NZIQS Construction Financing Reports guidance document. (New Zealand Institute of Quantity Surveyors, V2 October 2019) During construction undertaking monthly progress payments drawdown certificates, issuing payment schedules to the main contractor, progress reports to the funder and all other aspects of the funding agreement.

9 | PEER REVIEWS

Peer review regulation is essential as it allows projects to be performed at a high standard, free from simple errors or lost details which can occur frequently in jobs that combine many different disciplines.

CM can act as a third party available to review construction plans. The team's close attention to detail and relevant credentials will allow them to be effective reviewers to help ensure projects can run smoothly and efficiently.

OUR TEAM KEY PERSONNEL



**PAUL
BELCHER**
MANAGING DIRECTOR

Dip (ConstMgt), MNZIQS,
Reg QS, LBP 106144

PAUL@CM-NZ.COM

Paul Belcher brings over 30 years of experience in the construction industry, combining practical site knowledge with advanced commercial and contractual expertise. He holds a New Zealand Diploma in Construction Management (Quantity Surveying strands), is a Registered Quantity Surveyor (MNZIQS), and a Licensed Building Practitioner (Carpentry, Site 1 & Site 2).

Paul is also an experienced Engineer to the Contract (ETC) and Independent Certifier (IC), and a member of the Society of Construction Contract Practitioners (SCCP). His diverse background across sectors and deep understanding of NZS 3910, contract law, and the Construction Contracts Act (CCA) make him a sought-after professional for both project delivery and dispute resolution.

He is frequently engaged in the early stages of design to advise on procurement strategy, buildability, and risk. Paul is known for delivering fair, well-reasoned decisions and evidence-based reporting, particularly in complex or contentious contractual matters.

Read more about Paul on our website [here](#).



**STEVE
SCOTT**
DIRECTOR

BSc.(Hons) MNZIQS
Reg QS

STEVE@CM-NZ.COM

Steve brings over 20 years of experience in Project Management and Quantity Surveying across both New Zealand and the UK. He holds a Bachelor of Science (Hons) Degree in Quantity Surveying, a Higher National Certificate in Building Studies, and a National Certificate in Construction. He is also a member of the New Zealand Institute of Quantity Surveyors (MNZIQS), and a Registered Quantity Surveyor.

Steve has developed strong expertise in estimation, cost planning, cost management, dispute resolution, pre-contract procurement, contract administration, and project management across a diverse range of sectors. He has extensive experience with various forms of building contracts, including NZS, JCT, and NEC, and has successfully delivered projects under each.

His wide-ranging project portfolio and comprehensive understanding of construction methodologies provide a solid foundation for identifying and managing the complex challenges inherent in construction projects. Steve's combination of practical experience and academic qualifications enables him to consistently add value to client outcomes and ensure project success.

Steve is known for his impartial and independent approach, enabling him to make fair, reasonable, and well-informed assessments, decisions, and determinations throughout the project lifecycle.

Read more about Steve on our website [here](#).

OUR TEAM KEY PERSONNEL



PATRICK GRACE

SENIOR PROJECT MANAGER

Dip (ConstMgt), LBP 113293

Patrick is an astute project manager. With over 30 years of experience in the industry, he is very skilled with demonstrable commitment to the highest quality of service delivery. His extensive experience includes having previously owned and operated his own company for 15+ years. His qualifications include a NZ Diploma in Construction Management and a National Certificate in Carpentry. He is a Licensed Building Practitioner (Carpentry).

Patrick's in-depth knowledge of construction programming, pre-contract procurement, contract administrations, and project management across all sectors enables him to bring invaluable understanding to the projects he is involved in.

Read more about Patrick on our website [here](#).

PATRICK@CM-NZ.COM



RICHARD CLARK

SENIOR PROJECT MANAGER

Dip (ConstMgt), MNZIOB-CBP

Richard is an experienced Senior Project Manager with a portfolio that spans multiple sectors of the New Zealand building industry. He has led the successful delivery of several complex construction projects throughout Canterbury that include major commercial developments and landmark civic projects. Richard has also led the delivery of complex category 1 & 2 heritage restoration projects, including some of national significance.

He has expertise in construction programming and complex construction methodologies. His experience also covers navigating complex contractual and legislative environments on sensitive projects. Richard also has an advanced knowledge of construction health & safety and its application in the real world. Richard is a Chartered Building Professional and proud Member of the New Zealand Institute of Building, he is deeply passionate about the industry and what drives it.

Read more about Richard on our website [here](#).

RICHARD@CM-NZ.COM

OUR TEAM KEY PERSONNEL



**MARIO
MULDER**

SENIOR QUANTITY SURVEYOR /
PROJECT MANAGER

BCons (QS)

MARIO@CM-NZ.COM

Mario has over 20 years of experience in the construction industry across both New Zealand and South Africa. Mario holds a Bachelor's degree in Construction Management and is a professional member of the New Zealand Institute of Quantity Surveyors (NZIQS). His background includes ownership and management of a construction company, providing him with a deep understanding of both delivery and commercial aspects of the construction lifecycle.

Mario is also proficient in RIB's iTWO costX®, with advanced capability in producing accurate 2D and 3D BIM-based takeoffs and schedules of quantities. He is experienced in estimation, cost planning, cost management, dispute resolution, pre-contract procurement, project management and contract administration throughout the construction lifecycle.

Read more about Mario on our website [here](#).



**TIM
LIAN**

QUANTITY SURVEYOR

Dip (ConstMgt), NZIQS (Affiliate)

TIM@CM-NZ.COM

Tim is an experienced Quantity Surveyor holding a NZ Diploma in Construction Management as well as a Bachelor of Commerce and National Certificate in Occupational Health and Safety. Tim is also an affiliate member of the New Zealand Institute of Quantity Surveyors (NZIQS). Tim is skilled in RIB's iTWO costX® and can undertake 2D and 3D Bim modelling takeoffs and schedules of quantities. Tim has great knowledge of estimation, cost planning, cost management, pre-contract procurement and contract administration, across a broad range of sectors.

Read more about Tim on our website [here](#).

OUR TEAM KEY PERSONNEL



**LOUISA
BELCHER**
CULTURE COORDINATOR

Louisa Belcher is currently employed part-time by the company to enhance the development of the company's Māori and Pasifika culture. As a qualified teacher with additional studies in Digital & Collaborative Learning, Louisa brings a unique skill set that contributes to the company's efforts in fostering cultural growth and incorporating digital learning methodologies.

Read more about Louisa on our website [here](#).

ADMIN@CM-NZ.COM



**ZACK
KIM**
QUANTITY SURVEYOR

Dip (QS)

Zack is a Quantity Surveyor with 2+ years of experience in the construction sector, starting his QS career at CM-NZ. He holds a New Zealand Diploma in Quantity Surveying and is due to complete his Bachelor of Construction (QS) by the end of this year. Zack is also an affiliate member of the New Zealand Institute of Quantity Surveyors (NZIQS) and holds a New Zealand Degree in Product Design (Industrial Design).

Zack is skilled in utilizing RIB's iTWO CostX® to complete 2D and 3D take-offs and produce a schedule of quantities. He is experienced in producing reports for cost estimation, bank lending, cost review, and financial forecasts. He has also completed numerous projects involving payment claims, variations, tender evaluations, and contract administration.

Zack brings a strong technical skillset to the team, with advanced capability in RIB CostX for quantity take-offs and Microsoft Power BI for dynamic financial reporting, ensuring accurate and transparent cost control across all project phases.

Zack will provide a full financial budget forecast from the project start to finish.

Read more about Zack on our website [here](#).

ZACK@CM-NZ.COM

OUR TEAM

KEY PERSONNEL



**LUCA
MOLNAR**

ASSISTANT QUANTITY SURVEYOR

Dip (QS)

LUCA@CM-NZ.COM

Luca is a Assistant Quantity Surveyor based in Christchurch and part of the CM-NZ team. He recently completed his New Zealand Diploma in Construction (Quantity Surveying). Over the past three years, he has worked in a joinery factory during study breaks, gaining a practical understanding of construction materials and production processes. Since joining CM-NZ, Luca is assisting senior quantity surveyors and project managers with projects and is developing key skills in contract administration and cost management.

Luca is proficient in using CostX for digital measurement and estimating. He has been actively assisting with payment claims, contract instructions, and variation processing, gaining valuable hands-on experience. He also has a strong working knowledge of Microsoft Excel, which supports his efficiency in cost tracking and reporting.

Read more about Luca on our website [here](#).



**NEVIN
SIJO**

ASSISTANT QUANTITY SURVEYOR

BCons (QS)

NEVIN@CM-NZ.COM

Nevin joined CM-NZ as an Assistant Quantity Surveyor after completing his Bachelor of Construction specialising in Quantity Surveying with Distinction through Otago Polytechnic. Based in Auckland, he is currently developing his experience across commercial construction and project delivery environments while working closely alongside senior quantity surveyors and project managers.

Nevin is gaining experience across commercial construction projects, with involvement in stakeholder coordination, document management, cost estimating support, and project administration.

Known for his reliability, strong work ethic, and willingness to learn, Nevin is committed to developing his skills across all areas of quantity surveying and project delivery. He brings a proactive attitude to every project and is focused on building a long-term career within the New Zealand construction industry

Read more about Nevin on our website [here](#).



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