

AIB Policy on Builders' Accreditation/Licensing/Registration

Policy

1. All building practitioners shall be accredited under State or Territory legislation. Such accreditation shall be recognised throughout Australia, preferably by way of uniform legislation.

2. Accreditation requirements shall include: a. Applicable academic qualification (refer paragraph 3) OR professional accreditation by independent third party industry peer review (refer paragraph 4); and
b. Building competencies and experience, as evidenced by a register cited by CPC08 Vol 5 (or its successor) (refer paragraph 5).

3. Minimum academic qualifications shall be: a. For housing, low rise and single storey commercial: - AQF Level 4 (Cert IV) as prescribed by CPC08 Vol V (or its successor)

b. For buildings up to 3 storeys: - AQF Level 5 (Diploma)¹ as prescribed by CPC08 Vol V (or its successor)

c. Unlimited: - AQF Level 6 (Adv Dip)² as prescribed by CPC08 Vol V (or its successor);
- AQF Level 7 (Bachelor degrees) in Building Construction Management accredited by the Australian Institute of Building (AIB)²; or
- AQF Level 10 (Master degrees) in Building Construction Management accredited by the Australian Institute of Building (AIB).

4. Professional accreditation, at the appropriate levels, as required by the professional industry registers cited by CPC08 (or its successors) shall be: a. For housing, low rise and single storey commercial: - Associate or Chartered (Corporate) Membership of the AIB³

b. For buildings up to 3 storeys: - Associate and Chartered (Corporate) Membership of the AIB

c. Unlimited: - Chartered (Corporate) Membership of the AIB

5. Experience acceptable for a licence (in addition to the other requirements listed) shall be limited to those required of both assessors and trainers of Volume V of the CPC08 Training Package⁴ but not include experience in another profession unless an individual can demonstrate experience in the following:

a. Certificate IV

- the principal or senior manager of a building practice constructing several complete houses a year; project manager; contracts manager; site manager; quantity surveyor or general foreman on larger construction projects.

b. Diploma

- principal or senior manager of a building practice working in the commercial construction sector and/or which completes a significant number of residential or commercial projects each year, including a number of concurrent projects - project manager, contracts manager or other senior manager for a building practice working in the commercial construction sector and/or which completes a significant number of residential or commercial projects each year, including a number of concurrent projects

c. Advanced Diploma

- the principal or senior manager of a building practice working in the commercial construction sector and/or which completes a significant number of large scale and high rise projects each year including a number of concurrent projects. - project manager, contracts manager or other senior manager for a building practice working in the commercial construction sector and/or which completes a significant number of large scale and high rise projects each year, including a number of concurrent projects.

6. To carry out the role of, or purport to be a building practitioner without accreditation should be an offence under the relevant legislation. However, genuine owner-builders should be permitted to construct their own buildings.

7. A body should be authorised under the legislation to accredit building practitioners, and shall recognise industry registers cited by CPC08 (or its successors) such as the National Building Professionals Register⁵ to monitor compliance by accredited building practitioners, carry out audits, investigate complaints and report as required.

8. There should be a mechanism for a person to appeal against a decision by the authorised body.

¹ and ² Note these Training Package qualifications articulate into these building and construction management bachelor and master degrees accredited by the AIB throughout Australia, not into qualifications of other disciplines such as engineering or architecture

³ As per the Advisory Note issued by the NSW CITAB to all RTOs delivering BCG03/CPC08 in October 2008 which has been ratified at Board level by the NSW MBA and NSW HIA

⁴ and ⁵ As per the Assessment Guidelines of Volume V CPC08 (and BCG03) with has been ratified at Board level by the MBA and HIA