

'Better Regulation'

A Ten Point Plan From The Australian Institute of Building



The AIB supports a cooperative and productive building and construction environment based on consultation between government, industry and academia through formal mechanisms, and appropriate apportionment of risk and responsibility owned by the various parties. It supports a coordinated unified system of regulation for the construction industry based on the following principles:

01	Code of Ethics	A nationally coordinated framework for governance of the Building industry including a nationally legislated Code of Ethics.
02	Single Regulatory Agency	The establishment of a single regulatory agency and appointment of a Building Commissioner in each State and Territory responsible for policy and the regulatory framework for building and construction in that jurisdiction.
03	National Construction Code	The maintenance of the National Construction Code as the framework for construction and quality requirements and standards in Australia managed by the Building Codes Board and free access to the Code to ensure ease of compliance.
04	Formal Education for Builders	A high standard of formal education for Registered Building Practitioners & building Professionals as appropriate to the type of work in the industry, with accreditation of tertiary Construction Management & Building Diplomas by the AIB.
05	Licencing of Key Building Professions and trades	<ul style="list-style-type: none">a. Grades of licences depending upon the complexity of the work;b. Requirement to be a member of the appropriate professional body;c. Registered Building Practitioners & Building Professionals holding the required qualification/degree/education standard (eg: four-year accredited degree in building), plus a number of years' experience working in the industry; or robustly justified years of experience for open building licences;d. Examinations conducted by the Regulatory Authority of each State/ Territory to obtain licences;e. Requirements for ongoing Continuing Professional Development enshrined in the legislation (National Code of Ethics);f. Project Managers, Trades and Consultants which impact the design, integrity, safety and longevity of a building should be licenced (eg; design, mechanical, fire safety, water proofing); andg. Review of license with potential for disqualification pending circumstances.

06	Registration System for all builders and trades	<p>a. The AIB to maintain a register of licenced Registered Building Practitioners & Licenced Building Professionals (NBPR);</p> <p>b. The AIB to maintain the integrity of the system through audit as well as mandatory compliance with CPD;</p> <p>c. The NBPR would not warrant the quality or professionalism of the person listed, just that they are currently licenced and undertaking CPD;</p> <p>d. Upon loss of licence, and/or failure to maintain professional development, deregistration may apply.</p>
07	Building Quality Manager	<p>Requirement for an Independent Superintendent of Building or Building Quality Manager contracted to the client for all works at an appropriate project value. The Superintendent or Manager to be appointed at the same time as the Building Surveyor and nominated to the Regulator.</p>
08	Documentation Review	<p>A high degree of documentation and review is required at the development approval stage for all building works.</p>
09	Building Surveyor Sign Off	<p>The inclusion of more inspection/hold points requiring Registered Building Surveyor sign off as critical points in the build, the responsibility of which cannot be transferred to another party ie; must be in addition to engineers inspection.</p>
10	Insurance System	<p>An Australian-wide fidelity or insurance system for directors of building companies, builders, sub-contractors, clients and others based on compulsory insurance levies on all buildings (except single free-standing residential homes) against insolvency, incomplete or defective work or non-payment for work by clients, head contractors, etc.</p>

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