

Australian Institute of Building Response to:

Continuing Professional Development (CPD) Guidelines for Prescribed Practitioners Paper – 11th January 2021

by

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Preamble

This submission is based on feedback sought from selected members within the membership given that the industry over the Christmas and New Year period is traditionally closed down. It has been further complicated this year with some members (including myself) being unable to access resources from their workplace because of the Northern Beaches lockdown. As a result, this submission is brief and not thorough in dealing with all parts. The AIB NSW would welcome the opportunity to respond in greater detail. That said, the response to the consultation questions in Appendix 2 are as follows:

Question 1 – Do you consider that requiring practitioners to undertake three (3) hours of CPD activity is appropriate?

Three (3) hours CPD Training per year should be increased to **16 hours per year**. That is only 4 hours per quarter. There is a lot of content within our industry to get up to speed with each year. What are the requirements for Solicitors, Accountants, Medical Practitioners, Aircraft Pilots etc ? I'm sure it's more than 3 hours annually, our Industry is just as important.

Question 2 – Do you support that CPD activities must be in the form of approved platforms?

Yes. This is referring to Clause 4.2 and could also include CPD short courses run by the Master Builders of NSW, the AIB NSW Chapter, Australian Standards, Law Society (Industrial Law), or any other professional registered industry organisation.

Question 3 – Do you support the guidelines prioritising technical CPD activity (i.e. improving knowledge and understanding of the National Construction Code and Building Code of Australia) over other CPD activities?

Yes, but refer to Question 2 where other organisations can provide input for CPD courses.

Question 4 – The Department is working with industry to develop courses that would assist practitioners. What courses or topic areas should be developed and available on the Construct NSW Learning Management System? We are particularly interested in providing courses that cover gaps in the current learning contend.

Having representation on the Building Commissioner's Education Pillar, the AIB has had input to this question already. However here are some other perspectives that are considered a requirement for the industry as a whole that could be provided by Industry Providers:

- a. Estimating and costing, the process on how a Project is tendered and won by the Builder;
- b. Project Establishment....how a Project is set up including positioning of all plant and equipment and site logistics;
- c. Contract Administration....basic administration to include document control and systems;
- d. Contract Administration Advanced include cost control/ reporting and subcontract engagement/ contracting;
- e. WHS and Environment encompassing risk management, high risk works, hazard identification, Safety Committees and reporting;
- f. Structure – the principal of building structures i.e. framed structures and load bearing wall structures, form, reinforcement and pour concrete techniques.
- g. Services including mechanical, electrical, hydraulic and fire. The different type of systems and how they operate;
- h. Finishes including their correct application, fit for purpose and design intent especially waterproofing both internal and external applications;
- i. Façade – the types of systems i.e. window wall, curtain wall, decorative feature panelling, screening/ louvers etc.;
- j. Quality Control Procedures – Inspection Test Plans, their content and how they should be signed-off and managed, include distribution;
- k. Logistics and Planning/ Programming – Project Planning based on productivity and resources analysis including both material and sub-contractor procurement;
- l. Design Co-ordination – include interfacing with Consultants and Statutory Authorities;
- m. Statutory Authorities, PCA and BCA progressive inspection procedures;
- n. Project Handover – Occupation Certificate and Practical Completion, what is required and how and when they are obtained; and,
- o. Defects and ongoing maintenance requirements, how to prevent defects, and what to look out for.

Question 5 – Are there any other general comments you would like to make on the Continuing Professional Development Guidelines for prescribed practitioners?

Design Practitioners (presume an Architect) or Building Practitioner (presume a Builder) refer:

- a. Where does a Design and Construct Builder sit, who has the total responsibility for all certifications of a building **at the end of the day**?
- b. What are the CPD requirements for the persons within the Building Practitioner i.e. Project Managers, Design Manager, Project Coordinator's, Site Managers, Site Foreman etc., (*those who are putting the jigsaw puzzle together*)? Are they just being covered by the Principal of the Business that operates within the stated discipline say under a Builder's Licence?

Other Points that would assist our Industry:

- a. Signing of these CPD to be controlled by a Government Department (Services NSW or NSW Building Commissioner), same as renewing your driving licence but done yearly;
- b. To accompany item a) Central Registration for Building Practitioners within NSW that can be made available to the Public incorporating their qualifications and current CPD points for the current year, who they are currently employed with and updated yearly;
- c. Getting back to basicsRemove the words Design and Construct Contract for a Builder which only puts all the responsibility onto the Builder and exonerates all other professions. Making the Builder carry the full responsibility of the Project and obtain ALL certification;
- d. The Architect is to be fully responsible for the Architectural design of a Buildingmeet the codes and standards/designed to deem to complyinclude PPR from the Client;
- e. The Architect producing Approved Construction Drawings **for tendering** at least 95% design detailing. I believe this will be implemented by the NSW Building Commissioner by the beginning of July 2021 to obtain a Construction Certificate from the PCA without AFC drawings;
- f. The Quantity Surveyor is responsible for the full guaranteed Bill of Quantities for the Builders to be able to price a project correctly, the Developer to wear the cost of this item. The Bill of Quantities should become part of the contract between the Client/ Developer and Builder;
- g. The Structural Engineer is to be fully responsible for the Structural design and integrity of a Buildingmeet the design codes and standards;
- h. The Developer / Builder should be split and each be a separate identity;
- i. The PCA (Private Certifying Authority) should be controlled by the NSW Building Commissioner NOT the Developer to ensure more transparency with obtaining certifications from the Builder for the Buildings Occupation Certificate;
- j. The Civil Engineer is to be fully responsible for the Civil design associated with associates building works, meets the design codes and standard;
- k. Project over a value of \$20M to have **full representation on site** from the Architect, the Structural Engineer and Services Engineer (they are key Consultants for a Project) for the duration of the project to ensure each of the stated disciplines vested interests are carried out as documented / contracted and to *work hand in hand* with the Builder. Note that Singapore has had this system in place in 1997. For projects below \$20M, the stated Consultants representation can be proportionate to the value of the Project.

- l. Council Assistance – There should be more of the above requirements incorporated into the Development Conditions, Development Approval;
- m. Define a Building Practitioner. What formal qualification do they need to have to be able to build, and/ or practical on site experience do they need to have?;
- n. The Quantity Survey should have to the power *to sign-off* on a tender price from a Builder stating that it represents a *fair and reasonable price for the particular project* to avoid Builders under-pricing and getting into financial trouble. To be issued to the Building Commissioner;
- o. There should be transparency in the PRIVATE tendering process and be the same as Government tender process, (tender review panel). This will avoid Clients driving down the Project's price;
- p. Who is qualified to teach the designated accredited building courses? Are they really qualified/ credentialed and have a proven track record in **actual building construction**?; and,
- q. What courses are going to be introduced in the Universities within the Bachelor of Construction Management Degree to capture the current short falls within our industry, are they really being addressed in the Institutions?