

**RICS**the mark of
property
professionalism
worldwide**Oceania****Submission 97**

Submission

Performance of the Queensland Building Services Authority (QBSA)

RICS Oceania would like to thank the Transport, Housing and Local Government Committee for the opportunity to make a submission to this inquiry.

Preamble

RICS is the world's leading professional qualification when it comes to property, land and construction.

An independent organisation, RICS acts in the public interest: setting and regulating the highest standards of competence and integrity among our members; and providing impartial, authoritative advice on key issues for business, society and governments worldwide.

RICS Oceania supports a network of over 6000 professionals and students throughout Australia, New Zealand and the South Pacific.

The key roles of RICS are:

- Advancing the highest ethical and technical standards for professionals in land, property and the built environment
- Protecting and benefiting consumers by setting high standards and codes of best practice
- Providing expert impartial advice to governments, business and the public
- Equipping RICS members with leading edge advice, market insight and professional training
- Promoting RICS status and standards in key world markets.

Governments around the world seek RICS' advice on the feasibility of legislation covering some of the biggest issues for business and society, such as climate change, housing provision, asset valuation and property investment vehicles. Global organisations such as The World Economic Forum, United Nations and World Bank look to RICS for advice and guidance on a wide range of topics, including international guidelines on land tenure, disaster management and public private partnerships.

RICS was appointed in 2010 to undertake certification processing for building certifiers in Queensland. RICS processes request for licenses for building certifiers through examination of the applicant's qualifications against the Queensland standards.

**Royal Institution of
Chartered Surveyors**

Suite 2, Level 16
1 Castlereagh Street
Sydney
NSW 2000
Australia

t +61 2 9216 2333
f +61 2 9232 5591
e info@rics.org.au

rics.org

NEW YORK • LONDON • BRUSSELS • DUBAI • NEW DELHI • HONG KONG • BEIJING • SYDNEY



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Submission

RICS and the QBSA

RICS operates functions that fall under the QBSA in dispute resolution and the certification process for building surveyors to obtain their license in Queensland.

RICS Dispute Resolution Service (RICSDRS) operates in Brisbane providing adjudication services under the Security of Payment Act which is overseen by the QBSA. RICS DRS has worked well with the QBSA in matters around the Act and the adjudication process.

RICS Oceania has been providing certification services in Queensland for building surveyors for the last two years, and during that time QBSA has been co-operating and communicating with RICS in this space in a productive and collaborative manner.

Licensing for building surveyors

RICS believes that the current requirements for licensing within building surveying should be reviewed.

The current requirements that licensees meet the Australian Building Code Board's National Accreditation Framework (ABCBNAF) is now antiquated and require a review.

RICS believes that the ABCBNAF needs updating to reflect (for a level 1 certifier) competence rather than 'Higher Education Benchmarks' In addition further clarity around the requirements around for a level 3 certificate is required.

RICS believes that a professional must demonstrate that they are competent to undertake their role. A demonstration of competence, as opposed to a benchmark, gives rigor to the process, it also demonstrates to the consumer of the service that the professional has demonstrated their abilities to a defined level of competence.

Currently certifiers in Queensland are only required to show that they have met a benchmark, which is below a demonstration of competence. RICS believes that these markers should be increased so that a demonstration of competence is reached to obtain a license.

RICS also sees an opportunity for greater participation by professional bodies in the regulation of licensing.

Professional bodies, such as RICS have structures in place to conduct audits of members and risk management through stringent membership requirements that knit into rules of conduct, codes of ethics and regulatory platforms.

For example, RICS is charged through its Royal Charter to act in the public interest. Because of this public interest mandate RICS has established a



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separate Regulatory Board. This board sits alongside, rather than under, the Management Board of RICS.

The Regulatory Board maintains issues such as complaints, discipline, rules of conduct and codes of ethics, as well as providing regulatory services to firms, providing security to the public as members are regulated by a body that can oversee structures of compliance.

RICS sees that a system such as this may benefit the operations of QBSA and the Queensland Government by streamlining the process for building surveyors through certification to licensing.

RICS would welcome the opportunity to discuss how RICS and the QBSA may be able to work towards a more streamlined licensing system in Queensland.

Collin Jennings
Government Liaison
RICS Oceania



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