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16 June 2014  
The Research Director  
Transport, Housing and Local Government Committee  
Parliament House  
George Street  
Brisbane 4000

By email :- [thlgc@parliament.qld.gov.au](mailto:thlgc@parliament.qld.gov.au)

Dear Director,

**Transport, Housing and Local Government Committee  
Submission on the Construction Industry Payment Amendments Bill 2014**

Lowry Consulting is pleased to make this submission to Transport, Housing and Local Government Committee (THLGC) in response to its invitation with respect to Building and Construction Industry Payments Amendments Bill 2014.

The Bill proposes to establish a single Authorised Nominating Authority (ANA) which will be operated by Queensland Building and Construction Commission (QBCC), replacing a number of external ANA's currently performing this role. In addition, the appointment of adjudicators, the adjudication process, provision of information and key timeframes for Claimants and Respondents is addressed.

**Estimated cost for government implementation.** The Amendment Bill Notes indicate that there will be no direct financial impacts on the State arising from the proposed amendments to the Act. From our experience, and the experience of other commercial ANA's, the procedures and tasks performed by current Authorised Nominating Authorities typically exceed the mandatory or legislated requirements. In our view, and by our calculations, the potential facility and human resources to duplicate these within a new single unit may be underestimated. Extrapolating from our experience and the experience of other ANA's, an additional human resource requirement of up to ten consultants will be required for the predicted workload, with the attendant facilities and systems, using existing communications and data technologies.

Commercial ANA's have provided a background service to the Government maintaining accurate records of adjudication data and reporting to the BCIPA on a daily basis. The BCIPA will become responsible for this role. If the new Authority passes this responsibility to adjudicators, as proposed, it will significantly fragment the maintaining of documents and information. Up to now, the BCIPA has undertaken annual audits of ANA's to ensure the accuracy of maintained data. This process will be expanded between 10 and 50 times unless the Authority has a method to consolidate adjudication data.

Lowry Consulting is unique in that it has provided services as both an Authorised Nominating Authority (AIQSANA) as a recognised 'active' Adjudicator (John Lowry), and therefore has comprehensive understanding and experience in both roles.

To accomplish the above ANA role Lowry Consulting developed a computer based system, the Australian Adjudication System (AAS), to improve the efficiency and productivity of it's ANA and adjudicators in Queensland. The Australian Adjudication System is designed to facilitate all aspects of adjudication under the the Building and construction Industry Payments Act 2004 (Qld), including adjudicator selection, communications, time/date stamping, billing, document and data management and retention and reporting. It can thus assist adjudicators, the parties to an adjudication and the nominating authority to meet mandatory timeframes and provide an automated mechanism for the control of correspondence, notices and documents. It operates as a Queensland cloud-based system that offers unhindered access to users and adjudicators throughout the State with no special hardware or software requirements.

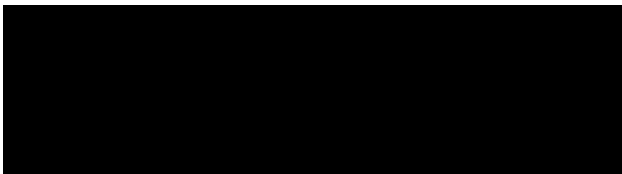
This proven Adjudication system is available for review by the Committee and will show how assistance in the enforcement of the Act can be maintained and changes to requirements and timeframes can be unilaterally applied. Of importance, AAS is up and running and available for use, in its entirety, by the QBCC before the implementation date of the proposed amendments - September 1<sup>st</sup> 2014. We can help ensure that the change to a single adjudication nominating authority is seamless, efficient and effective.

Implementation of AAS meets the Queensland Government's ICT Policy and Strategy in that it can be provided as a "Software as a Service " facility (SaaS) to QBCC. For a Government based ANA it reduces the overall costs of implementation of the change to a single nominating authority in that no Systems Development is required, together with the associated substantial maintenance and support that this involves, and ensures that immediate reductions in the costs of operating as the sole ANA are realised.

Lowry Consulting is requesting that, based on the impending commencement date of the BCIPA Amendment (September 1<sup>st</sup> 2014), the Committee permit it to make a formal presentation to members to show how proposed Amendments that they are considering can be implemented, effectively and economically.

I trust that this submission will meet with your approval and that of the Committee. We look forward to your response and presenting AAS to members.

Yours Sincerely,



John Lowry  
Managing Director  
Lowry Consulting

**Attachment - Brief Presentation to THLGC - Australian Adjudication System**

**THLGC**

**Details of an available  
Online Adjudication System  
that meets the future requirements  
of BCIPA 2014 as amended**

**June 2014**

# AAS

AUSTRALIAN  
ADJUDICATION  
SYSTEM

# AAS

## AUSTRALIAN ADJUDICATION SYSTEM

### BACKGROUND –

- Developed in Queensland and in operation for 7 years.
- Comprehensive System Software to facilitate all functions of Dispute Resolution in the Queensland Building and Construction Industry.
- System meets all requirements of :
  - QBCC and BCIPA (Building and Construction Industry Payments Act)
  - Any Authorised Nominating Authority
  - Any Adjudicator involved in Dispute Resolution
  - Courts of Law

# AAS

THLGC

## SYSTEM APPLICATION

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- Proven operation with an Authorised Nominating Authority (ANA)
- In use in an Adjudicator environment for many years.
- Service support and development is Gold Coast based and AAS is operational as a Web based service in Queensland
- As the current ANA's are to be replaced by a central QBCC Authorised Nominating Authority in September 2014, the proven AAS service and its key ANA functionality is available to QBCC for its immediate use.
- In addition the AAS service is naturally available to all registered Adjudicators.

## SYSTEM APPLICATION

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- AAS is available and operational and can be implemented by QBCC by September 2014. This includes :
  - System tailoring with QBCC presentation portal
  - AAS can remain web based or moved to internal QBCC server
  - QBCC Information base - introduced alongside AAS service
  - Adjudicator introduction to system services and operation
- All required Data Transfers to and from and QBCC / BCIPA 's current (or new) systems software can be accommodated with the use of supporting software. In many cases these transfers and updates can be done automatically. Any regulatory amendments can be implemented.

## SYSTEM BENEFITS INCLUDE

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- Implementation of AAS as its ANA service offers potential savings calculated in excess of \$300,000 per year for the new QBCC based ANA.
- It is also proposed that QBCC make AAS available to all Queensland Adjudicators on a fee basis –
  - QBCC could include this availability as part of the Adjudicator's Annual Registration fee.
  - In addition, as a fee levied on a per Adjudication basis.
- This proposal means that the AAS Service can be supplied to QBCC and implemented as Software as a Service (SaaS) - in accordance with preferred Queensland Government IT Strategy . If implemented as proposed it could effectively means that its **provision is made at no resultant cost to QBCC.**



# AAS

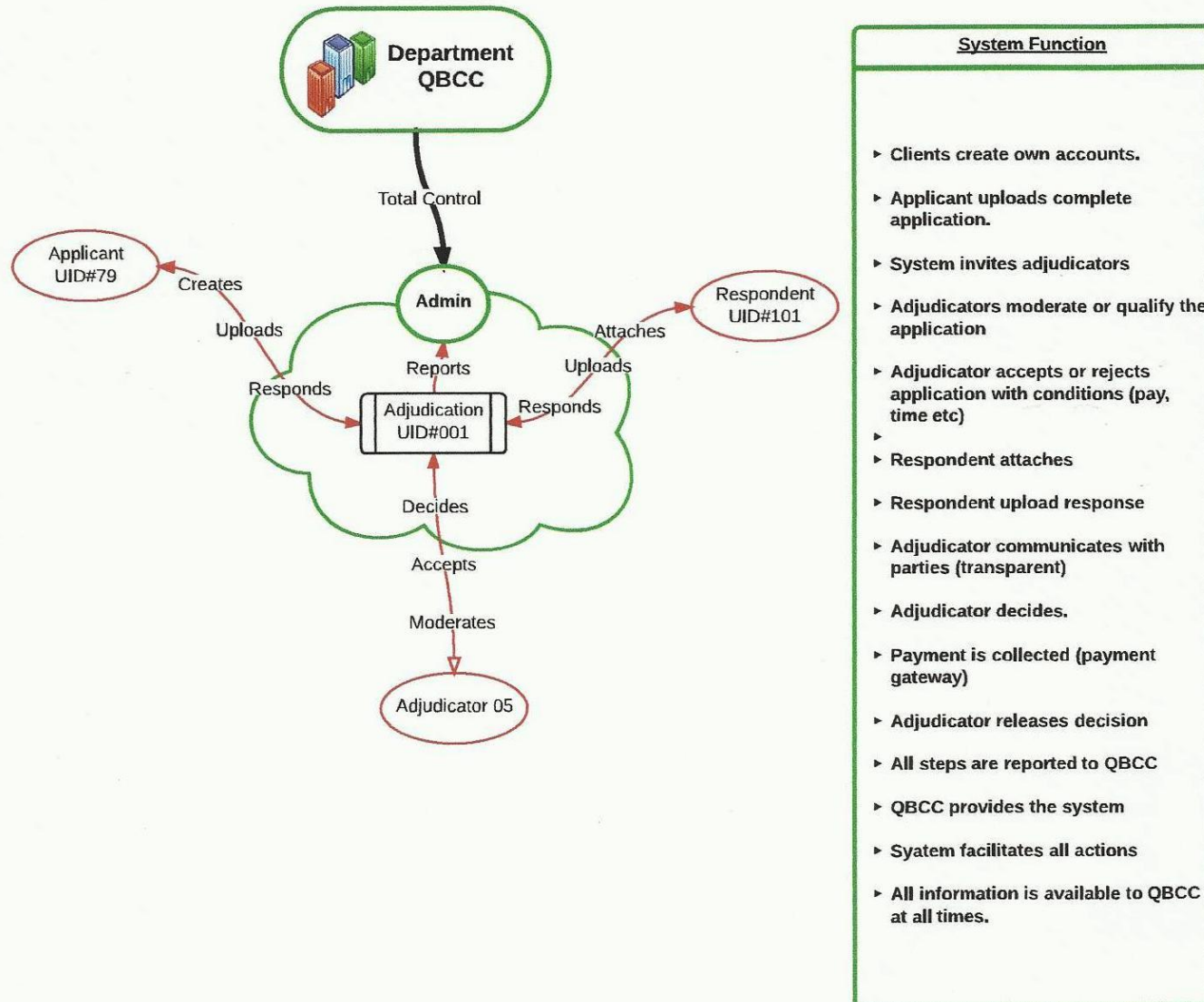
## SYSTEM BENEFITS INCLUDE

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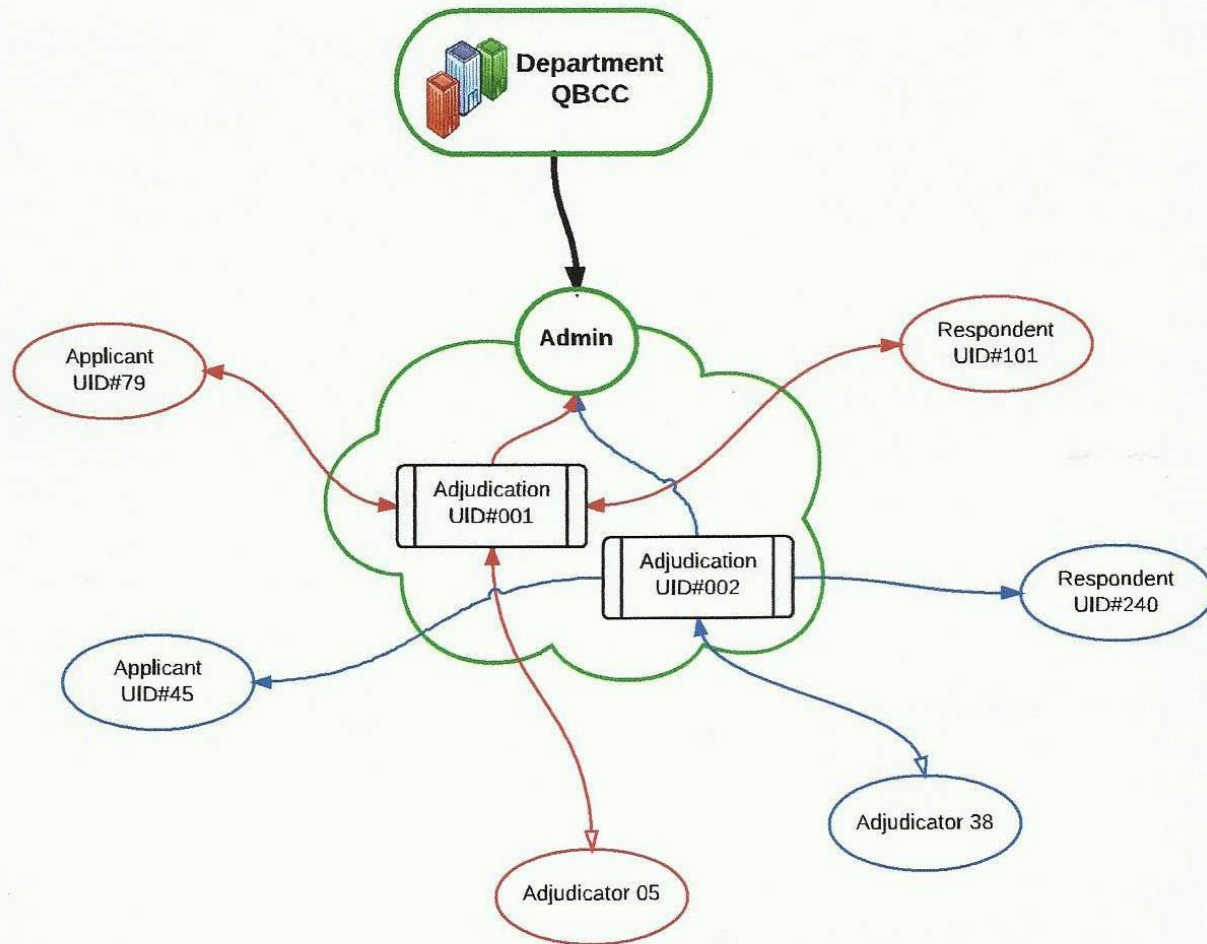
- The AAS service enforces all BCIPA regulatory requirements being rules based thus ensuring all participants are following all current QBCC / BCIPA policies and procedures. This is also of key benefit to all Adjudicators with the knowledge that all their activities are being fulfilled in accordance with QBCC / BCIPA rules . Simply using the system enforces this situation.
- All required Data Transfers to and from QBCC / BCIPA Applications can be accommodated with the use of supporting software. In many cases these transfers and updates would be done automatically.
- AAS would be tailored for use by QBCC's new central ANA with operational training and documentation provided.

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- SYSTEM DIAGRAMS
  - AAS – SYSTEM SAMPLES
  - TEST SYSTEM ACCESS

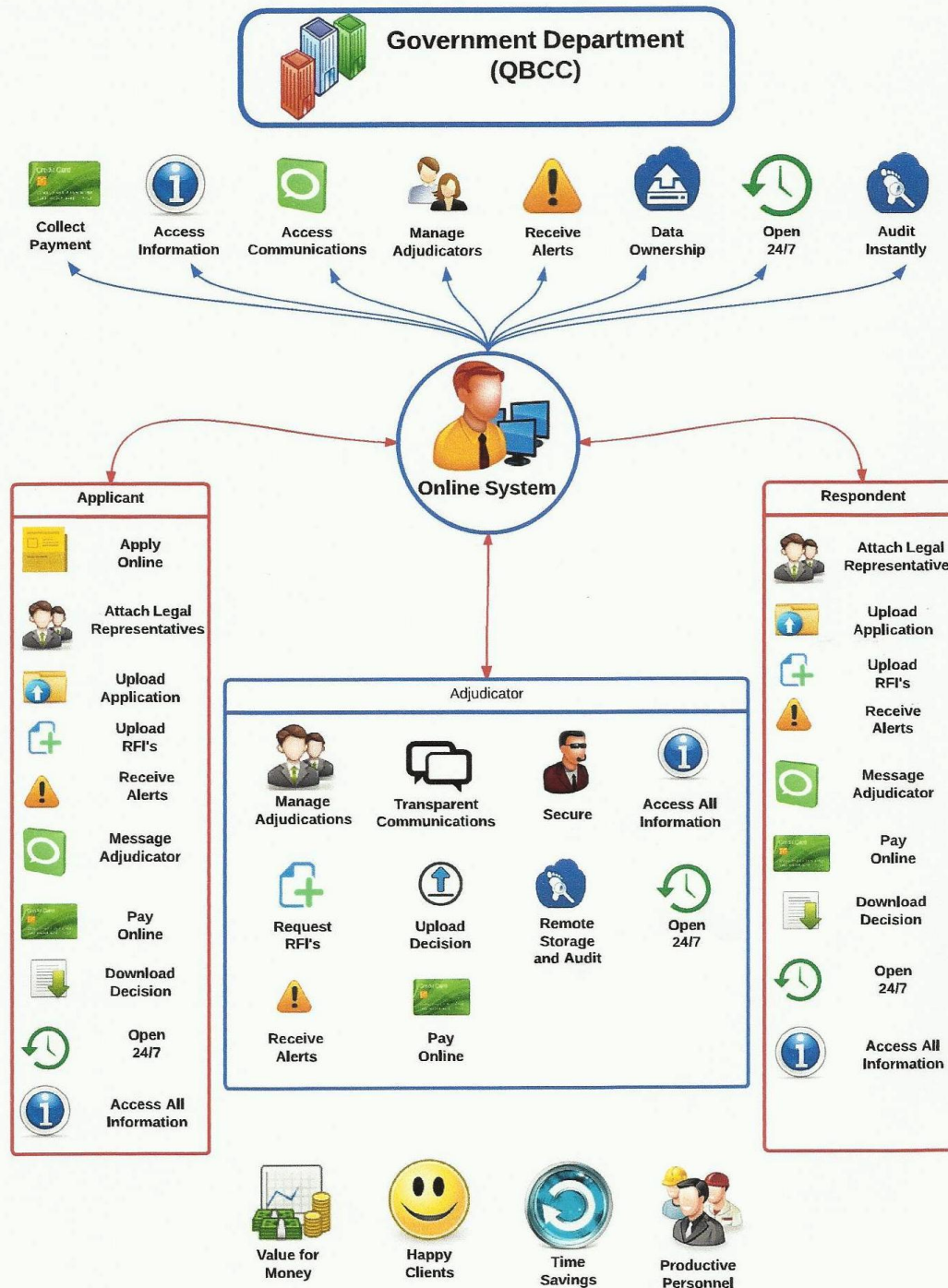
# AAS – GENERAL SYSTEM OPERATION DIAGRAM



## AAS – SYSTEM FLOW CHART



# AAS – FUNCTIONAL DIAGRAM



# AAS – SAMPLE ONLINE FORMS

ADJUDICATORS  
&  
AUTHORISED NOMINATING  
AUTHORITY



# AAS as a QBCC service .....



The advertisement features a low-angle shot of a multi-story building under construction, with extensive scaffolding and a clear blue sky. In the foreground, a man and a woman, both wearing yellow hard hats and business attire, are looking towards the building. The man is pointing upwards with his right hand, and the woman is holding a rolled-up set of blueprints. The overall composition suggests a professional and forward-looking approach to construction.


**qbcc**

**Build better.**


Back to **QBCC** website

# AAS

## Homepage



**Build better.**



[Back to QBCC website](#)

### Login

**Current Server Time: 16/06/2014 1:44:11 PM**

If you've already got a **QBCC** account please login below

Your Username

Your Password

Forgot your password [click here](#)

Don't have an account?  
[Click here to start one](#)



# AAS

## Welcome Page



Build better.



[Back to QBCC website](#)

Welcome Ron Builder

Current Server Time: 16/06/2014 1:44:53 PM

### Navigation

- » [Edit Account](#)
- » [New Application](#)
- » [Attach Application](#)
- » [Calculators](#)
- » [Search for User](#)
- » [Create New User](#)
- » [Preferences](#)
- » [Message Templates](#)
- » [Manage Forums](#)
- » [Fax Log](#)
- » [Email Log](#)
- » [Unassigned Applications](#)
- » [Archived Applications](#)
- » [Forums](#)
- » [Home](#)
- » [Logout](#)

### Messages

[new message](#)

Number of messages returned: 1 to 10 records of 11

	From	App	Type	Priority	Respond By	Date Sent	
✉	(Applicant) Applicant	005	Other	Normal	ASAP	9/02/2014	<a href="#">view</a>
✉	(Adjudicator) Adjudicator	005	Other	Normal	14/02/2014	9/02/2014	<a href="#">view</a>
✉	(Adjudicator) Adjudicator	005	Other	Normal	14/02/2014	9/02/2014	<a href="#">view</a>
✉	(Adjudicator) Adjudicator	005	Other	Normal	14/02/2014	9/02/2014	<a href="#">view</a>
✉	(Applicant) Applicant	005	Other	Normal	11/02/2014	9/02/2014	<a href="#">view</a>
✉	(test) Applicant	003	Other	Normal	ASAP	23/09/2013	<a href="#">view</a>
✉	(Adjudicator) Adjudicator	003	Other	Normal	30/09/2013	23/09/2013	<a href="#">view</a>
✉	(Adjudicator) Adjudicator	003	Other	Normal	30/09/2013	23/09/2013	<a href="#">view</a>
✉	(Adjudicator) Adjudicator	003	Other	Normal	30/09/2013	23/09/2013	<a href="#">view</a>
✉	(test) Applicant	003	Other	Normal	25/09/2013	23/09/2013	<a href="#">view</a>

[ 1 ] [2](#)

### All Applications

Show Only:

There are 8 applications found



ID	Contract Name	Lodge Date	Respondent Deadline	Adjudicator Deadline	Status			
6	Contract 101				Setup	<a href="#">view</a>	<a href="#">edit</a>	<a href="#">delete</a>
7	applicant				Setup	<a href="#">view</a>	<a href="#">edit</a>	<a href="#">delete</a>
8					Setup	<a href="#">view</a>	<a href="#">edit</a>	<a href="#">delete</a>
9					Setup	<a href="#">view</a>	<a href="#">edit</a>	<a href="#">delete</a>
10					Setup	<a href="#">view</a>	<a href="#">edit</a>	<a href="#">delete</a>
4	applicant				Setup	<a href="#">view</a>	<a href="#">edit</a>	<a href="#">delete</a>
3	applicant	23/09/2013	1/10/2013	27/09/2013	Released	<a href="#">view</a>	<a href="#">edit</a>	<a href="#">delete</a>
5	Contract 101	9/02/2014	14/02/2014	13/02/2014	Released	<a href="#">view</a>	<a href="#">edit</a>	<a href="#">delete</a>

### Unassigned Applications

There are no applications to view

# AAS

## CREATE ACCOUNT FORM



Build better.

Back to QBCC website

### Create Account

Current Server Time: 16/06/2014 1:47:24 PM

**Navigation**

- » Edit Account
- » New Application
- » Attach Application
- » Calculators
- » Search for User
- » Create New User**
- » Preferences
- » Message Templates
- » Manage Forums
- » Fax Log
- » Email Log
- » Unassigned Applications
- » Archived Applications
- » Forums
- » Home
- » Logout

Are you responding to an application? If so please enter the ID below.

Application ID

User Type  \*

☐ Login as this user

Username  \*

Password  \*

Contact Name  \*

Company Name  \*

Address  \*

Suburb  \*

State  \*

Postcode  \*

Please note you must provide either your ABN or ACN

ABN

ACN

Builders Registration Number

Phone  (i.e 0738486633) \*

Mobile  (i.e 0400123123)

Fax  (i.e 0738486666) \*

Email  (i.e john.smith@buildingcompany.com.au) \*

☐ I consent to giving and receiving information by way of electronic transaction including fax, email, SMS and directly via the QBCC system website, in accordance with the Electronic Transactions (Queensland) ACT 2001 and in accordance with the Business Rules for Electronic Communications with QBCC for present and future transactions

[View Electronic Transfer Here](#)

# AAS

## APPLICATION SET UP



Build better.

Back to **QBCC** website

Application Setup - Step 1 of 5

Current Server Time: 16/06/2014 1:47:58 PM

Navigation

» Edit Account

» New Application

» Attach Application

» Calculators

» Search for User

» Create New User

» Preferences

» Message Templates

» Manage Forums

» Fax Log

» Email Log

» Unassigned Applications

» Archived Applications

» Forums

» Home

» Logout

1Application Setup

2Lodged

3Acceptance

4Response

5Payment

6Release

Contact Name

test

\*

Company / Trading Name

Test

\*

Address

testtes

\*

Suburb

test

\*

State

Queensland

\*

Postcode

4214

\*

Please note you must provide either your ABN or ACN

ABN

ACN

test

Builders Registration Number

Phone

0755324858

\*

Mobile

SMS

☐ Tick this box if you want to receive notifications via SMS

Fax

0755324858

\*

Email

trent@Tmdonline.com.au

\*

save / next step

You can leave this application setup at any stage and login to complete at a later date

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THLG Committee is invited to access the AAS Test System established for their reference and its consideration.

- TEST SYSTEM ACCESS –  
Available and arranged upon request

For additional information please contact –

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Peter Lowry – AAS Systems Application Manger  
Email – [pete@lowry.com.au](mailto:pete@lowry.com.au)