



Speech by

DON LIVINGSTONE

MEMBER FOR IPSWICH WEST

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**QUEENSLAND BUILDING SERVICES AUTHORITY AND OTHER LEGISLATION AMENDMENT
BILL**

Mr LIVINGSTONE (Ipswich West—ALP) (2.30 p.m.): I rise in support of the Queensland Building Services Authority and Other Legislation Amendment Bill 2002. Firstly, I congratulate the minister and the Building Services Authority for all the work they have done in preparing this bill. It is certainly going to make the building industry in Queensland a better place. Currently, building inspectors employed by the Building Services Authority have to seek the permission of the person in charge of a building site to enter the site for the purposes of inspecting work or to interview contractors for compliance purposes. Otherwise, entry to building sites must be by warrant of a Queensland Building Tribunal member. Obviously, with the introduction through this bill of offences for licensees to knowingly engage unlicensed contractors, it would be in the best interests of licensees who are committing an offence to refuse access to a site. Allowing such refusal would limit the effectiveness of the Building Services Authority compliance program and perpetuate a tolerance of unlicensed contracting within the industry.

The bill expands the rights of inspectors to enter premises other than occupied dwelling houses to carry out inspections of work and to interview contractors for compliance purposes regardless of whatever building work is being carried out on a site. However, as members would know, there are occasions when building work is carried out completely within the confines of a house. Such things as bathroom and kitchen renovations immediately come to mind. For this reason, the requirement that inspectors must gain the permission of the owner or person in control of a building site prior to entry to the occupied dwelling house will be retained. Building Services Authority inspectors will be able to access land around the dwelling house for the purposes of requesting permission to enter the site. This provision is simply made so that the inspector can come through the front gate and knock on the front door to ask permission to enter the premises. It will also allow for the inspector to come through the front gate of a house in order to speak to a painting contractor on a scaffold by the side of the house.

When combined with the creation of an offence for licensees to knowingly engage unlicensed contractors, the power to enter sites without permission will greatly improve the Building Services Authority's compliance powers. Unlicensed contractors are undesirable in the industry because they have not demonstrated their competence in either their building abilities or business acumen and they compete unfairly with contractors who comply with the law. Any reasonable steps that can be taken to rid the industry of an unlicensed contractor are well worth while. I commend the bill to the House.