

Queensland



QUEENSLAND BUILDING SERVICES AUTHORITY ACT 1991

**Reprinted as in force on 4 July 2003
(includes commenced amendments up to 2003 Act No. 36)**

Reprint No. 7G

**This reprint is prepared by
the Office of the Queensland Parliamentary Counsel
Warning—This reprint is not an authorised copy**

Information about this reprint

This Act is reprinted as at 4 July 2003. The reprint shows the law as amended by all amendments that commenced on or before that day (Reprints Act 1992 s 5(c)).

The reprint includes a reference to the law by which each amendment was made—see list of legislation and list of annotations in endnotes. Also see list of legislation for any uncommenced amendments.

This page is specific to this reprint. See previous reprints for information about earlier changes made under the Reprints Act 1992. A table of reprints is included in the endnotes.

Also see endnotes for information about—

- **when provisions commenced**
- **editorial changes made in earlier reprints.**

Dates shown on reprints

Reprints dated at last amendment All reprints produced on or after 1 July 2002, hard copy and electronic, are dated as at the last date of amendment. Previously reprints were dated as at the date of publication. If a hard copy reprint is dated earlier than an electronic version published before 1 July 2002, it means the legislation was not further amended and the reprint date is the commencement of the last amendment.

If the date of a hard copy reprint is the same as the date shown for an electronic version previously published, it merely means that the electronic version was published before the hard copy version. Also, any revised edition of the previously published electronic version will have the same date as that version.

Replacement reprint date If the date of a hard copy reprint is the same as the date shown on another hard copy reprint it means that one is the replacement of the other.

Queensland



**QUEENSLAND BUILDING SERVICES
AUTHORITY ACT 1991**

TABLE OF PROVISIONS

Section		Page
PART 1—PRELIMINARY		
1	Short title	13
3	Objects of Act	13
4	Definitions	13
4AA	Note in text	13
4A	Value of building work carried out in stages	14
4B	Act binds all persons	14
4C	Certain building contractors not bound	14
PART 2—THE QUEENSLAND BUILDING SERVICES AUTHORITY		
<i>Division 1—Establishment of authority</i>		
5	Establishment of authority	14
6	Constitution of authority	15
<i>Division 2—Ministerial direction</i>		
7	Ministerial direction	15
<i>Division 3—Queensland Building Services Board</i>		
8	Establishment of board	16
9	Role of board	16
9A	Board's policies	16
10	Composition of board	17
10A	Appointment of members	17
11	Times and places of meetings	18
12	Proceedings at meetings	18
13	Minutes	19

14	Committees	19
15	Fees and allowances	19
	<i>Division 4—The general manager</i>	
16	The office of general manager	20
17	Appointment of the general manager	20
18	Role of the general manager	20
19	Relationship between general manager and board	21
20	Delegation	22
	<i>Division 5—The insurance manager</i>	
21	Appointment of insurance manager	22
22	Role of insurance manager	22
	<i>Division 6—Financial provisions</i>	
25	General Statutory Fund	22
26	Insurance Fund	23
26A	Management of statutory insurance scheme	24
27	Authority is statutory body	24
28	Authority’s obligation to report suspected offence	24
	PART 3—LICENSING	
	<i>Division 1—Classes of licences</i>	
30	Classes of licences	24
	<i>Division 2—Entitlement to licence</i>	
31	Entitlement to contractor’s licence	25
31A	No entitlement to contractor’s licence if particular partners	26
32	Entitlement to supervisor’s licence	27
32A	Exception for s 30(4) licences	27
	<i>Division 3—Grant of licence</i>	
33	Application for licence	27
34	Grant of licence	28
	<i>Division 3A—Issue of PINs to licensees</i>	
34A	PINs	28
	<i>Division 4—Conditions of licence</i>	
35	Imposition of conditions etc. on grant of licence	28

36	Subsequent imposition of conditions etc.	29
	<i>Division 5—Annual licence fee</i>	
37	Annual licence fee	30
38	Suspension for non-payment of fee.	30
38A	Receipt of fee does not revive licence.	30
	<i>Division 6—The register</i>	
39	Register	31
41	Certificates.	33
	<i>Division 7—Requirement to be licensed</i>	
42	Unlawful carrying out of building work	33
42A	Exemption from s 42 for up to 6 months.	36
43	Supervision of building work	37
	<i>Division 8—Owner-builders</i>	
44	Permits for owner-builders	38
46	Notification on certificate of title.	39
47	Warnings	39
	<i>Division 9—Cancellation, suspension or surrender of licence</i>	
48	Cancellation or suspension of licence	40
49	Procedure for cancellation or suspension	41
49A	Immediate suspension of licence.	41
49B	Suspension or cancellation for failure to comply with tribunal’s orders and directions (s 86 QBTA)	42
50	Surrender of licence.	43
	<i>Division 9A—Monitoring continued satisfaction of financial requirements and compliance with part 4A and the Domestic Building Contracts Act 2000</i>	
50A	Approved audit program	43
50B	Notice of proposed audit program.	44
50C	Supply of financial records and other documents under approved audit program or for other reason.	44
	<i>Division 10—Miscellaneous</i>	
51	Improper use of licence card, certificate, number or PIN	45
51A	Other offences relating to unlawful carrying out of building work.	46
52	Signs to be exhibited	47

53	Return of licence	47
53A	Satisfying financial requirements at renewal.	48
53B	False or misleading documents about financial requirements.	48
54	Advertisements	49
55	Notification of company’s nominee	49
56	Partnerships	49
PART 3A—EXCLUDED AND PERMITTED INDIVIDUALS AND EXCLUDED COMPANIES		
<i>Division 1—Preliminary</i>		
56AB	Operation of pt 3A.	51
56AC	Excluded individuals and excluded companies.	51
<i>Division 2—Categorisation as permitted individual</i>		
56AD	Becoming a permitted individual	52
<i>Division 3—Licence exclusion and cancellation</i>		
56AE	Exclusion from licence	53
56AF	Procedure if licensee is excluded individual	53
56AG	Procedure if licensee is excluded company.	54
56AH	Review by tribunal of authority’s opinion.	56
PART 3B—PERMANENTLY EXCLUDED INDIVIDUALS		
<i>Division 1—Preliminary</i>		
57	Operation of pt 3B.	56
58	Meaning of “permanently excluded individual”	56
<i>Division 2—Licence exclusion</i>		
59	Exclusion from licence	59
60	Permanently excluded individual not fit and proper	59
61	When individual no longer permanently excluded individual.	59
PART 3C—CONVICTED COMPANY OFFICERS		
<i>Division 1—Preliminary</i>		
62	Operation of pt 3C.	60
<i>Division 2—Licence exclusion and cancellation</i>		
63	Exclusion from licence	60
64	Procedure if authority considers individual a convicted company officer. . .	60
65	Ending procedure without further action.	61

66	Notice of cancellation and that not a fit and proper person to individual who is a licensee	61
67	Notice that not a fit and proper person to individual who is not a licensee. .	62
67AA	Notice by authority to company for which a convicted company officer is a director, secretary, influential person or nominee	62

PART 3D—BANNED INDIVIDUALS

Division 1—Preliminary

67AB	Meaning of “tier 1 defective work” and “carry out tier 1 defective work” . .	63
67AC	Banned individual	64
67AD	Operation of pt 3D.	64

Division 2—Licence exclusion and cancellation

67AE	Exclusion from licence	64
67AF	Procedure if authority considers individual has carried out tier 1 defective work	64
67AG	Ending procedure without further action.	65
67AH	Notice of cancellation and that not a fit and proper person to individual who is a licensee.	66
67AI	Notice that not a fit and proper person to individual who is not a licensee. .	67
67AJ	Notice by authority to director, secretary, influential person or nominee about tier 1 defective work	68
67AK	Ending procedure without further action.	69
67AL	Notice of cancellation and that not a fit and proper person to director, secretary, influential person or nominee who is a licensee	69
67AM	Notice that not a fit and proper person to director, secretary, influential person or nominee who is not a licensee	71
67AN	Notice by authority to company for which a banned individual is a director, secretary, influential person or nominee	72
67AO	Terms of bans	73
67AP	Relationship of this part with pt 7, div 4.	74

PART 3E—DISQUALIFIED INDIVIDUALS

Division 1—Preliminary

67AQ	Definitions for pt 3E	76
67AR	Meaning of “demerit offence”.	77
67AS	Meaning of “judgment debt”.	77
67AT	Meaning of “unsatisfied” judgment debt.	78

67AU	Disqualified individual	78
67AV	Operation of pt 3E	78
<i>Division 2—Calculation of demerit points and notification of unsatisfied judgment debts</i>		
67AW	Demerit points for demerit matters	78
67AX	When demerit points allocated for demerit offences.	79
67AY	When demerit points allocated for unsatisfied judgment debts.	80
67AZ	Judgment debtor must notify unsatisfied judgment debt.	80
67AZA	Authority must notify person about demerit points	80
67AZB	Limit on demerit points from single audit or investigation	81
<i>Division 3—Licence exclusion and cancellation</i>		
67AZC	Exclusion from licence	81
67AZD	Procedure if authority considers individual has accumulated 30 demerit points	82
67AZE	Ending procedure without further action	82
67AZF	Notice of cancellation and that not a fit and proper person to individual who is a licensee.	82
67AZG	Notice that not a fit and proper person to individual who is not a licensee	83
67AZH	Notice by authority to director, secretary, influential person or nominee about demerit points	84
67AZI	Ending procedure without further action.	85
67AZJ	Notice of cancellation and that not a fit and proper person to director, secretary, influential person or nominee who is a licensee	86
67AZK	Notice that not a fit and proper person to director, secretary, influential person or nominee who is not a licensee	87
67AZL	Notice by authority to company for which a disqualified individual is a director, secretary, influential person or nominee	89
67AZM	Terms of disqualifications	89
PART 4A—BUILDING CONTRACTS OTHER THAN DOMESTIC BUILDING CONTRACTS		
<i>Division 1—Preliminary</i>		
67A	Definitions for pt 4A	91
67B	Meaning of “construction management trade contract” in pt 4A	93
67C	Meaning of “retention amount” in pt 4A.	93
67D	Meaning of “subcontract” in pt 4A	94

Queensland Building Services Authority Act 1991

67E	Operation of pt 4A.	94
<i>Division 2—All building contracts</i>		
67F	Suggested forms of contract	95
67G	Building contracts to be in writing	95
67H	Agreed contract variations.	98
67I	Directions given under building contracts.	100
67J	Set-offs under building contracts.	100
67K	Limits for retention amounts and securities for building contracts other than subcontracts.	101
67L	Limits for retention amounts and securities for subcontracts	102
67M	Limits on deductions for retention amounts	102
67N	Limits for retention amounts and securities for building contracts after practical completion	103
67O	Suspension of works	103
67P	Late progress payments.	105
67Q	Pay if or when paid clauses void.	105
<i>Division 3—Construction management trade contracts and subcontracts</i>		
67R	Application of div 3.	106
67S	Lodgement of security instead of retention amount or security in money form	106
67T	Lodgement of security to replace retention amount or security in money form	106
67U	Implied conditions for prompt payment	107
<i>Division 4—Warning for construction management trade contracts</i>		
67V	Offence of not warning that contract is construction management trade contract	109
<i>Division 5—Commercial building contracts</i>		
67W	Implied conditions for prompt payment	109
PART 5—THE STATUTORY INSURANCE SCHEME		
68	Payment of insurance premium.	111
69	Insurance of building work	111
70	Insurance claims	112
71	Recovery from building contractor etc.	113

PART 6—RECTIFICATION OF BUILDING WORK

71A	Dispute resolution before rectification of building work ordered	115
72	Power to require rectification of building work.	115
73	Panels of licensed contractors for rectification work	119
74	Tenders for rectification work	120

PART 7—JURISDICTION OF TRIBUNAL*Division 1—Meaning of central terms*

75	“Tribunal work” defined (ss 7 & 8 QBTA)	121
76	What is not “tribunal work” (s 7 QBTA).	121

Division 2—Building disputes

77	Tribunal may decide building dispute (s 93 QBTA)	123
78	When major commercial building dispute may be heard by tribunal (s 94 QBTA)	123
79	Procedure to decide whether all parties consent (s 95 QBTA)	124
80	Procedure if another party discovered (s 96 QBTA)	124
81	Consent may not be withdrawn (s 97 QBTA)	124
82	Tribunal may make interim order (s 98 QBTA)	125
83	Proceeding in tribunal stops action by authority (s 99 QBTA)	126
84	Tribunal to decide about rectification or completion work (s 101 QBTA) . .	126
85	Tribunal may hear dispute while contract still in operation (s 102 QBTA) .	127

Division 3—Proceedings for review

86	Reviewable decisions (s 104 QBTA).	127
87	Application for review (s 105 QBTA)	129

Division 4—Disciplinary proceedings

88	Tribunal has jurisdiction to conduct disciplinary proceeding (s 108 QBTA)	129
89	Proper grounds for disciplinary action against a licensee (s 109 QBTA) . .	130
90	Proper grounds for disciplinary action against person not a licensee (s 110 QBTA)	131
91	Orders for disciplinary action (s 111 QBTA)	131

Division 5—Public Examinations

92	Tribunal may conduct public examination (s 112 QBTA)	132
----	--	-----

Division 6—Decisions about debts arising from statutory insurance scheme

93	Decisions about debts arising from statutory insurance scheme (s 116 QBTA)	132
----	--	-----

Division 7—Transfer of proceedings

94	Transfer of proceedings between tribunal and the courts (s 117 QBTA) . . .	133
----	--	-----

Division 8—Expedited hearings

95	Expedited hearing of domestic building disputes (s 128 QBTA)	133
96	Certain minor commercial building disputes may be expedited (s 129 QBTA)	133
97	Judicial Review excluded for minor domestic building disputes (s 170 QBTA)	134

PART 9—INSPECTORS

104	Appointment of inspectors	135
105	Inspector to produce identity card	135
106	Inspector’s power to require name and address	135
106A	Power to require production of documents	136
106B	Failure to produce document	136
106C	Failure to certify copy of document	137
107	Power to enter and inspect building site	137
108	Obligation of assessment manager	138

PART 10—MISCELLANEOUS

109	Access to building sites	138
109A	Service of documents	138
111	Prosecutions for offences	139
111A	Responsibility for acts or omissions of representatives	139
111B	Executive officers must ensure company complies with Act	140
111C	Liability of directors for amounts	140
112	Appropriation of penalty	142
113	Double jeopardy	142
114	Protection	142
116	Regulations	143

	SCHEDULE 1	144
	TRANSITIONAL AND VALIDATING PROVISIONS	
	PART 1—TRANSITIONAL PROVISIONS FOR ACT NO. 98 OF 1991 AND AMENDING ACTS UP TO AND INCLUDING ACT NO. 70 OF 1997	
1A	Definitions	144
2	Transitional provisions	144
4	References to repealed Acts	146
5	References to registrar/general manager and Home Building Advisory Service	146
	PART 2—VALIDATING PROVISIONS FOR ACT NO. 70 OF 1997	
8	Definitions	146
9	Validation of affected licences.	148
10	Period of effect of transitional licences—compliance period ended.	148
11	Period of effect of transitional licences—compliance period current.	149
12	Condition of transitional licences	150
	PART 3—TRANSITIONAL PROVISIONS FOR QUEENSLAND BUILDING SERVICES AUTHORITY AMENDMENT ACT 1999	
13	Existing board goes out of office.	151
	PART 4—TRANSITIONAL PROVISIONS FOR GST AND RELATED MATTERS ACT 2000	
14	Residential construction work for s 71	151
15	Building work for s 72.	151
16	Delayed operation of definition “building work”, para (g)	151
	PART 5—VALIDATING AND TRANSITIONAL PROVISIONS FOR QUEENSLAND BUILDING SERVICES AUTHORITY AND OTHER LEGISLATION AMENDMENT ACT 2003	
	<i>Division 1—Interpretation</i>	
17	Definition for pt 5	152
	<i>Division 2—Provision about financial requirements</i>	
18	Validation of provisions about financial requirements	152
	<i>Division 3—Terms of insurance policies</i>	
19	Validation of provision about terms of insurance policy.	152
20	Existing policies apply for amended s 69(2).	153

<i>Division 4—Licence classes and qualifications and experience</i>		
21	Validation of sch 2, pt 25 of the regulation etc.....	153
22	Transitional provision for licences valid.....	154
<i>Division 5—Non-trading licences</i>		
23	Definition for div 5.....	154
24	Non-trading licence taken to be valid.....	154
<i>Division 6—Courses of instruction for owner-builders</i>		
25	Validation of provision about courses of instruction for owner-builders ...	155
<i>Division 7—Board’s policies</i>		
26	Certain board’s policies continue in force.....	155
	SCHEDULE 2	157
	DICTIONARY	
ENDNOTES		
1	Index to endnotes.....	168
2	Date to which amendments incorporated.....	168
3	Key.....	169
4	Table of reprints.....	169
5	Tables in earlier reprints.....	170
6	List of legislation.....	170
7	List of annotations.....	173
8	Provisions that have not commenced and are not incorporated into reprint	191

QUEENSLAND BUILDING SERVICES AUTHORITY ACT 1991

[as amended by all amendments that commenced on or before 4 July 2003]

An Act to regulate the building industry

PART 1—PRELIMINARY

1 Short title

This Act may be cited as the *Queensland Building Services Authority Act 1991*.

3 Objects of Act

The objects of this Act are—

- (a) to regulate the building industry—
 - (i) to ensure the maintenance of proper standards in the industry; and
 - (ii) to achieve a reasonable balance between the interests of building contractors and consumers; and
- (b) to provide remedies for defective building work; and
- (c) to provide support, education and advice for those who undertake building work and consumers.

4 Definitions

The dictionary in schedule 2 defines particular words used in this Act.

4AA Note in text

A note in the text of this Act is part of the Act.

4A Value of building work carried out in stages

If building work is, or is to be, carried out in stages under a series of separate contracts, a reference in this Act to the value of the building work is a reference to the aggregate value of the building work carried out, or to be carried out, under those contracts.

4B Act binds all persons

This Act binds all persons, including the State and, so far as the legislative power of the Parliament permits, the Commonwealth and the other States.

4C Certain building contractors not bound

Parts 5 and 6 do not bind a building contractor to the extent that the business carried on by the building contractor consists of or includes—

- (a) carrying out completed building inspections; or
- (b) contract administration carried out in relation to building work designed by the building contractor.

**PART 2—THE QUEENSLAND BUILDING SERVICES
AUTHORITY***Division 1—Establishment of authority***5 Establishment of authority**

(1) An authority called the Queensland Building Services Authority is established.

(2) The authority—

- (a) is a body corporate; and
- (b) has a seal; and
- (c) may sue and be sued in its corporate name.

(3) The authority has, for or in connection with the performance of its functions, all the powers of a natural person, and may, for example—

- (a) enter into contracts; and
- (b) acquire, hold and dispose of property; and
- (c) appoint agents and attorneys; and
- (d) engage consultants; and
- (e) make charges for services provided by it.

6 Constitution of authority

The authority consists of—

- (a) the Queensland Building Services Board; and
- (b) the general manager and the organisational unit under the control of the general manager.

Division 2—Ministerial direction

7 Ministerial direction

(1) The authority is subject to direction by the Minister, but only if the direction is given under this section.

(2) If the Minister proposes to direct the authority—

- (a) the direction must be given in writing; and
- (b) a copy of the direction must be tabled in the Legislative Assembly within 7 sitting days after it is given.

(3) The authority is, on receipt of a written direction under subsection (2), bound by the direction.

(4) A direction by the Minister must be published in the annual report of the authority for the year in which the direction is given.

Division 3—Queensland Building Services Board**8 Establishment of board**

A board called the Queensland Building Services Board is established.

9 Role of board

The board has the following functions—

- (a) to make and review policies governing the administration of this Act;
- (b) to provide guidance and leadership to the general manager and monitor the general manager's management of the authority;
- (c) in conjunction with the general manager, to establish the strategic direction for the authority;
- (d) to advise the Minister on issues affecting—
 - (i) the building industry; and
 - (ii) consumers; and
 - (iii) the administration of this Act; and
 - (iv) the administration of the authority;
- (e) to give advice to the Minister about unfair or unconscionable trading practices affecting security of payments to subcontractors;
- (f) to consult with, and advance the interests of, the building industry and its consumers consistently with the objects of this Act.

9A Board's policies

(1) To have effect, a policy of the board must be approved by regulation and published in the gazette.

(2) The general manager must—

- (a) keep copies of the board's policies available for inspection, without charge, at the authority's office at any time that office is open to the public; and

- (b) if asked, advise where copies of the board's policies may be obtained.

10 Composition of board

(1) The board consists of 8 members, of whom—

- (a) 3 members are to be licensees, or directors of companies that are licensees, subject to the following conditions—
 - (i) at least 1 of the licensees must be a licensed builder;
 - (ii) at least 1 of the licensees must be a licensed contractor other than a licensed builder; and
- (b) 2 members are to be appointed as representatives of consumers; and
- (c) 1 member is to be appointed as a representative of either or both of the following—
 - (i) the general insurance industry;
 - (ii) the accounting profession; and
- (d) 1 member is to be appointed as a representative of building and construction unions; and
- (e) 1 member is a public service officer (the “**public service member**”).

(2) All members of the board, other than the public service member, are voting members.

(3) The public service member's place at a meeting of the board may be filled by another public service officer chosen by the public service member.

10A Appointment of members

(1) The Governor in Council is to appoint—

- (a) all the members of the board; and
- (b) 1 of the members to be the chairperson of the board.

(2) The appointment of a member is to be for a term, of not longer than 3 years, decided by the Governor in Council and stated in the member's instrument of appointment.

(3) The office of a member becomes vacant if—

- (a) the member resigns by signed notice of resignation given to the Minister; or
- (b) the member becomes employed by, or becomes a contractor of, the authority; or
- (c) the member's appointment is ended by the Governor in Council under subsection (4).

(4) The Governor in Council may, at any time, end the appointment of a member for any reason or without giving a reason.

(5) The Governor in Council may appoint a person to act as a member of the board—

- (a) when there is a vacancy in the office of a voting member; or
- (b) for any period, or all periods, when a voting member is absent from duty or unable for any reason to act in the office.

11 Times and places of meetings

(1) Subject to subsection (2), meetings of the board are to be held at such times and places as the board determines.

(2) The chairperson—

- (a) may at any time convene a meeting; and
- (b) must convene a meeting when requested by at least 3 members of the board.

12 Proceedings at meetings

(1) The chairperson or, in the absence of the chairperson, a member chosen to preside by the members present, is to preside at a meeting of the board.

(2) At a meeting of the board—

- (a) 4 voting members constitute a quorum; and
- (b) a question is to be decided by a majority of votes of the voting members present and voting; and

- (c) each voting member present has 1 vote on any question arising for decision and, if the votes are equal, the member presiding at the meeting has a casting vote.

(3) The board may regulate its proceedings as it considers appropriate.

(4) The board may permit members to participate in a particular meeting, or all meetings, by—

- (a) telephone; or
(b) closed circuit television; or
(c) any other means of communication.

(5) A member who participates in a meeting of the board by permission under subsection (4) is taken to be present at that meeting.

(6) The board may invite a person to attend a meeting of the board for the purpose of advising or informing it on any matter.

13 Minutes

The board must keep minutes of its proceedings.

14 Committees

(1) The board, or the Minister, may appoint committees for the purpose of advising the board on a particular subject or subjects.

(2) Regulations may be made governing the constitution, and regulating the proceedings, of any such committee.

15 Fees and allowances

(1) The members of the board are entitled to the fees and allowances decided by the Governor in Council for their membership of the board.

(2) Members of committees established under this division are entitled to the fees and allowances decided by the Governor in Council for their membership of the committees, but only if they are also members of the board.

Division 4—The general manager**16 The office of general manager**

The office of general manager of the authority is established.

17 Appointment of the general manager

(1) The general manager is to be appointed by the Governor in Council.

(2) The remuneration and conditions of appointment of the general manager are to be determined by the Minister.

(3) The Governor in Council may appoint a person to act as general manager—

- (a) during a vacancy in the office; or
- (b) during any period, or all periods, when the general manager is absent from duty or is, for any other reason, unable to perform the functions of the office.

18 Role of the general manager

(1) The general manager has—

- (a) all executive powers of the authority; and
- (b) responsibility for the overall management of the authority; and
- (c) the power to carry out any function the general manager is authorised by another Act to carry out.

(1A) In carrying out a function under subsection (1)(c), the general manager may adopt the procedures of this Act unless the Act authorising the function prescribes another procedure.

(2) Without limiting subsection (1), the general manager's functions and responsibilities include the following—

- (a) administration of the licensing system established by this Act;
- (b) administration of a system of inspection;
- (c) issuing directions for rectification of building work under this Act;
- (d) taking disciplinary and other proceedings under this Act;

- (e) assessing and approving payment of insurance claims;
- (ea) undertaking strategic planning, having regard especially to cyclical industry conditions, to ensure that the authority's available revenue base, and its assets and reserves, are enough to allow the authority to maintain the services it is required to provide;
- (f) issuing warnings to the public or any section of the public;
- (g) providing and promoting consumer education;
- (h) providing an advisory service to consumers about—
 - (i) their statutory rights and obligations; and
 - (iii) insurance claims that may arise about building work; and
 - (iv) the authority's role, functions and operating procedures; and
 - (v) any incidental matters;
- (i) providing courses of instruction for—
 - (i) persons seeking to obtain licences; and
 - (ii) licensees; and
 - (iii) persons proposing to carry out building work as owner-builders; and
 - (iv) other persons seeking to acquire knowledge or expertise in subjects related to the building industry.

(2A) In deciding the action to be taken in relation to a licensee's licence, the general manager must not have regard to the implications for the statutory insurance scheme.

(3) The general manager must report regularly to the board on the administration of this Act and, at the request of the board, must provide the board with a special report on a particular subject.

19 Relationship between general manager and board

(1) The general manager is independent of the board's control in performing the functions and responsibilities mentioned in section 18(2).

(2) However, the general manager must give effect to the board's policies.

20 Delegation

The general manager may delegate powers under this Act to any officer or employee of the authority.

Division 5—The insurance manager

21 Appointment of insurance manager

(1) The authority must appoint an individual to be the insurance manager of the authority.

(2) The remuneration and conditions of appointment of the insurance manager are to be decided by the authority.

(3) The authority may appoint a person to act as insurance manager of the authority—

- (a) when there is a vacancy in the position of insurance manager of the authority; or
- (b) for any period, or all periods, when the insurance manager is absent from duty or, for any other reason, can not perform the functions of the position.

22 Role of insurance manager

(1) The insurance manager must report regularly to the board on the administration of the statutory insurance scheme and, if asked by the board, must give the board a special report on a particular subject.

(2) The insurance manager is independent of the general manager's direction in reporting under subsection (1), but is otherwise subject to the general manager's direction.

Division 6—Financial provisions

25 General Statutory Fund

(1) A fund called the General Statutory Fund is established.

(2) The fund consists of—

- (a) the balance of the Builders' Registration Board General Fund as at the commencement of this section; and
- (b) any money received or recovered by the authority except in connection with the insurance scheme; and
- (c) all amounts transferred from the Insurance Fund under section 26.

(3) The following amounts are to be paid from the fund—

- (a) costs of administering this Act, apart from the costs of administering the statutory insurance scheme;
- (b) amounts mentioned in subsection (4A).

(4) A regulation may state a single amount that is to be transferred from the fund to the Insurance Fund.

(4A) The authority must, at times decided by the authority, transfer amounts from the fund to the Insurance Fund in payment of the single amount stated in the regulation made under subsection (4).

(5) The authority may apply any amount surplus to the authority's budgetary requirements for a particular financial year to encourage or assist education or research related to the building industry.

26 Insurance Fund

(1) A fund called the Insurance Fund is established.

(2) The fund consists of—

- (a) the balance of the Builders' Registration Board Insurance Fund as at the commencement of this section; and
- (b) all money received or recovered by the authority in connection with the statutory insurance scheme; and
- (c) all amounts transferred from the General Statutory Fund under section 25.

(3) The following amounts are to be paid from the fund—

- (a) the costs of administering the statutory insurance scheme;
- (b) the costs of paying out claims under the statutory insurance scheme.

(4) A regulation may require the fund to be managed—

- (a) in the way prescribed under a regulation; or
- (b) in accordance with an external standard of fund administration prescribed under a regulation.

26A Management of statutory insurance scheme

The authority must ensure that the statutory insurance scheme is managed in accordance with actuarially sustainable principles so that the amounts paid into the Insurance Fund under section 26(2) will be sufficient to satisfy the amounts to be paid from the Insurance Fund under section 26(3).

27 Authority is statutory body

(1) Under the *Statutory Bodies Financial Arrangements Act 1982*, the authority is a statutory body.

(2) The *Statutory Bodies Financial Arrangements Act 1982*, part 2B sets out the way in which the authority's powers under this Act are affected by the *Statutory Bodies Financial Arrangements Act 1982*.

28 Authority's obligation to report suspected offence

If the authority has reason to suspect that an offence resulting in loss of money, or loss or damage to other property has been committed, the matter must be reported to the auditor-general and the police.

PART 3—LICENSING

Division 1—Classes of licences

30 Classes of licences

- (1) A licence may be issued authorising the licensee—
- (a) to carry out, and to supervise, all classes of building work; or
 - (b) to supervise (but not to carry out) all classes of building work; or

- (c) to carry out, and to supervise, building work of 1 or more classes specified in the licence; or
- (d) to supervise (but not to carry out) building work of 1 or more classes specified in the licence.

(2) Licences are to be divided into classes by regulation—

- (a) according to whether the licence relates to all classes of building work or is limited to a specified class or specified classes of building work; and
- (b) if the licence is limited to a specified class, or specified classes, of building work—according to the class or classes of building work to which it relates.

(3) A contractor's licence or supervisor's licence may be issued for any class of licence.

(4) However, a regulation may specify a class of licence to be a class that may be held and renewed by a person who held that class immediately before the commencement of the regulation specifying the class but may not, after the commencement of that regulation, be applied for by, or issued to, another person.

Division 2—Entitlement to licence

31 Entitlement to contractor's licence

(1) A person (not being a company) is entitled to a contractor's licence if the authority is, on application by that person, satisfied that—

- (a) the applicant is a fit and proper person to hold the licence; and
- (b) the applicant has the qualifications and experience required by regulation in relation to a licence of the relevant class; and
- (c) the applicant satisfies the relevant financial requirements stated in the board's policies.

(2) A company is entitled to a contractor's licence if the authority is satisfied, on application by that company for a licence, that—

- (a) the directors and any other persons who are in a position to control or substantially influence the conduct of the company's affairs (including, for example, shareholders with a significant shareholding, financiers and senior employees) are fit and proper

persons to exercise such control or influence over a company that holds a contractor's licence; and

- (b) the company's nominee holds a licence specifically identifying, as a class of building work that the nominee may supervise, the same class of building work for which the licence is sought by the company; and
- (c) the applicant satisfies the relevant financial requirements stated in the board's policies.

(3) In deciding whether a particular person is a fit and proper person to hold a contractor's licence or to exercise control or influence over a company that holds a contractor's licence, the authority may have regard to—

- (a) commercial and other dealings in which that person has been involved and the standard of honesty and integrity demonstrated in those dealings; and
- (b) any failure by that person to carry out commercial or statutory obligations and the reasons for the failure; and
- (c) tier 1 defective work carried out by the person, whether or not the person received a notice under section 67AH, 67AI, 67AL or 67AM stating a term of ban for the work; and
- (d) any other relevant factor.

31A No entitlement to contractor's licence if particular partners

A person (whether an individual or a company) is not entitled to a contractor's licence if the person carries on, or intends to carry on, business under the licence in partnership with another person who is—

- (a) an excluded individual; or
- (b) a permanently excluded individual; or
- (c) a convicted company officer; or
- (d) a banned individual; or
- (e) a disqualified individual; or
- (f) an excluded company; or
- (g) a company for which a permanently excluded individual is a director, secretary, influential person or nominee; or

- (h) a company for which a convicted company officer is a director, secretary, influential person or nominee; or
- (i) a company for which a banned individual is a director, secretary, influential person or nominee; or
- (j) a company for which a disqualified individual is a director, secretary, influential person or nominee.

32 Entitlement to supervisor's licence

A person (not being a company) is entitled to a supervisor's licence if the authority is, on application by that person, satisfied—

- (a) that the applicant is a fit and proper person to hold the licence; and
- (b) that the applicant has the qualifications and experience required by regulation in relation to a licence of the relevant class.

32A Exception for s 30(4) licences

This division is subject to section 30(4).

Division 3—Grant of licence

33 Application for licence

(1) An application for a licence—

- (a) must be made in accordance with the regulations; and
- (b) must be accompanied by the appropriate application fee fixed by regulation.

(2) An applicant for a licence must at the request of the authority provide any further information or evidence that the authority may require to decide the application.

(3) In deciding whether to give a licence, the authority may make inquiries and investigations that are reasonable and appropriate in the circumstances, including for example by—

- (a) seeking confirmation about the experience of applicants through site inspections and referee checks; and

- (b) carrying out checks with the Australian Securities and Investment Commission, bankruptcy registers and credit bureaus.

34 Grant of licence

(1) If the authority is satisfied, on an application under this division, that the applicant is entitled to a licence, the authority must issue a licence of the appropriate class.

(2) A contractor's licence is to be in the form of a card stating—

- (a) the licensee's name and licence number; and
(b) the class of building work the licensee is licensed to carry out.

(3) The authority may also issue a licence certificate in a form determined by the authority.

(4) If, on application by a licensee and payment of the fee required by regulation, the authority is satisfied that a licence card or a licence certificate has been lost, damaged or destroyed, the authority may issue a new licence card or licence certificate.

Division 3A—Issue of PINs to licensees

34A PINs

(1) The authority may give a licensee a confidential personal identification number (a “PIN”) for use by the licensee in the licensee's dealings with the authority.

(2) When the authority gives a PIN to a licensee, the authority must also advise the licensee of the authority's requirements for the licensee's keeping and use of the PIN.

Division 4—Conditions of licence

35 Imposition of conditions etc. on grant of licence

(1) A licence may be granted subject to such conditions as the authority considers appropriate.

(2) Without limiting subsection (1), a licence for which an occupational licence is required is taken to be subject to the condition that the licensee hold, and continue to hold, for the term of the licence, the occupational licence.

(3) Without limiting subsection (1), a contractor's licence is subject to the condition that—

- (a) the licensee's financial circumstances must at all times satisfy the relevant financial requirements stated in the board's policies; and
- (b) variations of the contractor's turnover and assets must be notified, or notified and approved, in accordance with the relevant financial requirements stated in the board's policies.

36 Subsequent imposition of conditions etc.

(1) If the authority has reason to believe—

- (a) that a licensee may have insufficient financial resources to meet possible liabilities in relation to building work; or
- (b) that there is some other proper ground for imposing a condition on the licence;

the authority may notify the licensee of the proposed condition and invite the licensee, within a period specified in the notice, to make written representations on the proposal.

(2) After considering the written representations (if any) made by the licensee, the authority, if satisfied that the condition is appropriate, may, by notice to the licensee, impose the condition.

(3) A condition may be imposed preventing the licensee from continuing to carry on business until the licensee has lodged with the authority appropriate security against possible liabilities in relation to building work.

(3A) A condition may be imposed requiring the licensee to complete a course module included in technical or managerial national competency standards relevant to the building industry.

(3B) A condition may be imposed requiring the licensee to give to the authority specified documents that relate to the licensee's obligations under part 4A or the *Domestic Building Contracts Act 2000*.

(3C) Subsections (3), (3A) and (3B) do not limit the power to impose conditions under subsection (2).

(4) The authority may, by subsequent notice to the licensee, vary or revoke a condition imposed under this section.

(5) A notice imposing or varying a condition must inform the licensee of the licensee's right to apply for a review of the authority's decision to impose or vary the condition.

Division 5—Annual licence fee

37 Annual licence fee

A licensee must pay the licence fee appropriate to a licence of the class held by the licensee in accordance with the regulations.

38 Suspension for non-payment of fee

(1) If a licensee fails to pay the appropriate licence fee within the time allowed under the regulations, the authority may, by notice to the licensee, suspend the licence.

(2) A suspension imposed under this section terminates on payment of the appropriate fee.

(3) If a licence has remained in suspension under this section for more than 3 months, the authority may, by notice to the licensee, cancel the licence.

38A Receipt of fee does not revive licence

(1) This section applies if, despite the cancellation or suspension of a licence under this Act, other than a suspension under section 38(1), the authority accepts the payment of an amount purporting to be the licence fee for the licence.

(2) The licence does not stop being cancelled or suspended merely because of the authority's acceptance of the payment.

(3) Subsection (2) applies whether or not the authority gives a receipt for the payment.

Division 6—The register**39 Register**

(1) A register of licensees must be kept by the authority.

(2) The register must include the following particulars in relation to each licensee—

- (a) the licensee's full name, business address and licence number;
- (b) if the licensee is a company—the full name and business address of the nominee and each director;
- (c) the class of licence held by the licensee and any special conditions to which the licence is subject;
- (d) any particulars required by regulation.

(3) The register must also contain against the name of each licensee a note of—

- (a) each direction of the authority requiring the licensee to rectify building work; and
- (b) each order made against the licensee by the tribunal under section 107¹ of the Tribunal Act; and
- (c) any decision of the tribunal under section 84² that it would have been appropriate for the authority to issue a direction requiring the licensee to rectify or complete building work; and
- (d) each time the licensee is convicted of an offence against this Act, the Tribunal Act or the *Domestic Building Contracts Act 2000* and the provision of the Act that was contravened; and
- (e) if the licensee has previously had a licence cancelled under section 67AH or 67AL—the details of the tier 1 defective work that led to the cancellation; and
- (f) if the licensee has previously had a licence cancelled under section 56AF—the details of the relevant event that caused the licensee to be an excluded individual; and

1 Tribunal Act, section 107 (Orders for disciplinary action)

2 Section 84 (Tribunal to decide about rectification or completion work (s 101 QBTA))

Queensland Building Services Authority Act 1991

- (g) any demerit points allocated to the licensee, the demerit matters for which they were allocated and the dates the points took effect; and
- (h) if the licensee has previously had a licence cancelled under section 67AZF or 67AZJ—the details of the demerit matters and demerit points that led to the cancellation.

(4) No information may be included in the register under subsection (3)(a) until—

- (a) all periods for seeking a review of the direction, and for making any appeal arising out of review of the direction, have ended; and
- (b) any review or appeal about the direction is finally decided or is not proceeded with.

(5) No information may be included in the register under subsection (3)(b) or (c) until—

- (a) all periods for making an appeal arising out of the tribunal's order or decision have ended; and
- (b) any appeal about the order or decision is finally decided or is not proceeded with.

(6) No information may be included in the register under subsection (3)(d) until—

- (a) all periods for making an appeal arising out of the conviction have ended; and
- (b) any appeal about the conviction is finally decided or is not proceeded with.

(7) A note made in the register under subsection (3) must be taken off—

- (a) for information mentioned in subsection (3)(e), (f) and (h), 10 years after it is made; or
- (b) for information mentioned in subsection (3)(g), 3 years after it is made; or
- (c) otherwise, 5 years after it is made.

(7A) However, details of demerit points and the demerit matters for which points were allocated must be removed from the register—

- (a) if the points stop having effect; or

- (b) if the points relate to an unsatisfied judgment debt—when the authority is satisfied the judgment debt has been paid.

(8) If circumstances change so that the particulars recorded in the register in relation to a particular licensee no longer reflect the current position, the licensee must, within 14 days after the date of the change, give the authority particulars of the change.

(9) Particulars may be given under subsection (8)—

- (a) by written notice; or
(b) in another way approved by the authority, and advised generally to licensees, as a suitable way for advising particulars to the authority.

(10) A person may, on payment of the fee, and subject to the conditions, prescribed by regulation, inspect the register at the authority's office at any time that office is open to the public.

41 Certificates

(1) The authority may, on application by any person and payment of the fee fixed by regulation, issue a certificate—

- (a) certifying that a particular person was or was not licensed under this Act as at a particular date or over a particular period; or
(b) certifying the class or conditions of a particular licence; or
(c) certifying the cancellation or suspension of a licence; or
(d) certifying as to any other matter contained in the register.

(2) A certificate under this section is admissible in legal proceedings as evidence of any matter stated in the certificate.

Division 7—Requirement to be licensed

42 Unlawful carrying out of building work

(1) A person must not carry out, or undertake to carry out, building work unless that person holds a contractor's licence of the appropriate class under this Act.

(2) For the purposes of this section—

Queensland Building Services Authority Act 1991

- (a) a person carries out building work whether that person carries it out personally, or directly or indirectly causes it to be carried out; and
- (b) a person is taken to carry out building work if that person provides advisory services, administration services, management services or supervisory services in relation to the building work; and
- (c) a person undertakes to carry out building work if that person enters into a contract to carry it out or submits a tender or makes an offer to carry it out.

(3) Subject to subsection (4), a person who carries out building work in contravention of this section is not entitled to any monetary or other consideration for doing so.

(4) A person is not stopped under subsection (3) from claiming reasonable remuneration for carrying out building work, but only if the amount claimed—

- (a) is not more than the amount paid by the person in supplying materials and labour for carrying out the building work; and
- (b) does not include allowance for any of the following—
 - (i) the supply of the person's own labour;
 - (ii) the making of a profit by the person for carrying out the building work;
 - (iii) costs incurred by the person in supplying materials and labour if, in the circumstances, the costs were not reasonably incurred; and
- (c) is not more than any amount agreed to, or purportedly agreed to, as the price for carrying out the building work; and
- (d) does not include any amount paid by the person that may fairly be characterised as being, in substance, an amount paid for the person's own direct or indirect benefit.

(5) An unlicensed person who carries out, in the course of employment, building work for which that person's employer holds a licence of the appropriate class under this Act does not contravene this section.

(6) An unlicensed person who holds an owner-builder permit does not contravene this section by carrying out building work permitted by the permit.

(7) An unlicensed person who carries out, or undertakes to carry out, building work in partnership with a person who is licensed to carry out building work of the relevant class does not contravene this section.

(8) An unlicensed person who carries out, or undertakes to carry out, design work does not contravene this section if—

- (a) the person carries on business as a landscape architect; and
- (b) the person carries out the design work, or undertakes to carry it out, as part of the person's work as a landscape architect; and
- (c) the design work is of a type ordinarily carried out as an appropriate or necessary component of a landscape architect's work.

(9) A person who contravenes this section commits an offence.

Maximum penalty—

- (a) for an individual—80 penalty units for a first offence, 120 penalty units for a second offence and 160 penalty units for a third or subsequent offence; and
- (b) for a company—160 penalty units for a first offence, 240 penalty units for a second offence and 320 penalty units for a third or subsequent offence.

(10) Subsection (4) applies to building work carried out on or after 1 July 1992, unless the entitlement to payment for the carrying out of the building work was—

- (a) before the commencement of this section, decided by—
 - (i) a court; or
 - (ii) the tribunal; or
 - (iii) an arbitrator or another entity authorised to make a binding decision about the entitlement; or
- (b) before 2 March 1999, the subject of—
 - (i) a claim or counter claim filed in a court; or
 - (ii) an application made to the tribunal; or
 - (iii) a reference to an arbitrator or another entity authorised to make a binding decision about the entitlement; or

- (c) provided for as a term of a binding agreement entered into before the commencement of this subsection, but only if the binding agreement—
 - (i) is between—
 - (A) 1 or more consumers and 1 or more building contractors; or
 - (B) 1 or more building contractors and 1 or more other building contractors; and
 - (ii) was entered into to resolve a dispute between some or all of the parties to the binding agreement; and
 - (iii) is not the contract for the carrying out of the building work as originally entered into, or as originally entered into and as subsequently varied.

(11) In subsection (10)—

“**tribunal**” means the Queensland Building Tribunal under this Act before the commencement of this subsection.

42A Exemption from s 42 for up to 6 months

(1) This section applies if—

- (a) on or after 1 July 2000, a class of licence (the “**new class of licence**”) is established under this Act; and
- (b) immediately before the establishment of the new class of licence a person (the “**relevant person**”) was carrying on a business that included carrying out work (“**relevant work**”) within the scope of work for the new class of licence; and
- (c) either of the following applied immediately before the establishment of the new class of licence—
 - (i) no relevant work was building work;
 - (ii) some relevant work was building work, but its carrying out was incidental to the carrying out of all other relevant work.

(2) The relevant person does not contravene section 42(1) in carrying out, or undertaking to carry out, relevant work unless—

- (a) an application by the relevant person for the new class of licence is granted or refused; or

- (b) 6 months have elapsed since the new class of licence was established.

43 Supervision of building work

(1) Any building work carried out by a licensed contractor must be carried out—

- (a) if the licensee is a company—under the personal supervision of an officer or employee of the company who holds a licence authorising supervision of building work of the relevant class; or
- (b) if the licensee is an individual—under the personal supervision of the licensee or an employee of the licensee who holds a licence authorising supervision of building work of the relevant class.

(2) A licensed contractor, and for a licensed contractor that is a company, the company and the company's nominee are obliged to ensure adequate supervision of all building work carried out under the licence and accordingly the systems in place for supervision and the number of licensed supervisors engaged in supervision must be adequate having regard to—

- (a) the nature and amount of the building work being carried out at any one time; and
- (b) the number of sites at which the building work is being carried out; and
- (c) the geographical location of the sites.

(3) In deciding whether a licensed contractor or nominee has ensured adequate supervision of building work, regard must be had to whether the work is—

- (a) in accordance with the plans and specifications for the work set out in the contract between the licensed contractor and a consumer; and
- (b) of a standard expected of a competent holder of a contractor's licence of the appropriate class.

(4) The authority may, for any proper reason, waive compliance with a requirement of this section on such conditions as the authority considers appropriate.

(5) If building work is not supervised as required by this section the licensed contractor commits an offence and, if the licensed contractor is a company, the company's nominee also commits an offence.

Maximum penalty—

- (a) for an individual—40 penalty units for a first offence, 60 penalty units for a second offence and 80 penalty units for a third or subsequent offence; and
- (b) for a company—80 penalty units for a first offence, 120 penalty units for a second offence and 160 penalty units for a third or subsequent offence.

Division 8—Owner-builders

44 Permits for owner-builders

(1) The authority may, on application by the owner of land, and payment of the appropriate fee determined under the regulations, issue a permit permitting the owner (subject to any other relevant law) to carry out on the land building work of a class prescribed by regulation for the purposes of this division.

(2) If the land is owned jointly or in common by 2 or more persons, the application must be made jointly by all of them.

(3) The regulations may require that an applicant for a permit to carry out building work of a particular class, or if there are 2 or more joint applicants, at least 1 of them, must have completed a specified course of instruction.

(3A) A regulation made under subsection (3) may, if the applicant is a company, require that a director of the company must have completed a specified course of instruction.

(4) A permit cannot be issued under this section if a permit has been issued to the same applicant within the previous 6 years unless—

- (a) the case falls within an exception stated in the regulations; or
- (b) the authority is satisfied that there are special reasons for issuing the permit.

(5) In this section—

“owner” includes a person—

- (a) who—
 - (i) holds an estate or interest in land that entitles the person to become an owner (as defined in schedule 2) of the land; or
 - (ii) is the occupier of land under a lease, licence or other authority from the owner (as defined in schedule 2) of the land; and
- (b) who produces with an application under subsection (1) the written agreement of the owner (as defined in schedule 2) of the land for a permit to be issued under this section to the person.

46 Notification on certificate of title

(1) If a permit is issued under this division, the authority must notify the registrar of titles of the granting of the permit.

(2) If the authority becomes aware that building work has been carried out, and that a permit should have been, but was not, obtained under section 44 for carrying out the building work, the authority must notify the registrar of titles of the carrying out of the building work without a permit.

(3) On receiving a notification under this section, the registrar of titles must enter the notification in the file attached to the register and it may not be removed except under this section.

(4) At the end of 7 years from entry of a notification, the registrar of titles may remove it from the file.

(5) If the authority directs earlier removal of a notification from the file, the registrar of titles must comply with that direction.

(6) In this section—

“**register**” means—

- (a) for freehold land—the freehold land register; or
- (b) for other land—the relevant register for the land.

47 Warnings

(1) If—

- (a) building work is carried out on land by a person who is not licensed to carry out that building work; and

- (b) the land is offered for sale within 6 years after completion of the building work;

the vendor must, before the contract of sale is signed by the purchaser, give the prospective purchaser a notice containing details of the building work and a warning in the form required by regulation.

(2) If a notice is not given as required by this section, the vendor will be taken to have given the purchaser a contractual warranty (which operates to the exclusion of any inconsistent provision of the contract of sale) that the building work was properly carried out.

Division 9—Cancellation, suspension or surrender of licence

48 Cancellation or suspension of licence

The authority may suspend or cancel a licence if—

- (a) the licence was obtained on the basis of incorrect information supplied to the authority, whether or not fraud was intended; or
- (b) the licence was obtained by fraud or other improper means; or
- (c) the licensee is convicted of an indictable offence or an offence that, if committed in Queensland, would be an indictable offence; or
- (e) the licensee is a company and it ceases, for a period exceeding 28 days, to have a nominee holding a licence authorising supervision of building work of the appropriate class or classes; or
- (f) the licensee is convicted of an offence against this Act; or
- (h) the licensee contravened a condition to which the licence is subject under section 35 or that is imposed under section 36 on the licensee's licence; or
- (i) the licensee owes an amount to the authority and fails to comply with a demand by the authority to discharge the debt; or
- (j) the authority becomes aware of the existence of facts that, having regard to section 31(1)(a) or (2)(a)—
 - (i) would allow the authority to refuse to issue the licence if it were now being applied for by the licensee; or

- (ii) would have allowed the authority to refuse to issue the licence originally.

49 Procedure for cancellation or suspension

(1) The authority must, before cancelling or suspending a licence, give the licensee notice of its reasons for the proposed cancellation or suspension and allow the licensee 21 days from service of the notice to make written representations on the matter.

(2) The authority must consider any written representations made within the time allowed under subsection (1) before imposing the cancellation or suspension.

(3) A cancellation or suspension is imposed by written notice to the licensee.

(4) The notice of cancellation or suspension must inform the licensee or former licensee of the right to apply to the tribunal for a review of the authority's decision.

49A Immediate suspension of licence

(1) The authority may suspend a licensee's licence without allowing the licensee time to make written representations before the suspension takes effect if the authority believes, on reasonable grounds, there is a real likelihood that serious financial loss or other serious harm will happen to any of the following if the licence is not immediately suspended—

- (a) other licensees;
- (b) the employees of other licensees;
- (c) consumers;
- (d) suppliers of building materials or services.

(2) The suspension under subsection (1) is imposed by written notice given to the licensee that also—

- (a) tells the licensee—
 - (i) the reasons for the suspension; and
 - (ii) that the licensee may make written representations for a lifting of the suspension; and

- (iii) that the licensee may apply to the tribunal for a review of the authority's decision to immediately suspend the licence; and
- (b) briefly explains how the suspension could lapse under subsection (3).
- (3) The suspension under subsection (1) lapses if—
- (a) the authority does not, within 10 days after the licensee is given notice of the suspension, give the licensee notice under section 49(1) of the authority's reasons for a proposed cancellation or suspension of the licence under section 48 (a “**section 49 notice**”); or
- (b) the authority, within 10 days after the licensee is given notice of the suspension, gives the licensee a section 49 notice, but the licence is not suspended or cancelled under section 48 within 3 months, or a longer period decided under subsections (4) and (5), after the section 49 notice is given; or
- (c) the authority suspends or cancels the licence under section 48.
- (4) The authority may extend the period of 3 months mentioned in subsection (3)(b), but only if it appears to the authority that, in the circumstances, it is in the interests of the licensee to do so.
- (5) The period may be extended more than once, but whenever it is extended, it must not be extended for more than 1 month.

49B Suspension or cancellation for failure to comply with tribunal's orders and directions (s 86 QBTA)

(1) The tribunal may, in a proceeding to which a licensee is a party, order that the licensee's licence be suspended or cancelled if the licensee fails to comply with an order or direction of the tribunal within the time allowed by the tribunal.

(2) Before ordering that a licence be suspended or cancelled, the tribunal must give the licensee a reasonable opportunity to show cause why it should not be cancelled or suspended.

(3) Subsection (2) does not apply to an order or direction made in a disciplinary proceeding under part 7, division 4.³

3 Part 7 (Jurisdiction of tribunal), division 4 (Disciplinary proceedings)

(4) An order under this section operates, of its own force, to suspend or cancel the licence if the licensee fails to comply with the tribunal's order or direction within the time allowed by the tribunal.

50 Surrender of licence

A licensee may, with the consent of the authority, surrender the licence.

Division 9A—Monitoring continued satisfaction of financial requirements and compliance with part 4A and the Domestic Building Contracts Act 2000

50A Approved audit program

(1) The Minister may approve a program (an “**approved audit program**”) under which the authority may audit licensees for 1 of the following purposes—

- (a) to find out if they continue to satisfy the relevant financial requirements stated in the board's policies;
- (b) to find out if they have been complying with part 4A;
- (c) to find out if they have been complying with the *Domestic Building Contracts Act 2000*.

(2) An approved audit program must state the following—

- (a) the purpose of the program;
- (b) when the program starts;
- (c) the period over which the program is to be carried out;
- (d) objective criteria for selecting licensees who are to be the subject of audit;
- (e) if the licensees to be audited are to be selected from licensees holding licences of a particular class, a description of the class.

(3) Despite anything in an approved audit program, a licensee may be the subject of an audit under an approved audit program for a purpose only if there has not been an audit of the licensee under an approved audit program for that purpose within the preceding 2 years.

50B Notice of proposed audit program

(1) At least 14 days, but not more than 28 days, before an approved audit program starts, the authority must give notice of the program.

(2) The notice must be published in the gazette, and may be published in any other publication the authority considers appropriate.

(3) The notice must state the following—

- (a) the purpose of the approved audit program;
- (b) when the program starts;
- (c) the period over which the program is to be carried out;
- (d) the objective criteria for selecting licensees who are to be the subject of audit;
- (e) if the licensees to be audited are to be selected from licensees holding licences of a particular class, a description of the class;
- (f) how licensees selected for audit under the program will be advised they have been selected;
- (g) the obligations to be complied with by licensees selected for audit under the program.

50C Supply of financial records and other documents under approved audit program or for other reason

(1) This section applies to a licensee if—

- (a) the licensee is selected to be audited under an approved audit program; or
- (b) the authority is satisfied, because of information received by the authority, there are reasonable grounds for concern that—
 - (i) the licensee does not satisfy the relevant financial requirements stated in the board's policies; or
 - (ii) is not, or has not been, complying with—
 - (A) part 4A; or
 - (B) the *Domestic Building Contracts Act 2000*.

(2) The authority may give a written notice to the licensee requiring the licensee to give the authority copies of, or access to—

Queensland Building Services Authority Act 1991

- (a) the financial records described in the notice; or
 - (b) the documents described in the notice that relate to the licensee's obligations—
 - (i) under part 4A; or
 - (ii) the *Domestic Building Contracts Act 2000*.
- (3) The written notice may describe only—
- (a) the financial records of the licensee the authority reasonably requires for deciding whether the licensee satisfies the relevant financial requirements stated in the board's policies; or
 - (b) the documents the authority reasonably requires for deciding whether the licensee is, or has been, complying with—
 - (i) part 4A; or
 - (ii) the *Domestic Building Contracts Act 2000*.

(4) The licensee must comply with the written notice within 21 days after the licensee receives the written notice, unless the licensee has a reasonable excuse.

Maximum penalty—100 penalty units.

(4A) It is not a reasonable excuse to fail to comply with the written notice that complying with the notice might tend to incriminate the person.

(5) Also, if the licensee does not comply with the written notice within 21 days after the licensee receives it, the licensee is taken, for section 48(h), to have contravened a condition imposed under section 36 on the licensee's licence.

Division 10—Miscellaneous

51 Improper use of licence card, certificate, number or PIN

(1) A licensed contractor must not allow another person to make use of the licensed contractor's licence if the licensed contractor knows, or ought reasonably to know, that the other person intends to make use of the licence—

- (a) if the other person is not also a licensed contractor—to pretend to be a licensed contractor; or

- (b) if the other person is also a licensed contractor—to pretend to be the holder of a contractor’s licence authorising carrying out building work the other person is not authorised to carry out.

Maximum penalty—

- (a) for a first offence—80 penalty units; and
(b) for a second offence—120 penalty units; and
(c) for a third or subsequent offence—160 penalty units.

(2) A person who is not a licensed contractor must not make use of a licensed contractor’s licence to pretend to be a licensed contractor.

Maximum penalty—

- (a) for a first offence—80 penalty units; and
(b) for a second offence—120 penalty units; and
(c) for a third or subsequent offence—160 penalty units.

(3) A licensed contractor (the “**first contractor**”) must not make use of another licensed contractor’s licence to pretend to be the holder of a contractor’s licence authorising carrying out building work the first contractor is not authorised to carry out.

Maximum penalty—

- (a) for a first offence—80 penalty units; and
(b) for a second offence—120 penalty units; and
(c) for a third or subsequent offence—160 penalty units.

(4) In this section—

“**make use of**” a licensed contractor’s licence, means make use of the number of the licensed contractor’s licence or the licensed contractor’s licence card, licence certificate or PIN.

51A Other offences relating to unlawful carrying out of building work

(1) A licensed contractor must not help another person to carry out building work if the licensed contractor knows, or ought reasonably to know, that in carrying out the building work the other person is committing an offence against section 42.

Maximum penalty—

- (a) for a first offence—80 penalty units; and
- (b) for a second offence—120 penalty units; and
- (c) for a third or subsequent offence—160 penalty units.

(2) A licensed contractor must not carry out, or undertake to carry out, building work using a name, number or PIN other than the licensed contractor's name, number or PIN unless the contractor has a reasonable excuse.

Maximum penalty—

- (a) for a first offence—80 penalty units; and
 - (b) for a second offence—120 penalty units; and
 - (c) for a third or subsequent offence—160 penalty units.
- (3) Section 42(2) also applies for this section.

52 Signs to be exhibited

(1) A licensed contractor (not being a subcontractor) must exhibit at a prominent position on a building site under the contractor's control a sign conforming with the regulations showing the name under which the contractor is licensed under this Act and the number of the contractor's licence.

Maximum penalty—20 penalty units.

(2) A person who carries out building work under an owner-builder permit must exhibit at a prominent position on a building site under that person's control a sign conforming with the regulations showing the number of the permit.

Maximum penalty—20 penalty units.

53 Return of licence

(1) A licensee (or former licensee) whose licence is suspended or cancelled must, within 14 days of receiving notice of the suspension or cancellation, return the licence and, if the authority has issued a licence certificate, the licence certificate, to the authority.

(2) A licensee must, within 14 days of receiving notice of the imposition, variation or revocation of a condition of the licence return the licence and,

if the authority has issued a licence certificate, the licence certificate, to the authority for endorsement.

(3) A person who fails, without reasonable excuse, to comply with a requirement of this section commits an offence.

Maximum penalty—80 penalty units.

53A Satisfying financial requirements at renewal

(1) The authority must not renew a contractor's licence if the authority is not given information, in a form approved by the board, and within the time allowed under a regulation, about the contractor's continued satisfaction of the relevant financial requirements stated in the board's policies.

(2) The form approved by the board may require some or all of the information to be given by a person suitably qualified and experienced in accountancy.

(3) If the contractor does not give the authority the information mentioned in subsection (1), the authority may, by written notice given to the licensee, suspend the licence.

(4) A suspension imposed under this section ends when the authority is given the information.

(5) If a licence has remained in suspension under this section for more than 3 months, the authority may, by notice to the licensee, cancel the licence.

53B False or misleading documents about financial requirements

(1) A person must not give a document to the authority about a contractor's satisfaction of financial requirements stated in the board's policies if—

- (a) the person knows the document contains information that is false or misleading; or
- (b) the document contains information that is false or misleading and the person did not take reasonable steps to make sure that the information was not false or misleading.

Maximum penalty—100 penalty units or 2 years imprisonment.

(2) Subsection (1)(a) does not apply to a person who, when giving the document—

- (a) informs the authority, to the best of the person's ability, how it is false or misleading; and
- (b) gives the correct information to the authority if the person has, or can reasonably obtain, the correct information.

(3) A complaint against a person for an offence against subsection (1)(a) is sufficient if it states the document was false or misleading to the person's knowledge.

54 Advertisements

A licensee who publishes or causes to be published any advertisement in connection with the licensee's business must ensure that the advertisement—

- (a) contains the name under which the licensee is licensed; and
- (b) states that the licensee is licensed under this Act and the number of the licensee's licence; and
- (c) conforms with any other requirements imposed by regulation.

Maximum penalty—35 penalty units.

55 Notification of company's nominee

If a company that holds a licence—

- (a) ceases to have a nominee; or
- (b) changes its nominee;

the company must, within 14 days, give notice containing the information required by regulation to the authority.

Maximum penalty—20 penalty units.

56 Partnerships

(1) A licensed contractor may carry on business under the licence in partnership with an unlicensed person subject to the following conditions—

Queensland Building Services Authority Act 1991

- (a) no contract to carry out building work may be entered into, and no offer or tender to carry out building work may be made, on behalf of the partnership except by the licensed contractor;
- (b) any such contract offer or tender must be signed by the licensed contractor and have endorsed on it the names of the other members of the partnership;
- (c) any advertisement published in relation to the business carried on, or to be carried on, under the licence must state the name under which the licensed contractor is licensed and conform with any requirements imposed by regulation;
- (d) the unlicensed person must not be—
 - (i) an excluded individual; or
 - (ii) a permanently excluded individual; or
 - (iii) a convicted company officer; or
 - (iv) a banned individual; or
 - (v) a disqualified individual; or
 - (vi) an excluded company; or
 - (vii) a company for which a permanently excluded individual is a director, secretary, influential person or nominee; or
 - (viii) a company for which a convicted company officer is a director, secretary, influential person or nominee; or
 - (ix) a company for which a banned individual is a director, secretary, influential person or nominee; or
 - (x) a company for which a disqualified individual is a director, secretary, influential person or nominee.

(2) If a condition imposed by subsection (1) is contravened, each member of the partnership commits an offence.

Maximum penalty—80 penalty units.

PART 3A—EXCLUDED AND PERMITTED INDIVIDUALS AND EXCLUDED COMPANIES

Division 1—Preliminary

56AB Operation of pt 3A

This part has effect despite anything in part 3.

56AC Excluded individuals and excluded companies

(1) This section applies to an individual if—

- (a) after the commencement of this section, the individual takes advantage of the laws of bankruptcy or becomes bankrupt (“**relevant bankruptcy event**”); and
- (b) 5 years have not elapsed since the relevant bankruptcy event happened.

(2) This section also applies to an individual if—

- (a) after the commencement of this section, a company, for the benefit of a creditor—
 - (i) has a provisional liquidator, liquidator, administrator or controller appointed; or
 - (ii) is wound up, or is ordered to be wound up; and
- (b) 5 years have not elapsed since the event mentioned in paragraph (a)(i) or (ii) (“**relevant company event**”) happened; and
- (c) the individual—
 - (i) was, when the relevant company event happened, a director or secretary of, or an influential person for, the company; or
 - (ii) was, at any time after the commencement of this section and within the period of 1 year immediately before the relevant company event happened, a director or secretary of, or an influential person for, the company.

(3) If this section applies to an individual because of subsection (1), the individual is an “**excluded individual**” for the relevant bankruptcy event.

(4) If this section applies to an individual because of subsection (2), the individual is an **“excluded individual”** for the relevant company event.

(5) An excluded individual for a relevant bankruptcy event (the **“first event”**) does not also become an excluded individual for another relevant bankruptcy event (the **“other event”**) if the first event and the other event are both consequences flowing from what is, in substance, the one set of circumstances applying to the individual.

(6) An excluded individual for a relevant company event (the **“first event”**) does not also become an excluded individual for another relevant company event (the **“other event”**) if the first event and the other event are both consequences flowing from what is, in substance, the one set of circumstances applying to the company.

(7) A company is an **“excluded company”** if an individual who is a director or secretary of, or an influential person for, the company is an excluded individual for a relevant event.

Division 2—Categorisation as permitted individual

56AD Becoming a permitted individual

(1) An individual may apply to the authority to be categorised as a permitted individual for a relevant event if the individual has been advised by the authority, or has otherwise been made aware, that the authority considers the individual to be an excluded individual for the relevant event.

(2) However, if as a result of the application the individual is not categorised as a permitted individual for the relevant event, the individual may not, while the individual is an excluded individual for the relevant event, again apply to be categorised as a permitted individual for the relevant event.

(3) If the individual applies, the application must include the reasons why the authority should categorise the individual as a permitted individual for the relevant event.

(4) If the individual is a director or secretary of, or influential person for, a company that is a licensee, the company is taken to be a party to the application, and may make submissions to the authority about the application.

(5) The authority must give its decision on the categorisation within 28 days, or a longer period agreed between the individual and the authority.

(6) If the authority does not give its decision within the time required under subsection (5), the authority is taken, for section 86(1)(j)⁴ to have decided not to categorise the individual as a permitted individual for the relevant event.

(7) Nothing in subsection (6) stops the authority, after the time required under subsection (5) has elapsed, from confirming the authority's refusal to categorise the individual as a permitted individual for the relevant event.

(8) The authority may categorise the individual as a permitted individual for the relevant event only if the authority is satisfied, on the basis of the application, that the individual took all reasonable steps to avoid the coming into existence of the circumstances that resulted in the happening of the relevant event.

(9) If an individual is categorised as a permitted individual for a relevant event, the individual is taken not to be an excluded individual for the relevant event.

Division 3—Licence exclusion and cancellation

56AE Exclusion from licence

The authority must not grant a person a licence if the person is—

- (a) an excluded individual for a relevant event; or
- (b) an excluded company.

56AF Procedure if licensee is excluded individual

(1) This section applies if the authority considers that an individual who is a licensee is an excluded individual for a relevant event.

(2) The authority must give the individual a written notice identifying the relevant event and stating the following—

- (a) why the authority considers the individual is an excluded individual for the relevant event;

⁴ Section 86 (Reviewable decisions (s 104 QBTA))

- (b) the individual may apply to the authority to be categorised as a permitted individual for the relevant event if the individual has not already done so;
- (c) the circumstances, stated in subsection (3), in which the authority must cancel the individual's licence.

(3) The authority must cancel the individual's licence by written notice given to the individual if—

- (a) the individual has not already applied to be categorised as a permitted individual for the relevant event, and the individual does not apply for the categorisation within 28 days after the authority gives the individual the written notice under subsection (2); or
- (b) the individual has already applied to be categorised as a permitted individual for the relevant event, or the individual applies for the categorisation within the 28 days mentioned in paragraph (a), but—
 - (i) the authority refuses the application; and
 - (ii) either of the following applies—
 - (A) the period for applying for a review of the decision to refuse has ended and no application for review has been made;
 - (B) an application for review has been made and the authority's decision is confirmed, or the application is not proceeded with.

(4) Section 49 does not apply to a cancellation under subsection (3).

56AG Procedure if licensee is excluded company

(1) This section applies if the authority considers that a company that is a licensee is an excluded company.

(2) The authority must give the company a written notice stating the following—

- (a) particulars identifying the individual (the “**relevant individual**”) who is a director or secretary of, or an influential person for, the company and who is an excluded individual for a relevant event;
- (b) particulars identifying the relevant event;

Queensland Building Services Authority Act 1991

- (c) within 28 days after the authority gives the company the written notice, the relevant individual must—
 - (i) stop being a director, secretary or influential person; or
 - (ii) if the individual is eligible to do so but has not already done so, apply to the authority to be categorised as a permitted individual for the relevant event;
- (d) the circumstances, stated in subsections (3), (4) and (5), in which the authority must cancel the company's licence.

(3) The authority must cancel the company's licence by written notice given to the company if, within the 28 days mentioned in subsection (2)(c), the relevant individual—

- (a) does not stop being a director or secretary of, or an influential person for, the company; and
- (b) if the relevant individual is eligible to do so but has not already done so, does not apply to be categorised as a permitted individual for the relevant event.

(4) The authority must also cancel the company's licence by written notice given to the company if all of the following apply—

- (a) the relevant individual has already applied to be categorised as a permitted individual for the relevant event, or the relevant individual applies for the categorisation within the 28 days mentioned in subsection (2)(c);
- (b) the authority refuses the application and the relevant individual does not stop being a director, secretary or influential person;
- (c) either—
 - (i) the period for applying for a review of the decision to refuse has ended and no application for review has been made; or
 - (ii) an application for review has been made and the authority's decision is confirmed, or the application is not proceeded with.

(5) The authority must also cancel the company's licence by written notice given to the company if the relevant individual is not eligible to apply to the authority to be categorised as a permitted individual for the relevant event and the relevant individual does not, within the 28 days

mentioned in subsection (2)(c), stop being a director, secretary or influential person.

(6) Section 49 does not apply to a cancellation under subsection (3).

56AH Review by tribunal of authority’s opinion

(1) This section applies if the authority considers under section 56AF or 56AG (the “**relevant section**”) that a person is an excluded individual or excluded company, or that an individual is still a director or secretary of, or an influential person for, a company.

(2) If a person applies for a review of the authority’s decision, the application for review does not affect anything already done or in force under the relevant section, but periods of time mentioned in the relevant section are taken to stop running until the review is finished.

PART 3B—PERMANENTLY EXCLUDED INDIVIDUALS

Division 1—Preliminary

57 Operation of pt 3B

This part has effect despite anything in part 3.

58 Meaning of “permanently excluded individual”

(1) A “**permanently excluded individual**” is an individual—

- (a) who has twice been an excluded individual for a relevant event; and
- (b) who for each relevant event has been given written notice by the authority stating—
 - (i) particulars identifying the relevant event; and
 - (ii) why the authority considers the individual is an excluded individual for the relevant event; and

- (iii) that the individual has the right to apply to be categorised as a permitted individual for the relevant event within 28 days of being given notice; and
- (c) who for each occasion the individual has been given notice, either—
 - (i) did not apply to be categorised as a permitted individual within the time stated in the notice; or
 - (ii) applied to be categorised as a permitted individual within the time stated but had the application refused.
- (2) Notice under subsection (1)(b)—
 - (a) must be given while the individual is an excluded individual for the relevant event to which the notice relates; and
 - (b) if the notice is the second or a subsequent notice the individual has been given about being an excluded individual for a relevant event—
 - (i) must state the effect of the individual becoming a permanently excluded individual; and
 - (ii) may be given at any time after an earlier notice was given.
- (3) An excluded individual who is a licensee is taken to have been given notice under subsection (1)(b) if—
 - (a) the individual has been given notice under section 56AF(2); and
 - (b) for a second or subsequent notice, the notice also includes the information required under subsection (2)(b)(i).
- (4) A second or subsequent notice may be given for a relevant event whether the event happened before or after another event for which the authority has already given notice under subsection (1)(b).
- (5) However, subsection (1) applies only if an individual became an excluded individual for at least 1 of the relevant events after the commencement of this section, irrespective of when the circumstances resulting in the relevant event arose.
- (6) If a second or subsequent notice does not include the information required under subsection (2)(b)(i) another notice containing the information may be given.
- (7) It is declared that in deciding whether 2 relevant events as mentioned in subsection (1) have happened, a relevant event must be counted—

Queensland Building Services Authority Act 1991

- (a) whether the relevant event happened before or after the other relevant event; and
- (b) whether or not the notices under subsection (1)(b) for the relevant events were given in the order the relevant events happened; and
- (c) regardless of the length of time between the giving of the notices under subsection (1)(b) for the relevant events; and
- (d) whether the relevant event happened before or after the commencement of this section, subject to subsection (5).

Example for subsection (2)(a)—

The authority gives a licensee a notice under this section for a relevant event for which the licensee is currently an excluded individual. The authority later discovers that the licensee was, before the grant of the licensee's licence, an excluded individual for a previous relevant event. However, the licensee is not currently an excluded individual for this relevant event because 5 years have elapsed since the event happened. It may not give the licensee a notice for this event.

Example for subsection (7)(a), (b) and (d)—

The authority gives a licensee a notice under this section for a relevant event that happened after the commencement of this section. It later discovers that the licensee is an excluded individual for another relevant event that happened before the grant of the licensee's licence and before the commencement of this section. It may give the licensee a notice for this relevant event. Also, it is the later notice, about the earlier relevant event, that must state the effect of the individual becoming a permanently excluded individual.

Examples for subsection (7)(c)—

1. The authority becomes aware that a person who is an applicant for a contractor's licence is currently an excluded individual for 2 relevant events 1 of which happened after the commencement of this section. The authority may give the person a notice for 1 of the relevant events and immediately give a notice for the other relevant event. Also, it is the later notice that must state the effect of the individual becoming a permanently excluded individual.
2. A licensee becomes an excluded individual for a relevant event. The individual's licence is cancelled under section 56AF and the individual is given notice complying with this section for the relevant event. More than 5 years later the licensee applies for and is granted a contractor's licence. Ten years after this, the licensee becomes an excluded individual for another relevant event. The authority gives a notice complying with this section for the latest relevant event. This notice includes the information required for a second or subsequent notice under subsection (2)(b)(i) and the individual becomes a permanently excluded individual.

Division 2—Licence exclusion**59 Exclusion from licence**

The authority must not grant a person a licence if the person is—

- (a) a permanently excluded individual; or
- (b) a company for which a permanently excluded individual is a director, secretary, influential person or nominee.

60 Permanently excluded individual not fit and proper

A permanently excluded individual is taken not to be a fit and proper person for part 3, division 2.

61 When individual no longer permanently excluded individual

In deciding whether an individual is, or continues to be, a permanently excluded individual, a relevant event for which the individual has been given notice under section 58(1)(b) must not be counted if the individual—

- (a) applies to the tribunal under section 86(1)(j)⁵ for a review of the authority's decision not to categorise the individual as a permitted individual for the relevant event, and the tribunal reverses or annuls the authority's decision; or
- (b) applies to the tribunal under section 86(1)(k) for a review of the authority's decision under section 56AF that a person is an excluded individual, and the tribunal reverses or annuls the authority's decision.

5 Section 86 (Reviewable decisions (s 104 QBTA))

PART 3C—CONVICTED COMPANY OFFICERS

Division 1—Preliminary

62 Operation of pt 3C

This part has effect despite anything in part 3.

Division 2—Licence exclusion and cancellation

63 Exclusion from licence

The authority must not grant a person a licence if the person is—

- (a) a convicted company officer; or
- (b) a company for which a convicted company officer is a director, secretary, influential person or nominee.

64 Procedure if authority considers individual a convicted company officer

(1) This section applies if the authority considers that an individual is a convicted company officer.

(2) The authority must give the individual a written notice stating—

- (a) details of the conviction the authority considers makes the individual a convicted company officer; and
- (b) the effect of the individual being a convicted company officer; and
- (c) an invitation to the individual to make written submissions, within a stated period, to satisfy the authority that the individual is not a convicted company officer.

(3) The stated period must be at least 28 days after the written notice is given to the individual.

(4) The authority must consider any submissions made by the individual.

65 Ending procedure without further action

(1) This section applies if, after considering submissions made by the individual, the authority is satisfied the individual is not a convicted company officer.

(2) The authority must, as soon as practicable, advise the individual in writing that no further action under this part will be taken in relation to the notice given under section 64(2).

66 Notice of cancellation and that not a fit and proper person to individual who is a licensee

(1) For an individual who is a licensee, subsection (3) applies if, after considering submissions made by the individual for the notice under section 64(2), the authority still considers that the individual is a convicted company officer.

(2) Subsection (3) also applies if there are no submissions for the notice under section 64(2).

(3) The authority must, by written notice given to the individual—

- (a) inform the individual that the authority still considers the individual is a convicted company officer; and
- (b) cancel the individual's licence; and
- (c) inform the individual—
 - (i) that the individual is taken not to be a fit and proper person for part 3, division 2;⁶ and
 - (ii) of the individual's right to apply to the tribunal for a review of the authority's decision.⁷

(4) An individual given notice under subsection (3) is taken not to be a fit and proper person for part 3, division 2 as stated in the notice.

(5) Section 49 does not apply to a cancellation under subsection (3).

6 Part 3, division 2 (Entitlement to licence)

7 An individual may have the authority's decision reviewed by the tribunal under section 86(1)(l).

67 Notice that not a fit and proper person to individual who is not a licensee

(1) For an individual who is not a licensee, subsection (3) applies if, after considering submissions made by the individual for the notice under section 64(2), the authority still considers that the individual is a convicted company officer.

(2) Subsection (3) also applies if there are no submissions for the notice under section 64(2).

(3) The authority must, by written notice given to the individual, inform the individual—

- (a) that the authority still considers the individual is a convicted company officer; and
- (b) that the individual is taken not to be a fit and proper person for part 3, division 2; and
- (c) of the individual's right to apply to the tribunal for a review of the authority's decision.

(4) An individual given notice under subsection (3) is taken not to be a fit and proper person for part 3, division 2 as stated in the notice.

67AA Notice by authority to company for which a convicted company officer is a director, secretary, influential person or nominee

(1) This section applies if the authority considers that a company that is a licensee has an individual who is a convicted company officer as a director or secretary of, or an influential person or nominee for, the company.

(2) The authority must give the company a written notice stating—

- (a) particulars identifying the individual (the “**relevant individual**”) the authority considers is a director or secretary of, or an influential person or nominee for, the company;⁸ and
- (b) that the relevant individual must stop being a director, secretary, influential person or nominee within 28 days after the authority gives the individual the written notice; and

⁸ A company may have the authority's decision reviewed by the tribunal under section 86(1)(m).

- (c) the authority must cancel the licensee’s licence if the relevant individual does not stop being a director, secretary, influential person or nominee within the 28 days mentioned in paragraph (b).

(3) The authority must cancel the company’s licence by written notice given to the company if the relevant individual does not stop being a director, secretary, influential person or nominee within the 28 days mentioned in subsection (2)(b).

- (4) Section 49 does not apply to a cancellation under subsection (3).

PART 3D—BANNED INDIVIDUALS

Division 1—Preliminary

67AB Meaning of “tier 1 defective work” and “carry out tier 1 defective work”

(1) “**Tier 1 defective work**” means grossly defective building work that—

- (a) falls below the standard reasonably expected of a licensed contractor for the type of building work; and
- (b) either—
- (i) adversely affects the structural performance of a building to the extent that a person could not reasonably be expected to use the building for the purpose for which it was, or is being, erected or constructed; or
- (ii) is likely to cause the death of, or grievous bodily harm to, a person.

Example for paragraph (b)(i)—

A building is constructed and due to substandard building work all or a significant part of the building requires demolition or substantial reconstruction.

Examples for paragraph (b)(ii)—

A fire protection contractor installs a fire protection system that does not meet the requirements of the Building Code of Australia for the system. In

the event of fire, the noncompliance is likely to result in the death of, or grievous bodily harm to, a person.

(2) “Carry out tier 1 defective work” means—

- (a) carry out tier 1 defective work personally; or
- (b) directly or indirectly, cause tier 1 defective work to be carried out; or
- (c) provide advisory, administrative, management or supervisory services for carrying out tier 1 defective work.

67AC Banned individual

(1) An individual is a **“banned individual”** if the individual is given notice under this part that the individual is taken not to be a fit and proper person for part 3, division 2.⁹

(2) The individual continues to be a banned individual for the term calculated under this part and stated in the notice.

67AD Operation of pt 3D

This part has effect despite anything in part 3.

Division 2—Licence exclusion and cancellation

67AE Exclusion from licence

The authority must not grant a person a licence if the person is—

- (a) a banned individual; or
- (b) a company for which a banned individual is a director, secretary, influential person or nominee.

67AF Procedure if authority considers individual has carried out tier 1 defective work

(1) This section applies if the authority considers that an individual has carried out tier 1 defective work after the commencement of this section.

⁹ Part 3, division 2 (Entitlement to licence)

- (2) The authority may give the individual a written notice stating—
- (a) details of the tier 1 defective work; and
 - (b) the effect of the individual becoming a banned individual for the tier 1 defective work; and
 - (c) an invitation to the individual to make written submissions, within a stated period, to satisfy the authority that—
 - (i) the individual did not carry out the work stated in the notice; or
 - (ii) the work carried out by the individual was not tier 1 defective work; or
 - (iii) the individual exercised reasonable diligence to ensure that the work carried out was not defective.

Example for subparagraph (iii)—

An individual carried out tier 1 defective work in relation to the footings of a house. However, the individual had reasonably relied on plans for the footings drawn by an engineer and carried out the work in accordance with the plans. It was the reliance on the plans that caused the tier 1 defective work.

(3) The stated period must be at least 28 days after the written notice is given to the individual.

(4) The authority must consider any submissions made by the individual.

67AG Ending procedure without further action

(1) This section applies if, after considering submissions made by the individual, the authority is satisfied that—

- (a) the individual did not carry out the work stated in the notice; or
- (b) the work carried out by the individual was not tier 1 defective work; or
- (c) the individual exercised reasonable diligence to ensure that the work carried out was not defective.

(2) The authority must, as soon as practicable, advise the individual in writing that no further action under this part will be taken in relation to the written notice given under section 67AF(2).

67AH Notice of cancellation and that not a fit and proper person to individual who is a licensee

(1) For an individual who is a licensee, subsection (3) applies if, after considering the submissions made by the individual for the notice under section 67AF(2), the authority—

- (a) still considers that—
 - (i) the individual carried out the work stated in the notice; and
 - (ii) the work carried out was tier 1 defective work; and
- (b) is not satisfied that the individual exercised reasonable diligence to ensure that the work carried out was not defective.

(2) Subsection (3) also applies if there are no submissions for the notice under section 67AF(2).

(3) The authority must, by written notice given to the individual—

- (a) inform the individual that the authority—
 - (i) still considers—
 - (A) that the individual carried out the work stated in the notice; and
 - (B) the work carried out was tier 1 defective work; and
 - (ii) is not satisfied that the individual exercised reasonable diligence to ensure that the work carried out was not defective; and
- (b) cancel the individual's licence; and
- (c) inform the individual—
 - (i) that the individual is taken not to be a fit and proper person for part 3, division 2,¹⁰ for the term calculated under section 67AO and stated in the notice; and
 - (ii) of the individual's right to apply to the tribunal for a review of the authority's decision.¹¹

10 Part 3, division 2 (Entitlement to licence)

11 An individual who is given notice that they are taken not to be a fit and proper person (a **“banned individual”**) for a stated term may have the authority's decision reviewed under section 86(1)(n).

(4) An individual given notice under subsection (3) is taken not to be a fit and proper person for part 3, division 2 as stated in the notice.

(5) Section 49 does not apply to a cancellation under subsection (3).

67AI Notice that not a fit and proper person to individual who is not a licensee

(1) For an individual who is not a licensee, subsection (3) applies if, after considering the submissions made by the individual for the notice under section 67AF(2), the authority—

- (a) still considers that—
 - (i) the individual carried out the work stated in the notice; and
 - (ii) the work carried out was tier 1 defective work; and
- (b) is not satisfied that the individual exercised reasonable diligence to ensure that the work carried out was not defective.

(2) Subsection (3) also applies if there are no submissions for the notice under section 67AF(2).

(3) The authority must, by written notice given to the individual, inform the individual—

- (a) that the authority—
 - (i) still considers that—
 - (A) the individual carried out the work stated in the notice; and
 - (B) the work carried out was tier 1 defective work; and
 - (ii) is not satisfied that the individual exercised reasonable diligence to ensure that the work carried out was not defective; and
- (b) that the individual is taken not to be a fit and proper person for part 3, division 2,¹² for the term calculated under section 67AO and stated in the notice; and

12 Part 3, division 2 (Entitlement to licence)

- (c) of the individual's right to apply to the tribunal for a review of the authority's decision.¹³

(4) An individual given notice under subsection (3) is taken not to be a fit and proper person for part 3, division 2 as stated in the notice.

67AJ Notice by authority to director, secretary, influential person or nominee about tier 1 defective work

(1) This section applies if the authority considers that a company has carried out tier 1 defective work after the commencement of this section.

(2) The authority may give an individual who was a director or secretary of, or an influential person or nominee for, the company at the time the work was carried out, a written notice stating—

- (a) details of the tier 1 defective work; and
- (b) the effect of the director, secretary, influential person or nominee becoming a banned individual for the tier 1 defective work; and
- (c) an invitation to the director, secretary, influential person or nominee to make written submissions, within a stated period, to satisfy the authority that—
 - (i) the company did not carry out the work stated in the notice; or
 - (ii) the work carried out by the company was not tier 1 defective work; or
 - (iii) the director, secretary, influential person or nominee exercised reasonable diligence to ensure that the work carried out was not defective; or
 - (iv) the director, secretary, influential person or nominee was not in a position to influence the conduct of the company's affairs in relation to the defective work.

(3) The stated period must be at least 28 days after the written notice is given to the director, secretary, influential person or nominee.

13 An individual who is given notice that they are taken not to be a fit and proper person (a “**banned individual**”) for a stated term may have the authority's decision reviewed under section 86(1)(n).

(4) The authority must consider any submissions made by the director, secretary, influential person or nominee.

67AK Ending procedure without further action

(1) This section applies if, after considering submissions made by the director, secretary, influential person or nominee, the authority is satisfied that—

- (a) the company did not carry out the work stated in the notice; or
- (b) the work carried out by the company was not tier 1 defective work; or
- (c) the director, secretary, influential person or nominee exercised reasonable diligence to ensure that the work carried out was not defective; or
- (d) the director, secretary, influential person or nominee was not in a position to influence the conduct of the company's affairs in relation to the defective work.

(2) The authority must, as soon as practicable, advise the director, secretary, influential person or nominee in writing that no further action under this part will be taken in relation to the notice given under section 67AJ(2).

67AL Notice of cancellation and that not a fit and proper person to director, secretary, influential person or nominee who is a licensee

(1) For a director, secretary, influential person or nominee who is a licensee, subsection (3) applies if, after considering the submissions made by the director, secretary, influential person or nominee for the notice under section 67AJ(2), the authority—

- (a) still considers—
 - (i) that the company carried out the work stated in the notice; and
 - (ii) that the work carried out was tier 1 defective work; and
- (b) is not satisfied—
 - (i) that the director, secretary, influential person or nominee was not in a position to influence the conduct of the company's affairs in relation to the defective work; or

- (ii) that the director, secretary, influential person or nominee exercised reasonable diligence to ensure that the work carried out was not defective.

(2) Subsection (3) also applies if there are no submissions for the notice under section 67AJ(2).

(3) The authority must, by written notice given to the director, secretary, influential person or nominee—

- (a) inform the director, secretary, influential person or nominee that the authority—
 - (i) still considers—
 - (A) that the company carried out the work stated in the notice; and
 - (B) that the work carried out was tier 1 defective work; and
 - (ii) is not satisfied—
 - (A) that the director, secretary, influential person or nominee was not in a position to influence the conduct of the company's affairs in relation to the defective work; or
 - (B) that the director, secretary, influential person or nominee exercised reasonable diligence to ensure that the work carried out was not defective; and
- (b) cancel the director's, secretary's, influential person's or nominee's licence; and
- (c) inform the director, secretary, influential person or nominee—
 - (i) that the director, secretary, influential person or nominee is taken not to be a fit and proper person for part 3, division 2,¹⁴ for the term calculated under section 67AO and stated in the notice; and
 - (ii) of the director's, secretary's, influential person's or nominee's right to apply to the tribunal for a review of the authority's decision.¹⁵

14 Part 3, division 2 (Entitlement to licence)

15 A director, secretary, influential person or nominee who is given notice that they are taken not to be a fit and proper person (a “**banned individual**”) for a stated term may have the authority's decision reviewed under section 86(1)(n).

(4) A director, secretary, influential person or nominee given notice under subsection (3) is taken not to be a fit and proper person for part 3, division 2 as stated in the notice.

(5) Section 49 does not apply to a cancellation under subsection (3).

67AM Notice that not a fit and proper person to director, secretary, influential person or nominee who is not a licensee

(1) For a director, secretary, influential person or nominee¹⁶ who is not a licensee, subsection (3) applies if, after considering the submissions made by the director, secretary, influential person or nominee for the notice under section 67AJ(2), the authority—

(a) still considers—

(i) that the company carried out the work stated in the notice; and

(ii) that the work carried out was tier 1 defective work; and

(b) is not satisfied—

(i) that the director, secretary, influential person or nominee was not in a position to influence the conduct of the company's affairs in relation to the defective work; or

(ii) that the director, secretary, influential person or nominee exercised reasonable diligence to ensure that the work carried out was not defective.

(2) Subsection (3) also applies if there are no submissions for the notice under section 67AJ(2).

(3) The authority must, by written notice given to the director, secretary, influential person or nominee inform the director, secretary, influential person or nominee—

(a) that the authority—

(i) still considers—

(A) that the company carried out the work stated in the notice; and

¹⁶ A nominee is included in this provision as a person who was a licensed nominee when the company carried out the defective work may not be licensed when the notice is given.

- (B) that the work carried out was tier 1 defective work; and
- (ii) is not satisfied—
 - (A) that the director, secretary, influential person or nominee was not in a position to influence the conduct of the company’s affairs in relation to the defective work; or
 - (B) that the director, secretary, influential person or nominee exercised reasonable diligence to ensure that the work carried out was not defective; and
- (b) that the director, secretary, influential person or nominee is taken not to be a fit and proper person for part 3, division 2,¹⁷ for the term calculated under section 67AO and stated in the notice; and
- (c) of the director’s, secretary’s, influential person’s or nominee’s right to apply to the tribunal for a review of the authority’s decision.¹⁸

(4) A director, secretary, influential person or nominee given notice under subsection (3) is taken not to be a fit and proper person for part 3, division 2 as stated in the notice.

67AN Notice by authority to company for which a banned individual is a director, secretary, influential person or nominee

(1) This section applies if the authority considers that a company that is a licensee has an individual who is a banned individual as a director or secretary of, or an influential person or nominee for, the company.

(2) The authority must give the company a written notice stating—

- (a) particulars identifying the individual (the **“relevant individual”**) the authority considers is a director or secretary of, or an influential person or nominee for, the company;¹⁹ and

17 Part 3, division 2 (Entitlement to licence)

18 A director, secretary, influential person or nominee who is given notice that they are taken not to be a fit and proper person (a **“banned individual”**) for a stated term may have the authority’s decision reviewed under section 86(1)(n).

19 A company may have the authority’s decision reviewed under section 86(1)(o).

- (b) that the relevant individual must stop being a director, secretary, influential person or nominee within 28 days after the authority gives the company the written notice; and
- (c) the authority must cancel the company's licence if the relevant individual does not stop being a director, secretary, influential person or nominee within the 28 days mentioned in paragraph (b).

(3) The authority must cancel the company's licence by written notice given to the company if the relevant individual does not stop being a director, secretary, influential person or nominee within the 28 days mentioned in subsection (2)(b).

(4) Section 49 does not apply to a cancellation under subsection (3).

67AO Terms of bans

(1) This section states the term for which an individual given a notice under section 67AH, 67AI, 67AL or 67AM is taken not to be a fit and proper person for part 3, division 2 (the "**term of ban**").

(2) Only tier 1 defective work carried out after the commencement of this section may be taken into account in calculating the term of ban.

(3) The term of ban for an individual given a notice for tier 1 defective work for the first time is 3 years.

(4) The term of ban for an individual given a notice for tier 1 defective work a second time or subsequent time is the life of the individual.

(5) A notice may be given to an individual a second time or subsequent time under section 67AH, 67AI, 67AL or 67AM if—

- (a) a notice for tier 1 defective work has been given under 1 of the sections stating a ban of 3 years; and
- (b) the second or subsequent notice relates to tier 1 defective work carried out after the notice stating a ban of 3 years is given.

(6) It is declared that, in deciding whether a notice for tier 1 defective work has been given to an individual a second time or subsequent time, a notice given to an individual for the first time under section 67AH, 67AI, 67AL or 67AM stating a ban of 3 years must be counted whether or not the individual has served the term of the ban.

Example for subsections (5) and (6)—

An individual who is a licensee is given a notice under section 67AH for tier 1 defective work carried out by the individual. The notice informs the individual that the individual is taken not to be a fit and proper person for part 3, division 2 for 3 years. After the notice under section 67AH is given, the individual carries out other tier 1 defective work. The authority may give the individual a second notice under section 67AH for the other tier 1 defective work whether or not the 3 years have passed. Also, it is the second notice under section 67AH that informs the individual that the individual is taken not to be a fit and proper person for part 3, division 2 for the life of the individual.

(7) However, in deciding whether a notice for tier 1 defective work is given to an individual a second time or subsequent time, an earlier notice given to an individual under section 67AH, 67AI, 67AL or 67AM must not be counted if—

- (a) the earlier notice was given more than 10 years before the second or subsequent notice; or
- (b) the authority's decision under the earlier notice was reversed or annulled on review by the tribunal.

(8) In this section a reference to tier 1 defective work carried out is—

- (a) for an individual given notice under section 67AH(3) or 67AI(3)—a reference to tier 1 defective work carried out by the individual; or
- (b) for an individual given notice under section 67AL(3) or 67AM(3)—a reference to tier 1 defective work carried out by the company for which the individual was a director, secretary, influential person or nominee.

67AP Relationship of this part with pt 7, div 4

(1) Subsection (2) applies if the authority has applied under section 88²⁰ for disciplinary action relating to defective building work on a ground mentioned in section 89(i) or 90(d)²¹ and the tribunal has decided the proceeding.

20 Section 88 (Tribunal has jurisdiction to conduct disciplinary proceeding (s 108 QBTA))

21 Section 89 (Proper grounds for disciplinary action against a licensee (s 109 QBTA)) or 90 (Proper grounds for disciplinary action against person not a licensee (s 110 QBTA))

(2) The authority must not give a notice under section 67AF or 67AJ in relation to the building work mentioned in subsection (1).

(3) Nothing in subsection (1) or (2) prevents the authority from—

- (a) withdrawing an application mentioned in subsection (1) relating to defective building work that has not been decided by the tribunal; and
- (b) giving a notice under section 67AF or 67AJ for the same building work.²²

(4) Subsection (5) applies if the authority has given a notice to an individual under section 67AF or 67AJ and is proceeding under this part.

(5) The authority may apply under section 88 in relation to defective work stated in a notice to an individual under section 67AF or 67AJ only if the authority has not given the individual notice under section 67AH, 67AI, 67AL or 67AM.

(6) Subsection (7) applies if—

- (a) an individual has applied under section 86(1)(n)²³ for a review of the authority's decision under section 67AH, 67AI, 67AL or 67AM; and
- (b) the tribunal reverses or annuls the authority's decision.

(7) The tribunal must, in the same proceeding, decide whether proper grounds exist for taking disciplinary action against—

- (a) the individual, in relation to the building work stated in a notice under section 67AF; or
- (b) the company for which the individual is a director, secretary, influential person or nominee, in relation to the building work stated in a notice under section 67AJ.

(8) For subsection (7), the authority is taken to have applied under section 88 and the tribunal must consider whether proper grounds exist under 89(i) or 90(d).²⁴

22 Under the Tribunal Act, section 64, the tribunal may make an order for costs against an applicant that withdraws an application.

23 Section 86 (Reviewable decisions (s 104 QBTA))

24 Section 89 (Proper grounds for disciplinary action against a licensee (s 109 QBTA)) or 90 (Proper grounds for disciplinary action against person not a licensee (s 110 QBTA))

PART 3E—DISQUALIFIED INDIVIDUALS

Division 1—Preliminary

67AQ Definitions for pt 3E

In this part—

“accumulate”—

A person accumulates a demerit point when the demerit point takes effect if it is subsequently allocated to the person.

“administering authority” see the *State Penalties Enforcement Act 1999*, schedule 2.

“conviction”, of a person for a demerit offence, includes the following in relation to the offence—

- (a) a court finding the person guilty or accepting the person’s plea of guilty, whether or not a conviction is recorded;
- (b) the person paying a fine under an infringement notice, in full;
- (c) the person paying the first instalment of a fine under an infringement notice;
- (d) the registration by the registrar of a default certificate for an infringement notice given to the person;
- (e) a decision of the tribunal under the Tribunal Act that proper grounds exist for taking disciplinary action against the person for a contravention mentioned in section 67AR(b).²⁵

“default certificate” see the *State Penalties Enforcement Act 1999*, schedule 2.

“demerit matter” means—

- (a) a conviction for a demerit offence; or
- (b) an unsatisfied judgment debt.

“demerit offence” see section 67AR.

25 See sections 89(a) and 91.

“**demerit points**” means demerit points allocated by the authority under this part for a demerit matter.

“**disqualified individual**” see section 67AU.

“**infringement notice**” see the *State Penalties Enforcement Act 1999*, schedule 2.

“**judgment debt**” see section 67AS.

“**period of 3 years**”, in relation to the accumulation of demerit points, means a period of 3 years or less.

“**registrar**” see the *State Penalties Enforcement Act 1999*, schedule 2.

“**SPER**” see the *State Penalties Enforcement Act 1999*, schedule 2.

“**unsatisfied**”, in relation to a judgment debt, see section 67AT.

67AR Meaning of “demerit offence”

A “**demerit offence**” is—

- (a) an offence, committed after the commencement of this section, against—
 - (i) section 67G, 67H, 67I or 67V; or
 - (ii) the *Domestic Building Contracts Act 2000*, section 64, 65, 66 or 67; or
- (b) a contravention, after the commencement of this section, by a licensee, of a requirement imposed under a section mentioned in paragraph (a).

67AS Meaning of “judgment debt”

(1) A “**judgment debt**” is the amount, for which judgment has been entered in a court of competent jurisdiction, owing by a building contractor—

- (a) in relation to a building contract or a domestic building contract; or
- (b) for goods or services supplied for—
 - (i) building work to be carried out under a building contract; or
 - (ii) domestic building work to be carried out under a domestic building contract; or

(c) to the authority for a claim under the statutory insurance scheme.

(2) Judgment must be entered after the commencement of this section.

(3) However, the circumstances giving rise to the judgment debt may have arisen before the commencement of this section.

67AT Meaning of “unsatisfied” judgment debt

(1) A judgment debt is “**unsatisfied**” if it has not been paid in full within—

(a) 28 days after judgment is entered; or

(b) if a longer period is allowed by the court for payment—the longer period.

(2) A judgment debt is not unsatisfied if the judgment creditor has accepted and been paid an amount in full and final settlement within the relevant period mentioned in subsection (1).

67AU Disqualified individual

(1) An individual is a “**disqualified individual**” if the individual is given notice under this part that the individual is taken not to be a fit and proper person for part 3, division 2.²⁶

(2) The individual continues to be a disqualified individual for the term calculated under this part and stated in the notice.

67AV Operation of pt 3E

This part has effect despite anything in part 3.

Division 2—Calculation of demerit points and notification of unsatisfied judgment debts

67AW Demerit points for demerit matters

(1) This section applies to a person who—

²⁶ Part 3, division 2 (Entitlement to licence)

- (a) has a conviction for a demerit offence; or
- (b) is a judgment debtor for an unsatisfied judgment debt.

(2) The authority must allocate demerit points under this part to the person as follows—

- (a) for a conviction for a demerit offence—2 points;
- (b) for an unsatisfied judgment debt—10 points.

(3) This section is subject to section 67AZB.

67AX When demerit points allocated for demerit offences

(1) The authority must allocate demerit points to a person for a conviction for a demerit offence as soon as practicable after the points take effect.

(2) Demerit points for a conviction for a demerit offence take effect—

- (a) if a court finds a person guilty—on the day after the last day on which the person may appeal the finding; or
- (b) if a court accepts a person's plea of guilty—on the day the plea is accepted; or
- (c) if a person pays the fine under an infringement notice, in full—on the day the fine is paid; or
- (d) if a person applies to the administering authority to pay the fine under an infringement notice, by instalments—on the day the administering authority receives the first instalment; or
- (e) if the administering authority gives a default certificate to SPER for registration—on the day the default certificate is registered; or
- (f) if the tribunal decides that proper grounds exist for taking disciplinary action against a person for a contravention mentioned in section 67AR(b)—on the day after the last day on which the person may appeal the tribunal's decision.

(3) However, if a conviction for a demerit offence is appealed, demerit points for the conviction must not be allocated until the appeal is finally dealt with or withdrawn.

(4) Also, if a conviction for a demerit offence is appealed and after the appeal there is no conviction, demerit points stop having effect.

67AY When demerit points allocated for unsatisfied judgment debts

(1) The authority must allocate demerit points to a person for an unsatisfied judgment debt as soon as practicable after the points take effect.

(2) Demerit points take effect when the judgment debt becomes an unsatisfied judgment debt.

(3) However, if a decision relating to a judgment is appealed or an application is made to set the judgment aside, demerit points must not be allocated for the unsatisfied judgment debt until the appeal or application is finally dealt with or withdrawn.

(4) Also, if a decision relating to a judgment is appealed or an application is made to set the judgment aside and after the appeal or application there is no unsatisfied judgment debt, demerit points stop having effect.

67AZ Judgment debtor must notify unsatisfied judgment debt

(1) A judgment debtor for a judgment debt must notify the authority within 14 days after the judgment debt becomes an unsatisfied judgment debt.

Maximum penalty—40 penalty units.

(2) Notification under subsection (1) must include the following—

- (a) particulars of the debt;
- (b) the name and address of the judgment debtor;
- (c) the name and address of the judgment creditor;
- (d) the date judgment was entered and the amount for which it was entered;
- (e) the court in which it was entered;
- (f) the number of the proceeding for which it was entered sufficient to allow a search of the court registry;
- (g) details of any payments made to reduce the judgment debt.

67AZA Authority must notify person about demerit points

(1) Subsection (2) applies if the authority allocates demerit points to a person.

(2) The authority must, as soon as practicable after the demerit points are allocated, notify the person in writing of—

- (a) the demerit points allocated; and
- (b) the demerit matters for which they were allocated; and
- (c) the date the points took effect.

67AZB Limit on demerit points from single audit or investigation

(1) This section applies if a licensee is convicted of demerit offences discovered by the authority as a result of a written notice given to a licensee under section 50C(2).

(2) The maximum demerit points that may be allocated to the licensee for the convictions for the demerit offences is 6.

(3) Nothing in this section prevents another 6 demerit points being allocated to the licensee for convictions for demerit offences discovered by the authority as a result of a later written notice given under section 50C(2).

(4) However other demerit points must not be allocated—

- (a) if the earlier notice and the later notice relate to—
 - (i) the same audit under an approved audit program; or
 - (ii) information received by the authority from the same source;
or
- (b) for convictions for demerit offences discovered by the authority as a result of a later notice if the offences—
 - (i) were committed before an earlier notice; and
 - (ii) demerit offences were discovered as a result of the earlier notice and resulted in the allocation of demerit points.

Division 3—Licence exclusion and cancellation

67AZC Exclusion from licence

The authority must not grant a person a licence if the person is—

- (a) a disqualified individual; or

- (b) a company for which a disqualified individual is a director, secretary, influential person or nominee.

67AZD Procedure if authority considers individual has accumulated 30 demerit points

(1) This section applies if the authority considers that an individual has accumulated 30 demerit points in a period of 3 years.

(2) The authority must give the individual a written notice stating—

- (a) details of the demerit matters for which the demerit points have accumulated and the dates the points took effect; and
- (b) the effect of the individual becoming a disqualified individual for accumulating 30 demerit points in a period of 3 years; and
- (c) an invitation to the individual to make written submissions, within a stated period, to satisfy the authority that the individual has not accumulated 30 demerit points in a period of 3 years.

(3) The stated period must be at least 28 days after the written notice is given to the individual.

(4) The authority must consider any submissions made by the individual.

(5) In deciding whether an individual has accumulated 30 demerit points in a period of 3 years, demerit points must not be counted for an unsatisfied judgment debt paid in full before the end of the stated period.

67AZE Ending procedure without further action

(1) This section applies if, after considering submissions made by the individual, the authority is satisfied the individual has not accumulated 30 demerit points in a period of 3 years.

(2) The authority must, as soon as practicable, advise the individual in writing that no further action under this part will be taken in relation to the notice given under section 67AZD(2).

67AZF Notice of cancellation and that not a fit and proper person to individual who is a licensee

(1) For an individual who is a licensee, subsection (3) applies if, after considering submissions made by the individual for the notice under

section 67AZD(2), the authority still considers that the individual has accumulated 30 demerit points in a period of 3 years.

(2) Subsection (3) also applies if there are no submissions for the notice under section 67AZD(2).

(3) The authority must, by written notice given to the individual—

- (a) inform the individual that the authority still considers the individual has accumulated 30 demerit points in a period of 3 years; and
- (b) cancel the individual's licence; and
- (c) inform the individual—
 - (i) that the individual is taken not to be a fit and proper person for part 3, division 2²⁷ for the term calculated under section 67AZM and stated in the notice; and
 - (ii) of the individual's right to apply to the tribunal for a review of the authority's decision.²⁸

(4) An individual given notice under subsection (3) is taken not to be a fit and proper person for part 3, division 2 as stated in the notice.

(5) Section 49 does not apply to a cancellation under subsection (3).

67AZG Notice that not a fit and proper person to individual who is not a licensee

(1) For an individual who is not a licensee, subsection (3) applies if, after considering submissions made by the individual for the notice under section 67AZD(2), the authority still considers that the individual has accumulated 30 demerit points in a period of 3 years.

(2) Subsection (3) also applies if there are no submissions for the notice under section 67AZD(2).

(3) The authority must, by written notice given to the individual, inform the individual—

27 Part 3, division 2 (Entitlement to licence)

28 An individual who is given notice that he or she are taken not to be a fit and proper person (a **“disqualified individual”**) for a stated term may have the authority's decision reviewed under section 86(1)(p).

- (a) that the authority still considers the individual has accumulated 30 demerit points in a period of 3 years; and
- (b) that the individual is taken not to be a fit and proper person for part 3, division 2 for the term calculated under section 67AZM and stated in the notice; and
- (c) of the individual's right to apply to the tribunal for a review of the authority's decision.²⁹

(4) An individual given notice under subsection (3) is taken not to be a fit and proper person for part 3, division 2 as stated in the notice.

67AZH Notice by authority to director, secretary, influential person or nominee about demerit points

(1) This section applies if the authority considers that a company has accumulated 30 demerit points in a period of 3 years.

(2) The authority may give an individual who was a director or secretary of, or an influential person or nominee for, the company at the times the 30 demerit points were accumulated, a written notice stating—

- (a) details of the demerit matters for which the demerit points have accumulated and the dates the points took effect; and
- (b) the effect of the director, secretary, influential person or nominee becoming a disqualified individual because the company has accumulated 30 demerit points in a period of 3 years; and
- (c) an invitation to the director, secretary, influential person or nominee to make written submissions, within a stated period, to satisfy the authority that—
 - (i) the company has not accumulated 30 demerit points in a period of 3 years; or
 - (ii) the director, secretary, influential person or nominee exercised reasonable diligence to ensure that some or all of the matters for which the demerit points accumulated did not happen; or

²⁹ An individual who is given notice that they are taken not to be a fit and proper person (a “**disqualified individual**”) for a stated term may have the authority's decision reviewed under section 86(1)(p).

- (iii) the director, secretary, influential person or nominee was not in a position to influence the conduct of the company's affairs in relation to some or all of the matters for which the demerit points accumulated.

(3) The stated period must be at least 28 days after the written notice is given to the director, secretary, influential person or nominee.

(4) The authority must consider any submissions made by the director, secretary, influential person or nominee.

(5) In deciding whether a company has accumulated 30 demerit points in a period of 3 years, demerit points must not be counted for an unsatisfied judgment debt paid in full before the end of the stated period.

67AZI Ending procedure without further action

(1) This section applies if, after considering submissions made by the director, secretary, influential person or nominee, the authority is satisfied that—

- (a) the company has not accumulated 30 demerit points in a period of 3 years; or
- (b) the director, secretary, influential person or nominee exercised reasonable diligence to ensure that some or all of the demerit matters for which the demerit points accumulated did not happen; or
- (c) the director, secretary, influential person or nominee was not in a position to influence the conduct of the company's affairs in relation to some or all of the demerit matters for which the demerit points accumulated.

(2) The authority must, as soon as practicable, advise the director, secretary, influential person or nominee in writing that no further action under this part will be taken in relation to the notice given under section 67AZH(2).

(3) However, subsection (2) does not apply if at least 30 demerit points remain after taking into account the demerit matters mentioned in subsection (1)(b) and (c).

67AZJ Notice of cancellation and that not a fit and proper person to director, secretary, influential person or nominee who is a licensee

(1) For a director, secretary, influential person or nominee who is a licensee, subsection (3) applies if, after considering the submissions made by the director, secretary, influential person or nominee for the notice under section 67AZH(2), the authority—

- (a) still considers that the company has accumulated 30 demerit points in a period of 3 years; and
- (b) is not satisfied, in relation to demerit matters for which at least 30 demerit points accumulated—
 - (i) that the director, secretary, influential person or nominee was not in a position to influence the conduct of the company's affairs; or
 - (ii) that the director, secretary, influential person or nominee exercised reasonable diligence to ensure that the demerit matters did not happen.

(2) Subsection (3) also applies if there are no submissions for the notice under section 67AZH(2).

(3) The authority must, by written notice given to the director, secretary, influential person or nominee—

- (a) inform the director, secretary, influential person or nominee that the authority—
 - (i) still considers that the company has accumulated 30 demerit points in a period of 3 years; and
 - (ii) is not satisfied, in relation to demerit matters for which at least 30 demerit points accumulated—
 - (A) that the director, secretary, influential person or nominee was not in a position to influence the conduct of the company's affairs; or
 - (B) that the director, secretary, influential person or nominee exercised reasonable diligence to ensure that the demerit matters did not happen; and
- (b) cancel the director's, secretary's, influential person's or nominee's licence; and
- (c) inform the director, secretary, influential person or nominee—

- (i) that the director, secretary, influential person or nominee is taken not to be a fit and proper person for part 3, division 2,³⁰ for the term calculated under section 67AZM and stated in the notice; and
- (ii) of the director's, secretary's, influential person's or nominee's right to apply to the tribunal for a review of the authority's decision.³¹

(4) A director, secretary, influential person or nominee given notice under subsection (3) is taken not to be a fit and proper person for part 3, division 2 as stated in the notice.

(5) Section 49 does not apply to a cancellation under subsection (3).

67AZK Notice that not a fit and proper person to director, secretary, influential person or nominee who is not a licensee

(1) For a director, secretary, influential person or nominee³² who is not a licensee, subsection (3) applies if, after considering the submissions made by the director, secretary, influential person or nominee for the notice under section 67AZH(2), the authority—

- (a) still considers that the company has accumulated 30 demerit points in a period of 3 years; and
- (b) is not satisfied, in relation to demerit matters for which at least 30 demerit points accumulated—
 - (i) that the director, secretary, influential person or nominee was not in a position to influence the conduct of the company's affairs; or
 - (ii) that the director, secretary, influential person or nominee exercised reasonable diligence to ensure that the demerit matters did not happen.

30 Part 3, division 2 (Entitlement to licence)

31 A director, secretary, influential person or nominee who is given notice that they are taken not to be a fit and proper person (a “**disqualified individual**”) for a stated term may have the authority's decision reviewed under section 86(1)(p).

32 A nominee is included in this provision as a person who was a licensed nominee when the company carried out the defective work may not be licensed when the notice is given.

(2) Subsection (3) also applies if there are no submissions for the notice under section 67AZH(2).

(3) The authority must, by written notice given to the director, secretary, influential person or nominee inform the director, secretary, influential person or nominee—

- (a) that the authority—
 - (i) still considers that the company has accumulated 30 demerit points in a period of 3 years; and
 - (ii) is not satisfied, in relation to demerit matters for which at least 30 demerit points accumulated—
 - (A) that the director, secretary, influential person or nominee was not in a position to influence the conduct of the company's affairs; or
 - (B) that the director, secretary, influential person or nominee exercised reasonable diligence to ensure that the demerit matters did not happen; and
- (b) that the director, secretary, influential person or nominee is taken not to be a fit and proper person for part 3, division 2,³³ for the term calculated under section 67AZM and stated in the notice; and
- (c) of the director's, secretary's, influential person's or nominee's right to apply to the tribunal for a review of the authority's decision.³⁴

(4) A director, secretary, influential person or nominee given notice under subsection (3) is taken not to be a fit and proper person for part 3, division 2 as stated in the notice.

33 Part 3, division 2 (Entitlement to licence)

34 A director, secretary, influential person or nominee who is given notice that they are taken not to be a fit and proper person (a “**disqualified individual**”) for a stated term may have the authority's decision reviewed under section 86(1)(p).

67AZL Notice by authority to company for which a disqualified individual is a director, secretary, influential person or nominee

(1) This section applies if the authority considers that a company that is a licensee has an individual who is a disqualified individual as a director or secretary of, or an influential person or nominee for, the company.

(2) The authority must give the company a written notice stating—

- (a) particulars identifying the individual (the “**relevant individual**”) the authority considers is a director or secretary of, or an influential person or nominee for, the company;³⁵ and
- (b) that the relevant individual must stop being a director, secretary, influential person or nominee within 28 days after the authority gives the individual the written notice; and
- (c) the authority must cancel the licensee’s licence if the relevant individual does not stop being a director, secretary, influential person or nominee within the 28 days mentioned in paragraph (b).

(3) The authority must cancel the company’s licence by written notice given to the company if the relevant individual does not stop being a director, secretary, influential person or nominee within the 28 days mentioned in subsection (2)(b).

(4) Section 49 does not apply to a cancellation under subsection (3).

67AZM Terms of disqualifications

(1) This section states the term for which an individual given a notice under section 67AZF, 67AZG, 67AZJ or 67AZK is taken not to be a fit and proper person for part 3, division 2 (the “**term of disqualification**”).

(2) Only demerit points accumulated after the commencement of this section may be taken into account in calculating the term of disqualification.

(3) The term of disqualification for an individual given a notice for accumulating 30 demerit points in a period of 3 years for the first time is 3 years.

³⁵ A company may have the authority’s decision reviewed under section 86(1)(q).

(4) The term of disqualification for an individual given a notice for accumulating 30 demerit points in a period of 3 years a second time or subsequent time is the life of the individual.

(5) A notice may be given to an individual a second time or subsequent time under section 67AZF, 67AZG, 67AZJ or 67AZK if—

- (a) a notice for accumulating 30 demerit points in a period of 3 years has been given under 1 of the sections stating a disqualification of 3 years; and
- (b) the second or subsequent notice relates to 30 demerit points accumulated in a period of 3 years after the notice stating a disqualification of 3 years is given.

(6) It is declared that, in deciding whether a notice for accumulating 30 demerit points in a period of 3 years has been given to an individual a second time or subsequent time, a notice given to an individual for the first time under section 67AZF, 67AZG, 67AZJ or 67AZK stating a disqualification of 3 years must be counted whether or not the individual has served the term of the disqualification.

Example for subsections (5) and (6)—

An individual who is a licensee is given a notice under section 67AZF for accumulating 30 demerit points in a period of 3 years. The notice informs the individual that the individual is taken not to be a fit and proper person for part 3, division 2 for 3 years. After the notice under section 67AZF is given, the individual accumulates a further 30 demerit points in a period of 3 years that may include part of the term of disqualification. The authority may give the individual a second notice under section 67AZF for the further 30 demerit points whether or not the term of disqualification has ended. Also, it is the second notice under section 67AZF that informs the individual that the individual is taken not to be a fit and proper person for part 3, division 2 for the life of the individual.

(7) However, in deciding whether a notice for accumulating 30 demerit points in a period of 3 years is given to an individual a second time or subsequent time, an earlier notice given to an individual under section 67AZF, 67AZG, 67AZJ or 67AZK must not be counted if—

- (a) the earlier notice was given more than 10 years before the second or subsequent notice; or
- (b) the authority's decision under the earlier notice was reversed or annulled on review by the tribunal.

(8) In this section a reference to accumulating 30 demerit points in a period of 3 years is—

- (a) for an individual given notice under section 67AZF(3) or 67AZG(3)—a reference to the individual accumulating 30 demerit points in a period of 3 years; or
- (b) for an individual given notice under section 67AZJ(3) or 67AZK(3)—a reference to the company for which the individual was a director, secretary, influential person or nominee accumulating 30 demerit points in a period of 3 years.

PART 4A—BUILDING CONTRACTS OTHER THAN DOMESTIC BUILDING CONTRACTS

Division 1—Preliminary

67A Definitions for pt 4A

In this part—

“approved security provider” means a financial institution that is an approved security provider under the *Financial Management Standard 1997*.

“building contract” means a contract or other arrangement, other than a domestic building contract, for carrying out building work in Queensland.

“carry out building work” means—

- (a) carry out building work personally; or
- (b) directly or indirectly, cause building work to be carried out; or
- (c) provide advisory, administrative, management or supervisory services for carrying out building work.

“commercial building contract” means a building contract that is not a construction management trade contract or a subcontract.

“construction management trade contract” means a building contract described in section 67B.

“contracted party”, for a building contract, means the party to the contract who is to carry out the building work the subject of the contract.

“contracting party”, for a building contract, means the party to the contract for whom the building work the subject of the contract is to be carried out.

“contract price”, for a building contract, means the amount payable under the contract for carrying out the building work the subject of the contract, including, if the contract has been the subject of a variation, the contract as varied.

“principal” means a person who is the contracting party for a building contract and who—

- (a) is not a building contractor; or
- (b) is a building contractor, but did not enter into the building contract in the course of carrying on business as a building contractor.

“progress payment”, for a building contract, means the payment of an amount that is a part of the contract price for the contract, other than an amount that is, or is in the nature of, a deposit under the contract.

“retention amount”, for a building contract, means an amount described in section 67C.

“security”, for a building contract, means something—

- (a) given to, or for the direct or indirect benefit of, the contracting party for the contract by or for the contracted party for the contract; and
- (b) intended to secure, wholly or partly, the performance of the contract; and
- (c) in the form of either, or a combination of both, of the following—
 - (i) an amount, other than an amount held as a retention amount for the contract;
 - (ii) 1 or more valuable instruments, whether or not exchanged for, or held instead of, a retention amount for the contract.

“subcontract” means a building contract described in section 67D.

“valuable instrument” means any of the following—

- (a) a banker's undertaking;
- (b) a bond;
- (c) inscribed stock;
- (d) a guarantee policy;
- (e) an interest bearing deposit.

“variation”, of a building contract, means an addition to, or an omission from, the building work the subject of the contract.

“written form”, for a building contract or the variation of a building contract, means in handwritten or typewritten form, or in a combination of handwritten and typewritten forms.

67B Meaning of “construction management trade contract” in pt 4A

(1) For this part, a building contract is a **“construction management trade contract”** if—

- (a) the contracting party for the building contract is a principal; and
- (b) the contracted party for the building contract is the holder of a licence, other than a licence identified under a regulation as a general building licence; and
- (c) the building work the subject of the building contract is part of a wider project of building work (the **“project”**) involving the principal in entering into 1 or more other building contracts, also as a principal, for the carrying out of other building work that is also part of the project.

(2) For deciding whether a principal has entered into a building contract, it does not matter if the building contract was entered into on behalf of the principal, including, for example, by a person described in the contract as a construction manager.

67C Meaning of “retention amount” in pt 4A

For this part, an amount is a **“retention amount”** for a building contract if—

- (a) the amount is payable as part of the contract price under the building contract, but, under the contract, may be withheld from payment to the contracted party for the building contract—

- (i) during the progress of the building work the subject of the contract; or
 - (ii) for a period (a **“maintenance period”**) after the completion of the building work; or
 - (iii) both during the progress of the building work and for a maintenance period; and
- (b) the purpose of withholding the amount is to give financial protection to the contracting party in relation to the need to correct defects in the building work, or otherwise to secure, wholly or partly, the performance of the contract.

67D Meaning of “subcontract” in pt 4A

For this part, a building contract is a **“subcontract”** if—

- (a) both the contracting party and the contracted party for the contract are building contractors; and
- (b) for the contract, the contracted party is a subcontractor for the contracting party; and
- (c) the building work the subject of the contract is the whole or a part of building work the subject of—
 - (i) another building contract, under which the contracting party mentioned in paragraphs (a) and (b) is the contracted party; or
 - (ii) a domestic building contract between the contracting party mentioned in paragraphs (a) and (b) and a consumer.

67E Operation of pt 4A

(1) Subject to any provision of this part that expressly provides that a building contract, or a provision of a building contract, is void, this part does not have effect to make void or voidable a building contract, or a provision of a building contract, even if—

- (a) in entering into the building contract, or the building contract containing the provision, a party to the building contract commits an offence against this part; or

- (b) the building contract or the provision of the building contract is inconsistent with a condition to which the building contract is subject under this part.

(2) However, if a building contract, or a provision of a building contract, is inconsistent with a provision (the “**Act provision**”) of this part applying to the building contract, the building contract, or the provision of the building contract, has effect only to the extent it is not inconsistent with the Act provision.

(3) Without limiting subsection (2), a building contract is unenforceable against the contracted party for the contract to the extent that the contract provides for retention amounts or security in a way that is inconsistent with a condition to which the contract is subject under division 2.

(4) This part—

- (a) has effect in relation to a building contract despite anything in the building contract; and
- (b) applies to a building contract even if—
 - (i) the contract was entered into outside Queensland; or
 - (ii) the parties to the contract have agreed that the law of Queensland does not apply to the contract or to a provision of the contract.

Division 2—All building contracts

67F Suggested forms of contract

The authority may prepare and publish suggested forms for building contracts.

67G Building contracts to be in writing

(1) A building contractor commits an offence if—

- (a) the building contractor enters into a building contract, whether as the contracting party or the contracted party for the contract; and
- (b) the building contract is not put into written form—

Queensland Building Services Authority Act 1991

- (i) if the reasonable cost of the building work the subject of the contract is more than \$10 000—before carrying out the building work is started; or
- (ii) if the reasonable cost of the building work the subject of the contract is \$10 000 or less—before carrying out the building work is finished.

Maximum penalty—

- (a) for a first offence—40 penalty units; and
- (b) for a second offence—60 penalty units; and
- (c) for a third or subsequent offence—80 penalty units.

(2) A building contractor commits an offence if—

- (a) the building contractor enters into a building contract, whether as the contracting party or the contracted party for the contract; and
- (b) the reasonable cost of the building work the subject of the building contract is \$10 000 or less; and
- (c) after the building contract is entered into but before the building contract has been put into written form, the reasonable cost of the building work the subject of the building contract becomes more than \$10 000 because of a variation of the building contract, whether or not the variation is the first variation of the building contract; and
- (d) the building contract, incorporating all variations, is not put into written form—
 - (i) if no building work has been carried out under the contract—before carrying out building work under the contract is started; or
 - (ii) otherwise—before there is further carrying out of building work under the contract.

Maximum penalty—

- (a) for a first offence—40 penalty units; and
- (b) for a second offence—60 penalty units; and
- (c) for a third or subsequent offence—80 penalty units.

(3) A building contractor commits an offence if—

Queensland Building Services Authority Act 1991

- (a) the building contractor enters into a building contract, whether as the contracting party or the contracted party for the contract; and
- (b) the building contract is put into written form; and
- (c) the building contract, in written form, does not comply with the formal requirements for a building contract stated in subsection (4).

Maximum penalty—

- (a) for a first offence—40 penalty units; and
- (b) for a second offence—60 penalty units; and
- (c) for a third or subsequent offence—80 penalty units.

(4) A building contract in written form complies with the formal requirements for a building contract if the contract states the following—

- (a) the scope of the building work the subject of the contract;
- (b) when the building work is to be completed;
- (c) the amount to be paid for carrying out the building work or, if appropriate, how the amount to be paid for carrying out the building work is to be worked out;
- (d) the parties' agreement about retention amounts and securities to be held;
- (e) the name of the building contractor who is the contracted party for the building contract;
- (f) the licence number of the building contractor mentioned in paragraph (e), as it appears on the building contractor's licence card;
- (g) the address of the land where the building work is to be carried out.

(5) This section does not apply to a building contractor who enters into a building contract as a principal.

(6) If, in contravention of subsection (1) or (2), a building contract is not put into written form, a building contractor who is a party to the contract is taken not to commit an offence against the provision if—

- (a) building work the subject of the contract must be carried out urgently; and

- (b) it is not reasonably practicable to enter into a written contract in the particular circumstances.

Example—

A cyclone has caused considerable damage at a remote community, repairs are urgently needed, the parties to the building contract are not both present at the community and communications failure prevents transmission of written material between the parties.

67H Agreed contract variations

(1) A building contractor commits an offence if—

- (a) the building contractor is the contracting party or contracted party for a building contract; and
- (b) the building contractor agrees to a variation of the building contract; and
- (c) the variation is not put into written form and signed by the parties to it—
 - (i) if the building contract has been put into written form, and the variation provides only for the omission of some of the building work from the building contract—within the shortest practicable time; or
 - (ii) if the building contract has been put into written form but subparagraph (i) does not apply—before building work the subject of the variation is carried out; or
 - (iii) if the building contract has not yet been put into written form—when the building contract is put into written form and signed by the parties to the building contract.

Maximum penalty—

- (a) for a first offence—40 penalty units; and
 - (b) for a second offence—60 penalty units; and
 - (c) for a third or subsequent offence—80 penalty units.
- (2) A building contractor commits an offence if—
- (a) the building contractor agrees to a variation of a building contract; and
 - (b) the variation is put into written form; and

- (c) the variation, in written form, does not comply with the formal requirements for a variation stated in subsection (3).

Maximum penalty—

- (a) for a first offence—40 penalty units; and
- (b) for a second offence—60 penalty units; and
- (c) for a third or subsequent offence—80 penalty units.

(3) A variation in written form of a building contract complies with the formal requirements for a variation if the variation—

- (a) states the scope of the building work the subject of the variation; and
- (b) states the change of the contract price for the building contract because of the variation, or the way the parties to the building contract are to work out the change of the contract price; and
- (c) is to the effect that any addition of building work must be allowed for in an increase in the first progress payment to be made after any part or the whole of the addition is carried out.

(4) This section does not apply to a building contractor who enters into a variation of a building contract if the building contractor is a party to the building contract as a principal.

(5) Despite subsection (3)(b), it is not necessary for the variation to state the change of the contract price because of the variation or the way the parties are to work out the change of the contract price if a provision of the building contract provides for how the change is to be worked out.

(6) If, in contravention of subsection (1) or (2), a variation of a building contract is not put into written form, a building contractor who is a party to the contract is taken not to commit an offence against the provision if—

- (a) building work the subject of the variation must be carried out urgently; and
- (b) it is not reasonably practicable to enter into a written variation in the particular circumstances.

Example—

Building work is in progress at a remote community, a cyclone causes considerable damage at the community, repairs are urgently needed, the parties to the building contract are not both present at the community and communications failure prevents transmission of written material between the parties.

67I Directions given under building contracts

(1) This section applies if under a building contract the contracting party for the contract, or another person authorised under the contract, may, without the agreement of the contracted party for the contract, give a direction to the contracted party.

(2) Unless the building contract otherwise provides, a direction may initially be given other than in writing.

(3) However, if a direction is given other than in writing, the contracted party—

- (a) may ask for the direction to be given in writing; and
- (b) is not required to comply with the direction until it is given in writing.

(4) If a direction is given other than in writing, the contracting party commits an offence if the direction is not given to the contracted party in writing within 3 business days after it was given other than in writing.

Maximum penalty—

- (a) for a first offence—40 penalty units; and
- (b) for a second offence—60 penalty units; and
- (c) for a third or subsequent offence—80 penalty units.

(5) In this section—

“**direction**” includes a direction for a variation of a building contract.

67J Set-offs under building contracts

(1) The contracting party for a building contract may reduce an amount payable under the contract by an amount owed under the contract, or use a security for the building contract, wholly or partly, to obtain an amount owed under the contract, only if—

- (a) the reduction of the amount payable or the use of the security is permitted under the contract; and
- (b) the contracting party has given—
 - (i) written notice (the “**first notice**”) to the contracted party for the contract advising of the proposed reduction or use and, if the amount owed can be quantified when the first notice is given, of the amount owed; and

- (ii) if the amount owed can not be quantified when the first notice is given, a further written notice (the “**second notice**”) to the contracted party advising of the amount owed.

(2) The first notice must be given within 28 days after the contracting party becomes aware, or ought reasonably to have become aware, of the contracting party’s right to obtain the amount owed.

(3) If the second notice is required to be given, it must be given within 3 business days after the contracting party becomes able to quantify the amount owed.

(4) If, because of subsections (1) and (2) or (1), (2) and (3), the contracting party is stopped from reducing an amount payable under a building contract by an amount owed under the contract, or from using a security for a building contract to obtain an amount owed under the contract, the contracting party for the contract is not stopped from recovering the amount owed in another way.

(5) In this section—

“**amount owed**”, under a building contract, means an amount that, under the contract, and subject to its being quantified, is owed by the contracted party for the contract to the contracting party for the contract because of circumstances associated with the contracted party’s performance of the contract.

“**amount payable**”, under a building contract, means an amount that, under the building contract, is payable by the contracting party for the contract to the contracted party for the contract, including any amount payable to the contracted party from a retention amount for the contract.

67K Limits for retention amounts and securities for building contracts other than subcontracts

(1) This section applies to a building contract if the contracting party under the contract is a principal.

(2) The building contract is subject to a condition that at any time before, under the contract, practical completion of building work is reached, the total value of the following is to be not more than 5% of the contract price for the contract—

- (a) all retention amounts for the contract that are being withheld;

(b) all securities for the contract given and still held.

(3) Subsection (2) does not apply to retention amounts or securities to the extent that the retention amounts or securities are for the financial protection of the contracting party, having regard to amounts paid by the contracting party that relate to something that has not yet been installed in accordance with the requirements of the contract.

(4) The building contract is not subject to the condition mentioned in subsection (2) if—

(a) the contract—

(i) is in written form; and

(ii) explains the condition; and

(iii) expressly provides that the contract is not subject to the condition; and

(b) the provision of the contract that expressly provides in the way mentioned in paragraph (a)(iii) is initialled by the parties to the contract.

67L Limits for retention amounts and securities for subcontracts

(1) A subcontract is subject to a condition that, at any time before, under the contract, practical completion of building work is reached, the total value of the following is to be not more than 5% of the contract price for the subcontract—

(a) all retention amounts for the subcontract that are being withheld;

(b) all securities for the subcontract given and still held.

(2) Subsection (1) does not apply to retention amounts or securities to the extent that the retention amounts or securities are for the financial protection of the contracting party, having regard to amounts paid by the contracting party that relate to something that has not yet been installed in accordance with the requirements of the contract.

67M Limits on deductions for retention amounts

(1) This section applies if—

- (a) an amount (the “**relevant amount**”) is payable by the contracting party for a building contract to the contracted party for the building contract; and
- (b) the relevant amount relates to carrying out building work under the contract; and
- (c) the relevant amount, except for a retention amount for the building contract that is withheld, is paid to the contracted party.

(2) The building contract is subject to a condition that the retention amount withheld is to be not more than 10% of the relevant amount.

67N Limits for retention amounts and securities for building contracts after practical completion

(1) A building contract is subject to a condition that, at any time after, under the contract, practical completion of building work is reached, the total value of the following is to be not more than 2.5% of the contract price for the contract—

- (a) all retention amounts for the contract that are being withheld;
- (b) all securities for the contract given and still held.

(2) Subsection (1) does not apply to retention amounts or securities to the extent that the retention amounts or securities do not relate to the need to correct defects, identified in the defects liability period under the contract, in the building work under the contract.

67O Suspension of works

(1) This section applies if—

- (a) the contracting party for a building contract has not complied with an order of a court or of the tribunal given in favour of the contracted party for the contract in relation to an issue arising under the contract; or
- (b) all of the following apply—
 - (i) an amount is required to be paid to the contracted party for a building contract by a particular time;
 - (ii) the full amount is not paid, other than solely because of the retention of an amount lawfully permitted to be retained;

(iii) the requirement to pay the amount is not in dispute between the contracting party and the contracted party.

(2) The contracted party may give the contracting party a written notice stating—

- (a) details of the circumstance mentioned in subsection (1)(a), or of the circumstances mentioned in subsection (1)(b)(i) to (iii); and
- (b) that the contracted party intends to suspend building work the subject of the building contract if the order mentioned in subsection (1)(a) is not complied with, or if the amount mentioned in subsection (1)(b) is not paid, within the time stated in the written notice.

(3) The time stated in the written notice must be not less than 7 days after the written notice is given.

(4) If the order is not complied with, or the amount is not paid, within the time stated in the written notice, the contracted party may—

- (a) give the contracting party a further written notice that the contracted party is suspending the building work immediately; and
- (b) suspend the building work immediately the further written notice is given.

(5) If the contracted party suspends building work under subsection (4), the contracted party—

- (a) is not in breach of the building contract; and
- (b) keeps the contracted party's rights under the contract, including any right to terminate the contract; and
- (c) may at any time lift the suspension, even if the order has not been complied with or the amount has not been paid.

(6) Subsection (7) applies if—

- (a) the order is complied with, or the amount is paid; and
- (b) the suspension is still in force; and
- (c) the contracting party gives written notice to the contracted party—
 - (i) advising the order has been complied with or the amount has been paid; and

- (ii) requiring the contracted party to recommence the building work under the contract.

(7) The building contract is subject to a condition that the contracted party must recommence carrying out building work under the contract within 7 days after the contracted party receives the written notice mentioned in subsection (6)(c), or at a later time agreed to between the contracting party and the contracted party.

67P Late progress payments

(1) This section applies if—

- (a) the contracting party for a building contract is required to pay an amount (the “**progress amount**”) to the contracted party for the building contract; and
- (b) the progress amount is payable as the whole or a part of a progress payment; and
- (c) the time (the “**payment time**”) by which the progress amount is required to be paid has passed, and the progress amount, or a part of the progress amount, has not been paid.

(2) For the period for which the progress amount, or the part of the progress amount, is still unpaid after the payment time, the contracting party is also required to pay the contracted party interest at the penalty rate, as applying from time to time, for each day the amount is unpaid.

(3) In this section—

“**penalty rate**” means—

- (a) the rate made up of the sum of the following—
 - (i) 10% a year;
 - (ii) the rate comprising the annual rate, as published from time to time by the Reserve Bank of Australia, for 90 day bills; or
- (b) if the building contract provides for a higher rate of interest than the rate worked out under paragraph (a)—the higher rate.

67Q Pay if or when paid clauses void

A provision of a building contract is void to the extent it provides that an amount becomes payable to the contracted party for the building contract

only if the contracting party for the building contract is first paid an amount by someone else.

Division 3—Construction management trade contracts and subcontracts

67R Application of div 3

This division applies to a building contract if the building contract is a construction management trade contract or a subcontract.

67S Lodgement of security instead of retention amount or security in money form

(1) This section applies if the contracted party for a building contract is under a lawful obligation to lodge a security in the form of an amount of money (the “**relevant amount**”).

(2) The contracted party complies with the obligation if—

- (a) the contracted party lodges with the contracting party a security, in the form of a government bond or a valuable instrument from an approved security provider, to take the place of the security in the form of money; and
- (b) the value of the security is equal to the relevant amount.

(3) If the contracted party lodges a security in the form of a valuable instrument from an entity that is an approved security provider, and the entity stops being an approved security provider, the contracted party must, if asked by the contracting party, lodge a further security, in a form mentioned in subsection (2)(a), to take the place of the security in the form of money.

67T Lodgement of security to replace retention amount or security in money form

(1) This section applies if, under a building contract, the contracting party is holding—

- (a) an amount (the “**relevant amount**”) as a retention amount; or
- (b) a security in the form of an amount of money (also the “**relevant amount**”).

(2) The building contract is subject to a condition that—

- (a) the contracted party may lodge with the contracting party a security, in the form of a government bond or a valuable instrument from an approved security provider, to take the place of the retention amount or of the security in the form of money; and
- (b) on the lodging of the security, the contracting party must pay the contracted party the relevant amount.

(3) However, subsection (2) applies only if the value of the security lodged is equal to the relevant amount.

(4) If the contracted party lodges a security in the form of a valuable instrument from an entity that is an approved security provider, and the entity stops being an approved security provider, the contracted party must, if asked by the contracting party, lodge a further security, in a form mentioned in subsection (2)(a), to take the place of the retention amount or of the security in the form of money.

67U Implied conditions for prompt payment

(1) A building contract is subject to the conditions stated in subsections (2) to (8).

(2) From when the building work under the contract is started until when, under the contract, practical completion of building work is reached, the contracted party for the contract has the right to receive progress payments for carrying out building work under the contract.

(3) The period between when the building work under the contract starts and when the contracted party has the right to submit a claim under the contract for the first progress payment must not be more than 1 month.

(4) The period between when the contracted party submits a claim under the contract for a progress payment and when the contracted party has the right to submit a claim under the contract for the next progress payment must not be more than 1 month.

(5) The amount of the first progress payment must be worked out having regard to the amount of building work carried out from when the building work started until when the claim for the first progress payment is made.

(6) The amount of a progress payment (the “**current progress payment**”) other than the first progress payment must be worked out having regard to the amount of building work carried out from when the

contracted party first submitted a claim under the contract for the progress payment most recently payable until the contracted party submitted a claim under the contract for the current progress payment.

(7) A progress payment must be made—

- (a) within 35 days after the contracted party submits a claim under the contract for its payment; or
- (b) if a shorter time is agreed under the contract—within the shorter time.

(8) If the contracting party for the contract disputes the payment of a progress payment for which the contracted party has submitted a claim under the contract, the contracting party must, within the time otherwise required for the payment of the whole of the progress payment, pay the contracted party the progress payment to the extent the contracting party's liability to pay the amount is not in dispute.

(9) A building contract is not subject to a condition mentioned in subsections (2) to (8) if—

- (a) the contract—
 - (i) is in written form; and
 - (ii) explains the condition; and
 - (iii) expressly provides that the contract is not subject to the condition; and
- (b) the provision of the contract that expressly provides in the way mentioned in paragraph (a)(iii) is initialled by the parties to the contract.

(10) Nothing in subsections (1) to (8)—

- (a) affects the operation of the *Subcontractors' Charges Act 1974* in relation to a building contract; or
- (b) affects the right of a contracting party for a building contract to claim a set-off for an amount owed to the contracting party by the contracted party for the contract.

Division 4—Warning for construction management trade contracts**67V Offence of not warning that contract is construction management trade contract**

(1) The contracting party for a construction management trade contract commits an offence if—

- (a) the construction management trade contract does not include a warning complying with subsection (2); and
- (b) the warning is not initialled by the contracted party for the contract.

Maximum penalty—

- (a) for a first offence—40 penalty units; and
- (b) for a second offence—60 penalty units; and
- (c) for a third or subsequent offence—80 penalty units.

(2) The warning—

- (a) must be in a form approved by the board; and
- (b) must be concerned with the possible dangers for the contracted party for the contract of entering into a construction management trade contract rather than a subcontract.

Division 5—Commercial building contracts**67W Implied conditions for prompt payment**

(1) A commercial building contract is subject to the conditions stated in subsections (2) to (8).

(2) From when the building work under the contract is started until when, under the contract, practical completion is reached, the contracted party for the contract has the right to receive progress payments for carrying out building work under the contract.

(3) The period between when the building work under the contract starts and when the contracted party has the right to submit a claim under the contract for the first progress payment must not be more than 1 month.

(4) The period between when the contracted party submits a claim under the contract for a progress payment and when the contracted party has the right to submit a claim under the contract for the next progress payment must not be more than 1 month.

(5) The amount of the first progress payment must be worked out having regard to the amount of building work carried out from when the building work started until when the claim for the first progress payment is made.

(6) The amount of a progress payment (the “**current progress payment**”) other than the first progress payment must be worked out having regard to the amount of building work carried out from when the contracted party first submitted a claim under the contract for the progress payment most recently payable until the contracted party submitted a claim under the contract for the current progress payment.

(7) A progress payment must be made—

- (a) within 21 days after the contracted party submits a claim under the contract for its payment; or
- (b) if a longer or shorter time is agreed under the contract—within the longer or shorter time.

(8) If the contracting party for the contract disputes the payment of a progress payment for which the contracted party has submitted a claim under the contract, the contracting party must, within the time otherwise required for the payment of the whole of the progress payment, pay the contracted party the progress payment to the extent the contracting party’s liability to pay the amount is not in dispute.

(9) A commercial building contract is not subject to a condition mentioned in subsections (2) to (6) and (8) if—

- (a) the contract—
 - (i) is in written form; and
 - (ii) explains the condition; and
 - (iii) expressly provides that the contract is not subject to the condition; and
- (b) either of the following applies—
 - (i) before the contract was entered into, the contracted party was notified, in a form approved by the board, that the contract would expressly provide in the way mentioned in paragraph (a)(iii);

- (ii) the provision of the contract that expressly provides in the way mentioned in paragraph (a)(iii) is initialled by the parties to the contract.

(10) Nothing in subsections (1) to (8) affects the right of a contracting party for a commercial building contract to claim a set-off for an amount owed to the contracting party by the contracted party for the contract.

PART 5—THE STATUTORY INSURANCE SCHEME

68 Payment of insurance premium

(1) A building contractor must, before commencing residential construction work pay to the authority the appropriate insurance premium for the work in accordance with the regulations.

Maximum penalty—40 penalty units.

(2) An assessment manager must not, under the *Integrated Planning Act 1997*, issue a development approval for building work in respect of residential construction work unless—

- (a) the assessment manager has written information from the authority showing that the appropriate insurance premium has been paid; or
- (b) the applicant produces satisfactory evidence that no insurance premium is payable.

(3) A certificate of insurance issued by the authority in relation to residential construction work is conclusive evidence that the work is covered by a policy of insurance under the statutory insurance scheme.

(4) A private certifier who is acting as an assessment manager must not contravene subsection (2).

Maximum penalty—20 penalty units.

69 Insurance of building work

(1) When the authority accepts the appropriate insurance premium in respect of residential construction work, the authority must issue a certificate of insurance in respect of the residential construction work.

(2) A policy of insurance comes into force in the terms stated in the board's policies for the purpose if a consumer enters into a contract for the performance of residential construction work, and—

- (a) the contract bears the licence number of a licensed contractor and, under the licensed contractor's licence, the licensed contractor may enter into contracts with consumers to carry out residential construction work covered by the statutory insurance scheme; or
- (b) the contract is with a licensed contractor and, under the licensed contractor's licence, the licensed contractor may enter into contracts with consumers to carry out residential construction work covered by the statutory insurance scheme; or
- (c) the contract is with a person fraudulently claiming to hold a licence under which the person may enter into contracts with consumers to carry out residential construction work covered by the statutory insurance scheme.

(3) Subsection (2) applies whether or not an insurance premium has been paid or a certificate of insurance has been issued.

(4) The certificate of insurance given to a consumer need not state the terms of the policy of insurance, but a copy of the policy must be given to the consumer when the certificate of insurance is given to the consumer and the certificate of insurance must include a clear reference to the policy.

(5) To remove doubt, it is declared that a policy of insurance under this section has effect according to its terms and a consumer can not avoid the consequences of a breach of a provision of the policy of insurance only because the policy of insurance forms part of a statutory insurance scheme.

70 Insurance claims

(1) A person claiming to be entitled to indemnity under the insurance scheme must give notice of the claim to the authority in accordance with the regulations.

(2) If a claimant is dissatisfied with the authority's decision on the claim, the claimant may apply to the tribunal for a review of the authority's decision.

(3) On an application under this section the tribunal may confirm, vary or reverse the authority's decision and make consequential orders and directions.

71 Recovery from building contractor etc.

(1) If the authority makes any payment on a claim under the insurance scheme, the authority may recover the amount of the payment, as a debt, from the building contractor by whom the relevant residential construction work was, or was to be, carried out or any other person through whose fault the claim arose.

(2) For subsection (1)—

- (a) a building contractor by whom the relevant residential construction work was, or was to be, carried out is taken to include—
 - (i) a licensed contractor whose licence card is imprinted on the contract for carrying out the work; and
 - (ii) a licensed contractor whose name, licence number and address are stated on the contract; and
 - (iii) a licensed contractor whose name is stated on the contract for carrying out the work; and
 - (iv) a licensed contractor whose name is stated on an insurance notification form for the work; and
 - (v) a licensed contractor whose licence number is stated on the contract for carrying out the work; and
 - (vi) a licensed contractor whose licence number is stated on an insurance notification form for the work; and
 - (vii) a licensed contractor whose PIN was used for putting in place, for the work, insurance under the statutory insurance scheme; and
 - (viii) a building contractor by whom the work was, or was to be, carried out; and
 - (ix) a person who, for profit or reward, carried out the work; and
- (b) a person through whose fault the claim arose is taken to include a person who performed services for the work if the services were performed without proper care and skill.

(3) The authority is subrogated, to the extent of any payment that the authority has made, or has undertaken to make, to the rights of a person to whom, or for whose benefit, the payment has been, or is to be, made in respect of the matter out of which the insurance claim arose.

(4) In a proceeding brought by the authority under subsection (1) against a licensed contractor mentioned in subsection (2)(a)(i), it is a defence for the licensed contractor to prove that—

- (a) the licensed contractor's licence card was imprinted on the contract for carrying out the work without the licensed contractor's authority; and
- (b) the licensed contractor took all reasonable steps to ensure that the licence card was imprinted on contracts only with the licensed contractor's authority.

(5) In a proceeding brought by the authority under subsection (1) against a licensed contractor mentioned in subsection (2)(a)(ii), it is a defence for the licensed contractor to prove that—

- (a) the licensed contractor's name, licence number and address were stated on the contract for carrying out the work without the licensed contractor's authority; and
- (b) the licensed contractor took all reasonable steps to ensure that the licensed contractor's name, licence number and address were stated in contracts only with the licensed contractor's authority.

(6) In a proceeding brought by the authority under subsection (1) against a licensed contractor mentioned in subsection (2)(a)(iii), (iv), (v), (vi) or (vii), it is a defence for the licensed contractor to prove—

- (a) for a licensed contractor mentioned in subsection (2)(a)(iii)—that the licensed contractor's name was stated on the contract for carrying out the work without the licensed contractor's authority; and
- (b) for a licensed contractor mentioned in subsection (2)(a)(iv)—that the licensed contractor's name was stated on the insurance notification form for the work without the licensed contractor's authority; and
- (c) for a licensed contractor mentioned in subsection (2)(a)(v)—that the licensed contractor's licence number was stated on the contract for carrying out the work without the licensed contractor's authority; and
- (d) for a licensed contractor mentioned in subsection (2)(a)(vi)—that the licensed contractor's licence number was stated on the insurance notification form for the work without the licensed contractor's authority; and

- (e) for a licensed contractor mentioned in subsection (2)(a)(vii)—
 - (i) that the licensed contractor's PIN was used for putting in place, for the work, insurance under the statutory insurance scheme without the licensed contractor's authority; and
 - (ii) that the licensed contractor took all reasonable steps to ensure the licensed contractor's PIN was kept and used in accordance with the authority's requirements for the keeping and use of the PIN.

PART 6—RECTIFICATION OF BUILDING WORK

71A Dispute resolution before rectification of building work ordered

(1) This section applies to a consumer who wants the authority to consider whether to direct rectification of building work under section 72.

(2) The consumer must apply in writing to the authority stating—

- (a) the name of the person who carried out the building work; and
- (b) details of the building work the consumer considers is defective or incomplete; and
- (c) other details the authority reasonably requires to consider the matter.

(3) The application must be accompanied by the fee prescribed under a regulation.

(4) Before it considers whether building work is defective or incomplete, the authority may require the consumer to comply with a process established by the authority to attempt to resolve the matter with the person who carried out the building work.

(5) For this section, the person who carried out the building work is taken to include a person mentioned in section 72(5).

72 Power to require rectification of building work

(1) If the authority is of the opinion that building work is defective or incomplete, the authority may direct the person who carried out the

building work to rectify the building work within the period stated in the direction.

(2) In deciding whether to give a direction under subsection (1), the authority may take into consideration all the circumstances it considers are reasonably relevant, and in particular, is not limited to a consideration of the terms of, including the terms of any warranties included in, the contract for carrying out the building work.

(3) The period stated in the direction must be at least 28 days unless the authority is satisfied that, if the direction is not required to be complied with within a shorter period—

- (a) a substantial loss will be incurred by, or a significant hazard will be caused to the health or safety of, a person because of the defective building work; or
- (b) the defective building work will cause a significant hazard to public safety or the environment generally.

(4) Subject to subsection (3), the period stated in the direction must be a period the authority considers to be appropriate in the circumstances.

(5) For subsection (1), the person who carried out the building work is taken to include—

- (a) a licensed contractor whose licence card is imprinted on the contract for carrying out the building work; and
- (b) a licensed contractor whose name, licence number and address are stated on the contract; and
- (ba) a licensed contractor whose name is stated on the contract for carrying out the building work; and
- (bb) a licensed contractor whose name is stated on an insurance notification form for the building work; and
- (bc) a licensed contractor whose licence number is stated on the contract for carrying out the building work; and
- (bd) a licensed contractor whose licence number is stated on an insurance notification form for the building work; and
- (be) a licensed contractor whose PIN was used for putting in place, for the building work, insurance under the statutory insurance scheme; and
- (c) a building contractor by whom the building work was carried out; and

Queensland Building Services Authority Act 1991

- (d) a person who, for profit or reward, carried out the building work; and
- (e) a person who, under the *Domestic Building Contracts Act 2000*, is a building contractor under a domestic building contract who managed the carrying out of the building work.

(5A) In subsection (2), a reference to a contract for carrying out building work includes a reference to a domestic building contract for managing the carrying out of building work.

(6) If in order to rectify building work it is necessary to do so, the direction may require that a building or part of a building be demolished and building work be recommenced.

(7) If a direction is given under this section to a person who is not currently licensed to carry out the required work, the person must have the work carried out by a licensed contractor.

(8) A direction cannot be given under this section more than 6 years and 3 months after the building work to which the direction relates was completed or left in an incomplete state unless the tribunal is satisfied, on application by the authority, that there is in the circumstances of a particular case sufficient reason for extending the time for giving a direction and extends the time accordingly.

(9) The fact that a direction is given under this section does not prevent disciplinary action in respect of the defective or incomplete building work.

(10) A person who fails to rectify building work as required by a direction under this section is guilty of an offence.

Maximum penalty—80 penalty units.

(11) For the purposes of subsection (5)(c) and (d)—

- (a) a person carries out building work whether the person—
 - (i) carries it out personally; or
 - (ii) directly or indirectly causes it to be carried out; and
- (b) a person is taken to carry out building work if the person provides advisory services, administration services, management services or supervisory services for the work.

(12) In a prosecution for an offence against subsection (10), or in a proceeding for taking disciplinary action on the ground that a licensee has failed to comply with a direction to rectify building work, it is a defence for a licensed contractor mentioned in subsection (5)(a) to prove that—

- (a) the licensed contractor's licence card was imprinted on the contract for carrying out the building work without the contractor's authority; and
- (b) the licensed contractor took all reasonable steps to ensure that the licence card was imprinted on contracts only with the licensed contractor's authority.

(13) In a prosecution for an offence against subsection (10), or in a proceeding for taking disciplinary action on the ground that a licensee has failed to comply with a direction to rectify building work, it is a defence for a licensed contractor mentioned in subsection (5)(b) to prove that—

- (a) the licensed contractor's name, licence number and address were stated on the contract for carrying out the building work without the licensed contractor's authority; and
- (b) the licensed contractor took all reasonable steps to ensure that the licensed contractor's name, licence number and address were stated in contracts only with the licensed contractor's authority.

(13A) In a prosecution for an offence against subsection (10), or in a proceeding for taking disciplinary action on the ground that a licensee has failed to comply with a direction to rectify building work—

- (a) it is a defence for a licensed contractor mentioned in subsection (5)(ba) to prove that the licensed contractor's name was stated on the contract for carrying out the building work without the licensed contractor's authority; and
- (b) it is a defence for a licensed contractor mentioned in subsection (5)(bb) to prove that the licensed contractor's name was stated on the insurance notification form for the building work without the licensed contractor's authority; and
- (c) it is a defence for a licensed contractor mentioned in subsection (5)(bc) to prove that the licensed contractor's licence number was stated on the contract for carrying out the building work without the licensed contractor's authority; and
- (d) it is a defence for a licensed contractor mentioned in subsection (5)(bd) to prove that the licensed contractor's licence number was stated on the insurance notification form for the building work without the licensed contractor's authority; and
- (e) it is a defence for a licensed contractor mentioned in subsection (5)(be) to prove that—

- (i) the licensed contractor's PIN was used for putting in place, for the building work, insurance under the statutory insurance scheme without the licensed contractor's authority; and
- (ii) the licensed contractor took all reasonable steps to ensure the licensed contractor's PIN was kept and used in accordance with the authority's requirements for the keeping and use of the PIN.

(14) The authority is not required to give a direction under this section to a person who carried out building work for the rectification of the building work if the authority is satisfied that, in the circumstances, it would be unfair to the person to give the direction.

Example for subsection (14)—

The authority might decide not to give a direction for the rectification of building work because of the amount payable but unpaid under the contract for carrying out the building work.

- (15)** A direction given under this section need not be complied with if—
- (a) a proceeding for a review of the authority's decision is started in the tribunal; and
 - (b) the tribunal orders a stay of the decision.

73 Panels of licensed contractors for rectification work

(1) The authority may establish panels of licensed contractors who express interest in tendering for rectification work.

(2) The panels will be established in relation to—

- (a) the areas of the State in which the work is to be carried out; and
- (b) the nature of the work involved.

(3) The authority may advertise, from time to time, inviting expressions of interest from licensed contractors who wish to be included on the appropriate panel for the area or areas in which they carry on business.

(4) A licensed contractor who by notice in writing to the authority expresses interest in being included on a panel for a particular area may, if entitled to carry out building work of the relevant class, be included on the panel.

(5) The authority may remove the name of a contractor from a panel for any good reason.

74 Tenders for rectification work

(1) If rectification work in respect of residential construction work is required under this Act and the person required to carry out the work does not carry it out, or have it carried out, within the time allowed by the direction, the authority must seek tenders for carrying out the work.

(2) The authority must also seek tenders for carrying out building work if the authority—

- (a) is of the opinion that the building work is defective or incomplete; but
- (b) has decided not to give a direction under section 72 for the rectification of the building work.

(3) The authority may accept any tender that it considers appropriate, irrespective whether the tender was for the lowest cost.

(4) Tenders for carrying out the building work must be sought from the number of licensed contractors considered by the authority to be reasonable in the circumstances.

(5) A licensed contractor from whom a tender may be sought must be—

- (a) a licensed contractor whose name is included on an appropriate panel; or
- (b) a licensed contractor whose name is not included on an appropriate panel, if the authority is satisfied it would be in the best interests of the efficient rectification of the building work if the licensed contractor were to provide a tender.

(6) The authority may authorise the person for whom the building work requiring rectification was, or was to be, carried out to act for the authority in seeking the necessary tenders.

(7) The authority may only have work carried out under this section to the extent that the cost of the work is covered by a payment to be made under the statutory insurance scheme in relation to the defective or incomplete work.

PART 7—JURISDICTION OF TRIBUNAL

Division 1—Meaning of central terms

75 “Tribunal work” defined (ss 7 & 8 QBTA)

(1) The following is “**tribunal work**”—

- (a) the erection or construction of a building;
- (b) the renovation, alteration, extension, improvement or repair of a building;
- (c) the provision of electrical work, water supply, sewerage or drainage or other like services for a building;
- (d) the demolition, removal or relocation of a building;
- (e) any site work (including the construction of retaining structures, driveways, landscaping and the construction of a swimming pool) related to tribunal work of a kind mentioned in paragraphs (a) to (d);
- (f) the preparation of plans, specifications or bills of quantity for the carrying out of tribunal work;
- (g) the inspection of a completed building;
- (h) subject to subsection (3), work prescribed under a regulation.

(2) To remove doubt, it is declared that reviewable domestic work is tribunal work.

(3) A person carries out tribunal work whether the person carries it out personally, or directly or indirectly causes it to be carried out.

(4) A person is taken to carry out tribunal work if the person provides advisory services, administration services, management services or supervisory services relating to the tribunal work.

(5) A person undertakes to carry out tribunal work if the person enters into a contract to carry it out or submits a tender or makes an offer to carry it out.

76 What is not “tribunal work” (s 7 QBTA)

(1) The following is not “**tribunal work**”—

- (a) the construction, extension, repair or replacement of a water reticulation system, sewerage system or storm water drain, outside the boundaries of private property;
- (b) the building or maintenance of a road as defined under the *Land Act 1994*;
- (c) the construction, maintenance or repair of a bridge, other than a bridge on private property;
- (d) the construction, maintenance or repair of railway tracks, signals or associated structures, unless the structures are buildings for residential purposes, or are storage or service facilities;
- (e) the construction, maintenance or repair of airport runways, taxiways and aprons;
- (f) the construction, maintenance or repair of ports or ports infrastructure, unless the structures are buildings for residential purposes, or are storage or service facilities;
- (g) the construction, maintenance or repair of a dam;
- (h) the construction, maintenance or repair of communications installations performed for a public company or public body engaged in radio or television broadcasting or in some other form of communications business or undertaking;
- (i) the installation of manufacturing equipment or equipment for hoisting, conveying or transporting materials or products (including primary produce), other than the installation of fixed structures providing shelter for the equipment;
- (j) construction work in mining;
- (k) work consisting of monumental masonry, sculpture, or the erection or construction of statues, fountains or other works of art, other than work affecting the way in which a building is constructed;
- (l) tribunal work carried out by the State for the State or for an entity representing the State;
- (m) tribunal work carried out by a local government for a local government, the State or an entity representing a local government or the State;
- (n) tribunal work carried out outside Queensland.

(2) For subsection (1)(l), tribunal work is not carried out by the State if the work is carried out for the State by an independent contractor.

(3) For subsection (1)(m), tribunal work is not carried out by a local government if the work is carried out for the local government by an independent contractor.

Division 2—Building disputes

77 Tribunal may decide building dispute (s 93 QBTA)

(1) A person involved in a building dispute may apply to the tribunal to have the tribunal decide the dispute.

(2) Without limiting the tribunal's powers to resolve the dispute, the tribunal may exercise 1 or more of the following powers—

- (a) order the payment of an amount found to be owing by 1 party to another;
- (b) order relief from payment of an amount claimed by 1 party from another;
- (c) award damages, and interest on the damages at the rate, and calculated in the way, prescribed under a regulation;
- (d) order restitution;
- (e) declare any misleading, deceptive or otherwise unjust contractual term to be of no effect, or otherwise vary a contract to avoid injustice;
- (f) avoid a policy of insurance under the statutory insurance scheme;
- (g) order rectification or completion of defective or incomplete tribunal work;
- (h) award costs.

78 When major commercial building dispute may be heard by tribunal (s 94 QBTA)

A major commercial building dispute may be decided by the tribunal only if the tribunal is satisfied all parties to the dispute consent to it doing so.

79 Procedure to decide whether all parties consent (s 95 QBTA)

(1) An application to start a proceeding for a major commercial building dispute must be accompanied by the written consent of all parties to the dispute.

(2) The written consent must include an acknowledgment by the consenting party that the consent can not be withdrawn.

(3) The tribunal may, before another step is taken in the proceeding, conduct a pre-hearing conference to decide whether there is another person who should be joined as a party to the dispute.

(4) If the tribunal decides that there is another person who should be joined as a party to the dispute, the tribunal—

(a) must give the consenting parties an opportunity to obtain the written consent of the other person; and

(b) may hear the dispute only if the other person consents.

(5) If the consenting parties obtain the consent of the other person, the tribunal must join the other person as a party to the dispute.

(6) The consent of all parties to the dispute must be obtained before another step is taken in the proceeding.

80 Procedure if another party discovered (s 96 QBTA)

(1) This section applies if the tribunal becomes aware that there is another person who should be joined as a party to a major commercial building dispute (other than at a pre-hearing conference under section 79).

(2) The tribunal does not have jurisdiction to decide the dispute.

(3) The tribunal must order that the proceeding be removed to a court under section 94(3).³⁶

81 Consent may not be withdrawn (s 97 QBTA)

A party that gives written consent to have a major commercial building dispute heard and decided by the tribunal can not withdraw the consent.

³⁶ Section 94 (Transfer of proceedings between tribunal and the courts (s 117 QBTA))

82 Tribunal may make interim order (s 98 QBTA)

(1) Before finally deciding a building dispute, the tribunal may make 1 or more of the interim orders mentioned in subsections (2) to (4).

(2) The tribunal may make an order requiring a building contractor to rectify or complete defined tribunal work, or tribunal work to be defined by a process identified in the order, that is the subject of the dispute.

(3) The tribunal may make an order requiring a building owner, in relation to the amount claimed to be owing from the building owner to a building contractor, to do 1 or more of the following—

- (a) pay an amount decided by the tribunal into the tribunal's trust account to be held until the tribunal is satisfied that the building contractor has completed the tribunal work;
- (b) provide security of a type and for an amount decided by the tribunal until the tribunal is satisfied that the building contractor has completed the tribunal work;
- (c) pay an amount decided by the tribunal to the building contractor.

(4) The tribunal may make an order requiring a person, in relation to the amount claimed to be owing from the person to a subcontractor, to do 1 or more of the following—

- (a) pay an amount decided by the tribunal into the tribunal's trust account to be held until the tribunal is satisfied that the subcontractor has completed the tribunal work;
- (b) provide security of a type and for an amount decided by the tribunal until the tribunal is satisfied that the subcontractor has completed the tribunal work;
- (c) pay an amount decided by the tribunal to the subcontractor.

(5) On being satisfied the tribunal work has been completed the tribunal must order—

- (a) the amount paid into the tribunal's trust account under subsection (3)(a) or (4)(a) be paid to the building contractor or subcontractor; or
- (b) the application of the security in satisfaction of the amount decided by the tribunal under subsection (3)(b) or (4)(b) in favour of the building contractor or subcontractor.

(6) However for subsection (5)(b), the tribunal may order that the security be discharged if an amount equal to the amount of the security is paid to the building contractor or subcontractor.

83 Proceeding in tribunal stops action by authority (s 99 QBTA)

(1) If a proceeding about a building dispute is started in or removed from a court to the tribunal—

- (a) the tribunal is to have the management of the dispute; and
- (b) the authority must not act in relation to the dispute except as allowed or required by section 84.

(2) To remove doubt, it is declared that nothing in this section affects a direction that tribunal work be rectified or completed issued by the authority before the proceeding is started or removed.

84 Tribunal to decide about rectification or completion work (s 101 QBTA)

(1) This section applies if—

- (a) a proceeding about a building dispute is started in, or removed from a court to, the tribunal; and
- (b) before the proceeding is started or removed, the authority has acted in relation to the building dispute but has not issued a direction that tribunal work be rectified or completed.

(2) The authority may apply to the tribunal for an order that tribunal work be rectified or completed if the authority considers the tribunal work needs to be urgently rectified or completed.

(3) The application must be heard by the tribunal as an expedited hearing.

(4) Whether or not the authority applies under subsection (2), the authority may also apply to the tribunal for a decision about whether it would have been appropriate for the authority to have issued a direction to rectify or complete tribunal work if section 83 had not stopped the authority from acting further in relation to the dispute.

(5) The tribunal must make a decision under subsection (4) if it hears the proceeding mentioned in subsection (1).

**85 Tribunal may hear dispute while contract still in operation
(s 102 QBTA)**

The tribunal may make an order to resolve a building dispute even though the contract under which the dispute arose has not been terminated or finalised.

Division 3—Proceedings for review**86 Reviewable decisions (s 104 QBTA)**

- (1) The tribunal may review the following decisions of the authority—
- (a) a decision to refuse an application for a licence or a permit;
 - (b) a decision to impose or vary a condition of a licence;
 - (c) a decision to suspend or cancel a licence;
 - (d) a decision that there are reasonable grounds for concern that a licensee does not satisfy the relevant financial requirements for a licence;
 - (e) a decision to direct or not to direct rectification or completion of tribunal work;
 - (f) a decision that tribunal work undertaken at the direction of the authority is or is not of a satisfactory standard;
 - (g) a decision about the scope of works to be undertaken under the statutory insurance scheme to rectify or complete tribunal work;
 - (h) a decision to disallow a claim under the statutory insurance scheme wholly or in part;
 - (i) a decision that a domestic building contract has been validly terminated having the consequence of allowing a claim for non-completion under the statutory insurance scheme;
 - (j) a decision not to categorise an individual as a permitted individual for a relevant event;
 - (k) a decision under section 56AF or 56AG³⁷ that—
 - (i) a person is an excluded individual or excluded company; or

37 Section 56AF (Procedure if licensee is excluded individual) or 56AG (Procedure if licensee is excluded company)

Queensland Building Services Authority Act 1991

- (ii) an individual is still a director or secretary of, or an influential person for, a company;
 - (l) a decision under section 66 or 67 that a person is a convicted company officer;
 - (m) a decision under section 67AA that a company that is a licensee has an individual who is a convicted company officer as a director or secretary of, or an influential person or nominee for, the company;
 - (n) a decision under section 67AH, 67AI, 67AL or 67AM that an individual is a banned individual for a stated term;
 - (o) a decision under section 67AN that a company that is a licensee has an individual who is a banned individual as a director or secretary of, or an influential person or nominee for, the company;
 - (p) a decision under section 67AZF, 67AZG, 67AZJ or 67AZK that an individual is a disqualified individual for a stated term;
 - (q) a decision under section 67AZL that a company that is a licensee has an individual who is a disqualified individual as a director or secretary of, or an influential person or nominee for, the company.
- (2) However, the tribunal may not review the following decisions of the authority—
- (a) a decision to recover an amount under section 71;
 - (b) a decision to direct rectification or completion of tribunal work by a building contractor and any finding by the authority in arriving at the decision if—
 - (i) 28 days have elapsed from the date the direction to rectify or complete was served on the building contractor and the contractor has not, within that time, applied to the tribunal for a review of the decision; and
 - (ii) the authority has—
 - (A) started a disciplinary proceeding against the building contractor by an application under division 4;³⁸ or

- (B) served a notice on the building contractor advising a claim under the statutory insurance scheme has been approved in relation to tribunal work stated in the direction;
- (c) a decision about the scope of works to be undertaken under the statutory insurance scheme to rectify or complete tribunal work if 28 days have elapsed since the decision was served on the building contractor and the contractor has not, within that time, applied to the tribunal for a review of the decision.

(3) For subsection (1)(n), if the tribunal, after reviewing the matters mentioned in section 67AH(1)(a) and (b), 67AI(1)(a) and (b), 67AL(1)(a) and (b) or 67AM(1)(a) and (b), is satisfied that an individual is a banned individual, it may not vary the term of ban applying to the individual if it has been correctly calculated under section 67AO.

(4) For subsection (1)(p), if the tribunal, after reviewing the matters mentioned in section 67AZF(1), 67AZG(1), 67AZJ(1)(a) and (b) or 67AZK(1)(a) and (b), is satisfied that an individual is a disqualified individual, it may not vary the term of disqualification applying to the individual if it has been correctly calculated under section 67AZM.

87 Application for review (s 105 QBTA)

A person affected by a reviewable decision of the authority may apply to the tribunal for a review of the decision.

Division 4—Disciplinary proceedings

88 Tribunal has jurisdiction to conduct disciplinary proceeding (s 108 QBTA)

The authority may apply to the tribunal to conduct a proceeding to decide whether proper grounds exist for taking disciplinary action against a person under this division.

**89 Proper grounds for disciplinary action against a licensee
(s 109 QBTA)**

For section 88, proper grounds exist for taking disciplinary action against a licensee if—

- (a) the licensee contravenes a requirement imposed under this Act or the *Domestic Building Contracts Act 2000*; or
- (b) the licensee is convicted of an indictable offence; or
- (c) if a licensee is a corporation—a director or other person who is in a position to control or substantially influence the conduct of the corporation's affairs is not a fit and proper person to exercise that control or influence; or
- (d) the licensee is carrying on business under the licence in partnership with a person who is not a fit and proper person to have an interest in the business; or
- (e) the licensee is bankrupt or insolvent; or
- (f) the licensee has committed an offence involving fraud or dishonesty relating to the business carried on under the licence; or
- (g) the licensee knowingly helps a person to perform tribunal work in contravention of this Act or the *Domestic Building Contracts Act 2000*; or
- (h) the licensee contravenes or is taken to have contravened the *Fair Trading Act 1989* in relation to tribunal work carried out under the licence; or
- (i) the licensee is negligent or incompetent in carrying out tribunal work under the licence; or
- (j) the licensee fails to comply with a direction of the authority to rectify or complete tribunal work; or
- (k) the licensee contravenes a condition of the licence; or
- (l) the licensee owes an amount to the authority and fails to comply with a demand by the authority to pay the amount; or
- (m) the licensee fails to comply with an order of the tribunal.

90 Proper grounds for disciplinary action against person not a licensee (s 110 QBTA)

(1) For section 88, proper grounds exist for taking disciplinary action against a person who is not a licensee if the person—

- (a) carries out, or undertakes to carry out, tribunal work for which a licence is required without holding a licence of the appropriate class; or
- (b) has committed an offence involving fraud or dishonesty relating to the performance of tribunal work; or
- (c) contravenes or is taken to have contravened the *Fair Trading Act 1989* in relation to the performance of tribunal work; or
- (d) is negligent or incompetent in carrying out tribunal work for which a licence is required; or
- (e) fails to comply with a direction of the authority to rectify or complete tribunal work.

(2) In this section—

“undertakes to carry out” tribunal work means enters into a contract to carry out tribunal work or submits a tender or makes an offer to carry out tribunal work, unless the contract, submission or offer is conditional on the person obtaining a licence of the appropriate class.

91 Orders for disciplinary action (s 111 QBTA)

If the tribunal decides that proper grounds exist for taking disciplinary action against a person, the tribunal may, in relation to defective or incomplete tribunal work carried out by the person for a building owner—

- (a) make an order that the person rectify or complete the work; or
- (b) if the person is not appropriately licensed to rectify or complete the work—make an order that the person have the work rectified or completed by another person who is appropriately licensed; or
- (c) make an order that the person pay the building owner an amount sufficient to rectify or complete the work.

Division 5—Public Examinations**92 Tribunal may conduct public examination (s 112 QBTA)**

The tribunal may, on application by the authority, conduct a public examination—

- (a) that investigates the conduct or competence of a person who has carried out tribunal work or undertaken to carry out tribunal work; or
- (b) that investigates whether a person—
 - (i) meets the financial requirements imposed for the licence held by the person; or
 - (ii) has the qualifications and experience required for the licence held by the person; or
 - (iii) if the person is the nominated supervisor for a corporation that holds a licence has the qualifications and experience required for the licence held by the corporation; or
 - (iv) is a fit and proper person to hold a licence; or
 - (v) if the person exercises control over a corporation that holds a licence—is a fit and proper person to exercise control over the corporation; or
 - (vi) has breached a condition imposed on the person's licence.

Division 6—Decisions about debts arising from statutory insurance scheme**93 Decisions about debts arising from statutory insurance scheme (s 116 QBTA)**

(1) The authority may recover a debt under section 71 by application to the tribunal under this section.

(2) The tribunal may exercise 1 or more of the following powers—

- (a) order the payment of an amount the tribunal has found to be owing to the authority;
- (b) order the payment of interest on the amount mentioned in paragraph (a);

- (c) order the payment of costs;
- (d) order that amounts mentioned in paragraphs (a), (b) and (c) be paid by instalments or another way directed by the tribunal.

Division 7—Transfer of proceedings

94 Transfer of proceedings between tribunal and the courts (s 117 QBTA)

If proceedings relating to a major commercial building dispute are brought in a court, the court may order that the proceeding be transferred to the tribunal only if all parties to the dispute apply for the order.

Division 8—Expedited hearings

95 Expedited hearing of domestic building disputes (s 128 QBTA)

(1) The tribunal must decide a minor domestic building dispute at an expedited hearing if the dispute has been to mediation but has not been settled, unless the tribunal considers the dispute is too complex to be properly dealt with at an expedited hearing.

Example of 'too complex to be properly dealt with'—

The dispute involves complex legal and contractual issues for which the tribunal is unaware of any authoritative precedent.

(2) The tribunal may decide a domestic building dispute that is not a minor domestic building dispute at an expedited hearing only if—

- (a) all parties to the proceeding apply to the tribunal for the matter to be dealt with at an expedited hearing; and
- (b) the tribunal considers it appropriate for the dispute to be decided at an expedited hearing.

96 Certain minor commercial building disputes may be expedited (s 129 QBTA)

(1) The tribunal may conduct an expedited hearing for a minor commercial building dispute between a subcontractor and another person if—

- (a) neither the claim nor any counterclaim exceeds \$10 000; and
- (b) the dispute relates only to a claim for moneys owing by a person to the subcontractor for tribunal work completed by the subcontractor under a written contract; and
- (c) the subcontractor files an application for an expedited hearing, a copy of the contract and an affidavit by the subcontractor stating that—
 - (i) the tribunal work under the contract has been completed by the subcontractor to the standard required under the contract; and
 - (ii) a claim for payment payable under the contract has been given to the other person by the subcontractor; and
 - (iii) the amount claimed by the subcontractor has not been paid by the other person; and
 - (iv) no complaint about the tribunal work under the contract has been made to the subcontractor by the other person.

(2) A hearing under this section may proceed only if the subcontractor has given the other person a copy of the application and all documents filed by the subcontractor at least 5 days before the hearing.

97 Judicial Review excluded for minor domestic building disputes (s 170 QBTA)

(1) The exercise by the tribunal of its powers in relation to a proceeding for a minor domestic building dispute is not subject to the *Judicial Review Act 1991*.

(2) Subsection (1) does not apply if—

- (a) the tribunal had or has no jurisdiction under the Act to hear and decide the proceeding; or
- (b) a breach of the rules of natural justice happened in relation to a party to the proceeding.

PART 9—INSPECTORS

104 Appointment of inspectors

(1) The authority may appoint inspectors.

(2) The authority must issue an identity card, containing a photograph of the inspector, to each inspector.

(3) A person who ceases to be an inspector must, as soon as practicable, return the identity card to the authority.

Maximum penalty for contravention of this subsection—10 penalty units.

105 Inspector to produce identity card

An inspector is not entitled to exercise powers under this Act in relation to another person unless the inspector first produces the inspector's identity card for inspection by the person.

106 Inspector's power to require name and address

(1) An inspector who suspects on reasonable grounds that a person has committed an offence against this Act may require the person to state the person's name and address and, if the inspector has reasonable grounds to believe that the name or address given is false, may require evidence of its correctness.

(2) A person who is required under subsection (1) to state the person's name and address must not, without reasonable excuse—

- (a) fail to comply with the requirement; or
- (b) state a false name or address.

Maximum penalty—50 penalty units.

(3) A person who is required under subsection (1) to give evidence of the correctness of a name or address must not, without reasonable excuse, fail to give the evidence or give false evidence.

Maximum penalty—50 penalty units.

(4) If—

- (a) an inspector makes a requirement under subsection (1) on suspicion that a person has committed an offence against this Act; and
- (b) the person is not proved to have committed an offence against this Act;

the person cannot be convicted of an offence against subsection (1) because of a failure to comply with the requirement.

106A Power to require production of documents

(1) An inspector may require a person who has obligations under this Act or the *Domestic Building Contracts Act 2000* to make available, or produce, for inspection by the inspector at a reasonable time and place nominated by the inspector, a document to which the person has access that relates to the person's obligations under this Act or the *Domestic Building Contracts Act 2000*.

(2) The inspector may keep the document to copy it.

(3) If the inspector copies the document, or an entry in the document, the inspector may require the person responsible for keeping the document to certify the copy as a true copy of the document or entry.

(4) The inspector must return the document to the person as soon as practicable after copying it.

(5) However, if a requirement (a **“document certification requirement”**) is made of a person under subsection (3), the inspector may keep the document until the person complies with the requirement.

(6) A requirement under subsection (1) is a **“document production requirement”**.

106B Failure to produce document

(1) A person of whom a document production requirement is made must comply with the requirement, unless the person has a reasonable excuse.

Maximum penalty—200 penalty units.

(2) It is not a reasonable excuse to fail to produce the document that producing the document might tend to incriminate the person.

106C Failure to certify copy of document

(1) A person of whom a document certification requirement is made must comply with the requirement, unless the person has a reasonable excuse.

Maximum penalty—100 penalty units.

(2) It is not a reasonable excuse to fail to certify the document or an entry in the document that certifying the document or entry might tend to incriminate the person.

107 Power to enter and inspect building site

(1) An inspector may enter and inspect a building site—

- (a) for the purpose of ascertaining whether this Act is being complied with; or
- (b) for the purpose of determining whether the building work has been, or is being, properly carried out.

(2) The entry and inspection must be—

- (a) made with the consent of the person in control of the building site; or
- (b) during times building work is being carried out on the site; or
- (c) authorised by warrant of a member of the tribunal.

(2A) For the purpose of asking the person in control of the site for consent to enter, an inspector may, without the person's consent or a warrant enter the site to the extent that is reasonable to contact the person.

(2B) Neither subsection (2)(b) or (2A) authorises entry to a place where a person resides.

(3) An inspector may apply to a member of the tribunal for a warrant under this section in relation to a particular building site.

(4) Subject to subsection (5), the member may issue the warrant if the member is satisfied, by information on oath, that there is a proper reason for entering and inspecting the building site.

(5) If the member requires further information concerning the grounds on which the warrant is sought, the member must not issue the warrant unless the inspector or some other person has given the information to the member in the form (either orally or by affidavit) that the member requires.

(6) The warrant must—

- (a) authorise the inspector, with such assistance and by such force as is necessary and reasonable, to enter and inspect the place; and
- (b) state whether the entry may be made at any time of the day or night or during specified hours of the day or night; and
- (c) specify the day (not more than 6 months after the issue of the warrant) on which the warrant ceases to have effect; and
- (d) state the purposes for which the warrant is issued.

108 Obligation of assessment manager

An assessment manager must allow an inspector or any other officer or employee of the authority, at any reasonable time, to examine and make copies of, or take extracts from, books, documents, papers and records of the local government relating to building work or proposed building work.

PART 10—MISCELLANEOUS

109 Access to building sites

(1) A building contractor must, at the request of a consumer, allow the consumer reasonable access to a building site at which building work is being carried out for the consumer.

(2) A contractual provision that is inconsistent with subsection (1) is void.

109A Service of documents

(1) A document may be served under this Act on a licensee by leaving it at, or sending it by post, telex, facsimile or similar facility to, the address of the licensee in the register of licensees kept by the authority.

(2) Subsection (1) does not limit the *Acts Interpretation Act 1954*, section 39.³⁹

³⁹ *Acts Interpretation Act 1954*, section 39 (Service of documents)

111 Prosecutions for offences

(1) A prosecution for an offence against this Act may be started within 2 years after the alleged date of commission of the offence or within 1 year after the offence comes to the knowledge of the authority, whichever is the later.

(2) A prosecution may only be started by a person authorised by the authority (either generally or in the particular case) to bring the prosecution or the Attorney-General.

(3) The authorisation required by subsection (2) is to be presumed in the absence of evidence to the contrary.

111A Responsibility for acts or omissions of representatives

(1) This section applies for—

- (a) a proceeding for an offence against this Act; and
- (b) an inquiry conducted by the tribunal under part 7, division 4⁴⁰ to decide whether proper grounds exist for taking disciplinary action under the division.

(2) If it is relevant to prove a person's state of mind about a particular act or omission, it is enough to show—

- (a) the act was done or omitted to be done by a representative of the person within the scope of the representative's actual or apparent authority; and
- (b) the representative had the state of mind.

(3) An act done or omitted to be done for a person by a representative of the person within the scope of the representative's actual or apparent authority is taken to have been done or omitted to be done also by the person, unless the person proves the person could not, by the exercise of reasonable diligence, have prevented the act or omission.

(4) In this section—

“representative” means—

- (a) of a company—an executive officer, employee or agent of the company; or

40 Part 7 (Jurisdiction of tribunal), division 4 (Disciplinary proceedings)

(b) of an individual—an employee or agent of the individual.

“**state of mind**” of a person includes—

- (a) the person’s knowledge, intention, opinion, belief or purpose; and
- (b) the person’s reasons for the intention, opinion, belief or purpose.

111B Executive officers must ensure company complies with Act

(1) The executive officers of a company must ensure the company complies with this Act.

(2) If a company commits an offence against a provision of this Act, each of the company’s executive officers also commits an offence, namely, the offence of failing to ensure that the company complies with the provision.

Maximum penalty—the penalty for the contravention of the provision by an individual.

(3) Evidence that the company has been convicted of an offence against a provision of this Act is evidence that each of the executive officers committed the offence of failing to ensure that the company complies with the provision.

(4) However, it is a defence for an executive officer to prove—

- (a) if the officer was in a position to influence the conduct of the company in relation to the offence—the officer exercised reasonable diligence to ensure the company complied with the provision; or
- (b) the officer was not in a position to influence the conduct of the company in relation to the offence.

111C Liability of directors for amounts

(1) This section applies if—

- (a) a company is convicted of an offence against a provision of this Act; and
- (b) a penalty for the offence is imposed on the company; and
- (c) the amount of the penalty is not paid within the time required for its payment.

(2) This section also applies if—

- (a) under section 91,⁴¹ the tribunal finds that proper grounds exist for taking disciplinary action against a company; and
- (b) an order is made by the tribunal imposing a penalty on the company; and
- (c) the amount of the penalty is not paid within the time required for its payment.

(3) This section also applies if a company owes the authority an amount because of a payment made by the authority on a claim under the insurance scheme.

(4) If this section applies because of subsection (1), the liability to pay the penalty attaches to—

- (a) each individual who was a director of the company when the offence was committed; and
- (b) each individual who is a director of the company when the penalty is imposed.

(5) If this section applies because of subsection (2), the liability to pay the penalty attaches to—

- (a) each individual who was a director of the company when the act or omission happened giving rise to the finding of the tribunal; and
- (b) each individual who is a director of the company when the penalty is imposed.

(6) If this section applies because of subsection (3), the liability to pay the amount attaches to—

- (a) each individual who was a director of the company when building work the subject of the claim was, or was to have been, carried out; and
- (b) each individual who was a director of the company when the payment was made by the authority.

(7) A liability under subsection (4), (5) or (6) to pay a penalty or an amount applies regardless of the status of the company, including for example, that the company is being or has been wound up.

41 Section 91 (Orders for disciplinary action (s 111 QBTA))

(8) If a liability under subsection (4), (5) or (6) attaches to 2 or more persons, the persons are jointly and severally liable.

112 Appropriation of penalty

Any monetary penalty recovered for an offence against this Act must be paid to the authority.

113 Double jeopardy

(1) The fact that disciplinary action has been taken against a person under this Act does not affect the liability of that person to be prosecuted, convicted and punished for an offence arising from the same circumstances.

(2) The fact that a person has been prosecuted and convicted or acquitted of an offence against this Act or the *Builders' Registration and Home-owners' Protection Act 1979* does not affect the liability of that person to disciplinary action under this Act.

114 Protection

(1) Neither the State, the general manager of the authority nor an officer or employee of the authority incurs any civil liability for an honest act or omission, other than a publication act, in the performance or purported performance of functions under this Act or the *Building Act 1975*.

(2) A civil liability that would, apart from subsection (1), attach to an entity other than the authority attaches instead to the authority.

(3) Neither the State, the authority nor the general manager of the authority incurs any liability for a publication act.

(4) This section does not affect the liability of a person other than the authority to disciplinary action under the conditions of the person's employment.

(5) In this section—

“publication act” means a disclosure or publication made by or for the authority in giving a warning to the public under section 18(2)(f) about—

(a) building work; or

- (b) the commercial or business reputation of any person associated with building work; or
- (c) the quality or standard of building work performed by any person; or
- (d) a contravention or alleged contravention of this Act or the operation or enforcement of this Act.

116 Regulations

(1) The Governor in Council may make regulations under this Act.

(2) Without limiting subsection (1), a regulation may—

- (a) set fees payable under this Act and the matters for which the fees are payable; and
- (b) provide for the refunding of fees in stated circumstances; and
- (c) impose a penalty of not more than 20 penalty units for a contravention of a provision of the regulation.

SCHEDULE 1

TRANSITIONAL AND VALIDATING PROVISIONS

PART 1—TRANSITIONAL PROVISIONS FOR ACT NO. 98 OF 1991 AND AMENDING ACTS UP TO AND INCLUDING ACT NO. 70 OF 1997

1A Definitions

In section 2—

“former board” means the Builders’ Registration Board of Queensland established under the repealed Act.

“repealed Act” means the *Builders’ Registration and Home-Owners’ Protection Act 1979*.

2 Transitional provisions

(3) The provisions of the repealed Act about insurance continue to apply, with the changes prescribed by regulation under this Act, to building work started before 1 July 1992 and—

- (a) the provisions continue to apply to the building work whether the work is carried out before or after the date as if the repealed Act had not been repealed; and
- (b) the authority may exercise any of the powers of the former board about the insurance.

(3A) Instruments of guarantee and indemnity entered into under section 31(3) of the repealed Act and in force immediately before 1 July 1992 continue to have effect, with all necessary changes and any changes prescribed by regulation under this Act, until the instruments are discharged by the authority.

(3B) Without limiting subsection (3A), a reference in the instruments to the former board is taken to be a reference to the authority.

(3C) The instruments guarantee the payment by the guarantors of amounts payable to the authority under—

SCHEDULE 1 (continued)

- (a) section 70 of the repealed Act because of subsection (3); and
- (b) section 71 of this Act.

(3D) A house purchaser's agreement that the former board is taken to have entered into under the repealed Act continues in force for the balance of its term and all rights, duties, obligations and liabilities of the former board under the agreement are taken to be the rights, duties, obligations and liabilities of the authority.

(3E) An amount paid by the former board under its obligations under section 69 of the repealed Act and not recovered at 1 July 1992—

- (a) is taken to be a debt owing to the authority; and
- (b) the authority has the same rights under section 71 of this Act as if the amount had been paid by the authority on a claim under the insurance scheme mentioned in that section.

(4) A direction or order for rectification of building work may be made under this Act in relation to building work, as defined in the repealed Act, carried out before 1 July 1992 by a person who was a registered builder, registered general builder or registered house builder within the meaning of the repealed Act as if references in this Act to a licensed contractor extended to the person.

(5) An order in force under section 59 of the repealed Act immediately before the commencement of part 6 is, on the commencement of that part, taken to be a direction under that part.

(6) The provisions of the repealed Act relating to building work carried out by owner-builders continue to apply, subject to any adaptations and modifications prescribed under this Act, to any such building work that had been carried out or started before the commencement of part 3 and an approval mentioned in section 53(3) of the repealed Act may be given by the authority.

(7) A proceeding for an offence against the repealed Act may, subject to the limitation of time prescribed by section 58 of the repealed Act, be brought by a person authorised by the authority, either generally or in the particular case, to bring the proceeding.

(8) A person who was, immediately before the commencement of part 3, carrying on the business of a class of building work for which a licence is required under this Act, but for which registration was not required under

SCHEDULE 1 (continued)

the repealed Act, is taken to be licensed to carry out and supervise that class of building work—

- (a) until a day 6 months after the commencement of part 3 or, if another day is fixed by regulation for the purposes of this subsection in relation to the relevant class of building work, that other day; or
- (b) until the day the person is granted or refused a licence under this Act;

whichever is earlier.

4 References to repealed Acts

A reference in an Act or document to either of the following Acts is taken to be a reference to this Act—

- *Builders' Registration Act 1971*
- *Builders' Registration and Home-owners' Protection Act 1979.*

5 References to registrar/general manager and Home Building Advisory Service

In an Act or document—

- (a) a reference to the registrar/general manager of the authority is taken to be a reference to the general manager of the authority; and
- (b) a reference to Home Building Advisory Service is taken to be a reference to the authority.

PART 2—VALIDATING PROVISIONS FOR ACT NO. 70 OF 1997

8 Definitions

In this part—

SCHEDULE 1 (continued)

“affected licence” means a document purporting to be a licence that—

- (a) was issued by the authority on or after 1 July 1992 but before the commencement day; and
- (b) was issued to an individual who did not, or a company in relation to which the company’s nominated supervisor did not, when the document was issued, have the relevant qualifications and experience required by regulation.

“basic compliance period”, for a transitional licence, see definition **“transitional licence”**.

“building contract” means a contract for the carrying out of building work by a person to whom an affected licence has been issued.

“commencement day”, for a provision of this part, means the day on which the provision in which the expression occurs commences.

“compliance period”, for a transitional licence, means—

- (a) the basic compliance period for the licence; or
- (b) if the authority extended or further extended the period—the period as extended.

“expired licence” means an affected licence to which section 9(3) applies.

“relevant licensee”, for an affected or transitional licence, means the person to whom the licence was issued.

“transitional licence” means an affected licence in relation to which the authority, in issuing the licence—

- (a) indicated to the relevant licensee that the licence was a transitional licence; and
- (b) stated a period (the **“basic compliance period”**)—
 - (i) as the period for which the licence was issued; and
 - (ii) in relation to the licensee (for a licence issued to an individual) or the company’s nominated supervisor (for a licence issued to a company)—as the period for the licensee or supervisor to obtain stated qualifications or experience in order to have the relevant qualifications and experience required by regulation.

SCHEDULE 1 (continued)

9 Validation of affected licences

(1) An affected licence is taken to be, and at all times to have been, a validly issued licence.

(2) Subsection (3) applies if—

- (a) before the commencement day, an affected licence was suspended, cancelled or surrendered; and
- (b) for a suspension or cancellation—the decision to suspend or cancel the licence was or is not subsequently annulled or terminated under this Act.

(3) Despite subsection (1), the licence is taken to have been a validly issued licence only until it was suspended, cancelled or surrendered.

10 Period of effect of transitional licences—compliance period ended

(1) This section applies to a transitional licence if—

- (a) the licence is not an expired licence; and
- (b) the compliance period for the licence ended before the commencement day.

(2) The licence is taken to have remained in force for the period starting when the compliance period ended and ending on the day before the commencement day.

(3) Also, the licence remains in force, subject to this Act, until the end of the period of 3 months starting on the commencement day.

(4) Subsection (6) applies if—

- (a) before the commencement day, the relevant licensee entered into a building contract; and
- (b) neither of the following things happens before the end of the period of 3 months mentioned in subsection (3)—
 - (i) practical completion under the contract;
 - (ii) termination of the contract.

(5) However, subsection (6) applies only for the contract or contracts to which it relates.

SCHEDULE 1 (continued)

(6) Despite subsection (3), the licence remains in force, subject to this Act—

- (a) if, by the application of subsection (4), there is only 1 contract involved—until 1 of the following things happens—
 - (i) the stage of practical completion is reached under the contract;
 - (ii) the contract is terminated; or
- (b) if, by the application of subsection (4), there is more than 1 contract involved—until there is no contract either under which the stage of practical completion has not been reached or that has not been terminated.

11 Period of effect of transitional licences—compliance period current

(1) This section applies to a transitional licence if—

- (a) the licence is not an expired licence; and
- (b) the compliance period for the licence has not ended before the commencement day.

(2) The licence remains in force, subject to this Act, until the later of the following—

- (a) the end of the compliance period;
- (b) the end of the period of 3 months starting on the commencement day.

(3) Subsection (5) applies if—

- (a) before the commencement day, the relevant licensee entered into a building contract; and
- (b) neither of the following things happens before the end of the period for which the licence remains in force under subsection (2)—
 - (i) practical completion under the contract;
 - (ii) termination of the contract.

SCHEDULE 1 (continued)

(4) However, subsection (5) applies only for the contract or contracts to which it relates.

(5) Despite subsection (2), the licence remains in force, subject to this Act—

- (a) if, by the application of subsection (3), there is only 1 contract involved—until 1 of the following things happens—
 - (i) the stage of practical completion is reached under the contract;
 - (ii) the contract is terminated; or
- (b) if, by the application of subsection (3), there is more than 1 contract involved—until there is no contract either under which the stage of practical completion has not been reached or that has not been terminated.

12 Condition of transitional licences

(1) This section applies to a transitional licence that is not an expired licence.

(2) The licence is subject to a condition that the relevant licensee must not, while the licence remains in force under section 10 or 11, enter into a building contract on the basis of being a licensee under the licence.

(3) The authority must promptly give written notice of the condition to the relevant licensee.

(4) A failure by the authority to comply with subsection (3) does not affect the effectiveness of the condition.

SCHEDULE 1 (continued)

**PART 3—TRANSITIONAL PROVISIONS FOR
QUEENSLAND BUILDING SERVICES AUTHORITY
AMENDMENT ACT 1999****13 Existing board goes out of office**

On the commencement of this section, the members of the board in office immediately before the commencement go out of office.

**PART 4—TRANSITIONAL PROVISIONS FOR GST AND
RELATED MATTERS ACT 2000****14 Residential construction work for s 71**

For applying section 71(2)(a)(iii) to (vi), the relevant residential construction work mentioned in section 71(2)(a) does not include relevant residential construction work that was the subject of a contract entered into before 1 July 2000.

15 Building work for s 72

For applying section 72(5)(ba) to (bd), the building work mentioned in section 72(5) does not include building work that was the subject of a contract entered into before 1 July 2000.

16 Delayed operation of definition “building work”, para (g)

Despite schedule 2, definition “**building work**”, paragraph (g), until the end of 31 December 2000, building work under this Act is taken not to include the installation, maintenance, or certification of the installation or maintenance, of a fire protection system for a commercial or residential building.

SCHEDULE 1 (continued)

**PART 5—VALIDATING AND TRANSITIONAL
PROVISIONS FOR QUEENSLAND BUILDING
SERVICES AUTHORITY AND OTHER LEGISLATION
AMENDMENT ACT 2003**

Division 1—Interpretation

17 Definition for pt 5

In this part—

“**the regulation**” means the *Queensland Building Services Authority Regulation 1992*.

Division 2—Provision about financial requirements

18 Validation of provisions about financial requirements

(1) This section applies to section 7 of the regulation as in force, or purporting to be in force, before 1 October 1999 and section 7A of the regulation as in force, or purporting to be in force, before 19 November 1993 so far as the sections related to financial requirements.

(2) The sections are taken to have been valid at all times and to have imposed financial requirements under section 31 of the Act as in force at a time mentioned in subsection (1).

(3) Without limiting subsection (2), the authority and board are taken to have had the power to make the determinations and policies mentioned in the sections of the regulation.

Division 3—Terms of insurance policies

19 Validation of provision about terms of insurance policy

(1) This section applies to section 24 of the regulation as in force, or purporting to be in force, before the commencement of this section.

SCHEDULE 1 (continued)

(2) The section is taken to have been valid at all times including for the purpose of prescribing the terms of a policy of insurance under section 69(2) of the Act as in force at a time mentioned in subsection (1).

(3) Without limiting subsection (2), the board is taken to have had the power to make the policies mentioned in the section of the regulation.

20 Existing policies apply for amended s 69(2)

(1) Board policies in force, or purporting to be in force, immediately before the commencement of this section for the purpose of section 24 of the regulation continue in force for the purpose of section 69(2) of the Act as amended by the *Queensland Building Services Authority and Other Legislation Amendment Act 2003*.

(2) Subsection (1) does not prevent the board amending or repealing the policies.

*Division 4—Licence classes and qualifications and experience***21 Validation of sch 2, pt 25 of the regulation etc.**

(1) This section applies to schedule 2, part 25 of the regulation as in force, or purporting to be in force, before the commencement of the *Queensland Building Services Authority Amendment Regulation (No. 2) 2002*.

(2) The part is taken to have been valid at all times before the commencement of the *Queensland Building Services Authority Amendment Regulation (No. 2) 2002* for the purpose of specifying a class of building work by regulation under section 30(2) of the Act and having stated the qualifications and experience required by regulation under section 31(1)(b) or 32(b) of the Act.

(3) Without limiting subsection (2), the authority is taken to have had the power to give the directions mentioned in the part and to make decisions for deciding qualifications and experience requirements for the part.

(4) A board policy, or purported board policy, giving a direction or containing a decision about scope of work, qualifications or experience

SCHEDULE 1 (continued)

requirements is taken, for this section, to have been a direction or decision of the authority given for the part.

22 Transitional provision for licences valid

Section 35 of the regulation as inserted by the *Queensland Building Services Authority Amendment Regulation (No. 2) 2002* is taken to have been valid for the purpose mentioned in the section.

*Division 5—Non-trading licences***23 Definition for div 5**

In this division—

“non-trading licence” means an instrument purporting to be a contractor’s licence issued or renewed by the authority, in the period starting on 19 November 1999 and ending immediately before 27 August 2001, stating that it was a non-trading licence or containing an expression indicating that it was a non-trading licence.

Example of contractor’s licence containing an expression indicating the licence was a non-trading licence—

A contractor’s licence containing the expression ‘NTL’.

24 Non-trading licence taken to be valid

(1) A non-trading licence is taken to have been and to be a valid contractor’s licence subject to a valid condition under section 35 or 36 of the Act that the licensee must not carry out, undertake to carry out or supervise the carrying out of building work.

(2) If the authority removed or removes the statement or expression on the licence stating or indicating that it was a non-trading licence, the authority is taken to have validly revoked the condition.

SCHEDULE 1 (continued)

*Division 6—Courses of instruction for owner-builders***25 Validation of provision about courses of instruction for owner-builders**

(1) This section applies to section 13(4) and (5) of the regulation as in force, or purporting to be in force, before the commencement of this section.

(2) Section 13(4) and (5) are taken to have been, and to be, valid at all times including for the purpose of specifying a course of instruction under section 44(3) of the Act.

(3) Without limiting subsection (2), the board is taken to have had the power to make the policies mentioned in section 13(4) and (5) of the regulation.

*Division 7—Board's policies***26 Certain board's policies continue in force**

(1) The board's policies that are general policies in force under the Act before amendment—

- (a) continue in force as board's policies under the Act after amendment; and
- (b) may be reviewed by the board and amended or repealed as if they were made under section 9A of the Act after amendment.

(2) The board's policies that are supervision policies continue in force only until the commencement of section 17 of the amendment Act.

(3) In this section—

“Act after amendment” means the *Queensland Building Services Authority Act 1991* as in force immediately after the commencement of section 6 of the amendment Act.

“Act before amendment” means the *Queensland Building Services Authority Act 1991* as in force immediately before the commencement of section 6 of the amendment Act.

SCHEDULE 1 (continued)

“amendment Act” means the *Queensland Building Services Authority and Other Legislation Amendment Act 2003*.

SCHEDULE 2**DICTIONARY**

section 4

“**accumulate**”, for part 3E, see section 67AQ.

“**administering authority**”, for part 3E, see section 67AQ.

“**approved security provider**”, for part 4A, see section 67A.

“**architect**” means a person registered as an architect under the *Architects Act 2002*.

“**assessment manager**” has the meaning given by the *Integrated Planning Act 1997*.⁴²

“**authority**” means the Queensland Building Services Authority.

“**banned individual**” see section 67AC.

“**board**” means the Queensland Building Services Board.

“**board’s policies**” means the policies of the board made for the purposes of section 9A.

“**building**” includes any fixed structure.

“**Building Code of Australia**” see the *Building Act 1975*, section 3.

“**building contract**”, for part 4A, see section 67A.

42 *Integrated Planning Act 1997*, section 3.1.7—

The “**assessment manager**”, for an application, is—

- (a) if the development is wholly within a local government’s area—the local government, unless a different entity is prescribed under a regulation; or
- (b) if paragraph (a) does not apply—
 - (i) the entity prescribed under a regulation; or
 - (ii) if no entity has been prescribed—the entity decided by the Minister.

Under the *Integrated Planning Act 1997*, section 5.3.5(1), a private certifier may, in certain circumstances, act as an assessment manager.

SCHEDULE 2 (continued)

“building contractor” means a person who carries on a business that consists of or includes carrying out building work, and includes a subcontractor who carries out building work for a building contractor.

“building dispute” means—

- (a) a domestic building dispute; or
- (b) a minor commercial building dispute; or
- (c) a major commercial building dispute if the parties to the dispute consent to the dispute being heard by the tribunal under section 79.⁴³

“building owner” means a person for whom tribunal work is to be, is being or has been carried out, but does not include a building contractor for whom tribunal work is carried out by a subcontractor.

“building site” means a place where building work has been, is being, or is about to be, carried out.

“building work” means—

- (a) the erection or construction of a building; or
- (b) the renovation, alteration, extension, improvement or repair of a building; or
- (c) the provision of lighting, heating, ventilation, airconditioning, water supply, sewerage or drainage in connection with a building; or
- (e) any site work (including the construction of retaining structures) related to work of a kind referred to above; or
- (f) the preparation of plans or specifications for the performance of building work; or
- (fa) contract administration carried out by a person in relation to the construction of a building designed by the person; or
- (g) the installation, maintenance, or certification of the installation or maintenance, of a fire protection system for a commercial or residential building; or

⁴³ Section 79 (Procedure to decide whether all parties consent (s 95 QBTA))

SCHEDULE 2 (continued)

- (h) carrying out site testing and classification in preparation for the erection or construction of a building on the site; or
- (i) carrying out a completed building inspection; or
- (j) the inspection or investigation of a building, and the provision of advice or a report, for the following—
 - (i) termite management systems for the building;
 - (ii) termite infestation in the building;

but does not include work of a kind excluded by regulation from the ambit of this definition.

“carry out building work”, for part 4A, see section 67A.

“carry out tier 1 defective work” see section 67AB(2).

“commercial building contract”, for part 4A, see section 67A.

“commercial building dispute” means—

- (a) a claim or dispute arising between a building owner and a building contractor relating to the performance of reviewable commercial work or a contract for the performance of reviewable commercial work; or
- (b) a claim or dispute arising between 2 or more building contractors relating to the performance of reviewable commercial work or a contract for the performance of reviewable commercial work; or
- (c) a claim or dispute in negligence, nuisance or trespass related to the performance of reviewable commercial work other than a claim for personal injuries; or
- (d) a claim or dispute arising between a building owner or a building contractor and any 1 or more of the following relating to the performance of reviewable commercial work or a contract for the performance of reviewable commercial work—
 - (i) an architect;
 - (ii) an engineer;
 - (iii) a surveyor;
 - (iv) a quantity surveyor;
 - (v) an electrician or an electrical contractor;

SCHEDULE 2 (continued)

- (vi) a supplier or manufacturer of materials used in the tribunal work.

“company” means any body corporate.

“completed building inspection” means the inspection or investigation of, and the provision of advice or a report about, the following class 1a⁴⁴ or 10⁴⁵ buildings under the Building Code of Australia—

- (a) a building for which there is no current contract between a building contractor and a consumer because the contract has been completed;

Example—

An existing detached house that has previously been occupied or that has recently been built.

- (b) a building on which work is not being carried out because the contract under which it was being carried out has been terminated;

Example—

A detached house on which a building contractor has stopped building work in breach of the terms of a contract with a consumer and the consumer has terminated the contract.

- (c) a building on which work is being, or was, carried out but not under a contract between a building contractor and a consumer.

Example—

A detached house being built by, or that was built by, a building contractor but not under a contract with a particular consumer. This is known in the building industry as “a specy”.

“condition” includes a limitation or restriction.

“construction management trade contract”, for part 4A, see section 67A.

44 Class 1a includes a detached house, a row house, a terrace house, a town house and a villa unit.

45 Class 10 includes non-habitable buildings such as private garages, carports and sheds.

SCHEDULE 2 (continued)

“consumer” means a person for whom building work is carried out, but does not include a building contractor for whom building work is carried out by a subcontractor.

“contract” means a contract for carrying out tribunal work.

“contract administration”, in relation to building work designed by a person, includes the following—

- (a) preparing tender documentation and calling and selecting tenders;
- (b) preparing, or helping the person’s clients with the preparation of, contracts;
- (c) preparing additional documentation for the person’s clients or building contractors;
- (d) arranging and conducting on-site meetings and inspections;
- (e) arranging progress payments;
- (f) arranging for certificates, including certificates from a local government, to be issued;
- (g) providing advice and help to the person’s clients including during the maintenance period allowed under a contract.

“contracted party”, for part 4A, see section 67A.

“contracting party”, for part 4A, see section 67A.

“contractor’s licence” means a licence authorising the licensee to carry out, and to supervise, building work.

“contract price”, for part 4A, see section 67A.

“convicted company officer” means a person who has been convicted of an offence under the Corporations Act 2001 (Cwlth), section 596(b) or (c).⁴⁶

“conviction”, for part 3E, see section 67AQ.

“decision” includes an order or direction.

“default certificate”, for part 3E, see section 67AQ.

⁴⁶ *Corporations Act 2001* (Cwlth), section 596 (Frauds by officers)

SCHEDULE 2 (continued)

“defective”, in relation to building work, includes faulty or unsatisfactory.

“demerit matter” see section 67AQ.

“demerit offence”, for part 3E, see section 67AR.

“demerit points” see section 67AQ.

“design work” means—

- (a) the preparation of plans or specifications for building work; or
- (b) professional advice in relation to building work.

“disciplinary proceeding” means a proceeding under section 88.⁴⁷

“disqualified individual” see section 67AU.

“document certification requirement” see section 106A(5).

“document production requirement” see section 106A(6).

“domestic building contract” means a domestic building contract under the *Domestic Building Contracts Act 2000*.

“domestic building dispute” means—

- (a) a claim or dispute arising between a building owner and a building contractor relating to the performance of reviewable domestic work or a contract for the performance of reviewable domestic work; or
- (b) a claim or dispute arising between 2 or more building contractors relating to the performance of reviewable domestic work or a contract for the performance of reviewable domestic work; or
- (c) a claim or dispute in negligence, nuisance or trespass related to the performance of reviewable domestic work other than a claim for personal injuries; or
- (d) a claim or dispute arising between a building owner or a building contractor and any 1 or more of the following relating to the performance of reviewable domestic work or a contract for the performance of reviewable domestic work—
 - (i) an architect;

⁴⁷ Section 88 (Tribunal has jurisdiction to conduct disciplinary proceeding (s 108 QBTA))

SCHEDULE 2 (continued)

- (ii) an engineer;
- (iii) a surveyor;
- (iv) a quantity surveyor;
- (v) an electrician or an electrical contractor;
- (vi) a supplier or manufacturer of materials used in the tribunal work.

“domestic building work” see the *Domestic Building Contracts Act 2000*, schedule 2.

“engineer” means a person who is a registered professional engineer under the *Professional Engineers Act 2002*.

“excluded company” see section 56AC(7).

“excluded individual”, for a relevant event, see section 56AC(3) and (4).

“executive officer”, of a company, means a person who is—

- (a) a director or secretary of the company; or
- (b) a person who is concerned with, or takes part in, the company’s management, whether or not the person is a director or secretary of the company or the person’s position is given the name of executive officer.

“farm building” means a building of a kind classified by regulation as a farm building.

“field work” means—

- (a) a site investigation; or
- (b) a site assessment; or
- (c) soil sampling; or
- (d) soil collection.

“fire protection system”, for a building, means a system of fire protection for all or part of the building comprising some or all of the following—

- (a) portable fire-fighting appliances, including, for example, wheeled fire extinguishers, fire hoses, fire blankets and portable fire extinguishers;

SCHEDULE 2 (continued)

- (b) fire hydrants, with or without pumps;
- (c) fire hose reels, with or without pumps;
- (d) a fire detection system, alarm system or emergency warning and communication system;
- (e) a fire suppression system or fire sprinkler system, whether solid based, liquid based or gas based;
- (f) fire doors, fire shutters and fire damper assemblies.

“influential person”, for a company, means an individual, other than a director or secretary of the company, who is in a position to control or substantially influence the conduct of the company’s affairs, including, for example, a shareholder with a significant shareholding, a financier or a senior employee.

“infringement notice”, for part 3E, see section 67AQ.

“insurance notification form” means a form approved by the authority on which information about building work is submitted to the authority for insuring the work under the statutory insurance scheme.

“judgment debt” see section 67AS.

“licence” means a licence under this Act.

“licensed builder” means a person who is a licensed builder under the regulations.

“licensed contractor” means a person who holds a contractor’s licence.

“licensed supervisor”, in relation to building work, means a person who holds a contractor’s licence or a supervisor’s licence authorising supervision of building work of the relevant class.

“licensee” means a person who holds a licence.

“major commercial building dispute” means a commercial building dispute where either the claim or the counterclaim exceeds \$50 000.

“minor commercial building dispute” means a commercial building dispute where neither the claim nor the counterclaim exceeds \$50 000.

“minor domestic building dispute” means a domestic building dispute where neither the claim nor the counterclaim exceeds \$10 000.

SCHEDULE 2 (continued)

“nominee”, in relation to a company, means an officer or employee of the company nominated by the company to have the general supervision of building work to be carried out under a licence.

“occupational licence” means a licence or registration for an occupation that is—

- (a) issued to a person by an entity other than the authority; and
- (b) required by the person to carry out the occupation.

“owner” of land means—

- (a) for freehold land—the registered owner of the land under the *Land Title Act 1994*; or
- (b) for land held under a statutory lease or licence giving a right to possession of the land—the lessee or licensee.

“owner-builder permit” means a permit under part 3 division 8.

“period of 3 years”, for part 3E, see section 67AQ.

“permanently excluded individual” see section 58.

“permitted individual”, for a relevant event, means an individual who, under part 3A, is categorised as a permitted individual for the relevant event.

“PIN” see section 34A.

“principal”, for part 4A, see section 67A.

“progress payment”, for part 4A, see section 67A.

“rectify” building work means to remedy defective building work or to complete incomplete building work.

“registrar”, for part 3E, see section 67AQ.

“registrar of titles”, for land that is not under the *Land Title Act 1994*, means the officer responsible for keeping a register for the land.

“relevant bankruptcy event” see section 56AC(1)(a).

“relevant company event” see section 56AC(2)(b).

“relevant event” means a relevant bankruptcy event or a relevant company event.

SCHEDULE 2 (continued)

“residential construction work” means building work classified by regulation as residential construction work.

“retention amount”, for part 4A, see section 67A.

“review” means review by the tribunal.

“reviewable commercial work” means tribunal work other than reviewable domestic work.

“reviewable domestic work” means domestic building work under the *Domestic Building Contracts Act 2000*, except that for applying section 8(8) of that Act, the definition “excluded building work” in that Act is taken not to mean anything mentioned in paragraph (b), (c) or (d) of the definition.

“security”, for part 4A, see section 67A.

“site classification” means the classification of a site, or the reclassification of a site, under a standard directed to ensuring the appropriate selection or design of footings.

“site testing” means—

- (a) field work for soil testing or site classification; or
- (b) laboratory testing of soil.

“SPER”, for part 3E, see section 67AQ.

“statutory insurance scheme” means the insurance scheme established under part 5.

“subcontract”, for part 4A, see section 67A.

“subcontractor” means—

- (a) a building contractor that carries out tribunal work for another building contractor; or
- (b) a building contractor that carries out tribunal work for another person under a construction management trade contract under section 67B.

“supervisor’s licence” means a licence authorising the licensee to supervise (but not to carry out) building work.

“term of ban” see section 67AO.

“term of disqualification”, for part 3E, see section 67AZM.

SCHEDULE 2 (continued)

“tier 1 defective work” see section 67AB(1).

“trade licence” means a contractor’s licence or a supervisor’s licence related to building work within a particular trade or particular trades.

“tribunal” means the tribunal under the *Commercial and Consumer Tribunal Act 2003*.

“Tribunal Act” means the *Commercial and Consumer Tribunal Act 2003*.

“unsatisfied”, in relation to a judgment debt, see section 67AT.

“valuable instrument”, for part 4A, see section 67A.

“value” of building work means an amount representing the reasonable cost to a consumer of having the work carried out by a licensed contractor on the basis that all building materials are to be supplied by the contractor (whether or not the work is in fact carried out by a licensed contractor on that basis).

“variation”, for part 4A, see section 67A.

“written form”, for part 4A, see section 67A.

ENDNOTES**1 Index to endnotes**

	Page
2 Date to which amendments incorporated	168
3 Key	169
4 Table of reprints	169
5 Tables in earlier reprints	170
6 List of legislation	170
7 List of annotations	173
8 Provisions that have not commenced and are not incorporated into reprint	191

2 Date to which amendments incorporated

This is the reprint date mentioned in the Reprints Act 1992, section 5(c). Accordingly, this reprint includes all amendments that commenced operation on or before 4 July 2003. Future amendments of the Queensland Building Services Authority Act 1991 may be made in accordance with this reprint under the Reprints Act 1992, section 49.

3 Key

Key to abbreviations in list of legislation and annotations

Key	Explanation	Key	Explanation
AIA	= Acts Interpretation Act 1954	(prev)	= previously
amd	= amended	proc	= proclamation
amdt	= amendment	prov	= provision
ch	= chapter	pt	= part
def	= definition	pubd	= published
div	= division	R[X]	= Reprint No.[X]
exp	= expires/expired	RA	= Reprints Act 1992
gaz	= gazette	reloc	= relocated
hdg	= heading	renum	= renumbered
ins	= inserted	rep	= repealed
lap	= lapsed	(retro)	= retrospectively
notfd	= notified	rv	= revised edition
o in c	= order in council	s	= section
om	= omitted	sch	= schedule
orig	= original	sdiv	= subdivision
p	= page	SIA	= Statutory Instruments Act 1992
para	= paragraph	SIR	= Statutory Instruments Regulation 2002
prec	= preceding	SL	= subordinate legislation
pres	= present	sub	= substituted
prev	= previous	unnum	= unnumbered

4 Table of reprints

Reprints are issued for both future and past effective dates. For the most up-to-date table of reprints, see the reprint with the latest effective date.

If a reprint number includes a letter of the alphabet, the reprint was released in unauthorised, electronic form only.

TABLE OF REPRINTS

Reprint No.	Amendments included	Effective	Reprint date
1	to 1992 Act No. 68	7 December 1992	9 December 1992
2	to 1993 Act No. 76	14 December 1993	10 January 1994
3	to 1994 Act No. 20	5 August 1994	24 August 1994
3A	to 1995 Act No. 58	28 November 1995	20 August 1996
3B	to 1996 Act No. 58	5 December 1996	9 December 1996
4	to 1996 Act No. 58	1 June 1997	20 October 1997
4A	to 1997 Act No. 70	1 December 1997	9 February 1998
5	to 1998 Act No. 13	30 April 1998	1 May 1998
6	to 1999 Act No. 43	1 October 1999	6 November 1999
7	to 2000 Act No. 24	1 July 2000	7 July 2000
7A	to 2000 Act No. 24	28 February 2002	1 March 2002
			(Column discontinued)
			Notes
7B	to 2002 Act No. 54	6 December 2002	
7C	to 2002 Act No. 54	1 January 2003	

Reprint No.	Amendments included	Effective	Notes
7D	to 2003 Act No. 1	4 March 2003	
7E	to 2003 Act No. 1	5 May 2003	
7F	to 2003 Act No. 30	1 July 2003	
7G	to 2003 Act No. 36	4 July 2003	

5 Tables in earlier reprints

TABLES IN EARLIER REPRINTS

Name of table	Reprint No.
Corrected minor errors	1, 3, 5

6 List of legislation

Queensland Building Services Authority Act 1991 No. 98

date of assent 17 December 1991

ss 1–2 commenced on date of assent

pt 1 (other than ss 1–2), pt 2, pt 7, div 1 and s 115 commenced 1 January 1992 (see s 2(1))

pt 7, divs 2–6 commenced 1 June 1992 (1992 SL No. 108)

remaining provisions commenced 1 July 1992 (1992 SL No. 108)

amending legislation—

Statute Law (Miscellaneous Provisions) Act 1992 No. 36 ss 1–2 sch 1

date of assent 2 July 1992

amtds 3–14 commenced 1 July 1992 (see s 2 sch 1)

remaining provisions commenced on date of assent

Statute Law (Miscellaneous Provisions) Act (No. 2) 1992 No. 68 ss 1–3 sch 1

date of assent 7 December 1992

commenced on date of assent

Statute Law (Miscellaneous Provisions) Act (No. 2) 1993 No. 76 ss 1–3 sch 1

date of assent 14 December 1993

amtds 4–9 commenced 1 July 1992 (see s 3 sch 1)

remaining provisions commenced on date of assent

Land Title Act 1994 No. 11 ss 1–2, 194 sch 2

date of assent 7 March 1994

ss 1–2 commenced on date of assent

remaining provisions commenced 24 April 1994 (1994 SL No. 132)

Queensland Building Services Authority Amendment Act 1994 No. 20

date of assent 10 May 1994

ss 1–2 commenced on date of assent

ss 4(1), (2) (ins of def “licensed builder”), 7–8, 13, 19–21, 23–24, 34, 3 sch amdts 3, 15 (ins of new s 4) commenced 5 August 1994 (1994 SL No. 286)
 remaining provisions commenced 20 May 1994 (1994 SL No. 156)

Statute Law (Miscellaneous Provisions) Act (No. 2) 1994 No. 87 ss 1–3 sch 1

date of assent 1 December 1994
 commenced on date of assent

Statute Law Revision Act (No. 2) 1995 No. 58 ss 1–2, 4 sch 1

date of assent 28 November 1995
 commenced on date of assent

Public Service Act 1996 No. 37 ss 1–2, 147 sch 2

date of assent 22 October 1996
 ss 1–2 commenced on date of assent
 remaining provisions commenced 1 December 1996 (1996 SL No. 361)

Statutory Bodies Financial Arrangements Amendment Act 1996 No. 54 ss 1–2, 9 sch

date of assent 20 November 1996
 ss 1–2 commenced on date of assent
 remaining provisions commenced 1 June 1997 (1997 SL No. 128)

Queensland Building Services Authority Amendment Act 1996 No. 58

date of assent 5 December 1996
 ss 1–2 commenced on date of assent
 remaining provisions commenced 5 September 1996 (see s 2)

Queensland Building Services Authority Amendment Act 1997 No. 70

date of assent 1 December 1997
 commenced on date of assent

Building and Integrated Planning Amendment Act 1998 No. 13 ss 1, 2(3) pt 8

date of assent 23 March 1998
 ss 1–2 commenced on date of assent
 ss 185, 188 commenced 30 March 1998 (1998 SL No. 55)
 remaining provisions commenced 30 April 1998 (1998 SL No. 55)

Queensland Building Services Authority Amendment Act 1999 No. 43

date of assent 2 September 1999
 ss 1–2 commenced on date of assent
 ss 3, 4(2), 5 (other than to the extent it ins the new s 4C), 6–37, 38(1)–(3)
 commenced 1 October 1999 (1999 SL No. 226)
 remaining provisions commenced 1 July 2000 (2000 SL No. 7) (remaining provisions were to commence 1 February 2000 but the commencing proclamation (1999 SL No. 226) was rep (2000 SL No. 7))

Domestic Building Contracts Act 2000 No. 9 ss 1–2, 104 sch 1

date of assent 20 April 2000
 ss 1–2 commenced on date of assent
 remaining provisions commenced 1 July 2000 (2000 SL No. 156)

Queensland Building Tribunal Act 2000 No. 10 ss 1–2, 183 sch 1

date of assent 20 April 2000

ss 1–2 commenced on date of assent

remaining provisions commenced 1 July 2000 (2000 SL No. 157)

Mental Health Act 2000 No. 16 ss 1–2, 590 sch 1 pt 2

date of assent 8 June 2000

ss 1–2, 590 commenced on date of assent (see s 2(1))

remaining provisions commenced 28 February 2002 (2002 SL No. 27) (provisions were to commence 8 June 2002 (automatic commencement under AIA s 15DA(2) (2001 SL No. 46 s 2)))

GST and Related Matters Act 2000 No. 20 ss 1, 2(2), (4), 29 sch 3

date of assent 23 June 2000

ss 1–2 commenced on date of assent

remaining provisions commenced 1 July 2000 (see s 2(2), (4) and 2000 SL No. 7)

Equity and Fair Trading (Miscellaneous Provisions) Act 2000 No. 24 pts 1, 11

date of assent 27 June 2000

commenced on date of assent

Tribunals Provisions Amendment Act 2002 No. 51 ss 1–2, 101 sch

date of assent 24 September 2002

ss 1–2 commenced on date of assent

remaining provisions commenced 6 December 2002 (2002 SL No. 325)

Architects Act 2002 No. 53 ss 1, 2(2), 166 sch 1

date of assent 1 November 2002

ss 1–2 commenced on date of assent

remaining provisions commenced 1 January 2003 (see s 2(2))

Professional Engineers Act 2002 No. 54 ss 1, 2(2), 166 sch 1

date of assent 1 November 2002

ss 1–2 commenced on date of assent

remaining provisions commenced 1 January 2003 (see s 2(2))

Queensland Building Services Authority and Other Legislation Amendment Act 2003 No. 1 pts 1–2

date of assent 4 March 2003

ss 1–3, 41 and 43 commenced on date of assent (see s 2)

s 6 commenced 5 May 2003 (2003 SL No. 78)

ss 16, 23, 35 not yet proclaimed into force (see s 2 and 2003 SL No. 78)

remaining provisions commenced 1 July 2003 (2003 SL No. 78)

Commercial and Consumer Tribunal Act 2003 No. 30 ss 1–2, 169 sch 1

date of assent 23 May 2003

ss 1–2 commenced on date of assent

remaining provisions commenced 1 July 2003 (see s 2)

Residential Tenancies and Other Legislation Amendment Act 2003 No. 36 pts 1, 4

date of assent 2 June 2003

ss 1–2 commenced on date of assent

remaining provisions commenced 4 July 2003 (2003 SL No. 157)

7 List of annotations

Commencement

s 2 om 1998 No. 13 s 186

Objects of Act

s 3 amd 2000 No. 10 s 183 sch 1

Definitions

s 4 amd 1999 No. 43 s 4(1)

Note—s 4 contained definitions for this Act. Definitions are now located in sch 2—Dictionary.

Note in text

s 4AA ins 2003 No. 1 s 4

Value of building work carried out in stages

prov hdg ins 1994 No. 20 s 3 sch

s 4A (prev s 4(2)) renum 1994 No. 20 s 3 sch

Act binds all persons

s 4B ins 1999 No. 43 s 5

Certain building contractors not bound

s 4C ins 1999 No. 43 s 5

sub 2003 No. 1 s 5

Constitution of authority

s 6 amd 1994 No. 20 s 5

Role of board

s 9 amd 1993 No. 76 s 3 sch 1

sub 1994 No. 20 s 6

amd 1999 No. 43 s 6

Board's policies

s 9A ins 1994 No. 20 s 6

sub 2003 No. 1 s 6

Composition of board

s 10 amd 1994 No. 20 s 7

sub 1999 No. 43 s 7

Appointment of members

s 10A ins 1999 No. 43 s 7

Times and places of meetings

s 11 amd 1994 No. 20 s 3 sch

Proceedings at meetings

s 12 amd 1994 No. 20 s 8; 1999 No. 43 s 8

Fees and allowances

s 15 sub 1999 No. 43 s 9

Division 4—The general manager**div hdg** sub 1994 No. 20 s 3 sch**The office of general manager****prov hdg** amd 1994 No. 20 s 3 sch**s 16** amd 1994 No. 20 s 3 sch**Appointment of the general manager****prov hdg** amd 1994 No. 20 s 3 sch**s 17** amd 1994 No. 20 s 3 sch**Role of the general manager****prov hdg** amd 1994 No. 20 s 3 sch**s 18** amd 1994 No. 20 ss 9, 3 sch; 1998 No. 13 s 188; 1999 No. 43 s 10; 2003 No. 36 s 38**Relationship between general manager and board****s 19** sub 1994 No. 20 s 10**Delegation****s 20** amd 1994 No. 20 s 3 sch**Division 5—The insurance manager****div hdg** prev div 5 hdg om 1994 No. 20 s 11

pres div 5 hdg ins 1999 No. 43 s 11

Appointment of insurance manager**s 21** prev s 21 om 1994 No. 20 s 11

pres s 21 ins 1999 No. 43 s 11

Role of insurance manager**s 22** prev s 22 om 1994 No. 20 s 11

pres s 22 ins 1999 No. 43 s 11

Director of the Advisor Service**s 23** om 1994 No. 20 s 11**Funding of Advisor Service****s 24** om 1994 No. 20 s 11**General Statutory Fund****s 25** amd 1996 No. 54 s 9 sch; 1999 No. 43 s 12; 2000 No. 10 s 183 sch 1; 2002 No. 51 s 101 sch; 2003 No. 1 s 7**Insurance Fund****s 26** amd 1994 No. 20 s 3 sch; 1996 No. 54 s 9 sch; 1999 No. 43 s 13; 2003 No. 1 s 8; 2003 No. 36 s 39**Management of statutory insurance scheme****s 26A** ins 2003 No. 36 s 40**Authority is statutory body****s 27** prev s 27 om 1992 No. 36 s 2 sch 1

pres s 27 ins 1996 No. 54 s 9 sch

Division 7—Annual report**div hdg** om 1994 No. 20 s 12

Annual report

s 29 sub 1992 No. 36 s 2 sch 1
om 1994 No. 20 s 12

Classes of licences

s 30 amd 2003 No. 1 s 9

Entitlement to contractor's licence

s 31 amd 1999 No. 43 s 14; 2003 No. 1 s 10

No entitlement to contractor's licence if particular partners

s 31A ins 2003 No. 1 s 11

Exception for s 30(4) licences

s 32A ins 2003 No. 1 s 12

Application for licence

s 33 amd 1999 No. 43 s 15

Grant of licence

s 34 amd 1992 No. 36 s 2 sch 1; 1994 No. 20 s 13; 1999 No. 43 s 16; 2000 No. 20
s 29 sch 3

Division 3A—Issue of PINs to licensees

div hdg ins 2000 No. 20 s 29 sch 3

PINs

s 34A ins 2000 No. 20 s 29 sch 3

Imposition of conditions etc. on grant of licence

s 35 amd 1999 No. 43 s 17; 2003 No. 1 s 13

Subsequent imposition of conditions etc.

s 36 amd 1999 No. 43 s 18; 2003 No. 1 s 14

Annual licence fee

s 37 amd 1992 No. 36 s 2 sch 1

Receipt of fee does not revive licence

s 38A ins 1999 No. 43 s 19

Register

s 39 amd 1992 No. 36 s 3 sch 1; 1999 No. 43 s 20; 2000 No. 10 s 183 sch 1; 2003
No. 1 s 15; 2003 No. 30 s 169 sch 1

List of licensees

s 40 om 1994 No. 20 s 14

Unlawful carrying out of building work

s 42 amd 1994 No. 20 s 3 sch; 1999 No. 43 s 21; 2000 No. 10 s 183 sch 1; 2003
No. 1 s 16

Exemption from s 42 for up to 6 months

s 42A ins 2000 No. 24 s 42

Supervision of building work

s 43 amd 1994 No. 20 ss 15, 3 sch; 2003 No. 1 s 17

Permits for owner-builders

s 44 amd 1993 No. 76 s 2 sch; 2003 No. 1 s 18

Responsibilities of owner-builder

s 45 om 1994 No. 20 s 16

Notification on certificate of title

s 46 amd 1994 No. 11 s 194 sch 2; 1999 No. 43 s 22

Warnings

s 47 amd 1994 No. 20 s 3 sch

Cancellation or suspension of licence

s 48 amd 1994 No. 20 s 17; 1999 No. 43 s 23; 2000 No. 16 s 590 sch 1 pt 2; 2003 No. 1 s 19

Immediate suspension of licence

s 49A ins 1994 No. 20 s 18
sub 1999 No. 43 s 24

**Suspension or cancellation for failure to comply with tribunal's orders and directions
(s 86 QBTA)**

s 49B ins 2003 No. 30 s 169 sch 1

Division 9A—Monitoring continued satisfaction of financial requirements and compliance with part 4A and the Domestic Building Contracts Act 2000

div hdg ins 1999 No. 43 s 25
sub 2003 No. 1 s 20

Approved audit program

s 50A ins 1999 No. 43 s 25
amd 2003 No. 1 s 21

Notice of proposed audit program

s 50B ins 1999 No. 43 s 25

Supply of financial records and other documents under approved audit program or for other reason

prov hdg amd 2003 No. 1 s 22(1)
s 50C ins 1999 No. 43 s 25
amd 2003 No. 1 s 22(2)–(4)

Improper use of licence card, certificate, number or PIN

prov hdg amd 2000 No. 20 s 29 sch 3
s 51 sub 1999 No. 43 s 26
amd 2000 No. 20 s 29 sch 3

Other offences relating to unlawful carrying out of building work

s 51A ins 1999 No. 43 s 26
amd 2000 No. 20 s 29 sch 3

Licensed contractor must not contract with unlicensed person

s 51B ins 2003 No. 1 s 23

Satisfying financial requirements at renewal

s 53A ins 1999 No. 43 s 27

False or misleading documents about financial requirements

s 53B ins 1999 No. 43 s 27

Notification of company's nominee

prov hdg amd 2003 No. 1 s 24(1)

s 55 amd 2003 No. 1 s 24(2)

Partnerships

s 56 amd 1992 No. 36 s 2 sch 1; 2003 No. 1 s 25

PART 3A—EXCLUDED AND PERMITTED INDIVIDUALS AND EXCLUDED COMPANIES

pt hdg ins 1999 No. 43 s 28

Division 1—Preliminary

div hdg ins 1999 No. 43 s 28

Definitions for pt 3A

s 56AA ins 1999 No. 43 s 28

om 2003 No. 1 s 26

Operation of pt 3A

s 56AB ins 1999 No. 43 s 28

Excluded individuals and excluded companies

s 56AC ins 1999 No. 43 s 28

Division 2—Categorisation as permitted individual

div hdg ins 1999 No. 43 s 28

Becoming a permitted individual

s 56AD ins 1999 No. 43 s 28

amd 2003 No. 1 s 27; 2003 No. 30 s 169 sch 1

Division 3—Licence exclusion and cancellation

div hdg ins 1999 No. 43 s 28

Exclusion from licence

prov hdg amd 2003 No. 1 s 28

s 56AE ins 1999 No. 43 s 28

amd 2003 No. 1 s 28

Procedure if licensee is excluded individual

s 56AF ins 1999 No. 43 s 28

amd 2003 No. 1 s 29

Procedure if licensee is excluded company

s 56AG ins 1999 No. 43 s 28

amd 2003 No. 1 s 30

Review by tribunal of authority's opinion

s 56AH ins 1999 No. 43 s 28

amd 2000 No. 10 s 183 sch 1

Application of pt 4

s 56A ins 1994 No. 20 s 19

om 2000 No. 9 s 104 sch 1

PART 3B—PERMANENTLY EXCLUDED INDIVIDUALS**pt hdg** ins 2003 No. 1 s 31**Division 1—Preliminary****div hdg** ins 2003 No. 1 s 31**Operation of pt 3B****s 57** prev s 57 om 2000 No. 9 s 104 sch 1
pres s 57 ins 2003 No. 1 s 31**Meaning of “permanently excluded individual”****s 58** prev s 58 amd 1992 No. 36 s 2 sch 1
sub 1994 No. 20 s 20
om 2000 No. 9 s 104 sch 1
pres s 58 ins 2003 No. 1 s 31**Division 2—Licence exclusion****div hdg** ins 2003 No. 1 s 31**Exclusion from licence****s 59** prev s 59 amd 1994 No. 20 s 21
om 2000 No. 9 s 104 sch 1
pres s 59 ins 2003 No. 1 s 31**Permanently excluded individual not fit and proper****s 60** prev s 60 om 2000 No. 9 s 104 sch 1
pres s 60 ins 2003 No. 1 s 31**When individual no longer permanently excluded individual****s 61** prev s 61 om 2000 No. 9 s 104 sch 1
pres s 61 ins 2003 No. 1 s 31
amd 2003 No. 30 s 169 sch 1**PART 3C—CONVICTED COMPANY OFFICERS****pt hdg** ins 2003 No. 1 s 32**Division 1—Preliminary****div hdg** ins 2003 No. 1 s 32**Operation of pt 3C****s 62** prev s 62 om 2000 No. 9 s 104 sch 1
pres s 62 ins 2003 No. 1 s 32**Division 2—Licence exclusion and cancellation****div hdg** ins 2003 No. 1 s 32**Exclusion from licence****s 63** prev s 63 om 2000 No. 9 s 104 sch 1
pres s 63 ins 2003 No. 1 s 32**Procedure if authority considers individual a convicted company officer****s 64** prev s 64 om 2000 No. 9 s 104 sch 1
pres s 64 ins 2003 No. 1 s 32

Ending procedure without further action

s 65 prev s 65 om 2000 No. 9 s 104 sch 1
 pres s 65 ins 2003 No. 1 s 32

Notice of cancellation and that not a fit and proper person to individual who is a licensee

s 66 prev s 66 amd 1992 No. 36 s 2 sch 1
 om 2000 No. 9 s 104 sch 1
 pres s 66 ins 2003 No. 1 s 32

Notice that not a fit and proper person to individual who is not a licensee

s 67 prev s 67 om 2000 No. 9 s 104 sch 1
 pres s 67 ins 2003 No. 1 s 32

Notice by authority to company for which a convicted company officer is a director, secretary, influential person or nominee

s 67AA ins 2003 No. 1 s 32

PART 3D—BANNED INDIVIDUALS

pt hdg ins 2003 No. 1 s 33

Division 1—Preliminary

div 1 (ss 67AB–67AD) ins 2003 No. 1 s 33

Division 2—Licence exclusion and cancellation

div hdg ins 2003 No. 1 s 33

Exclusion from licence

s 67AE ins 2003 No. 1 s 33

Procedure if authority considers individual has carried out tier 1 defective work

s 67AF ins 2003 No. 1 s 33

Ending procedure without further action

s 67AG ins 2003 No. 1 s 33

Notice of cancellation and that not a fit and proper person to individual who is a licensee

s 67AH ins 2003 No. 1 s 33

Notice that not a fit and proper person to individual who is not a licensee

s 67AI ins 2003 No. 1 s 33

Notice by authority to director, secretary, influential person or nominee about tier 1 defective work

s 67AJ ins 2003 No. 1 s 33

Ending procedure without further action

s 67AK ins 2003 No. 1 s 33

Notice of cancellation and that not a fit and proper person to director, secretary, influential person or nominee who is a licensee

s 67AL ins 2003 No. 1 s 33

Notice that not a fit and proper person to director, secretary, influential person or nominee who is not a licensee

s 67AM ins 2003 No. 1 s 33

Notice by authority to company for which a banned individual is a director, secretary, influential person or nominee

s 67AN ins 2003 No. 1 s 33

Terms of bans

s 67AO ins 2003 No. 1 s 33

Relationship of this part with pt 7, div 4

prov hdg sub 2003 No. 30 s 169 sch 1

s 67AP ins 2003 No. 1 s 33

amd 2003 No. 30 s 169 sch 1

PART 3E—DISQUALIFIED INDIVIDUALS

pt hdg ins 2003 No. 1 s 34

Division 1—Preliminary

div 1 (ss 67AQ–67AV) ins 2003 No. 1 s 34

Division 2—Calculation of demerit points and notification of unsatisfied judgment debts

div 2 (ss 67AW–67AZB) ins 2003 No. 1 s 34

Division 3—Licence exclusion and cancellation

div 3 (ss 67AZC–67AZM) ins 2003 No. 1 s 34

PART 4—DOMESTIC BUILDING CONTRACTS

pt hdg om 2000 No. 9 s 104 sch 1

PART 4A—BUILDING CONTRACTS OTHER THAN DOMESTIC BUILDING CONTRACTS

pt hdg ins 1999 No. 43 s 29

Division 1—Preliminary

div 1 (ss 67A–67E) ins 1999 No. 43 s 29

Division 2—All building contracts

div hdg ins 1999 No. 43 s 29

Suggested forms of contract

s 67F ins 1999 No. 43 s 29

Building contracts to be in writing

s 67G ins 1999 No. 43 s 29

Agreed contract variations

s 67H ins 1999 No. 43 s 29

Directions given under building contracts

s 67I ins 1999 No. 43 s 29

Set-offs under building contracts

s 67J ins 1999 No. 43 s 29

Limits for retention amounts and securities for building contracts other than subcontracts

s 67K ins 1999 No. 43 s 29

Limits for retention amounts and securities for subcontracts

s 67L ins 1999 No. 43 s 29

Limits on deductions for retention amounts

s 67M ins 1999 No. 43 s 29

Limits for retention amounts and securities for building contracts after practical completion

s 67N ins 1999 No. 43 s 29

Suspension of works

s 67O ins 1999 No. 43 s 29

Late progress paymentss 67P ins 1999 No. 43 s 29
amd 2000 No. 10 s 183 sch 1**Pay if or when paid clauses void**

s 67Q ins 1999 No. 43 s 29

Division 3—Construction management trade contracts and subcontracts

div 3 (ss 67R–67U) ins 1999 No. 43 s 29

Division 4—Warning for construction management trade contracts

div 4 ins 1999 No. 43 s 29

Offence of not warning that contract is construction management trade contracts 67V ins 1999 No. 43 s 29
amd 2003 No. 1 s 35**Division 5—Commercial building contracts**

div 5 (s 67W) ins 1999 No. 43 s 29

PART 5—THE STATUTORY INSURANCE SCHEME**Payment of insurance premium**s 68 amd 1994 No. 20 s 22; 1998 No. 13 s 189; 1999 No. 43 s 30; 2000 No. 20 s 29
sch 3**Insurance of building work**s 69 amd 1994 No. 20 s 23; 1999 No. 43 s 31; 2000 No. 20 s 29 sch 3; 2003 No. 1
s 36**Recovery from building contractor etc.**

s 71 amd 1994 No. 20 s 24; 2000 No. 20 s 29 sch 3

PART 6—RECTIFICATION OF BUILDING WORK**Dispute resolution before rectification of building work ordered**

s 71A ins 2003 No. 1 s 37

Power to require rectification of building works 72 amd 1994 No. 20 s 25; 1999 No. 43 s 32; 2000 No. 9 s 104 sch 1; 2000 No. 10
s 183 sch 1; 2000 No. 20 s 29 sch 3**Tenders for rectification work**

s 74 amd 1999 No. 43 s 33

PART 7—JURISDICTION OF THE TRIBUNAL

pt hdg prev pt hdg om 2000 No. 10 s 183 sch 1
pres pt hdg ins 2003 No. 30 s 169 sch 1

Division 1—Meaning of central terms

div hdg prev div hdg om 2000 No. 10 s 183 sch 1
pres div hdg ins 2003 No. 30 s 169 sch 1

“Tribunal work” defined (ss 7 & 8 QBTA)

s 75 prev s 75 om 2000 No. 10 s 183 sch 1
pres s 75 ins 2003 No. 30 s 169 sch 1

What is not “tribunal work” (s 7 QBTA)

s 76 prev s 76 amd 1996 No. 37 s 147 sch 2
om 2000 No. 10 s 183 sch 1
pres s 76 ins 2003 No. 30 s 169 sch 1

Division 2—Building disputes

div hdg prev div hdg om 2000 No. 10 s 183 sch 1
pres div hdg ins 2003 No. 30 s 169 sch 1

Tribunal may decide building dispute (s 93 QBTA)

s 77 prev s 77 om 2000 No. 10 s 183 sch 1
pres s 77 ins 2003 No. 30 s 169 sch 1

When major commercial building dispute may be heard by tribunal (s 94 QBTA)

s 78 prev s 78 amd 1996 No. 37 s 147 sch 2
om 2000 No. 10 s 183 sch 1
pres s 78 ins 2003 No. 30 s 169 sch 1

Procedure to decide whether all parties consent (s 95 QBTA)

s 79 prev s 79 om 2000 No. 10 s 183 sch 1
pres s 79 ins 2003 No. 30 s 169 sch 1

Procedure if another party discovered (s 96 QBTA)

s 80 prev s 80 om 2000 No. 10 s 183 sch 1
pres s 80 ins 2003 No. 30 s 169 sch 1

Consent may not be withdrawn (s 97 QBTA)

s 81 prev s 81 om 2000 No. 10 s 183 sch 1
pres s 81 ins 2003 No. 30 s 169 sch 1

Tribunal may make interim order (s 98 QBTA)

s 82 prev s 82 om 2000 No. 10 s 183 sch 1
pres s 82 ins 2003 No. 30 s 169 sch 1

Proceeding in tribunal stops action by authority (s 99 QBTA)

s 83 prev s 83 om 2000 No. 10 s 183 sch 1
pres s 83 ins 2003 No. 30 s 169 sch 1

Tribunal to decide about rectification or completion work (s 101 QBTA)

s 84 prev s 84 om 2000 No. 10 s 183 sch 1
pres s 84 ins 2003 No. 30 s 169 sch 1

Tribunal may hear dispute while contract still in operation (s 102 QBTA)

s 85 prev s 85 om 2000 No. 10 s 183 sch 1
pres s 85 ins 2003 No. 30 s 169 sch 1

Division 3—Proceedings for review

div hdg prev div hdg om 2000 No. 10 s 183 sch 1
pres div hdg ins 2003 No. 30 s 169 sch 1

Reviewable decisions (s 104 QBTA)

s 86 prev s 86 om 2000 No. 10 s 183 sch 1
pres s 86 ins 2003 No. 30 s 169 sch 1

Application for review (s 105 QBTA)

s 87 prev s 87 om 2000 No. 10 s 183 sch 1
pres s 87 ins 2003 No. 30 s 169 sch 1

Division 4—Disciplinary proceedings

div hdg prev div hdg om 2000 No. 10 s 183 sch 1
pres div hdg ins 2003 No. 30 s 169 sch 1

Tribunal has jurisdiction to conduct disciplinary proceeding (s 108 QBTA)

s 88 prev s 88 om 2000 No. 10 s 183 sch 1
pres s 88 ins 2003 No. 30 s 169 sch 1

Proper grounds for disciplinary action against a licensee (s 109 QBTA)

s 89 prev s 89 amd 1994 No. 20 s 26
om 2000 No. 10 s 183 sch 1
pres s 89 ins 2003 No. 30 s 169 sch 1

Proper grounds for disciplinary action against a person not a licensee (s 110 QBTA)

s 90 prev s 90 om 2000 No. 10 s 183 sch 1
pres s 90 ins 2003 No. 30 s 169 sch 1

Orders for disciplinary action (s 111 QBTA)

s 91 prev s 91 sub 1992 No. 68 s 3 sch 1
om 2000 No. 10 s 183 sch 1
pres s 91 ins 2003 No. 30 s 169 sch 1

Division 5—Public Examinations

div hdg prev div hdg om 2000 No. 10 s 183 sch 1
pres div hdg ins 2003 No. 30 s 169 sch 1

Tribunal may conduct public examination (s 112 QBTA)

s 92 prev s 92 amd 1994 No. 20 s 27
om 2000 No. 10 s 183 sch 1
pres s 92 ins 2003 No. 30 s 169 sch 1

Division 6—Decisions about debts arising from statutory insurance scheme

div hdg prev div hdg om 2000 No. 10 s 183 sch 1
pres div hdg ins 2003 No. 30 s 169 sch 1

Decisions about debts arising from statutory insurance scheme (s 116 QBTA)

s 93 prev s 93 om 2000 No. 10 s 183 sch 1
pres s 93 ins 2003 No. 30 s 169 sch 1

Division 7—Transfer of proceedings**div hdg** ins 2003 No. 30 s 169 sch 1**Transfer of proceedings between tribunal and the courts (s 117 QBTA)****s 94** prev s 94 om 2000 No. 10 s 183 sch 1
pres s 94 ins 2003 No. 30 s 169 sch 1**Division 8—Expedited hearings****div hdg** ins 2003 No. 30 s 169 sch 1**PART 8—JURISDICTION OF THE TRIBUNAL****pt hdg** om 2000 No. 10 s 183 sch 1**Division 1—Domestic building disputes****div hdg** om 2000 No. 10 s 183 sch 1**Expedited hearings of domestic building disputes (s 128 QBTA)****s 95** prev s 95 om 2000 No. 10 s 183 sch 1
pres s 95 ins 2003 No. 30 s 169 sch 1**Certain minor commercial building disputes may be expedited (s 129 QBTA)****s 96** prev s 96 amd 1994 No. 20 s 28
om 2000 No. 10 s 183 sch 1
pres s 96 ins 2003 No. 30 s 169 sch 1**Judicial Review excluded for minor domestic building disputes (s 170 QBTA)****s 97** prev s 97 amd 1996 No. 58 s 4
om 2000 No. 10 s 183 sch 1
pres s 97 ins 2003 No. 30 s 169 sch 1**Division 2—Proceedings for review****div hdg** om 2000 No. 10 s 183 sch 1**Reviewable decisions****s 98** om 2000 No. 10 s 183 sch 1**Application for review****s 99** amd 1994 No. 20 s 29
om 2000 No. 10 s 183 sch 1**Tribunal may settle matters of dispute during review of application****s 99A** ins 1994 No. 20 s 30
om 2000 No. 10 s 183 sch 1**Minor domestic building dispute proceedings not reviewable****s 100** om 2000 No. 10 s 183 sch 1**Division 3—Disciplinary proceedings****div hdg** om 2000 No. 10 s 183 sch 1**Disciplinary action****s 101** amd 1992 No. 68 s 3 sch 1; 1995 No. 58 s 4 sch 1; 1999 No. 43 s 34
om 2000 No. 10 s 183 sch 1**Division 4—Stop orders and suspension orders****div hdg** sub 1994 No. 20 s 31
om 2000 No. 10 s 183 sch 1

Stop orders

s 102 om 2000 No. 10 s 183 sch 1

Suspension orders

s 102A ins 1994 No. 20 s 32
om 2000 No. 10 s 183 sch 1

Division 5—Determinations about debts

div hdg sub 1994 No. 20 s 33
om 2000 No. 10 s 183 sch 1

Determinations about debts

s 103 sub 1994 No. 20 s 33
om 2000 No. 10 s 183 sch 1

PART 9—INSPECTORS**Power to require production of documents**

s 106A ins 2003 No. 1 s 38

Failure to produce document

s 106B ins 2003 No. 1 s 38

Failure to certify copy of document

s 106C ins 2003 No. 1 s 38

Power to enter and inspect building site

s 107 amd 2003 No. 1 s 39

Obligation of assessment manager

prov hdg sub 1998 No. 13 s 190(1)
s 108 amd 1998 No. 13 s 190(2); 2003 No. 1 s 40

PART 10—MISCELLANEOUS**Service of documents**

s 109A ins 1999 No. 43 s 35

Non-application of certain Acts

s 110 sub 1994 No. 20 s 3 sch; 1996 No. 58 s 5
om 2000 No. 9 s 104 sch 1

Prosecutions for offences

s 111 amd 1994 No. 20 s 3 sch

Responsibility for acts or omissions of representatives

s 111A ins 1999 No. 43 s 36
amd 2000 No. 10 s 183 sch 1; 2003 No. 30 s 169 sch 1

Executive officers must ensure company complies with Act

s 111B ins 1999 No. 43 s 36

Liability of directors for amounts

s 111C ins 1999 No. 43 s 36
amd 2000 No. 10 s 183 sch 1; 2003 No. 30 s 169 sch 1

Double jeopardy

s 113 amd 1994 No. 20 s 34

Protection

s 114 sub 1999 No. 43 s 37
amd 2003 No. 1 s 41

Rules

s 115 ins 1992 No. 68 s 3 sch 1
om 2000 No. 10 s 183 sch 1

Regulations

s 116 (prev s 115) renum 1992 No. 68 s 3 sch 1
sub 1994 No. 20 s 3 sch
amd 2003 No. 1 s 42

SCHEDULE 1—TRANSITIONAL AND VALIDATING PROVISIONS

sch hdg amd R2 (see RA s 39); 1994 No. 20 s 3 sch; 1997 No. 70 s 3(1); 1999 No. 43 s 38(4)

PART 1—TRANSITIONAL PROVISIONS FOR ACT NO. 98 OF 1991 AND AMENDING ACTS UP TO AND INCLUDING ACT NO. 70 OF 1997

pt hdg ins 1997 No. 70 s 3(1)
amd 1999 No. 43 s 38(1)

Repeals

s 1 om R1 (see RA s 40)

Definitions

s 1A ins 1993 No. 76 s 3 sch 1
amd 1997 No. 70 s 3(2)
def “**former board**” ins 1993 No. 76 s 3 sch 1
def “**repealed Act**” ins 1993 No. 76 s 3 sch 1

Transitional provisions

prov hdg amd 1994 No. 20 s 3 sch
s 2 amd 1992 No. 36 s 2 sch 1; 1993 No. 76 s 3 sch 1; R1 (see RA s 38); 1994 No. 20 s 3 sch; 1997 No. 70 s 3(3)

Existing policies for supervision of building work

s 3 ins 1994 No. 20 s 3 sch
exp 20 November 1994 (see s 3(4))

References to repealed Acts

s 4 prev s 4 ins 1994 No. 20 s 3 sch
exp 5 August 1994 (see s 4(4))
pres s 4 ins 1994 No. 87 s 3 sch 1

References to registrar/general manager and Home Building Advisory Service

s 5 ins 1994 No. 20 s 3 sch

Director of the Advisory Service

s 6 ins 1994 No. 20 s 3 sch
exp 20 May 1994 (see s 6(3))

Disciplinary action

- s 7 ins 1994 No. 20 s 3 sch
 amd 1997 No. 70 s 3(2), (4)
 exp 1 October 1998 (see s 7(2))

PART 2—VALIDATING PROVISIONS FOR ACT NO. 70 OF 1997

- pt hdg ins 1997 No. 70 s 3(5)
 amd 1999 No. 43 s 38(2)

Definitions

- s 8 ins 1997 No. 70 s 3(5)

Validation of affected licences

- s 9 ins 1997 No. 70 s 3(5)

Period of effect of transitional licences—compliance period ended

- s 10 ins 1997 No. 70 s 3(5)

Period of effect of transitional licences—compliance period current

- s 11 ins 1997 No. 70 s 3(5)

Condition of transitional licences

- s 12 ins 1997 No. 70 s 3(5)

PART 3—TRANSITIONAL PROVISIONS FOR QUEENSLAND BUILDING SERVICES AUTHORITY AMENDMENT ACT 1999

- pt hdg ins 1999 No. 43 s 38(3)

Existing board goes out of office

- s 13 ins 1999 No. 43 s 38(3)

PART 4—TRANSITIONAL PROVISIONS FOR GST AND RELATED MATTERS ACT 2000

- pt 4 (ss 14–16) ins 2000 No. 20 s 29 sch 3

PART 5—VALIDATING AND TRANSITIONAL PROVISIONS FOR QUEENSLAND BUILDING SERVICES AUTHORITY AND OTHER LEGISLATION AMENDMENT ACT 2003

- pt 5 (ss 17–26) ins 2003 No. 1 s 43

SCHEDULE 2—DICTIONARY

- sch ins 1999 No. 43 s 39
- Note**—definitions for this Act were originally located in s 4.
- def “**accumulate**” ins 2003 No. 1 s 44(2)
- def “**administering authority**” ins 2003 No. 1 s 44(2)
- def “**Advisory Service**” om from prev s 4 1994 No. 20 s 4(1)
- def “**approved security provider**” ins 1999 No. 43 s 4(2)
 reloc 1999 No. 43 s 4(4)
- def “**architect**” reloc 1999 No. 43 s 4(4)
 amd 2002 No. 53 s 166 sch 1
- def “**assessment manager**” ins 1998 No. 13 s 187
 reloc 1999 No. 43 s 4(4)
- def “**authority**” reloc 1999 No. 43 s 4(4)
- def “**banned individual**” ins 2003 No. 1 s 44(2)
- def “**board**” reloc 1999 No. 43 s 4(4)

- def **“board’s policies”** ins 1994 No. 20 s 4(2)
 reloc 1999 No. 43 s 4(4)
- def **“building”** reloc 1999 No. 43 s 4(4)
- def **“Building Code of Australia”** ins 2003 No. 1 s 44(2)
- def **“building contract”** ins 1999 No. 43 s 4(2)
 reloc 1999 No. 43 s 4(4)
- def **“building contractor”** reloc 1999 No. 43 s 4(4)
- def **“building dispute”** ins 2003 No. 30 s 169 sch 1
- def **“building owner”** ins 2003 No. 30 s 169 sch 1
- def **“building site”** reloc 1999 No. 43 s 4(4)
- def **“building work”** amd 1999 No. 43 s 4(3)
 reloc 1999 No. 43 s 4(4)
 amd 2000 No. 9 s 104 sch 1; 2003 No. 1 s 44(3)
- def **“carry out building work”** ins 1999 No. 43 s 4(2)
 reloc 1999 No. 43 s 4(4)
- def **“carry out tier 1 defective work”** ins 2003 No. 1 s 44(2)
- def **“commercial building contract”** ins 1999 No. 43 s 4(2)
 reloc 1999 No. 43 s 4(4)
- def **“commercial building dispute”** ins 2003 No. 30 s 169 sch 1
- def **“company”** reloc 1999 No. 43 s 4(4)
- def **“completed building inspection”** ins 1999 No. 43 s 4(2)
 reloc 1999 No. 43 s 4(4)
 sub 2003 No. 1 s 44(1)–(2)
- def **“condition”** reloc 1999 No. 43 s 4(4)
- def **“construction management trade contract”** ins 1999 No. 43 s 4(2)
 reloc 1999 No. 43 s 4(4)
- def **“consumer”** reloc 1999 No. 43 s 4(4)
- def **“contract”** ins 2003 No. 30 s 169 sch 1
- def **“contract administration”** ins 2003 No. 1 s 44(2)
- def **“contracted party”** ins 1999 No. 43 s 4(2)
 reloc 1999 No. 43 s 4(4)
- def **“contracting party”** ins 1999 No. 43 s 4(2)
 reloc 1999 No. 43 s 4(4)
- def **“contractor’s licence”** reloc 1999 No. 43 s 4(4)
- def **“contract price”** ins 1999 No. 43 s 4(2)
 reloc 1999 No. 43 s 4(4)
- def **“convicted company officer”** ins 2003 No. 1 s 44(2)
- def **“conviction”** ins 2003 No. 1 s 44(2)
- def **“cost escalation clause”** reloc 1999 No. 43 s 4(4)
 om 2000 No. 9 s 104 sch 1
- def **“decision”** ins 2003 No. 30 s 169 sch 1
- def **“default certificate”** ins 2003 No. 1 s 44(2)
- def **“defective”** reloc 1999 No. 43 s 4(4)
- def **“demerit matter”** ins 2003 No. 1 s 44(2)
- def **“demerit offence”** ins 2003 No. 1 s 44(2)
- def **“demerit points”** ins 2003 No. 1 s 44(2)
- def **“design work”** reloc 1999 No. 43 s 4(4)
- def **“determination”** reloc 1999 No. 43 s 4(4)
 om 2000 No. 10 s 183 sch 1
- def **“disciplinary proceeding”** ins 2003 No. 30 s 169 sch 1

- def “**display home**” reloc 1999 No. 43 s 4(4)
om 2000 No. 9 s 104 sch 1
- def “**disqualified individual**” ins 2003 No. 1 s 44(2)
- def “**document certification requirement**” ins 2003 No. 1 s 44(2)
- def “**document production requirement**” ins 2003 No. 1 s 44(2)
- def “**domestic building contract**” reloc 1999 No. 43 s 4(4)
sub 2000 No. 9 s 104 sch 1
- def “**domestic building dispute**” reloc 1999 No. 43 s 4(4)
om 2000 No. 10 s 183 sch 1
ins 2003 No. 30 s 169 sch 1
- def “**domestic building work**” reloc 1999 No. 43 s 4(4)
om 2000 No. 9 s 104 sch 1
ins 2003 No. 1 s 44(2)
- def “**engineer**” sub 1992 No. 68 s 3 sch 1
reloc 1999 No. 43 s 4(4)
amd 2002 No. 54 s 166 sch 1
- def “**excluded company**” ins 1999 No. 43 s 4(2)
reloc 1999 No. 43 s 4(4)
sub 2003 No. 1 s 44(1)–(2)
- def “**excluded individual**” ins 1999 No. 43 s 4(2)
reloc 1999 No. 43 s 4(4)
sub 2003 No. 1 s 44(1)–(2)
- def “**executive officer**” ins 1999 No. 43 s 4(2)
reloc 1999 No. 43 s 4(4)
- def “**exempt building work**” om from s 4 1994 No. 20 s 4(1)
- def “**farm building**” reloc 1999 No. 43 s 4(4)
- def “**field work**” ins 1999 No. 43 s 4(2)
reloc 1999 No. 43 s 4(4)
- def “**fire protection system**” ins 1999 No. 43 s 4(2)
reloc 1999 No. 43 s 4(4)
- def “**home**” reloc 1999 No. 43 s 4(4)
om 2000 No. 9 s 104 sch 1
- def “**home-building contract**” reloc 1999 No. 43 s 4(4)
om 2000 No. 9 s 104 sch
- def “**influential person**” ins 1999 No. 43 s 4(2)
reloc 1999 No. 43 s 4(4)
sub 2003 No. 1 s 44(1)–(2)
- def “**infringement notice**” ins 2003 No. 1 s 44(2)
- def “**insurance notification form**” ins 2000 No. 20 s 29 sch 3
- def “**judgment debt**” ins 2003 No. 1 s 44(2)
- def “**licence**” reloc 1999 No. 43 s 4(4)
- def “**licensed builder**” ins 1994 No. 20 s 4(2)
reloc 1999 No. 43 s 4(4)
- def “**licensed contractor**” reloc 1999 No. 43 s 4(4)
- def “**licensed supervisor**” reloc 1999 No. 43 s 4(4)
- def “**licensee**” reloc 1999 No. 43 s 4(4)
- def “**major commercial building dispute**” ins 2003 No. 30 s 169 sch 1
- def “**major domestic building work**” reloc 1999 No. 43 s 4(4)
om 2000 No. 9 s 104 sch 1
- def “**minor commercial building dispute**” ins 2003 No. 30 s 169 sch 1

- def “**minor domestic building dispute**” ins 2003 No. 30 s 169 sch 1
- def “**nominated supervisor**” reloc 1999 No. 43 s 4(4)
om 2003 No. 1 s 44(1)
- def “**nominee**” ins 2003 No. 1 s 44(2)
- def “**occupational licence**” ins 2003 No. 1 s 44(2)
- def “**owner**” sub 1994 No. 11 s 194 sch 2
reloc 1999 No. 43 s 4(4)
- def “**owner-builder permit**” reloc 1999 No. 43 s 4(4)
- def “**period of 3 years**” ins 2003 No. 1 s 44(2)
- def “**permanently excluded individual**” ins 2003 No. 1 s 44(2)
- def “**permitted individual**” ins 1999 No. 43 s 4(2)
reloc 1999 No. 43 s 4(4)
sub 2003 No. 1 s 44(1)–(2)
- def “**PIN**” ins 2000 No. 20 s 29 sch 3
- def “**principal**” ins 1999 No. 43 s 4(2)
reloc 1999 No. 43 s 4(4)
- def “**progress payment**” ins 1999 No. 43 s 4(2)
reloc 1999 No. 43 s 4(4)
- def “**Real Property Acts**” om from prev s 4 1994 No. 11 s 194 sch 2
- def “**rectify**” reloc 1999 No. 43 s 4(4)
- def “**registrar**” ins 2003 No. 1 s 44(2)
- def “**registrar of titles**” sub 1994 No. 11 s 194 sch 2
reloc 1999 No. 43 s 4(4)
- def “**relevant bankruptcy event**” ins 1999 No. 43 s 4(2)
reloc 1999 No. 43 s 4(4)
sub 2003 No. 1 s 44(1)–(2)
- def “**relevant company event**” ins 1999 No. 43 s 4(2)
reloc 1999 No. 43 s 4(4)
sub 2003 No. 1 s 44(1)–(2)
- def “**relevant event**” ins 1999 No. 43 s 4(2)
reloc 1999 No. 43 s 4(4)
sub 2003 No. 1 s 44(1)–(2)
- def “**residential construction work**” reloc 1999 No. 43 s 4(4)
- def “**retention amount**” ins 1999 No. 43 s 4(2)
reloc 1999 No. 43 s 4(4)
- def “**review**” ins 2000 No. 10 s 183 sch 1
- def “**reviewable commercial work**” ins 2003 No. 30 s 169 sch 1
- def “**reviewable domestic work**” ins 2003 No. 30 s 169 sch 1
- def “**security**” ins 1999 No. 43 s 4(2)
reloc 1999 No. 43 s 4(4)
- def “**site classification**” ins 1999 No. 43 s 4(2)
reloc 1999 No. 43 s 4(4)
- def “**site testing**” ins 1999 No. 43 s 4(2)
reloc 1999 No. 43 s 4(4)
- def “**SPER**” ins 2003 No. 1 s 44(2)
- def “**statutory insurance scheme**” reloc 1999 No. 43 s 4(4)
- def “**subcontract**” ins 1999 No. 43 s 4(2)
reloc 1999 No. 43 s 4(4)
- def “**subcontractor**” ins 2003 No. 30 s 169 sch 1
- def “**supervisor’s licence**” reloc 1999 No. 43 s 4(4)

- def “**term of ban**” ins 2003 No. 1 s 44(2)
 def “**term of disqualification**” ins 2003 No. 1 s 44(2)
 def “**tier 1 defective work**” ins 2003 No. 1 s 44(2)
 def “**trade licence**” reloc 1999 No. 43 s 4(4)
 def “**tribunal**” reloc 1999 No. 43 s 4(4)
 sub 2000 No. 10 s 183 sch 1; 2003 No. 30 s 169 sch 1
 def “**Tribunal Act**” ins 2000 No. 10 s 183 sch 1
 sub 2003 No. 30 s 169 sch 1
 def “**unsatisfied**” ins 2003 No. 1 s 44(2)
 def “**valuable instrument**” ins 1999 No. 43 s 4(2)
 reloc 1999 No. 43 s 4(4)
 def “**value**” reloc 1999 No. 43 s 4(4)
 def “**variation**” ins 1999 No. 43 s 4(2)
 reloc 1999 No. 43 s 4(4)
 def “**written form**” ins 1999 No. 43 s 4(2)
 reloc 1999 No. 43 s 4(4)

8 Provisions that have not commenced and are not incorporated into reprint

The following provisions are not incorporated in this reprint because they had not commenced before the reprint date (see Reprints Act 1992, s 5(c)).

Queensland Building Services Authority and Other Legislation Amendment Act 2003 No. 1 ss 16, 23 and 35 reads as follows—

16 Amendment of s 42 (Unlawful carrying out of building work)

(1) Section 42—

insert—

‘(5A) An unlicensed person who, as a subcontractor, carries out, or undertakes to carry out, building work for a licensed trade contractor, does not contravene this section if the work is within the scope of the building work allowed by the class of licence held by the contractor.’.

(2) Section 42—

insert—

‘(12) In this section—

“**licensed trade contractor**” means a licensed contractor other than a licensed contractor who holds a contractor’s licence for the following—

- (a) general building;
- (b) house building;
- (c) a class of building work prescribed by regulation.’.

23 Insertion of new s 51B

After section 51A—

insert—

‘51B Licensed contractor must not contract with unlicensed person

‘(1) This section applies to building work for which a person must hold a contractor’s licence under this Act.

Note—

A person mentioned in section 42(5) to (8) is not required to hold a contractor’s licence in the circumstances stated in the subsections.

‘(2) A licensed contractor must not contract with a person for the person to carry out the building work unless the person holds a contractor’s licence of the appropriate class under this Act.

Maximum penalty—

- (a) for a first offence—80 penalty units; and
- (b) for a second offence—120 penalty units; and
- (c) for a third or subsequent offence—160 penalty units.

‘(3) In a proceeding taken against a licensed contractor for an offence against this section it is a defence for the contractor to prove the contractor took all reasonable action to ensure compliance with this section.

‘(4) Subsection (3) does not limit the application of the Criminal Code, section 23 or 24.⁴⁸

‘(5) Section 42(2) also applies for this section.’.

48 Criminal Code, section 23 (Intention—motive) or 24 (Mistake of fact)

35 Amendment of s 67V (Offence of not warning that contract is construction management trade contract)

Section 67V(2)(a), 'approved by the board'—

omit, insert—

'prescribed by regulation'.