

BUILDER EXPERIENCE REQUIREMENTS

Builder Project Management Services, Builder Low, Medium and Open, and Restricted Builder Licences:

1. If you are qualified in either carpentry or bricklaying and block laying you are required to demonstrate two years' experience in the scope of the work (www.qbcc.qld.gov.au)
2. All other applicants must provide 4 years' experience in the scope of the work.

The experience examples should include:

Work that the QBCC can confirm you have supervised and managed;

- Supervision and management of different trades;
- Work on different stages of the building (base, frame, footings etc.);
- Different types of building work (renovations, extensions, new builds);
- Different classes of buildings (Class 1a -residential dwelling, Class 2 - Apartments);
- Exact timeframes (QBCC undertakes independent searches to confirm timeframes);
- Examples where you have performed the supervision and management of the site;
- Examples where you have tendered for work or contracts;
- Stage inspections and meetings;
- Project management services;
- Projects that you coordinated and scheduled work;
- Manage finances including payment of subcontractors.

What you should avoid in your experience examples:

- Projects where you were only performing trade work;
- Any works prior to obtaining the technical qualification for the licence;
- Examples that cannot be confirmed by QBCC;
- Projects where you are unsure of the timeframe;
- Projects where you were not performing the management and or supervision;
- Owner Builder work that cannot be confirmed by a suitably qualified person.

Who is a suitably qualified person that can verify the relevant experience?

- A person that holds a licence or qualification at the same or greater level than the licence that you are applying for; **and**
- Can confirm your onsite experience by completing the referee report on the licence application.

Remarks from a recent QCAT decision - The granting of a builder's licence allows the builder freedom to build unsupervised. The object of the QBCC Act includes ensuring the maintenance of proper standards in the industry. It follows that the standard of experience and the breadth of experience required to licence a builder who seeks to be responsible to the Queensland community should be higher than the learning phase of a builder's career. Evidence of actual experience in such matters as, for example, dealing with clients, planning and drawings, actual higher order building skills and supervision of staff and subcontractors in more than a cursory role is integral to the granting of a licence.

This higher level of expectation of an applicant is an appropriate standard of experience again in line with the objects of the QBCC Act to protect the interests of consumers and to provide support, education and advice for those who undertake building work.

It is important that a person applying for a Builder Low Rise understands how to construct all elements of Class 1 building (residential dwelling). As a builder, you will need to ensure that all trades adhere to relevant legislation requirements.

In relation to the expected experience, you will need to demonstrate supervisory experience over a majority of trades associated with the construction. The experience needs to cover supervising trades across the follow stages:

Builder experience example

| Typical stages of a building | Experience needed for licence class |
|-----------------------------------|---|
| 1. Preliminary Building Stage | <ul style="list-style-type: none"> • Experience in submitting plans to council • Preparing contracts; • Develop safety plans; |
| 2. Base Stage | <ul style="list-style-type: none"> • Apply site surveys and setout procedures to building and construction projects; • Manage earthworks; • Supervise footings and slab/timber base of building; • Supervise installing initial services; |
| 3. Frame Stage | <ul style="list-style-type: none"> • Supervise framing contractors; • Supervise and understanding of rough in of services; |
| 4. Enclosed Stage | <ul style="list-style-type: none"> • Supervise truss/roofing contractors; • Supervise window and cladding installation; |
| 5. Fixing Stage | <ul style="list-style-type: none"> • Supervise finishing trades such as bathroom works, shelves, doors, and joinery; |
| 6. Practical Completion Stage | <ul style="list-style-type: none"> • Conduct defect inspections; • Submit council documentation. |
| For medium and open licence class | Experience in structural components such as supervision of block/concrete walls, suspended slabs, large steel frame construction, fire related contractors. |