

## NATURAL DISASTER FAQs – CONTRACTORS

### **I'm a licensed contractor from interstate. Can I use my home-state licence for repair work in Queensland?**

No. You will need a QBCC licence if you want to contract directly to homeowners or licensed builders to do building work in Queensland.

You can apply for a QBCC licence under the Mutual Recognition program (see our website for details).

The QBCC licence system is designed to protect the local industry from 'fly-by-night' operators undercutting prices and lowering work standards. This is particularly important after a natural disaster when there is an immediate demand for labour.

### **I'm a contractor/supplier. Do I need to be licensed to carry out repair work?**

- If you are intending to contract directly to consumers or a licensed builder to carry out building work, you need to hold a QBCC licence appropriate for the type of work you want to carry out.
- If you are not contracting directly to consumers or licensed builders (for example, if you are working for wages or as a sub-trade contractor) you do not need to hold a QBCC licence.
- Suppliers or contractors involved in cleaning, carpet laying, and floor covering (except tiles or timber flooring) do not require a QBCC licence.
- Electricians must be licensed with the Electrical Safety Office.
- Asbestos removalists must hold a licence issued by Workplace Health and Safety for removing amounts of asbestos exceeding 10m<sup>2</sup>. If you're removing less than 10m<sup>2</sup> of asbestos must be done as prescribed in the *Workplace Health and Safety Regulation 2011* ([www.deir.qld.gov.au/asbestos-home-renovators-trades-guide.htm](http://www.deir.qld.gov.au/asbestos-home-renovators-trades-guide.htm)).

### **How can I get work in disaster affected areas?**

Most of the work in a disaster area will be allocated by insurance companies. Contractors interested in working in the area should contact the major insurance companies. QBCC does not link contractors to consumers.

### **Do I need to purchase Home Warranty insurance?**

In most cases, contractors licensed by QBCC must purchase insurance on building work valued at more than \$3,300.

The rules don't change for repair or rebuilding work after a natural disaster.

To find out if the work you are performing must be insured, see QBCC's publication "Insurable Residential Construction Work", or visit our website.

QBCC provides Queensland Home Warranty insurance and it's designed to protect consumers against loss from defective or incomplete building work.

The insurance covers:

- incomplete building work due to the insolvency, disappearance, or death of a builder
- defective building work after completion that the contractor refuses to rectify, and
- subsidence/settlement.

The Queensland Home Warranty Scheme provides up to \$400,000\* cover for 6.5 years if a licensed contractor performs the work. The cover starts from the date the insurance premium is paid, or the date the contract is signed (whichever is earlier). Note that the maximum cover is \$200,000 for projects pre-completion and maximum \$200,000 post-completion.

Contractors may also take out more insurance such as public liability insurance and construction insurance – even though these are not compulsory, they are strongly recommended.

### **Need more information?**

For more information on Queensland licensing requirements, the Queensland Home Warranty Scheme, mutual recognition and other issues about working in the Queensland building industry, visit [www.qbcc.qld.gov.au](http://www.qbcc.qld.gov.au) or call QBCC on 139 333.