

# REPORTING ON THE QUEENSLAND GOVERNMENT'S REGULATOR PERFORMANCE FRAMEWORK 2022-2023

# INTRODUCTION

The Queensland Building and Construction Commission (QBCC) is Queensland's building and construction regulator. Our mandate is to independently regulate the building and construction sector, and efficiently manage the Queensland home warranty insurance fund (the Queensland Home Warranty Scheme).

The building and construction sector is continually evolving with new challenges and risks. In line with this, the QBCC will continue to respond to these challenges by adapting operational and strategic approaches to ensure the best outcomes for the industry.

We are an independent statutory body established under the *Queensland Building and Construction Commission Act* 1991 (QBCC Act) governed by the Queensland Building and Construction Board (QBC Board). Our responsible Minister over the 2022-2023 reporting period was the Honourable Mick de Brenni MP, Minister for Energy, Renewables and Hydrogen and Minister for Public Works and Procurement. The QBCC is responsible for regulating the building and construction industry, while the Public Works portfolio assists the government to develop and progress the government's policy.

Led by the QBCC Chief Executive Officer and Commissioner, Anissa Levy, our vision as published in the QBCC Strategic Plan 2023-2027 is for 'a thriving and resilient building and construction industry inspiring confidence, and supporting sustainable social, environmental and economic outcomes for Queenslanders.' This is a lofty vision and one that we acknowledge requires a collaborative effort from many players. Our role in contributing to this vision is set out in our purpose statement, being to 'deliver excellence in regulatory services to reduce risk and offer protection from harm.'

Our overarching strategies contribute to the Queensland Government's Objectives for the Community, with our activities contributing across the focus areas of 'Supporting jobs', 'Building Queensland', and 'Backing small business'.

Refer to QBCC's 2022-2023 Annual Report (http://www.qbcc. qld.gov.au/about-us/our-corporate-publications/annual-report) for more information on our performance.

# OUR STRATEGIC PLAN

Although we published the new QBCC 2023-2027 Strategic Plan in 2023, this report relates to the 2022-2023 financial year during which the QBCC 2020-2024 Strategic Plan (revised for 2022-2023) applied.

The 2020-2024 Strategic Plan, laid out four strategic objectives, associated strategies, and the performance measures which we used to determine if we are achieving the objectives.

The 2020-2024 Strategic Plan also detailed the risks that could hinder achievement of our objectives, and the opportunities that could assist us in achieving them. The 2020-2024 Strategic Plan made it clear that our people matter and committed us to always putting the welfare of our people at the forefront of all we do.

In carrying out our work, over the past four years the QBCC valued the following behaviours in our people:

- professionalism
- integrity
- · accountability
- · teamwork
- · customer focus.

The 2020-2024 Strategic Plan can be downloaded at www.qbcc.qld.gov.au/about-us/our-corporate-publications/strategic-plan. (For reference, the 2023-2027 Strategic Plan can also be downloaded here.)

# REGULATOR PERFORMANCE FRAMEWORK

The Queensland Government has published a Regulator Performance Framework<sup>1</sup>, which requires regulators to report annually on the extent to which they are implementing model practices included in the Framework. This document lists evidence of how the QBCC's regulatory practices and activities in 2022-2023 align with the model practices.

The Queensland Government Guide to Better Regulation,
Queensland Treasury, May 2019, p.27

# QBCC REGULATOR PERFORMANCE FRAMEWORK ASSESSMENT 2022-2023

The following table outlines evidence demonstrating the extent to which the QBCC's regulatory practices align with the regulator model practices, or actions taken in 2022-2023 (or currently being taken) to improve regulator activities and business practices to reflect the regulator model practices.

# 1. ENSURE REGULATORY ACTIVITY IS PROPORTIONATE TO RISK AND MINIMISES UNNECESSARY BURDEN

# SUPPORTING PRINCIPLES

# a proportionate approach is applied to compliance activities, engagement and regulatory enforcement actions

- regulators do not unnecessarily impose on regulated entities
- regulatory approaches are updated and informed by intelligence gathering so that effort is focused towards risk.

# QBCC'S REGULATORY PRACTICES AND ACTIONS

The QBCC regulatory approach for the 2022-2023 reporting period featured the following activities:

- continuing investigations with a focus on unlicensed contracting, advertising breaches,
  contract offences, home warranty insurance breaches, corporate duties-based offences
  around non-conforming building products and safety matters. As guided by our Interim
  Compliance and Enforcement Strategy of 2022-2023, this was achieved through a
  considered approach which combined education and engagement activities for both
  licensees and property owners (where appropriate) and more robust enforcement actions
  where necessary
- continuation of a successful public education campaign focused on the importance
  of using a licensed builder, building an increased awareness among licensees of their
  responsibilities, and how the QBCC can help licensees get paid. With the building and
  construction industry experiencing peak intensity, the QBCC had identified the importance
  of helping home owners avoid unlicensed tradespeople and minimise unlicensed building
  activity, while also supporting licensees in understanding their compliance requirements
- continued discretionary use of the QBCC's regulatory powers to respond appropriately to
  at risk licensees. Our approach and actions taken are determined by the factors identified
  in each case, such as the seriousness of the breach identified, the impact on industry
  stakeholders, and what risk there is to the industry if action is taken or alternatively, not
  taken. Assessment and action include:
  - » analysing annual financial information from licensees and targeting regulatory actions based on risk; identifying those with the most serious breaches and the most at risk of financial failure
  - » combining QBCC data with third party data, identifying licensees most at risk of financial failure and prioritising for appropriate regulatory action
  - » numerous roadshows across Queensland to engage with licensees, industry professionals and industry associations to improve understanding of statutory obligations and internal processes.
- internal development of an Annual Reporting Dashboard for monitoring financial compliance risks. This dashboard provides live data allowing the QBCC to prioritise its investigative and regulatory work proportionate to licensee financial risk. In 2023-2024 this dashboard will undergo further enhancements including using external credit data to support further analysis of licensee financial risk.

# Additional improvements being targeted

The QBCC plans to increase the existing suite of educational and advisory resources available to licensees, which are intended to support licensees to better understand what they need to do to comply with their obligations and encourage improved self-regulation. These planned resources include:

- educational videos on the top 5 defects
- educational videos explaining the disputes process, with additional topics scheduled for release
- proactive education to licensees that have had DTRs issued against their licences target top ten
- proactive advice to Skills Tech on defects occurring in the industry to improve apprentice training



# ENSURE REGULATORY ACTIVITY IS PROPORTIONATE TO RISK AND MINIMISES UNNECESSARY BURDEN (CONTINUED)

# SUPPORTING PRINCIPLES

- a proportionate approach is applied to compliance activities, engagement and regulatory enforcement actions
- regulators do not unnecessarily impose on regulated entities
- regulatory approaches are updated and informed by intelligence gathering so that effort is focused towards risk.

# QBCC'S REGULATORY PRACTICES AND ACTIONS

- improved access to subject matter experts for our customers and licensees development of educational guidelines on core functions such as Licensing and Financial Compliance
- enhancements to interactive online tools in relation to Licensing and Notifiable Works
- publication of a Queensland Civil and Administrative Tribunal (QCAT) Fact Sheet to support applicants in completing and lodging review applications, if deemed necessary after receiving a QBCC decision.

The QBCC is also implementing a data driven tool to help identify where construction site compliance activities could focus. This is intended as a supportive tool during the October 2023 Statewide compliance blitz campaign, conducted to help the QBCC ensure the construction industry is meeting its obligations regarding licensing, including the use of appropriately licensed subcontractors.

# 2. CONSULT AND ENGAGE MEANINGFULLY WITH STAKEHOLDERS

# SUPPORTING PRINCIPLES

- formal and informal consultation and engagement mechanisms are in place to allow for the full range of stakeholder input and Government decision making circumstances
- engagement is undertaken in ways that helps regulators develop a genuine understanding of the operating environment of regulated entities.
- cooperative and collaborative relationships are established with stakeholders, including other regulators, to promote trust and improve the efficiency and effectiveness of the regulatory framework

# QBCC'S REGULATORY PRACTICES AND ACTIONS

The QBCC sought to gain further insights and influence in the sector through numerous channels, stakeholder groups and activities.

# Commissioner led engagement

During the 2022-2023 period, the QBCC Commissioner continued meeting key industry stakeholders and identifying important issues affecting them, allowing the QBCC to identify opportunities to work together to benefit the industry. The Commissioner met with representatives from a range of peak industry bodies and organisations, including:

- Master Builders Queensland (MBQ)
- Master Plumbers Association of Queensland (MPAQ)
- Master Electricians
- Housing Industry Association (HIA)
- Service Trades Queensland (STC)
- Air Conditioning & Mechanical Contractors Association (AMCA)
- Association of Wall and Ceiling Industries (AWCI)
- Australian Apartment Advocacy (AAA)
- National Fire Industry Association (NFIA)
- Building Products Industry Council (BPIC)
- Local Government Association of Queensland (LGAQ)
- National Electrical and Communications Association (NECA)
- Plumbing and Pipes Trades Employee Union (PPTEU)

## SUPPORTING PRINCIPLES

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# QBCC'S REGULATORY PRACTICES AND ACTIONS

Stakeholder engagement activities also involved the continuation of a quarterly CEO roundtable meetings hosted by the QBCC Commissioner. These meetings have been laying a solid foundation for fruitful, ongoing relationships with key industry stakeholders, establishing positive and productive relationships. Meetings over the 2022-2023 period have been focused on the QBCC Governance Review and what that means for the industry, plus has been used to formally consult on the QBCC's internal restructure and updates to its Strategic Plan. The CEO roundtable meetings were held with representatives from:

- Master Builders Queensland (MBQ)
- Master Plumbers Association Queensland (MPAQ)
- Plumbers Union
- Services Trades Council (STC)
- · Services Trades College
- Master Electricians Australia (MEA)
- Association of Wall and Ceiling Industries (AWCI)
- Housing Industry Association (HIA)
- National Fire Industry Association (NFIA)

Industry engagement activities also focused on **regional stakeholders** in Townsville and Toowoomba.

Commissioner-led engagement has also been focused on gaining key **technical and professional input** from stakeholders, including:

- facilitating legislative change discussions regarding proposed amendments to technical qualifications for licensees under the *Plumbing and Drainage Act 2018* (PD Act)
- strengthening industry relationships between the Australian Building Inspection Services (ABIS), Central Queensland University (CQU) and the QBCC's technical divisions
- harnessing an opportunity to co-design solutions that improve the licensee experience of subcontractor accountability in the Direction to Rectify process
- connecting with Griffith University to discuss professional standards regulation in the building sector, and a Griffith University project titled Constructing Building Integrity: Raising standards through professionalism
- meeting with Cares Australia to discuss the introduction of the Australian Post Tensioning Scheme (APTS) by the Post Tensioning Institute of Australia (PTIA), and the potential need for a new licensing category
- proactively engaging in avenues to provide feedback to the Developer Review Panel (appointed by DEPW) November 2022 Discussion Paper.

## SUPPORTING PRINCIPLES

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# QBCC'S REGULATORY PRACTICES AND ACTIONS

The Commissioner also took opportunities to engage with stakeholders at various **industry events,** including:

- attendance at the Housing Industry Australia (HIA) Chairman's Lunch, fielding questions from other attendees during a Q&A session
- delivering an address to the National Association of Women in Construction (NAWIC) to launch the Australian Institute of Company Directors (AICD) scholarship program for 2023
- attendance at the Engineers Australia's Women in Engineering Dinner
- attendance at the 2022 Plumbing & Gas Industry Awards
- attendance at the Professional Excellence in Building Awards.

# Inter-governmental Commissioner engagement

- The Commissioner also instigated or took part in inter-governmental engagement activities, meeting with senior representatives of:
  - » DEPW
  - » Department of Premier and Cabinet
  - » Water Resource Regulator
  - » Queensland Small Business Commissioner
  - » Queensland Audit Office
  - » Office of Fair Trading
  - » Queensland Treasury

Inter-governmental engagement was regularly supported with ongoing meetings, including Governance Review Implementation Steering Committee meetings and Ministerial Construction Council meetings, as detailed below:

# **Governance Review Implementation Steering Committee meetings**

- following the independent, DEPW commissioned QBCC Governance Review of 2022, the Government established an Implementation Steering Committee to provide strategic oversight for work progressed to implement the Government Response
- the committee is mandated to oversee a three-year implementation plan, which started with a 90-day Action Plan
- the committee is chaired by the Director-General DEPW, and comprises
  the QBC Board Deputy Chair, the QBCC Commissioner, Executive Director
  Economic Policy Department of Premier and Cabinet, Deputy Under Treasurer
  Queensland Treasury, Assistant Director General Building Policy DEPW, and the
  Executive Director Building Policy
- additionally, expert advisors from the Queensland Audit Office and the Queensland Treasury Corporation may be called upon, as well as independent experts and attendees as appointed by the Chair
- the committee initially met fortnightly to focus on the delivery of the 90-day Action Plan (which was delivered on time) followed by meetings approximately every two months to focus on the delivery of the remaining recommendations within the program timeframe
- implementation progress reports can be accessed on https://www.epw.qld. gov.au/about/initiatives/qbcc-governance-review/reports



## SUPPORTING PRINCIPLES

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QBCC'S REGULATORY PRACTICES AND ACTIONS

# Ministerial Construction Council membership

- the MCC, as administered by the Department of Energy and Public Works, provides a platform for key stakeholders and statutory bodies to discuss important building construction industry matters
- the QBCC participates in discussions alongside 26 other industry stakeholders
- the Council met three times over the 2022-23 period, during which significant QBCC relevant topics were covered, including the Queensland Home Warranty Scheme and developments in security of payment to subcontractors.

To further support a genuine understanding of the operating environment of regulated entities, key consultation and engagement mechanisms during the 2022-2023 period also included the Service Trades Council, the Service Trades Licensing Advisory Panel, and the Industry Advisory Committee, all as detailed below:

# Service Trades Council (STC)<sup>2</sup> and the Service Trades Licensing Advisory Panel (STLAP):

- the STC is an independent advisory body, advising the Minister, and the Commissioner for the QBCC in relation to the service trades
- the STC provides a voice for the service trades, and to protect the public's health and safety as well as the environment
- it comprises members and deputy members from industry and other Queensland government departments
- the STC also establishes and monitors the performance of the STLAP, which reviews and provides advice on licensing related matters
- during 2022-2023 the QBCC continued as a member of both the STC, and the STLAP, with the Council meeting seven times and the Panel meeting six times during that period
- in accordance with its functions under the *Plumbing and Drainage Act 2018*, the Council both provided advice to the Minister and the Commissioner, and acted as the internal reviewer for licensees who have received disciplinary action under the Act.

The following STC initiatives are planned for the 2023-2024 period:

- continuing with industry forums in different locations to improve awareness of the STC and its functions, with a Q&A Panel made up of various stakeholders (e.g., MPAQ, QBCC, the Department of Energy and Public Works and the local council) and networking sessions
- continuing with a quarterly newsletter that includes one or two short ('pulse') surveys on various topics impacting the industry, the data from these surveys can be used by the Council and/or Panel to inform their discussions.



# SUPPORTING PRINCIPLES

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# QBCC'S REGULATORY PRACTICES AND ACTIONS

# Industry Advisory Committee (IAC)

- the IAC was established in April 2023 to provide observations, strategic advice and guidance to the QBC Board in relation to matters affecting the building and construction industry
- the Committee is chaired by the QBC Board Deputy Chair, with the QBCC Chief Building Regulator as the IAC Deputy Chair
- with members from a range of disciplines and specialties across the industry, the Committee provides a forum for the Board to formally engage with the building and construction industry on current and emerging industry activities the Committee provides the following functions:
  - » industry expertise on issues relating to the building and construction industry
  - » advice on emerging risks and trends affecting the building and construction industry
  - » matters relevant to the sector
  - » promoting the QBCC's regulatory activities.
- The committee met twice in the 2022-2023 period since being established, with robust discussions focused on matters that are or could impact the industry, including:
  - » continuing professional development (CPD) for business leaders
  - » the health impacts of defective waterproofing work
  - » the changes in accounting standards and the resulting impact on licensees' financial reporting processes
  - » the appropriateness of the regulatory response to Minimum Financial Requirements regulation and related legislative provisions
  - » the management of building certification and the potential for a dedicated role within the QBCC
  - » the impact QBCC inspection delays have on insurance coverage for apartments.
- Future areas that the IAC may focus on in 2023-2024 period, includes continued focus on education and information for our customers, and topics of emerging and current interest:
  - » education and information distribution as part of the MyQBCC account
  - » education for New Home Buyers
  - » the coordination of construction documentation prior to construction commencing
  - » quality education that supports provision/installation of defect free products
  - » the declaration of third-party commissions on new home building contracts
  - » the QBCC's regulatory response to defective building work by licensed trade subcontractors.

## SUPPORTING PRINCIPLES

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# QBCC'S REGULATORY PRACTICES AND ACTIONS

# Stakeholder engagement - formal group arrangements

The QBCC has a long history of engaging with a range of stakeholder groups in order to meet key strategic objectives, including industry groups and peak bodies, federal, state and local government departments, other regulatory agencies, media, registered training organisations and other relevant groups that interact with key QBCC customers such as licensees and home owners.

There are a number of formal stakeholder group arrangements in place for the QBCC with specific priorities as follows:

- the QBCC is actively involved in both intragovernmental and industry groups such as the Safer Buildings Taskforce (SBT), the Building Recovery Group (BRG) and the Building Regulators Forum (BRF)
  - » the SBT is a taskforce focused on ensuring the safety of Queensland's building infrastructure is maintained. The QBCC is represented on the SBT whose work is overseen by the Safer Buildings Inter-Departmental Committee
  - » the BRG specialises in natural disaster recovery and is chaired by the Director-General of DEPW. A natural disaster can impact the built environment resulting in damage and disruption which subsequently inhibits the capacity of essential services, including housing, accommodation, education and health facilities
  - » the BRF allows state building regulators to share intelligence about non-compliant building products and broader industry non-compliance which may have national implications. The QBCC also chairs and provides secretariat support for the BRF Modular Construction Working Group.
- the QBCC is part of the Residential Construction Industry Capacity (RCIC)
   Working Group. The RCIC Working Group is chaired by the DEPW, MBQ, HIA and Building Products Industry Council
- the QBCC constructively engages with the DEPW through established protocols regarding operational implementation of legislative changes and supporting industry understanding and compliance. Regular meetings to discuss critical issues result in targeted information being communicated to industry on complying with legislative requirements
- the QBCC has a long-standing partnership in place with NAWIC and continues, for the fifth year running, to be an annual sponsor
- the QBCC has commenced sponsorship for both the Australian Apartment Advocacy Group and Mates in Construction
- the QBCC has a number of memorandums of understanding in place with other regulatory agencies to support effective and efficient communication and sharing of agreed information impacting the building and construction industry

## SUPPORTING PRINCIPLES

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# QBCC'S REGULATORY PRACTICES AND ACTIONS

- the QBCC also engages regularly with individual key stakeholders to identify
  opportunities to collaborate on joint educational activities, with some of the key
  initiatives from 2022-2023 outlined below:
  - » 16 information sessions to third and fourth-year apprentices at a variety of Registered Training Organisations (RTO) throughout the State
  - » one information session to construction management students at the Queensland University of Technology providing an overview of the QBCC and its functions
  - » four information sessions to Master of Construction International Students at Bond University providing an overview of QBCC's functions
  - » one presentation to TAFE Queensland Plumbing Industry Sector Panel and industry representatives on topics including important aspects of the plumbing industry and contribution to TAFE Queensland Plumbing Product Strategy
  - » one presentation at the Master Plumbers Association Queensland Plumbing and Gas industry forum, with topics including MFR and project trust accounts
  - » six National Association of Women in Construction (NAWIC) 'Women on Tools' events and two additional NAWIC-organised events
  - » one Master Builders Queensland Sunshine Coast Influencers (Women in Building) Workshop forum presentation providing an overview of the dispute resolution function, the Early Dispute Resolution (EDR) process and options available for contractors via adjudication, and how contractors can effectively engage in the process
  - » one Construction Skills Queensland strategic presentation and discussion on trends in construction in the Brisbane region
  - » participated in two Brisbane Home Show events, three Mitre 10 trade expos and two Bunnings trade expos.
- the QBCC also held monthly catch ups with our respective counterparts in the MBQ and the MPAQ. This encourages open communication between industry stakeholders and their members with the QBCC. It also allows QBCC to become aware of issues impacting licensees as they arise and encourages collaborative problem solving between all parties
- as part of informing updates to the QBCC Strategic Plan, an Industry
  Roundtable forum was held during September 2022 with representatives
  from the Housing Industry Association, Master Builders Queensland, Master
  Electricians Australia and the Master Plumbers' Associations of Queensland.
  Supportive and helpful feedback was given on the QBCC's Vision statement,
  Purpose statement, Objectives and Strategies. Valuable feedback was also
  given by the attending representatives of their members' perception of the
  role the QBCC plays and the types of improvements that would support
  them better
- in line with the QBCC's dedication to customer education and information dissemination, collaborative initiatives with external stakeholders, such as Queensland Treasury, continue to enhance market awareness of consumerfocused educational content.

## SUPPORTING PRINCIPLES

- formal and informal consultation and engagement mechanisms are in place to allow for the full range of stakeholder input and Government decision making circumstances
- engagement is undertaken in ways that helps regulators develop a genuine understanding of the operating environment of regulated entities.
- cooperative and collaborative relationships are established with stakeholders, including other regulators, to promote trust and improve the efficiency and effectiveness of the regulatory framework

# QBCC'S REGULATORY PRACTICES AND ACTIONS

Where formal arrangements are required by legislation, the QBCC enters into Memoranda of Understanding with other parties. These agreements provide a framework for cooperation between the parties to facilitate information exchange, general administration and compliance activities relating to common areas of interest. In addition, an information sharing framework and set of guidelines is being finalised to improve how the QBCC obtains and shares data appropriately.

# Stakeholder engagement - customer journey mapping

The customer research undertaken has provided QBCC with a better understanding of our customers current state experiences, interactions, satisfaction and sentiment. These insights into the perceptions of our customers have highlighted the gaps in meeting their expectations and has identified areas for consideration.

For 2022-2023. Customer research was drawn from:

- 16 licensees participating in 1:1 interviews
- 999 Licensee survey responses
- 14 property owners participated in 1:1 interviews
- 397 property owner survey responses.

Customer journey mapping workshops garnered 800 insights being drawn from a group of 25 QBCC subject matter experts and 5 apartment owners. This resulted in the development of four individual customer journey maps, four customer personas and with four moments that matter identified.

The customer research and journey mapping activities tie into the QBCC 2023-2027 strategy objectives to improve customer experiences through the provision of information, advice and decisions that are practical, clearly communicated, transparent and timely. The customer research and journey maps produced by QBCC will help enable a greater advocacy of the voice of the customer. This understanding and insight will inform decision making and service delivery improvements as part of the Strategic plan.

# Supporting the skills uplift of the building and construction industry

To support skills uplift, the QBCC has:

- continued to investigate and understand how best to support licensees and industry stakeholders to keep up with the latest changes to legislation and standards
- continued to engage with educational institutions and professional bodies
  to gauge how we can best provide this information, as well as explore the
  channels in which information can be provided. This information will be used
  as a basis to inform future learning and engagement strategies to support a
  thriving and resilient building and construction industry
- continued support of the Government in its considerations of Compulsory Continuous Professional Development (CCPD) in Queensland
- continued to develop educational resources to improve licensees' understanding of identified industry issues.

# SUPPORTING PRINCIPLES

# formal and informal consultation and engagement mechanisms are in place to allow for the full range of stakeholder input and Government decision making circumstances

- engagement is undertaken in ways that helps regulators develop a genuine understanding of the operating environment of regulated entities.
- cooperative and collaborative relationships are established with stakeholders, including other regulators, to promote trust and improve the efficiency and effectiveness of the regulatory framework

# QBCC'S REGULATORY PRACTICES AND ACTIONS

# Additional improvements being targeted

The QBCC will continue to increase the suite of educational and advisory resources available to licensees intended to support licensees to better understand what they need to do to comply with their obligations and encourage improved self-regulation. A key mechanism in this will be the new QBCC Regulatory Academy which will collaborate closely with the industry to provide best practice information on compliance and support the sector by creating learning resources that foster self-regulation and enhance capability. The Academy will actively promote the role of the QBCC to both emerging workers and those already established in the industry.

Statewide roadshow events will continue to provide face-to-face awareness building and education to industry participants. In addition, virtual events will augment these efforts to provide more persistent educational offerings.

# 3. PROVIDE APPROPRIATE INFORMATION AND SUPPORT TO ASSIST COMPLIANCE

# SUPPORTING PRINCIPLES

# clear and timely guidance and support is accessible to stakeholders and tailored to meet the needs of the target audience

- advice is consistent and, where appropriate, decisions are communicated in a manner that clearly articulates what is required to achieve compliance
- where appropriate, regulatory approaches are tailored to ensure compliance activities do not disproportionately burden particular stakeholders (e.g. small business) or require specialist advice

# QBCC'S REGULATORY PRACTICES AND ACTIONS

# **Education and engagement**

Education and engagement is a regulatory requirement under the QBCC's enabling legislation and fundamental to encouraging compliance, supporting safe practices, and raising awareness of legislative changes. The QBCC provides education and engagement through a variety of mediums to home owners, licensees and other industry participants. In 2022-2023, key engagement activities included:

- 49 compulsory retention trust training webinar sessions, required under the trust account framework and BIFOLA reforms
- five trust information sessions delivered, for current trustees to discuss any issues and show examples of compliant trust records
- four home owner information webinars delivered providing guidance on the building and renovation process
- three Service Trades Council industry forums included updates on compliance and education activities and notifiable work
- 29 face-to-face presentations delivered to accountants and licensees on their financial reporting obligations.
- two Bunnings events aimed at trade contractors to provide an overview of the QBCC's functions, including licensing, the QHWS, compliance and dispute resolution.

Towards the end of the previous reporting period, the QBCC also ran a public education campaign (from April to June 2022) targeted at both home owners and licensees with the objective of educating customers about QBCC's functions and powers. Based upon positive independent market research showing the campaign had achieved its objectives, a second burst of the campaign ran from 6 February 2023 until 6 March 2023.

The campaign focused on the importance of using a licensed builder and increased awareness among licensees of their responsibilities, and how QBCC can help them get paid. With the building and construction industry experiencing peak intensity, the QBCC identified the importance of helping home owners avoid unlicensed tradespeople and minimise unlicensed building activity.



# 3. PROVIDE APPROPRIATE INFORMATION AND SUPPORT TO ASSIST COMPLIANCE (CONTINUED)

# SUPPORTING PRINCIPLES

- clear and timely guidance and support is accessible to stakeholders and tailored to meet the needs of the target audience
- advice is consistent and, where appropriate, decisions are communicated in a manner that clearly articulates what is required to achieve compliance
- where appropriate, regulatory approaches are tailored to ensure compliance activities do not disproportionately burden particular stakeholders (e.g. small business) or require specialist advice

# QBCC'S REGULATORY PRACTICES AND ACTIONS

As also referenced in section two above, the new QBCC Regulatory Academy is envisaged as a key mechanism in the development of learning pathways within the industry, ensuring a clear understanding of responsibilities related to skill and capability uplift within the construction industry sector. The emphasis is on creating awareness and fostering a commitment to continuous learning within the construction field.

# **Customer Service**

During 2022-2023, the QBCC continued to focus on improving the customer experience by upskilling and developing our people's knowledge and skills, optimising our digital channels and making it easier for customers to access information and services. By providing regular training, mentoring, and coaching to our people, we have also supported them in their ability to respond appropriately to customer needs.

Improvement is also being targeted with customer research and customer journey mapping, which is shaping the way we interact with customers. A structured approach is being undertaken with the development of a detailed Customer Improvement Plan.

# Notifiable Work - Form 4/4A

The QBCC has an intuitive tool in place on its website to assist plumbers to better understand when a Form 4/4A registration is required for Notifiable Works.

To further support compliance, the QBCC conducted 550 audits of plumber and drainers to ensure licensees are adhering to their responsibilities in relation to submitting Form 4/4As for Notifiable Work, when required. The majority of the non-compliant licensees were then referred for a secondary audit to check their future compliance, with some then also receiving education about their obligations and some referred for further investigation.

# Additional improvements being targeted

The QBCC and STC will be undertaking surveys and workshops with industry participants to identify opportunities for improvements with the Notifiable Work framework and the QBCC enforcement approach. The QBCC and STC will also utilise the quarterly newsletter released to licensees to improve education and awareness of Notifiable Works and more generally the role of the STC.



# 4. COMMIT TO CONTINUOUS IMPROVEMENT

# SUPPORTING PRINCIPLES

- regular review of the approach to regulatory activities, collaboration with stakeholders and other regulators to ensure it is appropriately risk based, leverages technological innovation and remains the best approach to achieving policy outcomes
- to the extent possible, reform of regulatory activities is prioritised on the basis of impact on stakeholders and the community
- staff have the necessary training and support to effectively, efficiently and consistently perform their duties

# QBCC'S REGULATORY PRACTICES AND ACTIONS

One of the QBCC's objectives is to deliver regulatory and insurance services that are timely, accurate, fair and transparent.<sup>3</sup> The QBCC is committed to continuous improvement and in 2022-2023 the organisation:

- identified through customer research that there is an opportunity to better align licensees and homeowners expectations with the QBCC's role and purpose.
   In response to the finding, the QBCC is implementing number of initiatives to manage expectations and directly improve communications and service delivery
- maintained a detailed focus on customer research and journey mapping, in response to a QBC Board action, to enable the finalisation of a Customer Improvement Plan in the latter half of 2023. This interim work will enable immediate traction on key initiatives that can directly improve customer experience
- continued compliance of the Queensland Home Warranty Scheme (QHWS)
  with various Australian Prudential Regulatory Authority (APRA) standards (to
  the extent that it is reasonable and prudent to do so), to ensure a solid financial
  framework for QBCC's insurance operations. This is done even though the QHWS
  is a regulatory insurance scheme and is therefore not required to comply with the
  APRA standards
- held workshops throughout the year to review and monitor strategic and operational risks, and to further embed a risk-based decision-making culture across the organisation
- reviewed policies to strengthen the QBCC's fraud and corruption prevention framework and ensure it aligns with best practice and the requirements of integrity bodies such as the Crime and Corruption Commission (CCC), the Queensland Ombudsman and the Queensland Audit Office (QAO)
- progressed implementation of 77 actions corresponding to the 17 recommendations of the independent QBCC Governance Review as published in 2022, with progress reported through the Government's Interdepartmental Steering Committee
- in response to a QBCC Governance Review recommendation, the Government developed a Statement of Expectations (SoE) to provide clear guidance to the QBCC on its strategic priorities, emerging risks, engagement philosophy, performance and conduct. The QBCC then prepared a Statement of Intent (SoI) in response, which was provided by the QBC Board Chair to the Minister for Energy, Renewables and Hydrogen, and Minister for Public Works and Procurement on 3 July 2023. The SoI sits alongside the organisation's new Strategic Plan, which outlines how these expectations will be met.
   The QBCC will publicly report on progress against the SoI on a quarterly basis
- developed a Digital Services Business Case concentrating on driving transformation of the QBCC into an efficient and effective outcomes focused, insights-driven regulator
- continued decommissioning of legacy technologies to reduce risk and improve QBCC's transition to digital platforms
- initiated a pilot service to implement a new type of dispute resolution service
  with support from external, professional conciliators, to assist consumers who
  seek help from the regulator each year to navigate issues relating to (particularly
  residential) building disputes
- effective on 1 July 2023, after significant consultation within the organisation and with external stakeholders, implemented a comprehensive structural realignment process to become an outcomes-focused regulator and to better recognise the technical skills of its workforce. This was done through a structural operating model with improved role clarity for corporate services, regulatory support and regulatory services functions.



# 4. COMMIT TO CONTINUOUS IMPROVEMENT (CONTINUED)

# SUPPORTING PRINCIPLES

- regular review of the approach to regulatory activities, collaboration with stakeholders and other regulators to ensure it is appropriately risk based, leverages technological innovation and remains the best approach to achieving policy outcomes
- to the extent possible, reform of regulatory activities is prioritised on the basis of impact on stakeholders and the community
- staff have the necessary training and support to effectively, efficiently and consistently perform their duties

# QBCC'S REGULATORY PRACTICES AND ACTIONS

# Regulatory Assurance Framework (RAF)

The QBCC developed a regulatory assurance framework comprising of seven key elements, to ensure that its staff have the training, procedures, supervision and other tools and knowledge they need to support QBCC making good regulatory decisions. When operationalised, this framework will ensure a holistic approach and provide improved mechanisms such as reviews and audits of decisions, and enable smarter analysis of data about our decision-making to ensure that we continually improve the quality of our regulatory actions and decisions.

The RAF impacts not only operational teams who are making regulatory decisions, but also other teams who may lead and support in the implementation of continuous improvement activities, including Human Resources teams, Digital and Information teams, Regulatory Academy and Engagement teams, Integrity and Risk teams, Communication and Executive Services teams, Legal and Legislation teams, data and analytics teams and project/program teams.

The implementation of the framework is a priority body of work for the QBCC and is championed by the Commissioner. A program of work will be developed and implemented over the next two years, and a program management approach will be taken to ensure that the framework becomes embedded in the way the QBCC does its work.

# The Regulatory and Resolution Committee

Until November 2022, the Regulatory and Resolution Committee<sup>4</sup> supported the QBC Board by overseeing and advising on the QBCC's licensing regulatory framework and systems by:

- ensuring that the licensing framework continues to meet the needs of the industry and practices in the training industry
- ensuring that the regulatory framework adds value to the building and service trades sectors and continues to protect consumers and industry
- ensuring that appropriate resolution systems are in place to handle disputes fairly and equitably
- ensuring that appropriate mechanisms are in place to educate contractors on their rights and responsibilities
- ensuring that current processes pertaining to dispute resolution, compliance and enforcement deliver effective regulation in response to current legislation.

From December 2022, matters of core importance related to regulatory matters have been reported directly to the QBC Board.

<sup>4.</sup> Refer to page 46 of the 2022-2023 QBCC Annual Report (PDF version) for more details on the Regulatory and Resolution Committee structure

# 4. COMMIT TO CONTINUOUS IMPROVEMENT (CONTINUED)

# SUPPORTING PRINCIPLES

- regular review of the approach to regulatory activities, collaboration with stakeholders and other regulators to ensure it is appropriately risk based, leverages technological innovation and remains the best approach to achieving policy outcomes
- to the extent possible, reform of regulatory activities is prioritised on the basis of impact on stakeholders and the community
- staff have the necessary training and support to effectively, efficiently and consistently perform their duties

# QBCC'S REGULATORY PRACTICES AND ACTIONS

# Staff training and support

Objective three from QBCC's Strategic Plan 2020-2024 (revised for 2022-2023) is to put our people first, and support and value them. The QBCC coordinated/delivered the following development/training to our staff during 2022–2023:

- staff development through a Performance Development Framework
- providing staff study assistance through the Study and Research Assistance
   Scheme, supporting staff to complete further studies appropriate to their roles
- providing staff with regulatory training relevant to decision making:
  - » Statutory Interpretation Crown Law
  - » Human rights training Crown Law
  - » Good Decisions; Complaints Management; Practical Ethics - Queensland Ombudsman
- providing staff with recruitment and selection training to ensure the right people are successful in obtaining the right jobs within the QBCC:
  - » Selection panel training
  - » How to get that job training
- developing upcoming leaders with training:
  - » QBCC Emerging Leader Programme
  - » Moving from Team Member to Team Leader
  - » Managing Effectively in a Blended Work Environment
  - » Successful Performance Reviews
  - » High performance in Leadership Corporate Training Solutions Australia
- other training provided to staff:
  - » Microsoft Word Intermediate and Advanced
  - » Microsoft Excel Beginners and Intermediate
  - » Meeting Skills
  - » Presentation Skills
  - » Plain English Writing for Government
  - » Writing technical Documents in Plain English
  - » Wellness and Resilience in the Workplace
  - » Staying the Distance
  - » Emotional Intelligence

The QBCC's future development and training initiatives are focused on:

 Fundamental expectations and responsibilities, including topics such as Sexual Harassment, Domestic and Family Violence and Psychosocial Hazard Awareness

# 4. COMMIT TO CONTINUOUS IMPROVEMENT (CONTINUED)

# SUPPORTING PRINCIPLES

- regular review of the approach to regulatory activities, collaboration with stakeholders and other regulators to ensure it is appropriately risk based, leverages technological innovation and remains the best approach to achieving policy outcomes
- to the extent possible, reform of regulatory activities is prioritised on the basis of impact on stakeholders and the community
- staff have the necessary training and support to effectively, efficiently and consistently perform their duties

# QBCC'S REGULATORY PRACTICES AND ACTIONS

A Leadership Development Program, including for emerging and future leaders, with recognition that thinking and evidence around effective leadership continue to evolve

- A Leaders Onboarding Program, covering topics such as expectations, resources and support for managers and maintaining healthy team relationships
- Complex skills in leadership, with a focus on capability uplift across people, strategic, operational and change leadership topics
- Effective onboarding processes for our people.

The QBCC Regulatory Academy has also been established to assist regulatory service work areas within the QBCC. The work of the Academy will focus on identifying and developing customised training elements to improve the skills and expertise of our staff in their respective regulatory roles; developing, maintaining and hosting operational policies and procedures to provide consistent regulatory practice; and supporting industry skills and capability through awareness and education activities.

# Additional improvements being targeted

To further support our people in their duties, the QBCC has also been:

- coordinating regular internal presentations where teams present their functions, roles, and the purpose they serve in contributing to the QBCC. It is used to help our people gain valuable insights into the work being done within the organisation across different teams, and thereby create greater strength in interactivity and functional collaboration
- updating the performance development plans across the organisation to reflect the new QBCC organisational values and to link individual plans with each Division's operational plans, all in support of the implementation of the 2023-2027 Strategic Plan
- conducting a gap analysis in relation to complex capabilities for leaders, which
  has identified capabilities which will underpin future leadership training and be
  developed through specific development options
- implementing a program to help leaders have clarity of the role they have in supporting their people and using key people processes.

# 5. BE TRANSPARENT AND ACCOUNTABLE IN ACTIONS

# SUPPORTING PRINCIPLES

- where appropriate, regulatory frameworks and timeframes for making regulatory decisions are published to provide certainty to stakeholders
- decisions are provided in a timely manner, clearly articulating expectations and the underlying reasons for decisions
- indicators of regulator performance are publicly available

# QBCC'S REGULATORY PRACTICES AND ACTIONS

The QBCC continues to improve its efforts to be transparent and accountable in our actions and to build trust and confidence in all that we do.

# **Regulator performance indicators**

- following lodgement of an application for adjudication to the QBCC, a decision is made by the Adjudication Registrar as to whether the application is valid, if valid then the application is referred to an Adjudicator within four business days. Applicants are provided with details of the Adjudicator as well as relevant information on the adjudication process
- following lodgement of a licence application to the QBCC, and where a
  decision is made by the QBCC to refuse the application, QBCC applicants are
  provided the reasons for refusal in writing, along with advice on how to have
  the decision reviewed
- the QBCC has developed a Compliance and Enforcement Strategy which informs the public of the QBCC's regulatory approach and priorities
- the QBCC is developing guidelines to assist licence applicants understanding of the application process
- an extensive review and updating of Licence applications forms is also underway aimed at providing clearer instructions and transparency and support for licence applicants
- a Financial Compliance Regulatory Guideline has been developed to advise licensees about the regulatory approach the QBCC will take in assessing licensee compliance with their financial obligations
- following lodgement of a complaint about defective work, and where a
  decision is made by the QBCC on the complaint, QBCC applicants are provided
  with a response outlining reasons for the decision and the applicant's options
  to review those internally and/or proceed to the Queensland Civil and
  Administrative Tribunal for further consideration
- Ongoing development and maintenance of operational policies and procedures
  to provide clear, consistent, and contemporary operational policies and
  procedures, in order to improve the consistency of decision making and assist
  industry and consumers to better understand the rational behind decisions
- the QBCC has a Strategic Plan 2020-2024 (revised for 2022-2023) containing performance measures<sup>5</sup>. These performance measures guide the QBCC on their regulatory frameworks, influencing regulatory timeframes
- the QBCC's 2022-2023 Service Delivery Statement is available on the State budget website<sup>6</sup>. The QBCC service standards specifically relate to the performance of key regulatory activities as listed below. The performance of these service standards is provided in the QBCC Annual Report 2022-2023 <sup>7</sup>. The service standards include:
  - » time taken to process licence applications
  - » time taken to finalise dispute cases
  - » customer perception of the fairness of our decisions
  - » the percentage of decisions that were set aside by the Queensland Civil and Administrative Tribunal.
- the QBCC publishes an Annual Report on our external facing website as soon as practicable after tabling in Parliament.



- $5. \ \ Refer to our website at https://www.qbcc.qld.gov.au/resources/corporate-publication/qbcc-strategic-plan-2020-2024-revised-2022-23$
- 6. www.budget.qld.gov.au
- 7. Refer to page 26 of the 2022-2023 QBCC Annual Report (PDF version).

# **Need more information?**

Visit **qbcc.qld.gov.au**, call **139 333** or write to us at **GPO Box 5099**, **Brisbane Qld 4001**.

