

# QUEENSLAND BUILDING PLAN 2017



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Queensland has a strong and innovative building and construction sector. Each year it employs around 220,000 Queenslanders and contributes \$45 billion to our state's economy.

My government is committed to making sure that the building sector continues to grow with confidence. That is why we have developed the Queensland Building Plan.

This plan is the result of extensive consultation across the state. We have listened to builders, contractors, consumers and industry groups from Cairns to Coolangatta. We've heard from the experts about what changes need to be made to make sure the future for construction remains strong.

The Queensland Building Plan contains signature reforms that will keep people safe, save Queenslanders money and build a fairer industry.

Included in the plan are historic reforms to help make sure subcontractors are paid in full, on time, every time.

The plan supports our nation-leading work tackling non-conforming building products and dangerous cladding.

It contains important reforms to streamline our licencing system, update plumbing and drainage laws that keep us safe, and save Queenslanders money through updating the rules around the installation of solar hot water.

The Queensland Building Plan is a comprehensive blueprint for a vibrant and secure construction sector that puts people first.

**The Honourable Annastacia Palaszczuk MP**  
Premier of Queensland



The Queensland Government is determined to ensure that Queenslanders continue to have the utmost confidence in our built environment and in the buildings where we live, work and play. I also want to make sure that the more than 220,000 Queensland families who rely on the building and construction industry can live with confidence and security.

That's why over the last two years the Palaszczuk Government has undertaken the most comprehensive consultation on building industry reforms in Queensland's history.

The Queensland Building Plan is a blueprint to ensure that our state's building and construction industry continues to lead the nation.

The plan includes a comprehensive package of reforms to help make sure our state's subcontractors are paid in full, on time, every time.

It backs our nation-leading work tackling the issue of non-conforming building products, and it ushers in a new era of licencing to protect Queenslanders.

The Queensland Building Plan has been developed with the understanding that buildings are fundamentally about people.

Through the plan we will see Queenslanders with a disability and their carers achieve greater dignity through the provision of adult change facilities in public buildings.

And we will see Queenslanders save money through sustainability measures and low emission technology.

This is a plan that sets up Queensland construction for a bright future.

**The Honourable Mick de Brenni MP**  
Minister for Housing and Public Works and Minister for Sport



# Ministerial Construction Council

The Queensland Building Plan was developed in collaboration with the Ministerial Construction Council. We thank them for the invaluable work they have done in helping to ensure the building and construction industry in Queensland is safe, secure and successful.

The Ministerial Construction Council includes representatives from the following organisations:

Air Conditioning and Mechanical Contractors' Association

Association of Wall and Ceiling Industries Queensland

Australian Institute of Architects

Australian Institute of Building Surveyors

Australian Manufacturers and Workers Union

Construction, Forestry, Mining and Energy Union

Electrical Trades Union

Engineers Australia

Housing Industry Association

Landscape Queensland

Master Builders Queensland

Master Concreters Australia

Master Electricians Australia

Master Painters Queensland

Master Plumbers' Association of Queensland

National Association of Women in Construction

National Fire Industry Association

Plumbing and Pipe Trades Employees Union QLD

Queensland Building and Construction Commission

Queensland Council of Unions

Subcontractors Alliance



# Creating a safer, fairer, more sustainable construction industry

Around 220,000 Queenslanders earn a living in the building and construction industry across the state.

Every day, their work has an enormous impact not only on the houses or apartments or office blocks they build, but on the communities in which we live.

The Queensland Building Plan recognises this impact and guides changes to policy and legislation to create a safer, fairer and more sustainable industry.

It sets the long-term strategic direction for Queensland's \$45 billion building and construction industry and creates a platform that supports job opportunities and economic growth.

This Plan will foster a confident and successful building sector that drives innovative, liveable and sustainable design; one where businesses benefit from better processes, consumers have confidence in the industry and subcontractors have improved security of payment.

We travelled across the state to cities and towns and regional Queensland speaking to industry and consumers on 10 areas of proposed reforms.

We spoke with tradies and business owners, consumers, developers and peak bodies, non-government organisations and local councils about what is working, what isn't and what could be improved.

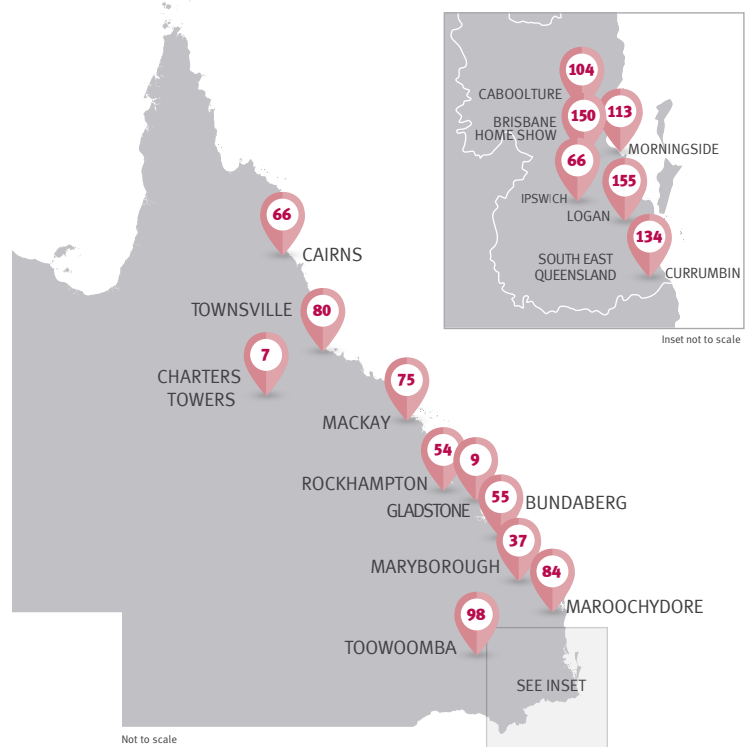
This Plan was born from that dialogue.

We not only listened to Queenslanders, we heard you.

And together we have laid the foundations for a building and construction industry that is bold, confident and prosperous.

# Listening across Queensland

We wanted to develop a Building Plan that supported the needs of both consumers and industry. So we travelled across the state and encouraged you to tell us about what mattered most. And you did.



# Industry focus

The Building Plan creates a platform that supports job opportunities and economic growth within Queensland's building and construction industry.



**\$45 billion**

Queensland building and construction industry.



**220,000**

Queenslanders earn a living in the building and construction industry.



**4,000**

new social and affordable homes over the next 5 years.



**\$42.75 billion**

Queensland Government capital works program over the next 4 years.



## Areas of reform



Security of Payment



Non-conforming building products



Plumbing and Drainage Act reform



Building certification



Licensing reforms



Sustainable buildings



Liveable housing design



Inclusive communities



Queensland Housing Code/  
Reconfiguring a Lot Code



Queensland Home Warranty Scheme



# Queensland Building and Construction Commission

Queensland needs a strong, viable and productive building and construction sector that can meet the needs of a growing population and support the people who work within the industry.

This means we need effective laws as well as a strong regulator.

The top priority of our regulator, the Queensland Building and Construction Commission (QBCC), is to achieve better outcomes for the state's building industry, licensees and consumers.

Over the last 18 months, the QBCC has undergone a considerable redesign. A new Commissioner and a new Board were appointed, and strategic restructuring of senior leadership roles and teams within the organisation is continuing, to ensure the QBCC is strong and independent.

This new leadership and renewed purpose will help the QBCC get back to its core regulatory role and enhance its ability to build trust and confidence in the building and construction sector.

The reform to the QBCC also includes policy changes. Laws recently passed by the Queensland Government give the QBCC expanded powers to uphold compliance and protect consumers and licensees who do the right thing.

The QBCC is committed to improving safety in the building and construction industry by encouraging licensees to put the welfare of all Queenslanders first and by taking effective action against those who don't.





## ACTION ITEMS

Approved ability to find important problems/issues through the use of new investigative powers.

Uphold new responsibilities across the building product supply chain participants to ensure a building product is not a non-conforming building product.

Greater entry powers allow inspectors to enter public places, places of business of licensees, and places of business.

Increased enforcement provisions, and appropriate penalties for non-compliance. This includes the powers to direct and undertake remedial action to make places safe in emergency situations.

In order to ensure building workplace safety, there is a positive obligation on QBCC licensees to notify the QBCC about activity on site that may present a work health safety issue.

Increased information sharing with other regulatory agencies.

Expanding grounds upon which QBCC may take disciplinary action against a licensee if they're convicted of a work health and safety offence.

Take stronger action to prevent "phoenixing" by using the new wider definition of *influential persons* who are to be excluded from the industry.



# Security of Payment

If you do the work, you should be paid in full, on time, every time.

Queenslanders who work in our building and construction industry make an invaluable contribution to our communities and the economic prosperity of our state.

Everyone deserves to be paid for the work they do. New security of payment reforms will help give them the confidence that this will happen.

During extensive consultation the building industry told us that in some cases, subcontractors were not getting paid for their work, putting livelihoods and lives at risk.

We have responded to stakeholder concerns with a set of reforms that will help assure payment, make it easier for subcontractors to navigate the claims process, and strengthen the powers of the Queensland Building and Construction Commission (QBCC) so the action it takes will be meaningful and effective.

## **Project Bank Accounts**

Project Bank Accounts (PBAs) will be established for certain projects to safeguard progress payments, protect retention monies and allow for more timely payments to subcontractors.

From 1 January 2018, projects tendered by the Queensland Government will use PBAs on building and construction projects (excluding engineering projects) valued between \$1 million and \$10 million. Following successful implementation, this model is set to apply to private sector projects valued from \$1 million after 1 January 2019.



## ACTION ITEMS

Create a single Act that consolidates existing security of payment laws and establishes PBAs.

New laws for the establishment of PBAs will:

- require progress payments, retention amounts and disputed funds to be held in trust
- require the QBCC be informed of any discrepancies in the payment instruction to the bank if someone who is not a subcontractor beneficiary is to be paid
- implement anti-avoidance measures for head contractors
- provide a range of offences and penalties for non-compliance.

Work with the finance sector to prepare for implementation of PBAs.

Improve claims and adjudication processes by:

- making the claims process simpler and faster
- giving the Registry more independence
- reducing delayed payment by removing second chance provisions

Create new laws that strengthen the Minimal Financial Requirements (MFR) and enable the QBCC to better regulate those requirements.

**QBCC will assist with implementation by:**

- increasing enforcement action against unlicensed contractors
- utilising excluded individual and company provisions to better capture influential persons
- sharing intelligence with the Australian Securities and Investment Commission and Australian Tax Office to reduce improper activities
- improving education programmes for licensees.



# Non-conforming building products

Queensland is leading the nation in ensuring building products are safe and fit for their intended use.

It is reasonable for Queenslanders to expect that the buildings in which we live, work and play are safe, and the products used in their construction meet the relevant building standards and community expectations.

Our new laws create a chain of responsibility which insists that all members of the building product supply chain, from the manufacturers, importers and wholesalers to the suppliers and installers, take responsibility for ensuring building products are compliant and fit for their intended purpose.

We know that non-conforming building products (NCBPs) put lives at risk so it is important that we are able to enforce these laws.

The Queensland Building and Construction Commission (QBCC) now has increased powers to investigate the use of NCBPs and take action against non-compliance.

If required, the Minister will be able to issue warnings about products and recall products.

Queensland's strong stance on NCBPs has set an innovative precedent, with other states and territories investigating ways to follow suit.



## ACTION ITEMS

Implement Australia's first chain of responsibility laws so that everyone in the building products supply chain must ensure products are fit for their intended purpose.

Continue Queensland's NCBP Taskforce to work with other agencies, local governments and industry to obtain intelligence about the installation of possible NCBPs in existing buildings.

Publish a NCBP code of practice to assist industry.

Implement Ministerial powers to make warning statements and recall products.

Create laws to establish the Building Products Advisory Committee.

Continue to lead the nation regarding NCBPs through:

- banning the use of polyethylene core aluminum composite panels (ACPs) on new Queensland Government buildings
- pushing for a national moratorium on ACPs
- developing model laws that other jurisdictions can use
- sharing information and best practice regarding the regulation and detection of NCBPs through the Building Regulators' Forum.

**QBCC will assist with implementation by:**

- ensuring compliance through the chain of responsibility
- ensuring required labelling of building products where necessary
- declaring a building or site unsafe and taking samples from existing buildings
- undertaking investigations in buildings that are not active building sites
- requiring parties such as retailers or manufacturers, to produce information about alleged NCBPs
- directing rectifications of an unsafe building or building site
- protecting worker safety by issuing stop work orders
- holding offenders accountable.



# Plumbing and Drainage reforms

The plumbing and drainage industry is essential to maintaining the health and safety of all Queenslanders and is well regarded for the work it does.

Queensland's plumbing and gasfitting industry is well regarded for its expertise and efficiency.

By streamlining processes and promoting improved compliance we are ensuring that our plumbing and drainage industry continues to meet the growing and changing needs of Queenslanders.

We want plumbers and gasfitters to be able to do their jobs more efficiently, using products that are safe and fit for purpose, within timeframes that can help reduce costs.

All plumbing laws and codes have been grouped together in a user-friendly package that improves regulatory processes and helps safeguard public health, safety and our environment.

We are establishing laws that make sense, like making provision for the orientation of solar hot water panels to suit Queensland's environment and also making sure that we can prohibit prescribed WaterMark products despite national certification.

A new model for approving plumbing and drainage work will reduce construction time and benefit the industry, licensees and home owners saving money and improving housing affordability.

To further protect the health and safety of Queenslanders, a new mechanical services licence, which includes medical gas work, will make sure that critical building services such as heating and cooling systems are delivered in a way that will protect the public from dangerous conditions such as legionella.



## ACTION ITEMS

Establish laws to prohibit the sale and installation of non-WaterMark and unsafe plumbing products.

Create laws that:

- deliver time efficiencies for building and plumbing work by reducing approval timeframes to:
  - two business days (from 20 business days) for the majority of standard low risk plumbing applications for new houses and garages
  - ten business days (from 20 business days) for all other applications.
- ensure public health and safety through strengthened compliance and enforcement measures
- enforce a new, modern plumbing code, one that is complementary and integrated with national plumbing standards and ensures that all of Queensland's technical requirements are set out in a single document
- remove unnecessary restrictions on the installation of solar hot water panels, reducing costs and delays.

Work with industry and home owners on health and safety related reforms that enhance productivity and reduce costs, including onsite sewage and grey water treatment plants and temperature control devices.

Enhance skills and increase professional standards by strengthening the regulatory framework for mechanical services, which includes medical gas, air conditioning and refrigeration, and plumbing.

**QBCC and the Service Trades Council will assist with implementation by:**

- raising health and safety standards by discouraging unlicensed work through increased penalties
- ensuring compliance with laws that prohibit the sale and installation of non-WaterMark and unsafe plumbing products
- establishing the Service Trades Council to act as an independent advisory to the Minister and Commissioner.



# Building certification

We will improve consumer confidence in the building and construction industry by enhancing the strength of the certification and inspection process.

As Queenslanders, we expect our buildings to be safe and secure and want to know that they are built to required standards with products that are fit for purpose.

Building certifiers play an important role in ensuring this expectation is met.

These men and women are often the last line of defence in meeting safety standards and are instrumental in maintaining community confidence in the buildings in which we work and live.

Reforms that help protect the integrity of our building and construction industry and create pathways to improved skills and efficiencies will support building certifiers and the work they do.

This is why we continue to advance a range of reforms that will provide for safer buildings, greater consumer confidence and the sustainability of the profession.

These reforms will give home owners a greater opportunity to be involved in the certification process, encourage local governments to help certifiers comply with planning schemes and create a supportive platform for new entrants into the industry.

## ACTION ITEMS

Continue to advance a range of reforms including:

- partner with industry to improve professional standards and compliance
- more support to building certifiers and encouraging new entrants to the industry
- implement appropriate reforms as a result of Shergold and Weir Review.





# Licensing reforms

Create a stronger building and construction industry by enhancing the skills of licensees through support and greater professional development.

Queensland has a maze of more than 200 licence types which can be difficult to understand and negotiate.

By streamlining the licence structure and ensuring licences align with modern qualifications, we will help maintain a high standard of professionalism and protect consumers too.

This is one of the reasons we have introduced new professional expectations for mechanical services and why we continue to look at other parts of the industry that may need to be accredited.

To support these reforms, the QBCC has been empowered to take meaningful action against non-compliance.

These tougher new arrangements provide a fairer, stable playing field for the industry and further protect the community from the effects of poor building work.

## ACTION ITEMS

Create new laws to protect consumers and workers by providing tougher penalties for individuals who perform unlicensed contractor building work.

Strengthen QBCC investigator powers to provide fairness, consistency and certainty for all trades and licensees.

Enhance skills and increase professional standards by strengthening the regulatory framework for house energy assessors and mechanical services, which includes medical gas, air conditioning and refrigeration and plumbing.

Establish a Building and Tradie Assistance Register and Building Certifier Register.

Investigate other reforms with industry, including:

- regulation of off-site construction of prefabricated homes
- rationalising the fire protection licensing framework.

Provide a modern simple method to submit QBCC Notifiable Work forms (Form 4/4A) through the online customer portal, myQBCC.

Make it easier for local licensees to work on Queensland Government projects by eliminating the need for pre-qualification on projects under \$1 million.

Conduct a Regulatory Impact Statement on the potential introduction of continuing professional development.



# Sustainable buildings

We will help Queensland deliver a zero-net emissions target by 2050.

A sustainable building industry creates healthier, cost-efficient, climate-friendly places as well as jobs and greater investment.

Queenslanders understand that more efficient use of resources will not only enhance the lives we live today but also provide our children with a sustainable future.

Making an effort to minimise the operating costs of a building over its life will reduce emissions and help meet state and national targets.

The building sector contributes 14% of Queensland's carbon emissions and is therefore critical to achieving energy and emission goals. By 2050 new homes and buildings will make up more than half of our built environment, providing an opportunity to reduce emissions through smart design.

The Queensland Government is leading by example.

We are saving Queenslanders money by removing unnecessary restrictions on the installation of solar hot water panels. We are helping to meet our target of one million solar rooftops by 2020 by installing solar panels on government buildings in places such as Lockhart River which will reduce the community's use of diesel power.

We are also installing solar panels on public housing in the trial areas of Cairns, Rockhampton and Logan and have improved laws to enable the orientation of solar hot water panels to suit Queensland's environment.

## ACTION ITEMS

Saving Queenslanders money by removing unnecessary restrictions on the installation of solar hot water panels.

Implement measures to improve the sustainability of Queensland Government buildings, reducing emissions and improving energy efficiency, in line with Queensland's climate change commitments.

Trial the application of Green Star rating tools and evaluate their costs and benefits.

Develop building-related strategies to support the 30% emission reduction target by 2030 and pathways work in the Queensland Climate Transition Strategy (QCTS).

Develop Queensland Development Codes to provide appropriate standards for green roofs and green walls and to guide maintenance of the energy efficiency features in commercial buildings.

Drive the national agenda to improve the sustainability performance of new privately-owned dwellings and commercial buildings by updating the National Construction Code.

Work with Queensland building and design industries to further improve energy efficiency.



# Liveable housing design

We will make our homes safer and easier for all to use.

Queensland has an ageing population with changing health and mobility needs.

By incorporating design features that improve accessibility, we make our homes easier and safer to use for older people, people with mobility impairments, those with temporary injuries, and families with young children.

It is more than 20 times more efficient to include key liveable housing design features when you are building a home than retrofitting when an unplanned need arises. So not only does it make practical sense, these design changes also allows people to age in place without too much difficulty.

The Queensland Government is leading the way by ensuring the homes we build are accessible and liveable. This means features like wider doorways and hallways, lever-type sink taps rather than screw-type variety, grab rails and a stepless entry.

Work is underway to help increase the uptake of liveable housing design so that Queenslanders will have the opportunity to live in a home that best suits their needs.

We are also working with other states and territories to develop a national approach to accessibility standards for private dwellings that will benefit all Australians.

## ACTION ITEMS

Investigate an accessibility disclosure scheme for properties for rent, sale and construction in partnership with industry and consumers.

Update Economic Development Queensland's Guidelines regarding benchmarks for liveable housing design in Priority Development Areas.

Advocate for a national approach to the development of minimum accessibility standards for private dwellings for potential inclusion in the National Construction Code.

Implement the outcomes from the national regulatory impact assessment on silver and gold performance levels for a minimum accessible standard.

Work with disability advocacy organisations and industry to draft a Queensland Development Code.



# Inclusive communities

We will make our communities more inclusive by providing better facilities for people living with disability.

All Queenslanders should have the support they need to lead happy and full lives.

People living with a disability often need additional considerations in environments in which the rest of us take for granted.

An important part of supporting people who live with a disability is ensuring that Queensland buildings have the features needed to make our communities more inclusive.

This includes considerations like accessible public toilets with a hoist or swing rail, with appropriate changing facilities and continence bins in public toilets.

We are advancing reforms that will help make large public facilities like hospitals, shopping centres and assembly buildings more accessible for all Queenslanders.

We are also working with other states and territories to develop a national approach and potentially update the National Construction Code to better consider the requirements for people with disability, and in particular people with significant mobility impairment.

## ACTION ITEMS

Provide dignity to carers of, and people with disability by requiring accessible sanitary facilities in all new major public facilities.

Drive the development of a national regulatory impact assessment and potentially expand the National Construction Code to better consider the accessibility requirements of people with disability in public facilities.

Develop and consult with industry and consumers on a Queensland Development Code to make facilities in new large public venues, such as stadiums and theatres and large scale shopping centres, more accessible for people with disabilities, in particular those with significant mobility impairment.

Encourage the voluntary uptake of measures to make public facilities more accessible for people with disabilities in places where the future Queensland Development Code will not apply.



# Queensland Housing Code and Reconfiguring a Lot Code

We will support housing affordability by providing modern and consistent housing siting, design and subdivision rules across Queensland.

Queensland's population is changing in size, demographics and where and how we choose to live.

We need to provide more affordable housing and greater housing choice to accommodate these changes. We also need to ensure we are creating liveable communities that are attractive, accessible and safe – in essence, better neighbourhoods.

While our communities have a diverse range of housing needs, having updated fit-for-purpose rules for the siting and design of houses wherever they are built across the state can save both time and money.

That is why we will continue to consult with local governments and industry on a draft Queensland Housing Code that will make the assessment process simpler and more efficient.

Through the Reconfiguring a Lot Code, we will provide a leading practice set of subdivision standards to promote good urban design and attractive, accessible neighbourhoods.

Both codes will work together to support affordable, diverse and liveable subdivision and affordable housing outcomes.

## ACTION ITEMS

Finalise a Queensland Housing Code including details of how the code is applied to provide contemporary siting and design rules for inclusion in the Queensland Development Code, in consultation with local governments and industry.

Finalise a Reconfiguring a Lot (RaL) Code including details of how the code is applied to provide model subdivision standards as part of the reform of the ongoing Queensland planning system, in consultation with local governments and industry.



# Queensland Home Warranty Scheme

Our Home Warranty Scheme will be known for certainty, equity, fairness and transparency.

The Queensland Home Warranty Scheme generally covers loss where a licensed building contractor fails to complete or rectify residential construction work.

The Scheme, administered by the QBCC, applies to work for detached houses, unit buildings of not more than three storeys and duplexes.

While the Scheme has already been expanded to include standalone swimming pool construction,

the installation of manufactured homes and building work within the building envelope, further improvements need to be made to provide fair cover for home owners with multiple dwellings on one title.

## ACTION ITEMS

Make premiums fairer for owners of apartments and units.

Develop reform options to strengthen the Scheme by working with consumers and industry to examine measures including:

- coverage for prefabricated homes that are manufactured off-site
- taking into account a licensee's conduct and history of defective work when setting premiums
- coverage of residential buildings exceeding three storeys.

Improve coverage for multiple dwellings.

Improve transparency by mandating the QBCC to provide a more comprehensive Product Disclosure Statement to every consumer upfront.

Enhance the Scheme by expanding coverage to include:

- residential pools not related to construction of a building
- the installation of manufactured homes
- building work within the 'building envelope' such as painting or tiling.

Provide more flexible Scheme options, including:

- a process for payment of a premium where contract variations occur
- an option for consumers to pay an increased premium in return for a higher monetary level of cover.

Strengthen the Scheme by enshrining terms and conditions in regulation.

# IMPLEMENTATION PLAN

Queensland Building Plan  
October 2017

# Implementation Plan

## Queensland Building Plan 2017



### Security of payment

1.1 Create a single Act that consolidates existing security of payment laws.	Delivered Phase 2
1.2 Create new laws that: <ul style="list-style-type: none"> <li>• establish PBAs</li> <li>• improve the claims and adjudication processes</li> <li>• strengthen the Minimal Financial Requirements (MFR)</li> <li>• enable the QBCC to better regulate MFR.</li> </ul>	Delivered Phase 2
1.3 Work with the finance sector to prepare for implementation of PBAs.	Delivered Phase 2
1.4 QBCC will assist with implementation by: <ul style="list-style-type: none"> <li>• increasing enforcement action against unlicensed contractors</li> <li>• utilising excluded individual and company provisions</li> <li>• sharing intelligence with ASIC and the ATO to reduce improper activities</li> <li>• improving education programmes for licensees.</li> </ul>	Phase 2

### Non-conforming building products



2.1 Implement Australia's first chain of responsibility laws.	Delivered Phase 1
2.2 Continue Queensland's NCBP Taskforce to investigate the installation of possible NCBPs in existing buildings.	Delivered Phase 1
2.3 Publish a NCBP code of practice to assist industry.	Delivered Phase 1
2.4 Implement Ministerial powers to make warning statements and recall products.	Delivered Phase 1
2.5 Create laws to establish the Building Products Advisory Committee.	Delivered Phase 1
2.6 Continue to lead the nation regarding NCBPs.	Delivered Phase 1
2.7 QBCC will assist with implementation with increased powers to investigate the use of NCBPs and take action against non-compliance.	Phase 1





## Plumbing and Drainage reforms

3.1 Establish laws to prohibit the sale and installation of non-WaterMark and unsafe plumbing products.	Delivered Phase 1 & 3
3.2 Create laws that: <ul style="list-style-type: none"> <li>• deliver time efficiencies for building and plumbing work by reducing approval timeframes</li> <li>• strengthen compliance and enforcement measures</li> <li>• enforce a new, modern plumbing code that sets out Queensland’s technical requirements in a single document</li> <li>• remove unnecessary restrictions on the installation of solar hot water panels.</li> </ul>	Delivered Phase 3
3.3 Work with industry and home owners on health and safety related reforms that enhance productivity and reduce costs, including onsite sewage and grey water treatment plants and temperature control devices.	Phase 5
3.4 QBCC will assist with implementation by: <ul style="list-style-type: none"> <li>• ensuring compliance with laws that prohibit the sale and installation of non-WaterMark and unsafe plumbing products</li> <li>• raising health and safety standards by discouraging unlicensed work through increased penalties for unlicensed work</li> <li>• establishing the Service Trades Council.</li> </ul>	Phase 3



## Building certification

4.1 Continue to advance a range of reforms, potentially including: <ul style="list-style-type: none"> <li>• more support to building certifiers and encouraging entrants to the industry</li> <li>• partnering with industry to improve professional standards and compliance</li> <li>• implementing appropriate reforms as a result of the Shergold and Weir Review.</li> </ul>	Phase 4 and 5
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# Implementation Plan

## Queensland Building Plan 2017



### Licensing reforms

5.1 Create new laws to protect consumers and workers by providing tougher penalties for individuals who perform unlicensed contractor building work.	Delivered Phase 2
5.2 Strengthen QBCC investigator powers to provide fairness, consistency and certainty for all trades and licensees.	Delivered Phase 2
5.3 Strengthen the regulatory framework for house energy assessors and for mechanical services, which includes medical gas, air conditioning and refrigeration, and plumbing.	Delivered Phase 3
5.4 Establish a Building and Tradie Assistance Register and Building Certifier Register.	Delivered
5.5 Investigate other reforms with industry, including regulation of off-site construction of prefabricated homes and rationalising the fire protection licensing framework.	Phase 4 and 5
5.6 Provide a modern simple method to submit QBCC Notifiable Work forms (Form 4/4A) through the online customer portal, myQBCC.	Delivered
5.7 Make it easier for local licensees to work on Queensland Government projects by eliminating the need for pre-qualification on projects under \$1 million.	Delivered



### Sustainable buildings

6.1 Saving Queenslanders money by removing unnecessary restrictions on the installation of solar hot water panels.	Phase 3
6.2 Implement measures to improve the sustainability of Queensland Government buildings, reducing emissions and improving energy efficiency, in line with Queensland's climate change commitments.	Phase 4
6.3 Trial the application of Green Star rating tools and evaluate their costs and benefits.	Phase 4
6.4 Develop building-related strategies to support the 30% emission reduction target by 2030 and pathways work in the Queensland Climate Transition Strategy (QCTS).	Phase 4
6.5 Develop Queensland Development Codes for green roofs, green walls and the maintenance of energy efficiency features in commercial buildings.	Phase 4
6.6 Drive the national agenda to improve the sustainability performance by updating the National Construction Code.	Phase 4
6.7 Work with Queensland building and design industries to further improve energy efficiency.	Phase 5



### Liveable housing design

7.1 Investigate an accessibility disclosure scheme for properties for rent, sale and new construction in partnership with industry and consumers.	Phase 5
7.2 Update benchmarks for liveable design standards in Priority Development Areas.	Phase 4
7.3 Implement the outcomes from the national regulatory impact assessment and advocate for a national approach to the development of minimum accessibility standards for private dwellings.	Phase 4
7.4 Work with industry and disability advocacy organisations to inform the draft Queensland Development Code.	Phase 5



### Inclusive communities

8.1 Provide dignity to carers of, and people with disability by requiring accessible sanitary facilities in all new major public facilities.	Phase 4
8.2 Drive the development of a national regulatory impact assessment and potentially expand the National Construction Code.	Phase 4
8.3 Develop and consult with industry and consumers on a Queensland Development Code.	Phase 4
8.4 Encourage the voluntary uptake of measures to make public facilities more accessible for people with disabilities in places where the future Queensland Development Code does not apply.	Phase 4



### Queensland Housing Code and RaL Code

9.1 Finalise a Queensland Housing Code in consultation with local governments and industry.	Phase 4
9.2 Finalise a Reconfiguring a Lot (RaL) Code in consultation with local governments and industry.	Phase 4



### Queensland Home Warranty Scheme

10.1 Amend the notional pricing premium method for apartments and units.	Delivered
10.2 Develop reform options to strengthen the Scheme by working with consumers and industry to examine measures including: <ul style="list-style-type: none"> <li>• coverage for prefabricated homes that are manufactured off-site</li> <li>• higher premiums for licensed contractors with a poor industry track record</li> <li>• coverage of residential buildings exceeding three storeys</li> <li>• improved coverage for multiple dwellings.</li> </ul>	Phase 4 and 5
10.3 The QBCC to provide a Product Disclosure Statement to every consumer.	Phase 4
10.4 Expand coverage and provide more flexible Scheme options.	Delivered
10.5 Strengthen the Scheme by enshrining terms and conditions (previously in policy) in regulation.	Delivered Phase 2

**Department of Housing and Public Works**

13 QGOV (13 74 68)

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**Queensland  
Government**