

CONSULTATION PAPER

BUILDING CONTRACTOR REGISTRATIONS



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1. Purpose of Paper

There are currently two categories of building contractors (known as builders in the industry) in the Northern Territory (NT) for the construction of Class 1a residential homes, Class 2 apartments and certain Class 10 buildings. A builder is not currently required to be registered to construct Class 1b boarding/guest houses and Class 3 – 9 commercial offices, large public gathering buildings, warehouses, carparks and office fit-outs.

This paper proposes to introduce additional building contractor categories that will require all builders in the NT to be registered regardless of the class of building they are constructing. This paper supports the Australian Building Codes Board (ABCB) Implementation Team which proposes a national registration of building practitioners in response to Recommendation 1 of the Building Confidence Report (BCR).

2. Objective

To register all building contractors in the NT to improve compliance with the National Construction Code (NCC), quality of workmanship and reduce the risk to the consumer.

3. Current Building Contractor Registrations

In 2006, two building category registrations were introduced to construct Class 1a, Class 2 and Class 10 buildings being residential homes, carports, retaining walls and apartment buildings. Once an individual is registered they can renew their registration every two years if they comply with the requirements for renewal. The current building contractor categories are:

Category	Sub-categories
Building contractor	Building contractor residential (restricted)
	Class 1a – single dwelling house, group of town houses
	Class 2 – apartment building of one or two storeys
	Class 10 – shed, carport, fence, retaining wall
	Building contractor residential (unrestricted)
	Class 1a – single dwelling house, group of town houses
Class 2 – apartment building of any height	
	Class 10 – shed, carport, fence, retaining wall

The Building Practitioners Board (BPB) are responsible for the registration of building contractors under the *Building Act 1993* (the Act).

For more detail about the current NT building practitioner registration categories go to <https://bpb.nt.gov.au/practitioners>.

4. Proposed National Registration Framework Model

The ABCB has proposed a National Registration Framework (NRF) for a nationally consistent registration of building practitioners, including building contractors for residential and commercial buildings. The draft proposed registration requirements for building contractors (residential and commercial) is as follows:

Level	Sub-categories	Qualifications	Experience
1	Open/Commercial	AQF 7	3 years
2	Restricted/Commercial	AQF 5	3 years
3	Limited/Residential	AQF 4	3 years

More detail go to <https://consultation.abcb.gov.au/engagement/national-registration-framework-for-building-practitioners>

5. Proposed Registration Options

Currently in the NT, a builder is not required to be registered to construct boarding houses, commercial offices, large public gathering buildings, warehouses, carparks and office fit-outs. The term commercial building is very broad however, for the purpose of this paper to implement new building contractor categories, the term building contractor commercial is being used to encompass the construction of buildings that do not require a registered contractor and are primarily used for public and/or commercial purposes.

Three options are being proposed for industry consultation:

5.1. Option 1

This option uses the draft NRF proposal by the ABCB. This option requires an overhaul of the current registration requirements for building contractors and reduces the number of building contractors residential categories from two to one.

Level	Level 3 – Limited/Residential	Level 2 – Restricted/Commercial	Level 1 – Open/Commercial
Scope (Class)	Class 1 and 10 of any size	Class 2-9 up to 3 storeys in height and 2000m ² in area	Class 2-9 of any size
Qualifications	Certificate IV in Building	Diploma of building and construction (Building)	Approved advanced diploma of building and construction management or building degree
Experience	3 years under the direct supervision of a Level 3 builder	3 years under the direct supervision of a Level 1 or 2 builder	3 years under the direct supervision of a Level 1 builder
Continual Professional Development (CPD)*	As required by state/territory	As required by state/territory	As required by state/territory

*Note: A Continual Professional Development scheme is being developed in the NT. Refer to Consultation Paper – Continual Professional Development.

5.2. Option 2

Consists of the current two building contractor categories for residential and apartment buildings along with the proposed two new commercial building categories drafted by the NRF. The construction of boarding houses/guest houses (Class 1b) has been added to the unrestricted commercial category only.

Name	Existing NT Building Contractor Residential (Restricted) remains	Existing NT Residential (Unrestricted) remains in place	Building Contractor Commercial (Restricted)	Building Contractor Commercial (Unrestricted)
Scope (Class)	Class 1a detached house Class 1a attached dwelling Class 2 of one or two storeys Class 10 Retaining wall	Class 1a detached house Class 1a attached dwelling Class 2 of any height Class 10 Retaining wall	Class 2-9 up to 3 storeys in height and 2000m ² in area	Class 1b Class 2-9 of any size
Qualifications	Certificate IV in Building and Construction (Building)	Certificate IV in Building and Construction (Building)	Certificate IV in Building and Construction (Building)	Approved advanced diploma of building and construction management or building degree
Experience	3 years practical experience as approved by the BPB	3 years practical experience in the prescribed residential unrestricted building work to the satisfaction of the Building Practitioners Board	3 years practical experience in the prescribed residential unrestricted building work to the satisfaction of the Building Practitioners Board	3 years under the direct supervision of a Building Contractor Commercial (Unrestricted)
Continual Professional Development (CPD)*	As required by the Territory	As required by the Territory	As required by the Territory	As required by the Territory

*Note: A Continual Professional Development scheme is being developed in the NT. Refer to Consultation Paper – Continual Professional Development.

5.3. Option 3

Same as Option 2 with the addition of the residential unrestricted and commercial restricted categories scope increased to include the construction of boarding/guest houses (Class 1b). This would allow these builders not to require another registration just to carry out building works for boarding houses/guest houses.

Name	Building Contractor Residential (Restricted)	Building Contractor Residential (Unrestricted)	Building Contractor Commercial (Restricted)	Building Contractor Commercial (Unrestricted)
Scope (Class)	Class 1a detached house Class 1a attached dwelling Class 2 of one or two storeys Class 10 Retaining wall	Class 1a detached house Class 1a attached dwelling Class 1b Class 2 of any height Class 10 Retaining wall	Class 1b Class 2-9 up to 3 storeys in height and 2000m ² in area	Class 1b Class 2-9 of any size
Qualifications	Certificate IV in Building and Construction (Building)	Certificate IV in Building and Construction (Building)	Diploma of building and construction (Building)	Approved advanced diploma of building and construction management or building degree
Experience	3 years practical experience as approved by the BPB	3 years practical experience as approved by the BPB	3 years under the direct supervision of a Building Contractor Commercial (restricted)	3 years under the direct supervision of a Building Contractor Commercial (Unrestricted)
Continual Professional Development (CPD)	As required by the Territory	As required by the Territory	As required by the Territory	As required by the Territory

*Note: A Continual Professional Development scheme is being developed in the NT. Refer to Consultation Paper – Continual Professional Development.

6. Transition Arrangements

It is anticipated there will be builders and developers who are not registered building contractors and/or do not have any formal qualifications but have the experience in constructing Class 1b and/or Class 3 – 9 buildings in the NT. In 2006 when building contractor registration was first introduced, there was a 6-month transitional period where existing operators could seek to demonstrate their competencies and prior learning to the BPB and achieve registration. A similar approach could be taken to transition established builders into the registration scheme.

7. Mutual Recognition

Mutual recognition is currently applied by the BPB for those building contractors registered in another state or territory applying for an NT registration. Mutual recognition will also be applied to the new commercial registrations and where there is no direct parallel of qualifications the practitioners work experience may be reviewed and the most relevant registration applied.

8. Feedback

Please provide detailed feedback about the proposed registration options outlined in this paper to bas.policy@nt.gov.au.



