

## **Building Services (Registration) Bill 2010**

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**Defined Terms**



Western Australia

LEGISLATIVE ASSEMBLY

*(As amended in Committee)*

**Building Services (Registration) Bill 2010**

**A Bill for**

**An Act to provide for the following —**

- **the registration of certain building service providers;**
- **the approval of owner-builders;**
- **the repeal of the *Builders' Registration Act 1939*, the *Painters' Registration Act 1961* and various regulations;**
- **related matters.**

The Parliament of Western Australia enacts as follows:

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**Part 1 — Preliminary**

**1. Short title**

This is the *Building Services (Registration) Act 2010*.

**2. Commencement**

This Act comes into operation as follows —

- (a) sections 1 and 2 — on the day on which this Act receives the Royal Assent;
- (b) the rest of the Act — on a day fixed by proclamation, and different days may be fixed for different provisions.

**3. Terms used**

In this Act, unless the contrary intention appears —

**amend**, in relation to registration, includes —

- (a) impose a condition; and
- (b) vary or revoke a condition already imposed;

**Board** means the Building Services Board established by section 65;

**body** means any of the following —

- (a) a corporation;
- (b) a partnership;
- (c) an unincorporated body;

**Building Commissioner** has the meaning given in the *Building Services (Complaint Resolution and Administration) Act 2010* section 3;

**building permit** means —

- (a) a building permit granted under the *Building Act 2010*; or
- (b) a building licence issued under the *Local Government (Miscellaneous Provisions) Act 1960* section 374;

1           **building service** has the meaning given in the *Building Services*  
2           *(Complaint Resolution and Administration) Act 2010* section 3;  
3           **building service contractor** means a person registered under  
4           section 18;  
5           **building service practitioner** means a person registered under  
6           section 17;  
7           **Building Services Account** means the account referred to in the  
8           *Building Services (Complaint Resolution and Administration)*  
9           *Act 2010* section 92;  
10          **CEO** means the chief executive officer of the Department;  
11          **class**, in relation to a building service practitioner or building  
12          service contractor, means a class prescribed as referred to in  
13          section 9;  
14          **committee** means a committee appointed under section 88;  
15          **complaint** means a complaint made under the *Building Services*  
16          *(Complaint Resolution and Administration) Act 2010* section 15;  
17          **condition** includes restriction;  
18          **corporation** has the meaning given in the Corporations Act  
19          section 57A;  
20          **Corporations Act** means the *Corporations Act 2001*  
21          (Commonwealth);  
22          **Department** means the department of the Public Service  
23          principally assisting the Minister in the administration of this  
24          Act;  
25          **ineligible person** means a person declared to be an ineligible  
26          person under section 60;  
27          **insolvent** means a person who is, according to the *Interpretation*  
28          *Act 1984* section 13D, a bankrupt or a person whose affairs are  
29          under insolvency laws;  
30          **jurisdiction** means a State or Territory of the Commonwealth;  
31          **nominated supervisor** has the meaning given in section 21;

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- 1            **officer** means —
- 2            (a) in the case of a corporation — an officer of a
- 3            corporation as defined in the Corporations Act section 9;
- 4            or
- 5            (b) in the case of a body that is not a corporation — an
- 6            officer of an entity that is neither an individual nor a
- 7            corporation as defined in the Corporations Act section 9;
- 8            **prescribed building service** means a building service that is
- 9            prescribed by the regulations;
- 10           **public authority** means any of the following —
- 11           (a) a Minister of the State;
- 12           (b) an agency or an organisation as those terms are defined
- 13           in the *Public Sector Management Act 1994* section 3(1);
- 14           (c) a local government or regional local government;
- 15           (d) a body, whether incorporated or not, or the holder of an
- 16           office, that is established or continued for a public
- 17           purpose under a written law and that, under the authority
- 18           of a written law, performs a statutory function on behalf
- 19           of the State;
- 20           **register** means the register referred to in section 29;
- 21           **registered building service provider** means either of the
- 22           following —
- 23           (a) a building service practitioner;
- 24           (b) a building service contractor;
- 25           **registration** means registration under Part 3;
- 26           **registration certificate** means a certificate issued under
- 27           section 20;
- 28           **registration number**, in relation to a registered building service
- 29           provider, means the number assigned to the person’s registration
- 30           certificate by the Building Commissioner;

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*serious offence* means an offence (whether committed in or outside this State) that is —

- (a) an indictable offence against a law of this State, the Commonwealth or another jurisdiction (whether or not the offence is or may be dealt with summarily); or
- (b) an offence against the law of another jurisdiction that would be an indictable offence against a law of this State if committed in this State (whether or not the offence could be dealt with summarily if committed in this State).

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**Part 2 — Prohibitions in relation to unregistered persons**

**Division 1 — Use of titles and representations as to registration**

**4. Restriction on use of titles**

(1) A person must not use a title prescribed by the regulations unless the person is registered in a class of building service practitioner or building service contractor entitled under section 10 or 11 to use that title.

Penalty: a fine of \$25 000.

(2) Subsection (1) does not apply to a person, or a person in a class of persons, prescribed by the regulations for the purposes of this section.

**5. Claims as to registration**

(1) A person must not advertise, or otherwise hold out or imply, that the person is registered in a class of building service practitioner unless the person is registered in that class of building service practitioner.

Penalty: a fine of \$25 000.

(2) A person must not advertise, or otherwise hold out or imply, that the person is registered in a class of building service contractor unless the person is registered in that class of building service contractor.

Penalty: a fine of \$25 000.

**6. Advertising entitlement to carry out prescribed building service when not registered**

(1) A person must not advertise, or otherwise hold out or imply, that the person is entitled, either alone or with others, to carry out a prescribed building service for other persons unless the person is a building service contractor entitled under section 11 to carry out that building service.

Penalty: a fine of \$25 000.

- 1 (2) Subsection (1) does not apply to a person if —  
2 (a) the person is —  
3 (i) a public authority; or  
4 (ii) an officer or employee of a public authority, in  
5 so far as that person directs or supervises the  
6 carrying out of a prescribed building service in  
7 the performance of the person’s duties as such an  
8 officer or employee;  
9 or  
10 (b) the person is a person, or in a class of persons,  
11 prescribed by the regulations for the purposes of this  
12 section.

13 **Division 2 — Prohibitions in respect of carrying out prescribed**  
14 **building service**

15 **7. Carrying out prescribed building service when not**  
16 **registered**

- 17 (1) A person must not carry out, or undertake to carry out, a  
18 prescribed building service for any other person unless the  
19 person is a building service contractor entitled under section 11  
20 to carry out that building service.

21 Penalty: a fine of \$25 000.

- 22 (2) Subsection (1) does not apply to the following —  
23 (a) a person who carries out a prescribed building service as  
24 an employee of a building service contractor entitled to  
25 carry out that building service;  
26 (b) a person who is —  
27 (i) a public authority; or  
28 (ii) an officer or employee of a public authority, in  
29 so far as that person directs or supervises the  
30 carrying out of a prescribed building service in  
31 the performance of the person’s duties as such an  
32 officer or employee;

**Building Services (Registration) Bill 2010**

**Part 2** Prohibitions in relation to unregistered persons

**Division 2** Prohibitions in respect of carrying out prescribed building service

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- 1 (c) the person is a person, or in a class of persons,  
2 prescribed by the regulations for the purposes of this  
3 section.
- 4 (3) Subject to subsection (4), a person is not entitled to any  
5 monetary or other consideration in respect of anything the  
6 person did in contravention of subsection (1).
- 7 (4) A person is not stopped under subsection (3) from claiming  
8 reasonable remuneration for carrying out a prescribed building  
9 service, but only if the amount claimed —
- 10 (a) is not more than the amount paid by the person in  
11 supplying materials and labour for carrying out the  
12 building service; and
- 13 (b) does not include allowance for any of the following —
- 14 (i) the supply of the person's own labour;
- 15 (ii) the making of a profit by the person for carrying  
16 out the building service;
- 17 (iii) costs incurred by the person in supplying  
18 materials and labour if, in the circumstances, the  
19 costs were not reasonably incurred;
- 20 and
- 21 (c) is not more than any amount agreed to as the price for  
22 carrying out the building service; and
- 23 (d) does not include any amount paid by the person that  
24 may fairly be characterised as being, in substance, an  
25 amount paid for the person's own direct or indirect  
26 benefit.
- 27 (5) A building service contractor who has entered into a contract to  
28 carry out a prescribed building service must not enter into a  
29 contract with another person for the other person to carry out the  
30 building service (or any part of the building service) for the  
31 contractor unless the other person is a building service  
32 contractor entitled to carry out that building service.
- 33 Penalty: a fine of \$25 000.



1     **Division 3 — Advertisements by building service contractors**

2     **8.       Advertisements by building service contractor**

3             Unless the regulations prescribe otherwise, a building service  
4             contractor must cause the contractor's registration number to  
5             appear in any advertisement published by the contractor in  
6             respect of availability of the contractor to carry out prescribed  
7             building services.

8             Penalty: a fine of \$5 000.

1 **Part 3 — Registration of building service providers**

2 **Division 1 — Grant or renewal of registration**

3 **9. Classes of building service practitioner and building service**  
4 **contractor**

5 (1) An individual may be registered under section 17 as a building  
6 service practitioner in a class of building service practitioner  
7 prescribed by the regulations.

8 (2) An individual or a body may be registered under section 18 as a  
9 building service contractor in a class of building service  
10 contractor prescribed by the regulations.

11 **10. Effect of registration as building service practitioner**

12 Subject to this Act, registration in a class of building service  
13 practitioner entitles the person registered to use a title prescribed  
14 by the regulations for that class of practitioner.

15 **11. Effect of registration as building service contractor**

16 Subject to this Act and the *Building Act 2010*, registration in a  
17 class of building service contractor entitles the person  
18 registered —

19 (a) to carry out a prescribed building service that is  
20 prescribed by the regulations for that class of contractor;  
21 and

22 (b) to use a title prescribed by the regulations for that class  
23 of contractor.

24 **12. Duration of registration**

25 (1) The registration of a registered building service provider in a  
26 class of building service practitioner or in a class of building  
27 service contractor, unless sooner cancelled, expires on the day  
28 (the *expiry day*) that is the earlier of the following —

29 (a) the day of the 3<sup>rd</sup> anniversary of the day on which the  
30 registration commences;

- 1           (b) the expiry day that is specified in the certificate of  
2           registration.
- 3       (2) The registration of a registered building service provider in a  
4       class of building service practitioner or in a class of building  
5       service contractor that is renewed under this Act, unless sooner  
6       cancelled, expires on the day (the *expiry day*) that is the  
7       earlier of the following —
- 8           (a) the day of the 3<sup>rd</sup> anniversary of the day on which the  
9           registration is renewed;
- 10          (b) the expiry day that is specified in the certificate of  
11          registration.
- 12       (3) If an application accepted by the Board for the renewal of  
13       registration has not been determined by the expiry day, the  
14       registration —
- 15           (a) continues to have effect on and from the expiry day until  
16           the Board renews or refuses to renew the registration or  
17           the applicant withdraws the application, unless the  
18           registration is sooner cancelled; and
- 19           (b) if renewed, is taken to have been renewed on and from  
20           the expiry day.

21       **13. Application for registration or renewal**

- 22       (1) An individual may apply to the Board for registration as a  
23       building service practitioner in a class of building service  
24       practitioner or for the renewal of that registration.
- 25       (2) An individual or a body may apply to the Board for registration  
26       as a building service contractor in a class of building service  
27       contractor or for the renewal of that registration.
- 28       (3) An application is to —
- 29           (a) be made in writing in a manner and form determined by  
30           the Building Commissioner; and

**Building Services (Registration) Bill 2010**

**Part 3** Registration of building service providers

**Division 1** Grant or renewal of registration

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- 1 (b) state each class of building service practitioner or  
2 building service contractor in respect of which  
3 registration or renewal is sought; and  
4 (c) be accompanied by —  
5 (i) the application fee prescribed by the regulations;  
6 and  
7 (ii) the registration fee prescribed by the regulations.

8 **14. Further information**

- 9 (1) The Board may, in writing, require an applicant under  
10 section 13 to do any or all of the following —  
11 (a) provide the Board with such further information relevant  
12 to the application as the Board requires;  
13 (b) verify any further information by statutory declaration;  
14 (c) provide the Board with the applicant's written consent to  
15 seek from another specified person information about  
16 the applicant relevant to the application.  
17 (2) The Board may specify in the requirement a reasonable time  
18 within which the applicant must comply with the requirement.  
19 (3) The Board may refuse to consider an application if the applicant  
20 does not comply with a requirement under subsection (1) within  
21 the time specified in the requirement or, if no time is so  
22 specified, within a reasonable time.  
23 (4) The Board may, in writing, require an applicant under  
24 section 13, or a representative of the applicant, to attend before  
25 the Board for the purpose of satisfying the Board as to a matter  
26 relevant to the application and, if the person fails to attend, may  
27 refuse the application.

28 **15. Timing of application for renewal**

- 29 (1) An application for the renewal of the registration of a registered  
30 building service provider in a class of building service  
31 practitioner or in a class of building service contractor is to be

- 1           made to the Board within the period prescribed by the  
2           regulations as the renewal period.
- 3       (2)   The Board may, by written notice, accept an application made  
4           within 6 months after the end of the renewal period (even after  
5           the expiry of the registration sought to be renewed) if satisfied  
6           that —
- 7           (a)   the delay was caused by reasons beyond the control of  
8               the applicant; or
- 9           (b)   other special circumstances warrant acceptance of the  
10           application.
- 11       (3)   If an application is accepted under subsection (2) after the  
12           expiry of the registration —
- 13           (a)   the registration is taken to have had effect on and from  
14               the day immediately following its expiry until the Board  
15               renews or refuses to renew the registration or the  
16               applicant withdraws the application, unless the  
17               registration is sooner suspended or cancelled; and
- 18           (b)   the registration, if renewed, is taken to have been  
19               renewed on the day immediately following its expiry.
- 20       (4)   Payment of a late fee prescribed by or determined under the  
21           regulations may, if the Board thinks fit, be required as a  
22           condition of acceptance of an application under subsection (2).
- 23       **16.    Application for registration by a person whose registration**  
24           **has been cancelled**
- 25       (1)   In this section —
- 26           *disqualified person* means a person whose registration has been  
27           cancelled under section 58(1)(h).
- 28       (2)   A disqualified person cannot apply for registration for a period  
29           of 3 months after the cancellation of the person's registration.
- 30       (3)   The Board cannot grant an application for registration by a  
31           disqualified person unless the Board has applied for, and

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**Part 3** Registration of building service providers

**Division 1** Grant or renewal of registration

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1 obtained, the approval of the State Administrative Tribunal to  
2 do so.

3 **17. Registration of building service practitioners**

4 (1) The Board must register, or renew the registration of, an  
5 applicant as a building service practitioner in each class of  
6 building service practitioner applied for if the Board is satisfied  
7 that the applicant —

8 (a) has complied with sections 13 and 14; and

9 (b) has the qualifications and experience prescribed by the  
10 regulations for that class of building service practitioner;  
11 and

12 (c) is a fit and proper person to be registered; and

13 (d) has complied with any other requirements prescribed by  
14 the regulations for registration as a building service  
15 practitioner in that class.

16 (2) The Board must not register, or renew the registration of, an  
17 applicant if —

18 (a) the requirements of subsection (1) are not met; or

19 (b) the applicant is an ineligible person.

20 **18. Registration of building service contractors**

21 (1) The Board must register, or renew the registration of, an  
22 applicant as a building service contractor in each class of  
23 building service contractor applied for if the Board is satisfied  
24 that the applicant —

25 (a) has complied with sections 13 and 14; and

26 (b) satisfies the financial requirements, if any, prescribed by  
27 the regulations for that class of building service  
28 contractor; and

29 (c) satisfies the insurance requirements, if any, prescribed  
30 by the regulations for that class of building service  
31 contractor; and

- 1           (d) on registration or renewal of registration, will have at  
2           least one nominated supervisor for that class of building  
3           service contractor; and
- 4           (e) has arrangements to ensure that building services to be  
5           carried out by the applicant will be managed and  
6           supervised in a proficient manner; and
- 7           (f) is not a body of which an ineligible person is an officer;  
8           and
- 9           (g) has complied with any other requirements prescribed by  
10          the regulations for registration as a building service  
11          contractor in that class.

- 12          (2) The Board must not register, or renew the registration of, an  
13          applicant if the requirements of subsection (1) are not met.

14          **19. Notice of decision**

- 15          (1) The Board must, as soon as is practicable after making a  
16          decision under section 17 or 18, give to the person to whom the  
17          decision relates written notice of the decision and, if the Board  
18          refuses to grant or renew the registration of a person, the  
19          person's right of review under section 64.
- 20          (2) If, on an application for registration, the Board decides that it  
21          will not register the applicant the registration fee referred to in  
22          section 13(3)(c)(ii) is to be returned to the applicant.

23          **20. Registration certificate**

- 24          (1) If the Board registers, or renews the registration of, an applicant  
25          the Board must give the applicant a registration certificate in a  
26          form approved by the Building Commissioner.
- 27          (2) In the absence of evidence to the contrary a registration  
28          certificate is evidence that the person to whom the certificate is  
29          issued is registered as specified in the certificate.

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**Division 2 — Nominated supervisors**

**21. Nominated supervisor for building service contractor**

- (1) In this section —  
*eligible person*, in relation to a class of building service contractor, means a person who is a registered building service practitioner in a class of building service practitioner prescribed by the regulations for that class of contractor.
- (2) A building service contractor who is an individual —
  - (a) must be an eligible person for each class of building service contractor in which the contractor is registered; and
  - (b) is the *nominated supervisor* for each class of building service contractor in which the contractor is registered.
- (3) A *nominated supervisor* for a building service contractor that is a body is an officer or employee of the contractor who is —
  - (a) an eligible person for a class of building service contractor in which the contractor is registered; and
  - (b) nominated by the contractor, by notice in writing to the Board, as a supervisor for the contractor for that class of building service contractor.
- (4) A nomination referred to in subsection (3)(b) may be revoked or varied by the building service contractor by notice in writing given to the Board.

**22. Effect of not having nominated supervisor**

- (1) In this section —  
*relevant building service*, in relation to a class of building service contractor, means a prescribed building service that a contractor registered in that class of contractor is entitled to carry out.



- 1      (2) A building service contractor registered in a class of building  
2      service contractor must not carry out, or undertake to carry out,  
3      a relevant building service during any period in which the  
4      contractor does not have a nominated supervisor for that class of  
5      building service contractor.  
6      Penalty: a fine of \$25 000.
- 7      (3) A building service contractor must give the Board written notice  
8      if the contractor ceases to have a nominated supervisor for a  
9      class of building service contractor in which the contractor is  
10     registered.  
11     Penalty: a fine of \$10 000.
- 12     (4) The notice referred to in subsection (3) must be given to the  
13     Board no later than 7 days after the contractor ceases to have a  
14     nominated supervisor.

15                    **Division 3 — Conditions on registration**

16   **23.      Conditions generally**

- 17      (1) Registration is subject to —  
18              (a) any conditions imposed by the Board or the State  
19              Administrative Tribunal; and  
20              (b) any other conditions imposed under this Act.
- 21      (2) The regulations may provide for conditions of registration.

22   **24.      Conditions imposed by Board**

- 23      (1) The Board may impose conditions on the registration of a  
24      registered building service provider —  
25              (a) when registering or renewing the registration; or  
26              (b) during the currency of the registration.
- 27      (2) The Board may vary or revoke conditions imposed under this  
28      section.

**Building Services (Registration) Bill 2010**

**Part 3** Registration of building service providers

**Division 4** Amendment, suspension or cancellation of registration

**s. 25**

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- 1 (3) The imposition, variation or revocation of a condition during the  
2 currency of the registration of a person does not take effect until  
3 written notice, including notice of the person's right of review  
4 under section 64, has been given to the person.

5 **25. Compliance with conditions**

6 A registered building service provider must not contravene a  
7 condition to which the provider's registration is subject.

8 Penalty: a fine of \$25 000.

9 **Division 4 — Amendment, suspension or cancellation**  
10 **of registration**

11 **26. When Board may amend, suspend or cancel registration**

12 (1) The Board may —

- 13 (a) amend the registration of a registered building service  
14 provider on the provider's request; or  
15 (b) suspend the registration of a registered building service  
16 provider and remove the name of the provider from the  
17 register for a specified period on the provider's request;  
18 or  
19 (c) cancel the registration of a registered building service  
20 provider and remove the name of the provider from the  
21 register on the provider's request.

22 (2) Suspension of registration under subsection (1)(b) or  
23 cancellation of registration under subsection (1)(c) may be in  
24 relation to a provider's registration generally or in relation to  
25 registration in a class or classes of building service practitioner  
26 or building service contractor.

27 (3) The Board may amend the registration of a registered building  
28 service provider —

- 29 (a) for a formal or clerical reason; or

- 1           (b) in another way that does not adversely affect the  
2           provider's interests.
- 3       (4) The amendment, suspension or cancellation of registration  
4       under subsection (1) or (3) is effected by written notice given to  
5       the provider.
- 6       (5) If the Board decides to refuse a request under subsection (1), the  
7       Board must give the provider written notice of the decision, the  
8       reasons for the decision and the person's right of review under  
9       section 64.
- 10   **27.       Suspension of registration: effect**
- 11           If, under section 26(1)(b) or 58(1)(g), the registration of a  
12           person in a class of building service practitioner or building  
13           service contractor is suspended, the person is to be taken to be  
14           not registered in that class during the period of suspension.
- 15   **28.       Revocation of suspension**
- 16       (1) The Board may, on the application of a person whose  
17       registration is suspended, revoke the suspension.
- 18       (2) The revocation of a suspension under subsection (1) is effected  
19       by written notice given to the applicant.
- 20       (3) If the Board decides to refuse an application under  
21       subsection (1), the Board must give the applicant written notice  
22       of the decision, the reasons for the decision and the person's  
23       right of review under section 64.
- 24       (4) A person whose registration was suspended by the State  
25       Administrative Tribunal may not apply for the suspension to be  
26       revoked for a period of 3 months commencing on the day the  
27       registration was suspended.
- 28       (5) The Board must not revoke a suspension imposed by the State  
29       Administrative Tribunal unless the Board has applied for, and  
30       obtained, the approval of the Tribunal to do so.

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**Division 5 — Register**

**29. The register**

- (1) The Building Commissioner is to keep a register of persons who are registered, or have been registered, under this Part.
- (2) The register is to be kept in the manner and form determined by the Building Commissioner.
- (3) The register may have divisions relating to —
  - (a) different classes of building service practitioner; and
  - (b) different classes of building service contractor; and
  - (c) whether the person is a registered building service provider or is no longer a registered building service provider.
- (4) The register must include the following particulars in respect of each building service practitioner —
  - (a) the name of the practitioner;
  - (b) the business address of the practitioner;
  - (c) the registration number assigned to the practitioner’s registration certificate;
  - (d) each class of building service practitioner in which the practitioner is registered;
  - (e) any conditions applying to the registration;
  - (f) details of any order made by the State Administrative Tribunal under section 58(1) or 59(1) in respect of the practitioner;
  - (g) such other information, if any, as is prescribed by the regulations.
- (5) The register must include the following particulars in respect of each building service contractor —
  - (a) the name of the contractor;
  - (b) the business address of the contractor;

- 1 (c) the registration number assigned to the contractor's  
2 registration certificate;
- 3 (d) each class of building service contractor in which the  
4 contractor is registered;
- 5 (e) the name of each nominated supervisor for the  
6 contractor;
- 7 (f) any conditions applying to the registration;
- 8 (g) details of any order made by the State Administrative  
9 Tribunal under section 58(1) in respect of the contractor;
- 10 (h) such other information, if any, as is prescribed by the  
11 regulations.
- 12 (6) The register must include the following particulars in respect of  
13 each person who is no longer a building service practitioner or a  
14 building service contractor —
- 15 (a) the name of the person;
- 16 (b) each class of building service practitioner or building  
17 service contractor in which the person was registered,  
18 and the period for which the person was so registered.

19 **30. Inspection of register**

- 20 (1) The register must be available for inspection by members of the  
21 public at the office of the Building Commissioner during normal  
22 office hours.
- 23 (2) The register must be made available for inspection by members  
24 of the public on a website maintained by the Building  
25 Commissioner.
- 26 (3) A person may, on application to the Building Commissioner in  
27 respect of the register or an entry in the register, and payment of  
28 the fee prescribed by the regulations, if any, obtain a certified  
29 copy of the register or the entry.

**Building Services (Registration) Bill 2010**

**Part 3** Registration of building service providers

**Division 6** Offences in relation to registration

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- 1 (4) The Building Commissioner may publish, in the manner and at  
2 the times determined by the Commissioner, a copy of the  
3 register or any part of, or entry in, the register.

4 **31. Board to provide register information**

5 The Board is to provide to the Building Commissioner such  
6 information as the Commissioner requires for the purpose of  
7 keeping the register.

8 **Division 6 — Offences in relation to registration**

9 **32. Notification of change of address**

- 10 (1) A registered building service provider must give the Board  
11 written notice of any change to any of the addresses that are  
12 recorded in the register in relation to the provider.

13 Penalty: a fine of \$5 000.

- 14 (2) The notice referred to in subsection (1) must be given no later  
15 than 14 days after the change to the address.

16 **33. Notification of change in eligibility**

- 17 (1) A registered building service provider must give the Board  
18 written notice of any change to the circumstances of the  
19 provider that affect the eligibility of the provider to remain  
20 registered.

21 Penalty: a fine of \$10 000.

- 22 (2) The notice referred to in subsection (1) must be given no later  
23 than 7 days after the change in circumstances.

24 **34. Notification of financial difficulty**

- 25 (1) A building service contractor must give the Board written notice  
26 if the contractor is unable to meet the contractor's financial  
27 obligations as and when they fall due.

28 Penalty: a fine of \$10 000.

1       (2) The notice referred to in subsection (1) must be given to the  
2       Board no later than 7 days after the building service contractor  
3       becomes aware that the contractor is unable to meet the  
4       financial obligations.

5       (3) A registered building service provider must, no later than 7 days  
6       after becoming an insolvent, give the Board written notice of the  
7       insolvency.

8       Penalty: a fine of \$10 000.

9       **35. Notification of certain offences**

10      (1) A registered building service provider must give the Board  
11      written notice if the provider is charged with a serious offence.

12      Penalty: a fine of \$5 000.

13      (2) A registered building service provider must give the Board  
14      written notice if the provider is convicted of a serious offence.

15      Penalty: a fine of \$5 000.

16      (3) A registered building service provider must give the Board  
17      written notice if the provider is convicted of an offence against a  
18      law of the Commonwealth or another jurisdiction in connection  
19      with the provision of a building service.

20      Penalty: a fine of \$5 000.

21      (4) Subsection (3) does not apply in respect of a conviction for an  
22      offence against this Act.

23      (5) The notice referred to in subsections (1), (2) and (3) must be  
24      given to the Board no later than 7 days after the conviction or  
25      charge.

26      **36. Notification of disciplinary action**

27      (1) A registered building service provider who is registered or  
28      licensed under an Act prescribed by the regulations must give  
29      the Board written notice of any disciplinary action taken against  
30      the provider under that Act.

31      Penalty: a fine of \$5 000.

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**Part 3** Registration of building service providers

**Division 6** Offences in relation to registration

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1 (2) The notice referred to in subsection (1) must be given to the  
2 Board no later than 7 days after the disciplinary action is taken.

3 **37. Return of registration certificate**

4 (1) If a person's registration is —  
5 (a) amended or suspended by the Board; or  
6 (b) amended, cancelled or suspended by the State  
7 Administrative Tribunal,

8 the person must return his or her registration certificate to the  
9 Board no later than 14 days after the person is notified of the  
10 amendment, suspension or cancellation.

11 Penalty: a fine of \$5 000.

12 (2) The Board may direct in writing that a person is not obliged to  
13 comply with subsection (1) and, in that case, the subsection  
14 does not apply to that person.

15 (3) The Board must return the registration certificate to the person  
16 as soon as practicable —

17 (a) if the registration is amended — after amending the  
18 registration certificate to reflect the amendment; or  
19 (b) if the registration is suspended and is still current at the  
20 end of the suspension period — after the end of the  
21 suspension period.

22 (4) It is a defence to a prosecution for an offence against  
23 subsection (1) for the accused to show that the failure to return  
24 the certificate was due to its loss or destruction.



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## Part 4 — Owner-builder approvals

### Division 1 — Preliminary

#### 38. Terms used

In this Part —

*building work* means work for which a building permit is required;

*owner* has the meaning given in section 39;

*owner-builder*, in relation to an owner-builder approval, means a person to whom the owner-builder approval is granted;

*owner-builder approval* has the meaning given in section 40;

*owner-builder work* means building work for a building that is of a kind prescribed by the regulations.

#### 39. Meaning of owner

(1) In this Part —

*owner*, in relation to land, means a person —

(a) whose name is registered as a proprietor of the land; or

(b) who holds an interest in the land of a kind prescribed by the regulations.

(2) The regulations may impose restrictions on the circumstances in which a person will be treated as an owner for the purposes of this Part.

#### 40. When owner-builder approval may be applied for

(1) An owner may apply for approval under this Part (*owner-builder approval*) before obtaining a building permit to carry out owner-builder work on the owner's land if the owner proposes to be named as the builder on the building permit.

(2) An owner-builder approval cannot be granted to an owner who is not an individual.

1 **41. Application by more than one person**

2 If an application made under section 43 is signed by more than  
3 one person, a reference in this Part to the applicant is a reference  
4 to each of the persons (unless otherwise specified).

5 **42. Approval issued to more than one person**

6 If an owner-builder approval is granted jointly to more than one  
7 person, a reference in this Part to an owner-builder is a  
8 reference to each of the persons.

9 **Division 2 — Grant of approval**

10 **43. Application for owner-builder approval**

11 (1) An individual who is the owner of land may apply to the Board  
12 for approval to carry out owner-builder work on the land.

13 (2) The application must be —

14 (a) made in writing in a manner and form determined by the  
15 Building Commissioner; and

16 (b) accompanied by —

17 (i) evidence that the applicant is the owner of the  
18 land; and

19 (ii) evidence that the applicant or, if there is more  
20 than one applicant, at least one of the applicants,  
21 has sufficient knowledge of the duties and  
22 responsibilities of an owner-builder; and

23 (iii) the fee, if any, prescribed by the regulations;

24 and

25 (c) signed by each owner of the land.

- 1       (3) For the purposes of subsection (2)(b)(ii) evidence that a  
2       person —
- 3           (a) has successfully completed an owner-builder course  
4           prescribed by the regulations within the period  
5           prescribed by the regulations; or
- 6           (b) is a building service practitioner registered in a class of  
7           building service practitioner prescribed by the  
8           regulations for the purposes of this section,
- 9       is to be taken to be evidence that the person has sufficient  
10       knowledge of the duties and responsibilities of an  
11       owner-builder.

12       **44. Further information**

- 13       (1) The Board may, in writing, require an applicant under  
14       section 43 to do any or all of the following —
- 15           (a) provide the Board with such further information as the  
16           Board requires in any particular case;
- 17           (b) verify any further information by statutory declaration;
- 18           (c) provide the Board with the applicant's written consent to  
19           seek information about the applicant relevant to the  
20           application from another specified person.
- 21       (2) The Board may specify in the requirement a reasonable time  
22       within which the applicant must comply with the requirement.
- 23       (3) The Board may refuse to consider an application if the applicant  
24       does not comply with a requirement under subsection (1) within  
25       the time specified in the requirement or, if no time is so  
26       specified, within a reasonable time.
- 27       (4) The Board may, in writing, require the applicant to attend  
28       before the Board for the purpose of satisfying the Board as to a  
29       matter relevant to the application and, if the person fails to  
30       attend, may refuse the application.

- 1    **45.    Decision on application for approval**
- 2       (1)   The Board must grant an owner-builder approval if it is satisfied
- 3       that —
- 4           (a)   the applicant has complied with sections 43 and 44; and
- 5           (b)   the application relates to owner-builder work on land
- 6                owned by the applicant; and
- 7           (c)   the applicant or if there is more than one applicant, at
- 8                least one of the applicants, has sufficient knowledge of
- 9                the duties and responsibilities of an owner-builder; and
- 10          (d)   in the 6 years preceding the application the applicant has
- 11                not been granted or issued with a building permit as an
- 12                owner-builder; and
- 13          (e)   the applicant has complied with each other requirement
- 14                prescribed by the regulations for the grant of an
- 15                owner-builder approval.
- 16       (2)   The Board may waive the requirement in subsection (1)(d) if the
- 17       Board is satisfied that —
- 18           (a)   the building permit was to carry out owner-builder work
- 19                on the land to which the application relates; or
- 20           (b)   the circumstances of the applicant have changed since
- 21                the building permit was issued and the applicant would
- 22                suffer hardship if the application were refused.
- 23       (3)   Except as provided in subsection (2), the Board must not grant
- 24       an owner-builder approval to an applicant if the requirements of
- 25       subsection (1) are not met.
- 26       (4)   An owner-builder approval is to be in a form approved by the
- 27       Building Commissioner.
- 28       (5)   The Board must, if it refuses to grant an owner-builder approval
- 29       under subsection (1), or to waive the requirements under
- 30       subsection (2), give the applicant written notice of the decision,
- 31       the reasons for the decision and the person’s right of review
- 32       under section 64.

1   **46.   Duration of approval**

2       (1) An owner-builder approval expires 6 months after the grant of  
3       the approval unless subsection (2) applies.

4       (2) If, within the period of 6 months commencing on the grant of  
5       the approval, the owner-builder applies for a building permit to  
6       do building work on the land to which the approval relates, the  
7       owner-builder approval expires —

8           (a) if the application is refused — on the day on which the  
9           application is refused; or

10          (b) if the building permit is granted — on the day on which  
11          the building permit ceases to have effect.

12                                   **Division 3 — Conditions on approval**

13   **47.   Conditions of owner-builder approval**

14       (1) An owner-builder approval is subject to —

15           (a) the condition that the owner-builder may only carry out  
16           building work in respect of which there is a current  
17           building permit; and

18           (b) any other conditions imposed by the Board; and

19           (c) any other conditions imposed under this Act.

20       (2) The regulations may provide for conditions of approval.

21   **48.   Conditions imposed by Board**

22       (1) The Board may impose conditions on an owner-builder  
23       approval —

24           (a) when granting the approval; or

25           (b) during the currency of the approval.

26       (2) The Board may vary or revoke conditions imposed under this  
27       section.

- 1 (3) The imposition, variation or revocation of a condition during the  
2 currency of an approval does not take effect until written notice,  
3 including notice of the owner-builder's right of review under  
4 section 64, is given to the owner-builder.

5 **49. Compliance with conditions**

6 An owner-builder must not contravene a condition that applies  
7 to an owner-builder approval.

8 Penalty: a fine of \$25 000.

9 **Division 4 — Role of Board in respect of complaint about**  
10 **owner-builder**

11 **50. Grounds for cancellation of approval**

12 The following are grounds for cancellation of an owner-builder  
13 approval —

- 14 (a) the approval was granted because of incorrect or  
15 misleading information;
- 16 (b) a condition to which the approval is subject has been  
17 contravened;
- 18 (c) the Board becomes aware of the existence of facts that  
19 would have allowed the Board to refuse to grant the  
20 approval originally.

21 **51. Board to decide what action to take in respect of complaint**  
22 **forwarded by Building Commission**

- 23 (1) The Board must consider —
- 24 (a) a complaint in relation to an owner-builder forwarded to  
25 it by the Building Commissioner under the *Building*  
26 *Services (Complaint Resolution and Administration)*  
27 *Act 2010*; and
- 28 (b) any report and recommendations in respect of the  
29 complaint given to the Board by the Building  
30 Commissioner.

- 1           (2) The Board may, on consideration of a complaint under  
2 subsection (1), decide —
- 3               (a) not to take any action; or
- 4               (b) to refer the complaint back to the Building  
5 Commissioner for the purpose of commencing a  
6 conciliation proceeding under the *Building Services*  
7 *(Complaint Resolution and Administration) Act 2010*  
8 Part 2 Division 3; or
- 9               (c) to refer the complaint back to the Building  
10 Commissioner for investigation or further investigation;  
11 or
- 12              (d) if the Board is satisfied that grounds for cancellation of  
13 an owner-builder approval exist, to cancel the  
14 owner-builder approval.
- 15           (3) The Board must, as soon as is practicable, but in any case no  
16 later than 7 days after making a decision under this section, give  
17 to the complainant, if any, and the respondent written notice of  
18 the decision together with short particulars of the reasons for the  
19 decision.
- 20           (4) A cancellation of an owner-builder approval is effected by  
21 written notice to the owner-builder.
- 22           (5) The notice referred to in subsection (4) must include notice of  
23 the person's right of review under section 64.
- 24           (6) The Board may notify any person who has authority to grant a  
25 building permit that the Board has cancelled an owner-builder  
26 approval if the Board considers that the person has a relevant  
27 interest.

1 **Part 5 — Disciplinary matters — registered building**  
2 **service providers**

3 **Division 1 — Preliminary**

4 **52. Application of Part**

- 5 (1) This Part applies, with any necessary modifications, to a former  
6 registered building service provider in relation to conduct  
7 occurring while the person was a registered building service  
8 provider in the same way as it applies to a person who is a  
9 registered building service provider.
- 10 (2) Disciplinary action under this Part may be taken against a  
11 building service practitioner who is or was the nominated  
12 supervisor of a building service contractor whether or not such  
13 disciplinary action has been taken against the building service  
14 contractor.

15 **53. Disciplinary matters**

- 16 (1) The following are disciplinary matters —
- 17 (a) that after registration the registered building service  
18 provider has been convicted —
- 19 (i) of a serious offence; or
- 20 (ii) of an offence against this Act, the *Building*  
21 *Services (Complaint Resolution and*  
22 *Administration) Act 2010*, the *Building Act 2010*,  
23 the *Local Government (Miscellaneous*  
24 *Provisions) Act 1960* or the *Home Building*  
25 *Contracts Act 1991*; or
- 26 (iii) if the provider is a building service contractor —  
27 of any other offence the nature of which renders  
28 the contractor unfit to carry out a prescribed  
29 building service that the contractor is otherwise  
30 entitled under section 11 to carry out;



- 1 (b) that the registered building service provider does not  
2 satisfy one or more of the matters referred to in  
3 section 17(1) or 18(1), as the case may be, that must be  
4 satisfied if an application for registration or renewal of  
5 registration is to be granted;
- 6 (c) that the registered building service provider has obtained  
7 a registration certificate because of incorrect or  
8 misleading information;
- 9 (d) that the registered building service provider has  
10 contravened a condition of the provider's registration;
- 11 (e) that the registered building service provider has been  
12 negligent or incompetent in connection with carrying  
13 out a building service;
- 14 (f) that the registered building service provider, if a  
15 building service contractor, has failed to ensure that a  
16 building service carried out by the provider has been  
17 properly managed and supervised;
- 18 (g) that the registered building service provider, if a  
19 nominated supervisor, has not properly managed and  
20 supervised a building service which he or she is  
21 responsible for managing and supervising;
- 22 (h) that the registered building service provider has made  
23 any statement or representation with respect to the  
24 provision of finance or the terms and charges for the  
25 provision of finance that is to the knowledge of the  
26 provider false in a material particular, for the purpose of  
27 inducing a person —
- 28 (i) to enter into a contract for the carrying out or  
29 completion of a building service; or
- 30 (ii) to purchase land on which a building service has  
31 been or is proposed to be carried out by the  
32 provider, or by a building service contractor for  
33 which the provider is a nominated supervisor or  
34 employee;

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**Part 5** Disciplinary matters — registered building service providers

**Division 1** Preliminary

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- 1 (i) that the registered building service provider has engaged  
2 in fraudulent conduct in connection with the carrying  
3 out or completion of a building service;
- 4 (j) that the registered building service provider has engaged  
5 in conduct that is harsh, unconscionable, oppressive,  
6 misleading or deceptive in connection with —
- 7 (i) a contract for the carrying out or completion of a  
8 building service or a variation of that contract; or
- 9 (ii) the carrying out or completion of a building  
10 service;
- 11 (k) that the registered building service provider has failed to  
12 comply with an undertaking given by the provider to the  
13 Board or an order or direction of the Board;
- 14 (l) that the registered building service provider has failed to  
15 comply with an order of the Board or the State  
16 Administrative Tribunal under this Act or an order of  
17 the Building Commissioner or the State Administrative  
18 Tribunal under the *Building Services (Complaint  
19 Resolution and Administration) Act 2010*;
- 20 (m) that an ineligible person is or has been involved in the  
21 management of a registered building service provider  
22 that is a building service contractor.
- 23 (2) A reference in subsection (1)(a) to a conviction includes —
- 24 (a) a finding of guilt, or the acceptance of a guilty plea,  
25 whether or not a conviction is recorded; and
- 26 (b) a conviction before commencement of this section.
- 27 (3) A breach of a Commissioner code or a Commissioner standard  
28 (as those terms are defined in the *Building Services (Complaint  
29 Resolution and Administration) Act 2010* section 95) does not of  
30 itself constitute a disciplinary matter but, in any proceeding  
31 under this Part, such a breach may be asserted and may be taken  
32 into account in determining any question that arises in the  
33 course of that proceeding.

1   **54.    Relationship with other legislation**

2           Nothing in this Part prevents a complaint from being made or an  
3           investigation being initiated under the *Building Services*  
4           (*Complaint Resolution and Administration*) Act 2010 Part 2,  
5           about a matter to which this Part relates.

6                           **Division 2 — Interim disciplinary orders**

7   **55.    Interim disciplinary orders**

8           If, at any time before a disciplinary order is made in respect of a  
9           complaint about a disciplinary matter accepted by the Building  
10          Commissioner under the *Building Services (Complaint*  
11          *Resolution and Administration)* Act 2010 section 16, the Board  
12          is of the opinion that —

- 13           (a) a registered building service provider has engaged in  
14           conduct that is likely to constitute grounds for  
15           suspension or cancellation of the building service  
16           provider’s registration; and
- 17           (b) it is likely that the provider will continue to engage in  
18           conduct of that kind; and
- 19           (c) there is a risk that a person or persons may suffer  
20           significant loss or damage as a result of the conduct of  
21           the provider if immediate action is not taken,

22          the Board may by notice in writing —

- 23           (d) require the Building Commissioner to make an interim  
24           disciplinary order under the *Building Services*  
25           (*Complaint Resolution and Administration)* Act 2010  
26           section 31; and
- 27           (e) specify the terms of the required order.

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**Division 3 — Role of Board**

**56. Board to decide what action to take in respect of complaint forwarded by Building Commissioner**

- (1) The Board must consider —
  - (a) a complaint in relation to a registered building service provider forwarded to it by the Building Commissioner under the *Building Services (Complaint Resolution and Administration) Act 2010*; and
  - (b) any report and recommendations in respect of the complaint given to the Board by the Building Commissioner.
  
- (2) The Board may, on consideration of a complaint under subsection (1), decide —
  - (a) not to take any action; or
  - (b) to refer the complaint back to the Building Commissioner for the purpose of commencing a conciliation proceeding under the *Building Services (Complaint Resolution and Administration) Act 2010* Part 2 Division 3; or
  - (c) to refer the complaint back to the Building Commissioner for investigation or further investigation; or
  - (d) to take action under section 57; or
  - (e) to make an allegation about the complaint to the State Administrative Tribunal.
  
- (3) The Board must, as soon as is practicable, but in any case no later than 14 days after making a decision under this section, give to the complainant, if any, and the respondent written notice of the decision together with short particulars of the reasons for the decision.

1   **57.    Board may deal with certain complaints**

2       (1) This section applies if —

- 3           (a) a complaint in relation to a registered building service  
4           provider has been forwarded to the Board by the  
5           Building Commissioner under the *Building Services*  
6           *(Complaint Resolution and Administration) Act 2010*;  
7           and  
8           (b) the Board is satisfied that a disciplinary matter exists in  
9           relation to the provider; and  
10          (c) the Board is of the opinion that a proceeding before the  
11          State Administrative Tribunal is not warranted by the  
12          nature of the complaint; and  
13          (d) the provider consents to the exercise of power by the  
14          Board under this section.

15       (2) If this section applies, the Board may do one or more of the  
16       following —

- 17           (a) order that the registration of the provider be amended;  
18           (b) caution or reprimand the provider;  
19           (c) require the provider to give an undertaking to the Board  
20           for such period as is specified —  
21               (i) in relation to the provider’s future conduct as a  
22               registered building service provider; or  
23               (ii) to comply with such conditions as are specified  
24               in relation to the carrying out of a building  
25               service by the provider;  
26           (d) order the provider to pay to the Building Commissioner  
27           a fine of a specified amount not exceeding \$5 000.

28       (3) The Board may, in addition to or instead of imposing one or  
29       more of the penalties specified in subsection (2), order the  
30       provider to pay to the Building Commissioner —

- 31           (a) such costs and expenses of or arising from the  
32           Commissioner’s investigation of the complaint; or

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- 1 (b) such costs and expenses of or incidental to the  
2 proceeding,  
3 as the Board thinks fit.
- 4 (4) If action is taken under subsection (2) in relation to a complaint,  
5 no further action is to be taken under this Part with respect to  
6 the complaint.
- 7 (5) Where any penalty, costs or expenses are ordered to be paid  
8 under this section the amount ordered to be paid is recoverable  
9 in any court of competent jurisdiction as a debt due to the  
10 Building Commissioner.
- 11 (6) The Board must give the complainant, if any, and the  
12 respondent notice of a decision made under subsection (2) or (3)  
13 together with short particulars of the reasons for the decision  
14 and the right to apply for a review of the decision under  
15 section 64.

16 **Division 4 — Proceedings in State Administrative Tribunal**

17 **58. Jurisdiction of State Administrative Tribunal**

- 18 (1) If, in a proceeding commenced by an allegation under this Act,  
19 the State Administrative Tribunal is satisfied that a disciplinary  
20 matter exists in respect of a registered building service provider,  
21 the Tribunal may do one or more of the following —
- 22 (a) decline to make an order under this section;
- 23 (b) order the Board to amend the registration of the  
24 provider;
- 25 (c) caution or reprimand the provider;
- 26 (d) impose a condition on the registration of the provider, or  
27 amend an existing condition;
- 28 (e) where the provider is a building service practitioner,  
29 order that the provider undertake and complete a  
30 specified further course of training or education;

- 1 (f) where the provider is a building service contractor, order  
2 that a nominated supervisor of the provider undertake  
3 and complete a specified further course of training or  
4 education;
- 5 (g) order that the registration of the provider be suspended  
6 for a period, not exceeding 2 years, specified in the  
7 order;
- 8 (h) order that the provider’s registration be cancelled and  
9 name be removed from the register;
- 10 (i) if the Tribunal makes its finding on a ground referred to  
11 in section 53(1)(c) to (m), order that the provider pay to  
12 the Building Commissioner a penalty of a fine not  
13 exceeding \$25 000.

14 (2) An order referred to in subsection (1)(g) or (h) may be in  
15 relation to a provider’s registration generally or in relation to  
16 registration in a class or classes of building service practitioner  
17 or building service contractor specified in the order.

18 (3) If, in a proceeding commenced by an allegation under this Act  
19 against a person who was a registered building service provider  
20 when the disciplinary matter allegedly occurred but who is no  
21 longer a registered building service provider, the State  
22 Administrative Tribunal is of the opinion that a disciplinary  
23 matter exists in respect of the person, the only powers that the  
24 Tribunal may exercise are the powers in subsection (1)(a), (c)  
25 and (i).

26 **59. Disciplinary action against nominated supervisor or officer**  
27 **of building service contractor**

- 28 (1) If, in a proceeding under this Division, the registration of a  
29 building service contractor is cancelled or suspended, the State  
30 Administrative Tribunal may, if satisfied that it is appropriate to  
31 do so —
- 32 (a) order that the registration as a building service  
33 practitioner of a nominated supervisor of the contractor

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- 1 be suspended for a period, not exceeding 2 years,  
2 specified in the order; or
- 3 (b) order that the registration as a building service  
4 practitioner of a nominated supervisor of the contractor  
5 be cancelled and the practitioner's name be removed  
6 from the register.
- 7 (2) An order referred to in subsection (1)(a) or (b) may be in  
8 relation to a practitioner's registration generally or in relation to  
9 registration in a class or classes of building service practitioner  
10 specified in the order.
- 11 (3) If, in a proceeding under this Division, the State Administrative  
12 Tribunal is of the opinion that a disciplinary matter referred to  
13 in section 53(1)(c) to (f) or (h) to (m) exists in respect of a  
14 building service contractor, the State Administrative Tribunal  
15 may, instead of, or in addition to cancelling or suspending the  
16 registration of the contractor, impose a fine not exceeding  
17 \$25 000 on one or more of the following persons —
- 18 (a) a nominated supervisor of the contractor;  
19 (b) where the contractor is a partnership, a partner;  
20 (c) where the contractor is a body corporate —  
21 (i) a director of the body corporate;  
22 (ii) a person who is concerned in the management of  
23 the body corporate;  
24 (d) where the contractor is an unincorporated body, a person  
25 who is concerned in the management of the body.

26 **60. Declaration of ineligible person**

- 27 (1) If, in a proceeding under this Division, the State Administrative  
28 Tribunal cancels or suspends the registration of a building  
29 service contractor which is a body, the State Administrative  
30 Tribunal may, if satisfied that it is appropriate to do so, make an  
31 order declaring an officer of the contractor to be an ineligible  
32 person.



1       (2) The order is to specify the period, not exceeding 3 years, for  
2       which the officer is an ineligible person.

3       (3) An order made under this section may be varied or revoked by  
4       the State Administrative Tribunal on application by the person  
5       declared to be an ineligible person.

6       **61. State Administrative Tribunal to provide information to**  
7       **Building Commissioner**

8       The State Administrative Tribunal must provide to the Building  
9       Commissioner sufficient information to enable the  
10       Commissioner to exercise the Commissioner’s functions under  
11       section 29(4) and (5) in respect of the register.

12       **62. Board may notify certain persons if registration suspended**  
13       **or cancelled**

14       The Board may notify any person who has authority to grant a  
15       building permit that the registration of a building service  
16       provider is suspended or cancelled under this Division if the  
17       Board considers that the person has a relevant interest.

18       **63. Other remedies not affected**

19       This Division does not affect any other remedy available to the  
20       owner of a building or a person for whom building work is  
21       carried out.

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**Part 6 — Review**

**64. Review by State Administrative Tribunal of certain decisions**

(1) In this section —

*reviewable decision* means a decision of the Board —

- (a) to refuse to grant or renew the registration of a building service provider under section 17 or 18; or
- (b) to impose conditions on the registration of a building service provider under section 24(1); or
- (c) to refuse to amend, suspend or cancel the registration of a building service provider under section 26(1); or
- (d) to refuse to revoke the suspension of the registration of a building service provider under section 28(1); or
- (e) to refuse to grant an owner-builder approval under section 45; or
- (f) to impose conditions on an owner-builder approval under section 48(1); or
- (g) to cancel an owner-builder approval under section 51; or
- (h) to take action under section 57(2) or (3).

(2) A person aggrieved by a reviewable decision may apply to the State Administrative Tribunal for a review of the decision.

1                                    **Part 7 — Building Services Board**

2                                    **Division 1 — Establishment**

3    **65.    Board established**

4                    A body called the Building Services Board is established.

5    **66.    Status**

6                    The Board is an agent of the State and has the status, immunities  
7                    and privileges of the State.

8    **67.    Membership of Board**

9            (1) In this section —

10                    *occupation group* means classes of registered building service  
11                    providers prescribed by the regulations as comprising an  
12                    occupation group.

13            (2) The Board consists of the following members appointed by the  
14                    Minister —

15                    (a) a member designated by the Minister as chairperson of  
16                    the Board;

17                    (b) 2 members each of whom has knowledge of and  
18                    experience in representing the interests of consumers;

19                    (c) for each occupation group — 2 members each of whom  
20                    has experience as a registered building service provider  
21                    in a class comprising that group.

22            (3) The Minister is to designate a member appointed under  
23                    subsection (2)(b) or (c) to be the deputy chairperson of the  
24                    Board.

25    **68.    Remuneration and allowances**

26                    A member of the Board, or of a committee, is entitled to be paid  
27                    such remuneration and allowances (if any) as the Minister, on

1 the recommendation of the Public Sector Commissioner,  
2 determines from time to time.

3 **Division 2 — Functions and powers**

4 **69. Functions**

5 The functions of the Board are as follows —

- 6 (a) to perform the functions that are conferred on the Board  
7 under this Act or any other Act;  
8 (b) to advise the Minister and the Building Commissioner  
9 on matters to which this Act applies.

10 **70. Powers**

11 The Board has all the powers it needs to perform its functions.

12 **71. Delegation by Board**

13 (1) The Board may delegate any power or duty of the Board under  
14 another provision of this Act, other than a power or duty  
15 conferred on the Board under a provision referred to in the  
16 Table —

- 17 (a) to a member of the Board; or  
18 (b) to a committee; or  
19 (c) to the Building Commissioner; or  
20 (d) with the consent of the CEO, to an officer or employee  
21 employed in the Department.

22 **Table**

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23 (2) The delegation must be in writing executed by the Board.

24 (3) A person or committee to whom a power or duty is delegated  
25 under this section cannot delegate that power or duty.

- 1 (4) A person or committee exercising or performing a power or  
2 duty that has been delegated to the person or committee under  
3 this section is to be taken to do so in accordance with the terms  
4 of the delegation unless the contrary is shown.
- 5 (5) Nothing in this section limits the ability of the Board to perform  
6 a function through an agent.

7 **Division 3 — Staff and services**

8 **72. Staff and services**

- 9 (1) The Building Commissioner is to arrange for the Board to be  
10 provided with —  
11 (a) staff, systems and other resources and support; and  
12 (b) services and facilities,  
13 to assist in the performance of the functions of the Board and its  
14 committees.
- 15 (2) For the purposes of subsection (1) the Building Commissioner  
16 may, with the consent of the CEO, arrange for the Board to  
17 make use, either full-time or part-time of —  
18 (a) the services of any officer or employee employed in the  
19 Department; and  
20 (b) any services or facilities of the Department.

21 **Division 4 — Relationship of Board with Minister**

22 **73. Directions by Minister**

- 23 (1) Subject to subsection (2), the Minister may give written  
24 directions to the Board with respect to the performance of its  
25 functions, either generally or in relation to a particular matter,  
26 and the Board is to give effect to any such direction.
- 27 (2) The Minister must not under subsection (1) direct the Board  
28 with respect to the performance of its functions in respect of —  
29 (a) a particular person; or

1 (b) a particular application, complaint or proceeding.

2 (3) The text of a direction given under subsection (1) must be  
3 included in the annual report of the Department.

4 **74. Minister to have access to information**

5 (1) In this section —

6 *document* includes any tape, disk or other device or medium on  
7 which information is recorded or stored;

8 *information* means information specified, or of a description  
9 specified, by the Minister that relates to the functions of the  
10 Board.

11 (2) The Minister is entitled —

12 (a) to have information in the possession of the Board; and

13 (b) if the information is in or on a document, to have, and  
14 make and retain copies of, that document.

15 (3) For the purposes of subsection (2) the Minister may —

16 (a) request the Board to furnish information to the Minister;  
17 and

18 (b) request the Board to give the Minister access to  
19 information; and

20 (c) for the purposes of paragraph (b) make use of the  
21 services of any officer or employee employed in the  
22 Department to obtain the information and furnish it to  
23 the Minister.

24 (4) The Board is to comply with a request under subsection (3) and  
25 the CEO is to arrange for his or her staff and facilities to be  
26 available to the Minister for the purposes of subsection (3)(c).

27 (5) The Minister is not entitled to have information under this  
28 section in a form that —

29 (a) discloses the identity of a person involved in a particular  
30 application, complaint, investigation or other  
31 proceeding; or

1           (b) might enable the identity of any such person to be  
2           ascertained,

3           unless that person has consented to the disclosure.

4           **Division 5 — Constitution and proceedings of the Board**

5                       **Subdivision 1 — General provisions**

6   **75.     Term of office**

7       (1) Subject to section 76, a member of the Board holds office for  
8       the term, not exceeding 3 years, that is specified in the  
9       member's instrument of appointment.

10      (2) A member of the Board is eligible for reappointment.

11      (3) A member of the Board whose term of office expires without a  
12      person having been appointed to fill the vacancy continues in  
13      office (unless under section 76 the person resigns or is removed  
14      from office) until whichever of the following occurs first —

15           (a) a person is appointed to fill the vacancy;

16           (b) a period of 3 months elapses after the expiry of the term  
17           of office.

18      (4) A member of the Board ceases to be a member if the occupation  
19      group for which the member was appointed under section 67  
20      ceases to exist.

21   **76.     Casual vacancies**

22      (1) A member of the Board may at any time resign from office by  
23      notice in writing delivered to the Minister.

24      (2) The Minister may remove a member of the Board from office  
25      on the grounds of —

26           (a) mental or physical incapacity to carry out the person's  
27           duties in a satisfactory manner; or

28           (b) the person being an insolvent; or

- 1 (c) the person being convicted of a serious offence; or  
2 (d) absence, without leave, from 3 consecutive meetings of  
3 the Board of which the member has had notice; or  
4 (e) neglect of duty; or  
5 (f) misconduct.

- 6 (3) The office of a member becomes vacant if, before the term for  
7 which the person holding the office was appointed expires, the  
8 person dies or resigns or is removed from office.

9 **77. Deputy chairperson acting as chairperson**

- 10 (1) The deputy chairperson is to perform the functions of the  
11 chairperson —  
12 (a) when the chairperson is unable to act because of illness,  
13 absence or other cause; or  
14 (b) during any vacancy in the office of chairperson.  
15 (2) An act or omission of the deputy chairperson acting in the place  
16 of the chairperson is not to be questioned on the ground that the  
17 occasion for acting had not arisen or had ceased.

18 **78. Alternate members**

- 19 (1) If a member of the Board other than the chairperson is unable to  
20 act because of illness, absence or other cause, the Minister may  
21 appoint another person as an alternate member to act  
22 temporarily in the member's place.  
23 (2) If the deputy chairperson is acting in place of the chairperson at  
24 a meeting, the Minister may appoint another person to act in his  
25 or her place as alternate member.  
26 (3) While acting in accordance with the appointment the alternate  
27 member is to be taken to be, and to have any entitlement of, a  
28 member.



1       (4) An act or omission of an alternate member is not to be  
2           questioned on the ground that the occasion for the appointment  
3           or acting had not arisen or had ceased.

4       **79. Holding meetings**

5       (1) The first meeting of the Board is to be convened by the  
6           chairperson and subsequent meetings, unless convened under  
7           subsection (2), are to be held at times and places determined by  
8           the Board.

9       (2) A special meeting of the Board may at any time be convened by  
10       the chairperson.

11      **80. Quorum**

12           Without otherwise affecting the *Interpretation Act 1984*  
13           section 54(2), less than half of the number of members does not  
14           constitute a quorum of the Board.

15      **81. Presiding at meetings**

16      (1) The chairperson, if present, is to preside at a meeting of the  
17           Board.

18      (2) If neither the chairperson, nor the deputy chairperson acting as  
19           the chairperson, is presiding under subsection (1) the members  
20           present at the meeting are to appoint one of their number to  
21           preside.

22      **82. Procedure at meetings**

23           The Board is to determine its own meeting procedures to the  
24           extent that they are not fixed by this Act.

25      **83. Voting**

26      (1) At a meeting of the Board, each member present has a  
27           deliberative vote unless section 90 prevents the member from  
28           voting.

1 (2) A question is resolved according to how a majority of the votes  
2 are cast but if there is not a majority the question is resolved  
3 according to the casting vote of the person presiding.

4 **84. Inviting consultant to participate in meeting**

5 The Board may arrange for a person who is not a member to  
6 participate in a meeting in a consultative capacity, but that  
7 person is not entitled to vote at the meeting.

8 **85. Holding meetings remotely**

9 The presence of a person at a meeting of the Board need not be  
10 by attendance in person but may be by that person and each  
11 other person at the meeting being simultaneously in contact by  
12 telephone or other means of instantaneous communication.

13 **86. Resolution without meeting**

14 A resolution in writing signed or assented to by letter, facsimile,  
15 email or other similar means by at least half of the number of  
16 members of the Board has the same effect as if it had been  
17 passed at a meeting of the Board.

18 **87. Minutes**

19 The Board is to cause accurate minutes to be kept of the  
20 proceedings at each of its meetings and each meeting of its  
21 committees.

22 **88. Committees**

23 (1) The Board may appoint committees to assist it to perform its  
24 functions, and may discharge or alter any committee it has  
25 appointed.

26 (2) A committee may include people who are not members of the  
27 Board but must include at least one member of the Board.

- 1       (3) The Board may give directions to a committee on the following  
2       matters —
- 3           (a) the functions to be performed by the committee;
- 4           (b) the procedures of the committee;
- 5           (c) reporting by the committee on the performance of its  
6       functions.
- 7       (4) A committee must comply with a direction of the Board.
- 8       (5) A committee may determine its own procedures but they must  
9       be consistent with any directions of the Board and the terms of  
10      any delegation under which the committee is acting.

11                                   **Subdivision 2 — Disclosure of interests**

12   **89. Disclosure of interest**

- 13       (1) A member of the Board who has a material personal interest in a  
14       matter being considered or about to be considered by the Board  
15       must, as soon as possible after the relevant facts have come to  
16       the member's knowledge, disclose the nature of the interest at a  
17       meeting of the Board.  
18       Penalty: a fine of \$25 000.
- 19       (2) A member of a committee who has a material personal interest  
20       in a matter being considered or about to be considered by the  
21       committee must, as soon as possible after the relevant facts have  
22       come to the member's knowledge, disclose the nature of the  
23       interest at a meeting of the committee.  
24       Penalty: a fine of \$25 000.
- 25       (3) Subsection (2) applies to a person who is a member of the  
26       committee and also a member of the Board even though the  
27       person has already disclosed the nature of the interest at a  
28       meeting of the Board.
- 29       (4) A disclosure under subsection (1) or (2) is to be recorded in the  
30       minutes of the meeting.

1 **90. Voting by interested Board member**

- 2 (1) A member who has a material personal interest in a matter that  
3 is being considered by the Board —
- 4 (a) must not vote, whether at a meeting or otherwise, on the  
5 matter; and
- 6 (b) must not be present while the matter is being considered  
7 at a meeting.
- 8 (2) A reference in subsection (1)(a) or (b) to a matter includes a  
9 reference to a proposed resolution under section 91 in respect of  
10 the matter, whether relating to that member or a different  
11 member.

12 **91. Section 90 may be declared inapplicable**

- 13 Section 90 does not apply if the Board has at any time passed a  
14 resolution that —
- 15 (a) specifies the member, the interest and the matter; and  
16 (b) states that the members voting for the resolution are  
17 satisfied that the interest should not disqualify the  
18 member from considering or voting on the matter.

19 **92. Quorum where section 90 applies**

- 20 (1) Despite section 80, if the Board is dealing with a matter in  
21 relation to which a member is disqualified under section 90, a  
22 quorum is present during the consideration of the matter if at  
23 least half the number of members who are entitled to vote on  
24 any motion that may be moved at the meeting in relation to the  
25 matter are present.
- 26 (2) The Minister may deal with a matter in so far as the Board  
27 cannot deal with it because of subsection (1).

1 **93. Minister may declare sections 90 and 92 inapplicable**

2 (1) The Minister may by writing declare that section 90 or 92 or  
3 both of them do not apply in relation to a specified matter either  
4 generally or in voting on particular resolutions.

5 (2) The Minister must, within 14 sitting days after a declaration  
6 under subsection (1) is made, cause a copy of the declaration to  
7 be laid before each House of Parliament.

8 **Division 6 — General**

9 **94. Information to be provided to Building Commissioner**  
10 **annually**

11 The Board is to provide to the Building Commissioner as soon  
12 as is practicable after 30 June in each year the following  
13 information in respect of the year ending on that day (the *report*  
14 *year*) —

- 15 (a) the number, nature and outcome, of complaints  
16 forwarded to the Board by the Building Commissioner;
- 17 (b) the number, nature and outcome, of matters that have  
18 been brought before the State Administrative Tribunal  
19 by the Board during the report year;
- 20 (c) the number and nature of matters referred to in  
21 paragraphs (a) and (b) that are outstanding;
- 22 (d) any trends or special problems that have emerged;
- 23 (e) forecasts of the workload of the Board in the year after  
24 the report year;
- 25 (f) any proposals for improving the operation of the Board.

26 **95. Moneys to be credited to Building Services Account**

27 The Building Services Account is to be credited with the  
28 following —

- 29 (a) fees and other moneys paid or recovered under this Act;

- 1 (b) any fine imposed under section 57(2)(d), 58(1)(i)  
2 or 59(3);  
3 (c) any costs or expenses ordered to be paid under  
4 section 57(3).

5 **96. Execution of documents by the Board**

- 6 (1) A document is duly executed by the Board if it is signed on  
7 behalf of the Board by a person or persons authorised to do so  
8 under subsection (2).  
9 (2) The Board may —  
10 (a) authorise one or more of its members; or  
11 (b) authorise the Building Commissioner; or  
12 (c) with the consent of the CEO, authorise any officer or  
13 employee employed in the Department,  
14 to sign documents on behalf of the Board, either generally or  
15 subject to the conditions that are specified in the authorisation.  
16 (3) A document purporting to be executed in accordance with this  
17 section is to be presumed to be duly executed until the contrary  
18 is shown.



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1     **98.     Protection from liability**

- 2           (1)    An action in tort does not lie against a person for anything that  
3           the person has done, in good faith, in the performance or  
4           purported performance of a function under this Act.
- 5           (2)    The protection given by subsection (1) applies even though the  
6           thing done as described in that subsection may have been  
7           capable of being done whether or not this Act had been enacted.
- 8           (3)    Despite subsection (1), the State is not relieved of any liability  
9           that it might have for another person having done anything as  
10          described in that subsection.
- 11          (4)    In this section, a reference to the doing of any thing includes a  
12          reference to the omission to do any thing.

13     **99.     False or misleading information**

14           A person must not, in relation to an application under this Act or  
15           the compliance, or purported compliance, with any requirement  
16           under this Act to give the Board advice or information —

- 17           (a)    make a statement which the person knows is false or  
18           misleading in a material particular; or
- 19           (b)    make a statement which is false or misleading in a  
20           material particular, with reckless disregard as to whether  
21           or not the statement is false or misleading in a material  
22           particular; or
- 23           (c)    provide, or cause to be provided, information that the  
24           person knows is false or misleading in a material  
25           particular; or
- 26           (d)    provide, or cause to be provided, information that is  
27           false or misleading in a material particular, with reckless  
28           disregard as to whether the information is false or  
29           misleading in a material particular.

30           Penalty: a fine of \$25 000.



1 **100. Confidentiality of information**

- 2 (1) This section applies to a person who is or has been engaged in  
3 the performance of functions in the administration of this Act.
- 4 (2) A person to whom this section applies must not, directly or  
5 indirectly, disclose or make use of information obtained by  
6 reason of being a person to whom this section applies except —
- 7 (a) for the purpose of, or in connection with, performing a  
8 function under this Act or another written law; or
- 9 (b) as required or allowed under this Act or another written  
10 law; or
- 11 (c) with the written consent of the person to whom the  
12 information relates; or
- 13 (d) for the purpose of investigation of a suspected offence  
14 or the conduct of proceedings against a person arising  
15 out of the administration of this or another written law;  
16 or
- 17 (e) in other circumstances, if any, prescribed by the  
18 regulations.

19 Penalty: a fine of \$25 000.

- 20 (3) Subsection (2) does not apply to the disclosure or use of  
21 statistical or other information that could not reasonably be  
22 expected to lead to the identification of any person to whom it  
23 relates.

24 **101. When a prosecution can be commenced**

25 A prosecution for an offence against this Act may be  
26 commenced within 3 years after the date on which the offence  
27 was allegedly committed, but not later.

28 **102. Prosecutions**

- 29 (1) A prosecution for an offence against this Act may be  
30 commenced by, and only by, the Building Commissioner or a  
31 person authorised to do so by the Building Commissioner.

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1           (2) Subsection (1) does not limit the functions of the Director of  
2           Public Prosecutions under the *Director of Public Prosecutions*  
3           *Act 1991* section 11.

4           (3) All prosecutions for offences against this Act must be heard in a  
5           court of summary jurisdiction constituted by a magistrate.

6           **103. Evidentiary matters**

7           (1) In the absence of evidence to the contrary, proof is not required  
8           in any proceeding for an offence against this Act —

9                   (a) that the prosecutor is authorised to commence the  
10                   prosecution; or

11                   (b) that a signature on a prosecution notice alleging the  
12                   offence is the signature of a person authorised to  
13                   commence the prosecution.

14           (2) In the absence of evidence to the contrary, in a proceeding for  
15           an offence against this Act —

16                   (a) an allegation in the prosecution notice of any of the  
17                   following matters is taken to be proved —

18                           (i) that specified persons constituted the Board on a  
19                           specified date;

20                           (ii) that a specified resolution, order or act was  
21                           passed, made or done by the Board on a specified  
22                           date;

23                           (iii) that at a specified time a person was or was not  
24                           registered under this Act in a specified class of  
25                           building service practitioner or building service  
26                           contractor;

27                           (iv) that at a specified time a person's registration  
28                           was subject to specified conditions;

29                           (v) that a person's registration in a specified class of  
30                           building service practitioner or building service  
31                           contractor was suspended on any day or during  
32                           any specified period;

33                           and

- 1           (b) a copy of or extract from the register or any statement  
2           that purports to reproduce matters entered in the register  
3           that is certified by the Building Commissioner as a true  
4           copy, extract or statement, is evidence of the facts  
5           appearing in that copy, extract or statement; and  
6           (c) judicial notice is to be taken of the fact that a person is  
7           the holder of the office of Building Commissioner and  
8           of the signature of the Building Commissioner on a  
9           certificate purporting to be issued under paragraph (b).
- 10       (3) In subsection (2) —  
11       *specified* means specified in the prosecution notice.
- 12       (4) This section is in addition to and does not affect the operation of  
13       the *Evidence Act 1906*.

14       **104. Regulations**

- 15       (1) The Governor may make regulations prescribing all matters that  
16       are required or permitted by this Act to be prescribed, or are  
17       necessary or convenient to be prescribed, for giving effect to  
18       this Act.
- 19       (2) Without limiting subsection (1) regulations may be made for all  
20       or any of the following purposes —
- 21           (a) regulating the meetings and proceedings of, and the  
22           conduct of business by, the Board;
- 23           (b) providing for registration, including applications for,  
24           and the amendment or renewal of, registration;
- 25           (c) maintaining the accuracy of the register;
- 26           (d) regulating the issue, display and use of certificates of  
27           registration;
- 28           (e) regulating the display on land of signs indicating that a  
29           building service is being carried out by a building  
30           service contractor on the land;

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- 1                      (f) regulating the display on land of signs indicating that  
2    building work is being carried out by an owner-builder  
3    on the land;
- 4                      (g) prescribing returns and notices that are to be given to the  
5    Board, and the manner in which they are to be given;
- 6                      (h) providing that information supplied to the Board may be  
7    required to be verified by statutory declaration.
- 8                      (3) The regulations may provide that contravention of a regulation  
9    is an offence, and provide, for an offence against the  
10    regulations, a penalty not exceeding a fine of \$5 000.

11                      **105. Review of Act**

- 12                      (1) The Minister is to carry out a review of the operation and  
13    effectiveness of this Act as soon as practicable after —
- 14    (a) the fifth anniversary of its commencement; and  
15    (b) the expiry of each 5 yearly interval after that  
16    anniversary.
- 17                      (2) The Minister is to prepare a report based on the review and, as  
18    soon as is practicable after the report is prepared, cause it to be  
19    laid before each House of Parliament.

1 **Part 9 — Repeal, savings, transitional and**  
2 **other provisions**

3 **Division 1 — General**

4 **106. *Interpretation Act 1984* not affected**

5 Except where the contrary intention appears, this Part does not  
6 prejudice or affect the application of the *Interpretation Act 1984*  
7 to or in relation to the repeals effected by sections 107 and 108.

8 **Division 2 — Repeal**

9 **107. *Builders' Registration Act 1939* repealed**

10 The *Builders' Registration Act 1939* is repealed.

11 **108. *Painters' Registration Act 1961* repealed**

12 The *Painters' Registration Act 1961* is repealed.

13 **109. *Builders' Registration Regulations* repealed**

14 The *Builders' Registration Regulations* are repealed.

15 **110. *Painters' Registration (Infringement Notices)***  
16 ***Regulations 2006* repealed**

17 The *Painters' Registration (Infringement Notices)*  
18 *Regulations 2006* are repealed.

19 **111. *Painters' Registration Board Rules 1962* repealed**

20 The *Painters' Registration Board Rules 1962* are repealed.

21 **112. *Local Government (Building Surveyors) Regulations 2008***  
22 **repealed**

23 The *Local Government (Building Surveyors) Regulations 2008*  
24 are repealed.

1 **Division 3 — Savings and transitional matters**

2 **Subdivision 1 — Builders**

3 **113. Terms used**

4 In this Subdivision —

5 *assets* means any legal or equitable estate or interest (whether  
6 present or future, whether vested or contingent and whether  
7 personal or assignable) in real or personal property of any  
8 description (including money) and includes securities, choses in  
9 action and documents;

10 *commencement day* means the day on which section 107 comes  
11 into operation;

12 *former board* means the Builders' Registration Board of  
13 Western Australia constituted under section 5(1) of the repealed  
14 Act;

15 *repealed Act* means the *Builders' Registration Act 1939*.

16 **114. Registration continues**

17 (1) An individual who immediately before commencement day was  
18 registered under section 9A(1) or 10(1) of the repealed Act is to  
19 be taken to be registered —

20 (a) under section 17 in a class of building service  
21 practitioner determined in accordance with the  
22 regulations; and

23 (b) under section 18 in a class of building service contractor  
24 determined in accordance with the regulations,

25 for the period commencing on commencement day and ending  
26 on 1 February immediately following commencement day  
27 subject to the same conditions as applied to that person's  
28 registration under the repealed Act.

29 (2) A body which immediately before commencement day was  
30 registered under section 10(2) of the repealed Act is to be taken  
31 to be registered under section 18 in a class of building service

1 contractor determined in accordance with the regulations for a  
2 period commencing on commencement day and ending on  
3 1 February immediately following commencement day subject  
4 to the same conditions as applied to that person's registration  
5 under that Act.

6 (3) A person who immediately before commencement day was  
7 listed in the register of builders referred to in section 9(1) of the  
8 repealed Act as a supervisor for a body that is to be taken under  
9 subsection (2) to be registered as a building service contractor in  
10 a class of building service contractor is to be taken to have been  
11 nominated by the contractor on commencement day as a  
12 supervisor for that class of building service contractor.

13 (4) A person who immediately before commencement day was  
14 deemed to be a journeyman builder under section 10A of the  
15 repealed Act is to be taken to be registered —

16 (a) under section 17 in a class of building service  
17 practitioner determined in accordance with the  
18 regulations; and

19 (b) under section 18 in a class of building service contractor  
20 determined in accordance with the regulations,

21 for the period commencing on commencement day and ending  
22 on 1 February immediately following commencement day  
23 subject to the same conditions as applied to that person's  
24 registration under the repealed Act.

25 **115. Existing applications for registration**

26 (1) An application for registration made under section 9A or 10 of  
27 the repealed Act before commencement day that has not been  
28 finally determined before commencement day is to be dealt with  
29 and determined under the repealed Act as if that Act had not  
30 been repealed.

31 (2) For the purposes of subsection (1) —

32 (a) a reference in the repealed Act to the former board is to  
33 be taken to be a reference to the Board; and

**Building Services (Registration) Bill 2010**

**Part 9** Repeal, savings, transitional and other provisions

**Division 3** Savings and transitional matters

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1 (b) a reference in the repealed Act to the registrar of the  
2 former board is to be taken to be a reference to the  
3 Building Commissioner.

4 (3) A person who is registered on the determination of an  
5 application to which subsection (1) applies is to be taken to have  
6 been registered immediately before commencement day.

7 **116. Allegations of cause for disciplinary action made by former**  
8 **Board**

9 A proceeding commenced by an allegation under section 12D of  
10 the repealed Act before commencement day is to be continued  
11 and dealt with as if it were a proceeding commenced by an  
12 allegation made by the Board under this Act.

13 **117. Disciplinary action: persons registered under repealed Act**

14 (1) Part 5 and the *Building Services (Complaint Resolution and*  
15 *Administration) Act 2010* Part 2 Division 2 apply, with any  
16 necessary modifications, to a person who was registered under  
17 section 9A(1), 10(1) or (2) or 10A of the repealed Act in  
18 relation to conduct occurring while the person was registered  
19 under that Act in the same way that they apply to a person who  
20 is a registered building service provider.

21 (2) However, subsection (1) applies only to the extent that the  
22 conduct amounts to a proper cause for disciplinary action  
23 referred to in section 13 of the repealed Act.

24 **118. Devolution of assets and liabilities of former board**

25 (1) On and after commencement day —

26 (a) the assets and rights of the former board that were  
27 immediately before that day vested in the board vest in  
28 the State by force of this section; and

29 (b) the liabilities of the former board (including a share of a  
30 liability) immediately before that day become, by force  
31 of this section, the liabilities of the State; and



- 1 (c) any proceeding or remedy that immediately before that  
2 day might have been brought or continued by or  
3 available against or to the former board may be brought  
4 or continued and are available, by or against or to the  
5 Building Commissioner; and
- 6 (d) all records and data of the former board pass to the  
7 Building Commissioner.
- 8 (2) Moneys vested in the State under subsection (1)(a) are to be  
9 held to the credit of the Building Services Account.
- 10 (3) The proceeds of the sale of any assets vested in the State under  
11 subsection (1)(a) are to be paid into the Building Services  
12 Account.
- 13 (4) Liabilities taken over by the State under subsection (1)(b) are to  
14 be paid from the Building Services Account.

15 **119. Members of former board**

16 A member of the former board ceases to be a member on  
17 commencement day.

18 **120. Staff of former board**

- 19 (1) In this section —  
20 *staff member of the former board* means a person who,  
21 immediately before commencement day, was the registrar or  
22 other employee of the former board appointed under  
23 section 7(1) of the repealed Act.
- 24 (2) On commencement day, each staff member of the former board  
25 is to be employed in the Department.
- 26 (3) Except as otherwise agreed by a staff member of a former  
27 board, the operation of this section does not —  
28 (a) affect the staff member's pay, as that term is defined in  
29 the *Public Sector Management (Redeployment and*  
30 *Redundancy) Regulations 1994* regulation 3(1); or

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- 1 (b) affect the staff member's existing or accruing rights in  
2 respect of annual leave, long service leave, sick leave or  
3 parental leave; or  
4 (c) affect any rights under a superannuation scheme; or  
5 (d) interrupt the continuity of the staff member's service.  
6 (4) For the purposes of subsection (3)(d), the staff member's  
7 service with the former board is to be taken to have been with  
8 the Department.

9 **121. Reporting in respect of former board**

10 The Building Commissioner is to —

- 11 (a) comply with the provisions of section 23A and 23B of  
12 the repealed Act in respect of the former board to the  
13 extent that those provisions have not been complied with  
14 for any financial year that ended before commencement  
15 day; and  
16 (b) comply with the provisions of section 23A of the  
17 repealed Act in respect of the former board for the  
18 period from the end of the financial year before  
19 commencement day to commencement day; and  
20 (c) prepare and submit to the Minister an annual report in  
21 respect of the former board as required by section 23B  
22 of the repealed Act for the period from the end of the  
23 financial year before commencement day to  
24 commencement day, and that provision applies as if that  
25 period were a year.

26 **122. Completion of things commenced**

27 Anything commenced to be done by the former board before  
28 commencement day may be continued by the Board so far as the  
29 doing of that thing is a function of the Board.

1 **123. Continuing effect of things done**

- 2 (1) Any act, matter or thing done or omitted to be done before  
3 commencement day by, to or in respect of the former board, to  
4 the extent that the act, matter or thing —  
5 (a) has any force or significance; and  
6 (b) is not governed by another provision of this Subdivision,  
7 is to be taken to have been done or omitted by, to or in respect  
8 of the Board so far as the act, matter or thing is relevant to the  
9 Board.
- 10 (2) An appointment made by the former board under the *Home*  
11 *Building Contracts Act 1991* section 31B(10) is to be taken to  
12 be an appointment made by the Building Commissioner.
- 13 (3) A certificate issued by the former board under the *Home*  
14 *Building Contracts Act 1991* section 31B(11) is to be taken to  
15 have been issued by the Building Commissioner.

16 **124. Agreements and instruments generally**

- 17 Any agreement or instrument subsisting immediately before  
18 commencement day —  
19 (a) to which the former board was a party; or  
20 (b) which contains a reference to the former board,  
21 has effect on and after commencement day as if —  
22 (c) the Building Commissioner were substituted for the  
23 former board as a party to the agreement or instrument;  
24 and  
25 (d) any reference in the agreement or instrument to the  
26 former board were (unless the context otherwise  
27 requires) amended to be or include a reference to the  
28 Building Commissioner.

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**Subdivision 2 — Painters**

**125. Terms used**

In this Subdivision —

*assets* means any legal or equitable estate or interest (whether present or future, whether vested or contingent and whether personal or assignable) in real or personal property of any description (including money) and includes securities, choses in action and documents;

*commencement day* means the day on which section 108 comes into operation;

*former board* means the Painters' Registration Board established under section 5 of the repealed Act;

*repealed Act* means the *Painters' Registration Act 1961*.

**126. Painting commenced before commencement day**

Any painting —

- (a) lawfully commenced before commencement day in an area of the State to which section 4 of the repealed Act did not apply, but to which section 7 of this Act applies; and
- (b) not completed or discontinued before the coming into operation of this Act,

may be continued and completed as if section 7 did not apply.

**127. Registration continues**

- (1) A person who immediately before commencement day was registered under section 12(1) or (2) of the repealed Act is to be taken to be registered —

- (a) under section 17 in a class of building service practitioner determined in accordance with the regulations; and

- 1           (b) under section 18 in a class of building service contractor  
2           determined in accordance with the regulations,  
3           for the period commencing on commencement day and ending  
4           on 1 February immediately following commencement day  
5           subject to the same conditions as applied to that person's  
6           registration under the repealed Act.
- 7           (2) A person who immediately before commencement day was  
8           registered under section 14(1) of the repealed Act is to be taken  
9           to be registered under section 18 in a class of building service  
10          contractor determined in accordance with the regulations for the  
11          period commencing on commencement day and ending on  
12          1 February immediately following commencement day subject  
13          to the same conditions as applied to that person's registration  
14          under the repealed Act.
- 15          (3) A person who immediately before commencement day was  
16          listed in the Register of Painters referred to in section 10(1) of  
17          the repealed Act as a supervisor for a body that is to be taken  
18          under subsection (2) to be registered as a building service  
19          contractor in a class of building service contractor is to be taken  
20          to have been nominated by the contractor on commencement  
21          day as a supervisor for that class of building service contractor.

22   **128. Existing applications for registration**

- 23          (1) An application for registration made under section 12 or 14 of  
24          the repealed Act before commencement day that has not been  
25          finally determined before commencement day is to be dealt with  
26          and determined under the repealed Act as if that Act had not  
27          been repealed.
- 28          (2) For the purposes of subsection (1) —
- 29                  (a) a reference in the repealed Act to the former board is to  
30                  be taken to be a reference to the Board; and
- 31                  (b) a reference in the repealed Act to the registrar of the  
32                  former board is to be taken to be a reference to the  
33                  Building Commissioner.

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1 (3) A person who is registered on the determination of an  
2 application to which subsection subsection (1) applies is to be  
3 taken to have been registered immediately before  
4 commencement day.

5 **129. Allegations of cause for disciplinary action made by former**  
6 **board**

7 A proceeding commenced by an allegation under section 16(1)  
8 of the repealed Act before commencement day is to be  
9 continued and dealt with as if it were a proceeding commenced  
10 by an allegation made by the Board under this Act.

11 **130. Disciplinary action: persons registered under repealed Act**

12 (1) Part 5 and the *Building Services (Complaint Resolution and*  
13 *Administration) Act 2010* Part 2 Division 2 apply, with any  
14 necessary modifications, to a person who was registered under  
15 section 12(1) or (2) or 14(1) of the repealed Act in relation to  
16 conduct occurring while the person was registered under that  
17 Act in the same way that they apply to a person who is a  
18 registered building service provider.

19 (2) However, subsection (1) applies only to the extent that the  
20 conduct amounts to a reason described in section 16(2) of the  
21 repealed Act.

22 **131. Devolution of assets and liabilities of former board**

23 (1) On and after commencement day —  
24 (a) the assets and rights of the former board that were  
25 immediately before that day vested in the board vest in  
26 the State by force of this section; and  
27 (b) the liabilities of the former board (including a share of a  
28 liability) immediately before that day become, by force  
29 of this section, the liabilities of the State; and  
30 (c) any proceeding or remedy that immediately before that  
31 day might have been brought or continued by or  
32 available against or to the former board may be brought

- 1 or continued and are available, by or against or to the  
2 Building Commissioner; and
- 3 (d) all records and data of the former board pass to the  
4 Building Commissioner.
- 5 (2) Moneys vested in the State under subsection (1)(a) are to be  
6 held to the credit of the Building Services Account.
- 7 (3) The proceeds of the sale of any assets vested in the State under  
8 subsection (1)(a) are to be paid into the Building Services  
9 Account.
- 10 (4) Liabilities taken over by the State under subsection (1)(b) are to  
11 be paid from the Building Services Account.

12 **132. Members of former board**

13 A member of the former board ceases to be a member on  
14 commencement day.

15 **133. Staff of former board**

- 16 (1) In this section —  
17 *staff member of the former board* means a person who,  
18 immediately before commencement day, was an officer or  
19 servant of the former board appointed under section 9(1) of the  
20 repealed Act.
- 21 (2) On commencement day, each staff member of the former board  
22 is to be employed in the Department.
- 23 (3) Except as otherwise agreed by a staff member of a former  
24 board, the operation of this section does not —
- 25 (a) affect the staff member's pay, as that term is defined in  
26 the *Public Sector Management (Redeployment and*  
27 *Redundancy) Regulations 1994* regulation 3; or
- 28 (b) affect the staff member's existing or accruing rights in  
29 respect of annual leave, long service leave, sick leave or  
30 parental leave; or

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- 1 (c) affect any rights under a superannuation scheme; or  
2 (d) interrupt the continuity of the staff member's service.  
3 (4) For the purposes of subsection (3)(d), the staff member's  
4 service with the former board is to be taken to have been with  
5 the Department.

6 **134. Reporting in respect of former board**

7 The Building Commissioner is to —

- 8 (a) comply with the provisions of sections 23A and 23B of  
9 the repealed Act in respect of the former board to the  
10 extent that those provisions have not been complied with  
11 for any financial year that ended before commencement  
12 day; and  
13 (b) comply with the provisions of section 23A of the  
14 repealed Act in respect of the former board for the  
15 period from the end of the financial year before  
16 commencement day to commencement day; and  
17 (c) prepare and submit to the Minister an annual report in  
18 respect of the former board as required by section 23B  
19 of the repealed Act for the period from the end of the  
20 financial year before commencement day to  
21 commencement day, and that provision applies as if that  
22 period were a year.

23 **135. Completion of things commenced**

24 Anything commenced to be done by the former board before  
25 commencement day may be continued by the Board so far as the  
26 doing of that thing is a function of the Board.

27 **136. Continuing effect of things done**

28 Any act, matter or thing done or omitted to be done before  
29 commencement day by, to or in respect of the former board, to  
30 the extent that the act, matter or thing —

- 31 (a) has any force or significance; and



1           (b) is not governed by another provision of this Subdivision,  
2 is to be taken to have been done or omitted by, to or in respect  
3 of the Board so far as the act, matter or thing is relevant to the  
4 Board.

5 **137. Agreements and instruments generally**

6 Any agreement or instrument subsisting immediately before  
7 commencement day —

- 8           (a) to which the former board was a party; or  
9           (b) which contains a reference to the former board,

10 has effect on and after commencement day as if —

- 11           (c) the Building Commissioner were substituted for the  
12 former board as a party to the agreement or instrument;  
13 and  
14           (d) any reference in the agreement or instrument to the  
15 former board were (unless the context otherwise  
16 requires) amended to be or include a reference to the  
17 Building Commissioner.

18 **Subdivision 3 — Building Surveyors**

19 **138. Terms used**

20 In this Subdivision —

21 ***commencement day*** means the day on which section 112 comes  
22 into operation;

23 ***former committee*** means the Building Surveyors Qualifications  
24 Committee established under regulation 7 of the repealed  
25 regulations;

26 ***repealed regulations*** means the *Local Government (Building*  
27 *Surveyors) Regulations 2008*.

1 **139. Registration of certificate holders**

2 A person who immediately before commencement day held a  
3 certificate of qualification granted under regulation 21 of the  
4 repealed regulations is taken to be registered under section 17 in  
5 a class of building service practitioner determined in accordance  
6 with the regulations for the period commencing on  
7 commencement day and ending on 1 February immediately  
8 following commencement day subject to such conditions, if any,  
9 as are prescribed by the regulations.

10 **140. Existing applications for certificate**

11 (1) An application for a certificate of qualification made under  
12 regulation 20 of the repealed regulations before commencement  
13 day that has not been finally determined before commencement  
14 day is to be dealt with and determined under the repealed  
15 regulations as if they had not been repealed.

16 (2) For the purposes of subsection (1), a reference in the repealed  
17 regulations to the former committee is to be taken to be a  
18 reference to the Board.

19 (3) A person who is granted a certificate on the determination of an  
20 application to which subsection (1) applies is to be taken to have  
21 held a certificate of qualification immediately before  
22 commencement day.

23 **141. Members of former committee**

24 A member of the former committee ceases to be a member on  
25 commencement day.

26 **142. Records of former committee**

27 On and after commencement day all records and data of the  
28 former committee pass to the Building Commissioner.

1   **143.   Agreements and instruments generally**

2           Any agreement or instrument subsisting immediately before  
3           commencement day —

- 4           (a)   to which the former committee was a party; or  
5           (b)   which contains a reference to the former committee,

6           has effect on and after commencement day as if —

- 7           (c)   the Building Commissioner were substituted for the  
8           former committee as a party to the agreement or  
9           instrument; and  
10          (d)   any reference in the agreement or instrument to the  
11          former committee were (unless the context otherwise  
12          requires) amended to be or include a reference to the  
13          Building Commissioner.

14                           **Subdivision 4 — General provisions**

15   **144.   Registration of documents**

16          (1)   In this section —

17           *relevant official* means —

- 18           (a)   the Registrar of Titles; or  
19           (b)   the Registrar of Deeds; or  
20           (c)   any other person authorised by a written law to record  
21           and give effect to the registration of documents relating  
22           to property transactions,

23           according to which, if any, of them has responsibility for a  
24           register relating to the relevant property;

25           *relevant property* means property of a kind affected by this Part,  
26           whether it is an estate or interest in land or other property.

27          (2)   The Building Commissioner is to cause to be delivered to each  
28          relevant official a schedule, in a form acceptable to the relevant  
29          official, of the information that the relevant official needs in  
30          order to register changes effected by this Part.

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1 (3) The relevant officials are to take notice of this Part and are to  
2 record and register in the appropriate manner the documents  
3 necessary to show the effect of this Part.

4 **145. Exemption from State tax**

5 (1) In this section —

6 *State tax* includes duty chargeable under the *Duties Act 2008*  
7 and any other tax, duty, fee, levy or charge, under a law of the  
8 State.

9 (2) State tax is not payable in relation to —

10 (a) anything that occurs by operation of this Part; or

11 (b) anything done (including a transaction entered into or an  
12 instrument or document of any kind made, executed,  
13 lodged or given) under this Part, or to give effect to this  
14 Part, or for a purpose connected with or arising out of,  
15 giving effect to this Part.

16 **146. Transitional regulations**

17 (1) If there is no sufficient provision in this Part for dealing with a  
18 transitional matter, regulations under this Act may prescribe all  
19 matters that are required or necessary or convenient to be  
20 prescribed in relation to that matter.

21 (2) In subsection (1) —

22 *transitional matter* means a matter that needs to be dealt with  
23 for the transition required because of this Act.

24 (3) Regulations made under subsection (1) may provide that  
25 specific provisions of any written law —

26 (a) do not apply to or in relation to any matter; or

27 (b) apply with specific modifications to or in relation to any  
28 matter.

29 (4) If regulations made under subsection (1) provide that a specified  
30 state of affairs is to be taken to have existed, or not to have

1           existed, on and from a day that is earlier than the day on which  
2           the regulations are published in the *Gazette* but not earlier than  
3           commencement day, the regulations have effect according to  
4           their terms.

5           (5) In subsection (4) —

6           *specified* means specified or described in the regulations.

7           (6) If regulations contain a provision referred to in subsection (4),  
8           the provision does not operate so as —

9           (a) to affect in a manner prejudicial to any person (other  
10           than the State or an authority of the State), the rights of  
11           that person existing before the regulations were  
12           published in the *Gazette*; or

13           (b) to impose liabilities on any person (other than the State  
14           or an authority of the State) in respect of anything done  
15           or omitted to be done before the regulations were  
16           published in the *Gazette*.

1 **Part 10 — Consequential amendments**

2 **Division 1 — *Home Building Contracts Act 1991* amended**

3 **147. *Home Building Contracts Act 1991* amended**

4 This Division amends the *Home Building Contracts Act 1991*.

5 **148. Section 3 amended**

6 (1) In section 3(1) delete the definition of *building licence*.

7 (2) In section 3(1) insert in alphabetical order:

8  
9 *building licence* means building licence issued under  
10 the *Local Government (Miscellaneous Provisions)*  
11 *Act 1960* section 374 before that provision was deleted  
12 by the *Building Act 2010* section 153(2);

13 *building permit* means building permit as defined in  
14 the *Building Act 2010* section 3;

15 *repealed Act* means the *Builders' Registration*  
16 *Act 1939*;

17  
18 (3) In section 3(1) in the definition of *Builders' Registration Board*  
19 delete "*Builders' Registration Act 1939*;" and insert:

20  
21 repealed Act;

22  
23 **149. Section 25A amended**

24 (1) In section 25A delete the definition of *builder*.

25 (2) In section 25A insert in alphabetical order:

26  
27 *builder* includes, in addition to the meaning given by  
28 the definition in section 3(1), a person who —

29 (a) was registered under the repealed Act; or

1                   (b) is a building service contractor in a class of  
2                   building service contractor prescribed by the  
3                   regulations,  
4                   whether or not the person carries on a business referred  
5                   to in that definition;  
6                   **building service contractor** has the meaning given in  
7                   the *Building Services (Registration) Act 2010* section 3;  
8

9           (3) In section 25A in the definition of **owner-builder**:

10                   (a) in paragraph (a) delete “*Builders’ Registration Act 1939*;  
11                   or” and insert:

12   the repealed Act; or

13                   (b) delete paragraph (b)(i) and insert:

14   (i) was registered under the repealed Act;  
15   and

16                   (c) after paragraph (b) insert:

17   (c) a person who —

18   (i) has owner-builder approval under the  
19   *Building Services (Registration) Act*  
20   2010 section 45 to carry out residential  
21   building work for the dwelling; and

22   (ii) is issued a building licence or granted a  
23   building permit for the residential  
24   building work;

25   or

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- 1 (d) a person who —
- 2 (i) is a building service contractor in a class
- 3 of building service contractor prescribed
- 4 by the regulations for the purpose of this
- 5 definition; and
- 6 (ii) constructs the dwelling for himself or
- 7 herself as his or her principal place of
- 8 residence and not for immediate sale;
- 9 and
- 10 (iii) was issued a building licence or granted
- 11 a building permit for the residential
- 12 building work for the dwelling when no
- 13 policy of insurance that complies with
- 14 Division 2 was in force, or no
- 15 corresponding cover (of the type
- 16 referred to in section 25DA) was
- 17 provided by an approved fund in
- 18 relation to the residential building work;
- 19

20 (d) at the end of paragraph (b) insert:

21

22 or

23

24 **150. Section 25B amended**

25 (1) Delete section 25B(3)(b) and insert:

26

27 (b) the builder —

- 28 (i) had given to the Builders' Registration
- 29 Board a statutory declaration verifying
- 30 that he or she had not, within the last
- 31 6 years, obtained a building licence for
- 32 residential building work; or



1 (ii) has given to the Building Commissioner  
2 a statutory declaration verifying that he  
3 or she has not, within the last 6 years,  
4 obtained a building licence or a building  
5 permit for residential building work,  
6 in respect of which no insurance was required  
7 because of this subsection.  
8

9 **151. Section 25F amended**

10 In section 25F(1) delete “licence” and insert:

11  
12 licence, or the date of grant of the relevant building permit,  
13

14 **152. Section 25FA amended**

15 (1) In section 25FA(1) in the Penalty delete “\$10 000.” and insert:

16

17 a fine of \$10 000.

18

19 (2) After section 25FA(1) insert:

20

21 (2A) A person to whom paragraph (d) of the definition of  
22 *owner-builder* applies in relation to a dwelling must  
23 not, within 3 years of the date the building licence is  
24 issued, or the building permit is granted, to the person  
25 for the dwelling, sell or otherwise dispose of the land  
26 on which the dwelling was constructed unless the  
27 Minister by order otherwise consents.

28 Penalty: a fine of \$10 000.  
29

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1 (3) In section 25FA(2) delete “subsection (1),” and insert:

2

3 subsection (1) or (2A),

4

5 (4) After section 25FA(3) insert:

6

7 (4) Subsection (2A) does not apply to a person in relation  
8 to a dwelling if the building permit for the dwelling  
9 was granted to the person during a period specified in  
10 an order made under section 25I for the purposes of  
11 section 25C(3).

12

13 **153. Section 25G amended**

14 (1) Delete section 25G(1)(b) and insert:

15

16 (b) it provides that claims may be made under it at  
17 any time before the expiration of a period of  
18 7 years from —

19 (i) the date of issue to the owner-builder of  
20 the relevant building licence for the  
21 building work; or

22 (ii) the date of grant to the owner-builder of  
23 the relevant building permit for the  
24 building work;

25 and

26

27 (2) After each of paragraphs (a) and (c) insert:

28

29 and

30

1    **154.    Section 31B amended**

2                      In section 31B(10) and (11) delete “Builders’ Registration  
3                      Board” and insert:

4  
5                      Building Commissioner  
6

7    **Division 2 — Other Acts amended**

8    **155.    *Constitution Acts Amendment Act 1899* amended**

9                      (1) This section amends the *Constitution Acts Amendment Act 1899*.

10                     (2) In Schedule V Part 3 delete the items relating to:  
11                     The Builders’ Registration Board of Western Australia  
12                     The Municipal Building Surveyors Examination Committee  
13                     The Painters’ Registration Board

14                     (3) In Schedule V Part 3 after the item relating to the Broome Port  
15                     Authority insert:

16  
17    The Building Services Board established under the *Building*  
18    *Services (Registration) Act 2010*.  
19

20    **156.    *Local Government (Miscellaneous Provisions) Act 1960***  
21    **amended**

22                     (1) This section amends the *Local Government (Miscellaneous*  
23                     *Provisions) Act 1960*.

24                     (2) In section 364(3C) delete “building surveyor of the”.

25                     (3) Delete Part XV Division 1A.

- 1 (4) After section 374 insert —
- 2 **374AAA. Local governments not to issue building licences in**  
3 **certain circumstances**
- 4 (1) A local government must not issue a building licence to  
5 commence or proceed with any building work unless  
6 the licence is issued to a person who —
- 7 (a) is a building service contractor, as defined in  
8 the *Building Services (Registration) Act 2010*  
9 section 3, registered in a class of building  
10 service contractor prescribed by the regulations  
11 for the purposes of this section; or
- 12 (b) has been granted owner-builder approval, as  
13 defined in the *Building Services (Registration)*  
14 *Act 2010* section 38, to carry out the building  
15 work.
- 16 (2) Subsection (1) does not apply in respect of a building  
17 licence for building work —
- 18 (a) with a value of less than \$20 000; or  
19 (b) that is to be carried out in an area of the State  
20 prescribed by the regulations for the purposes  
21 of this section.
- 22 (3) A person who for the purposes of obtaining or  
23 attempting to obtain a building licence from a local  
24 government makes a representation or statement that is  
25 false in a material particular in relation to —
- 26 (a) the value of building work to be carried out  
27 under the building licence; or  
28 (b) the fee or charge payable in respect of the  
29 carrying out of the building work; or



**Defined Terms**

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**Defined Terms**

*[This is a list of terms defined and the provisions where they are defined.  
The list is not part of the law.]*

<b>Defined Term</b>	<b>Provision(s)</b>
amend.....	3
assets .....	113, 125
Board.....	3
body .....	3
Building Commissioner .....	3
building permit.....	3
building service.....	3
building service contractor.....	3
building service practitioner .....	3
Building Services Account .....	3
building work.....	38
CEO .....	3
class.....	3
commencement day .....	113, 125, 138
committee .....	3
complaint .....	3
condition .....	3
corporation.....	3
Corporations Act.....	3
Department .....	3
disqualified person.....	16(1)
document.....	74(1)
eligible person.....	21(1)
expiry day .....	12(1), 12(2)
former board .....	113, 125
former committee.....	138
ineligible person.....	3
information .....	74(1)
insolvent.....	3
jurisdiction .....	3
nominated supervisor.....	3, 21(2) and (3)
occupation group.....	67(1)
offence .....	97(1)
officer.....	3
owner .....	38, 39(1)
owner-builder approval.....	38, 40(1)
owner-builder work.....	38
owner-builder.....	38
prescribed building service .....	3

**Defined Terms**

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public authority .....3  
register .....3  
registered building service provider.....3  
registration .....3  
registration certificate .....3  
registration number .....3  
relevant building service ..... 22(1)  
relevant official ..... 144(1)  
relevant property ..... 144(1)  
repealed Act ..... 113, 125  
repealed regulations ..... 138  
report year .....94  
reviewable decision..... 64(1)  
serious offence .....3  
specified..... 103(3), 146(5)  
staff member of the former board ..... 120(1), 133(1)  
State tax ..... 145(1)  
transitional matter ..... 146(2)