

# Competencies Building Surveyor

## Scope of work

Building Surveyors make sure that construction projects meet building regulations. They assess design documentation for compliance, give directions and issue building and occupancy permits, notices and orders. Builders and owners look to Building Surveyors for expert advice on their project plans. Building Surveyors inspect buildings during construction to check that the building is being constructed in accordance with the approved plans and according to the regulations and standards of the day.

## Competencies

The applicant should provide evidence demonstrating knowledge and skill in the following competencies:

### Work practice

Knowledge of and ability to apply:

- construction practices and principles
- law, statutes, codes and standards
- performance-based building regulatory systems, risk assessment and risk management principles
- building related science
- building engineering principles
- building services and fire safety engineering principles
- professional ethics
- development concepts
- construction economics.

Ability to:

- assess the construction of buildings
- assess construction faults in buildings
- apply footings and geomechanical design principles to buildings
- evaluate services layout and connection methods for residential and commercial buildings
- evaluate the use of concrete for residential and commercial buildings
- assess structural requirements for buildings
- apply building codes and standards to buildings
- implement performance-based codes and risk management principles for buildings
- apply fire technology to buildings
- apply legal procedures to building surveying
- facilitate community development consultation
- coordinate asset refurbishment
- manage and plan land use
- analyse and present building surveying research information
- apply building surveying procedures to buildings
- apply ecologically sustainable development principles to the built environment
- identify and calculate production costs
- apply building inspection practices
- apply building surveying practices.

### Assessment

Further to an application for registration being lodged, and prior to registration being approved, an applicant may need to be assessed by a board member/industry expert or qualified workplace assessor/industry expert. The assessment may include the following:

- an interview, involving questions and answers
- the tabling of documentation, including
  - examples of work carried out, including a register of project involvement and documentation prepared, including e.g. Building Notice/Orders, Modification submissions, other Notices etc.
  - a business plan or financial plan etc.
- an on-site assessment, involving a visit to a current work site.

### Professional practice

Knowledge of:

- business planning
- financial planning
- business taxes
- communications practice
- organisational skills
- conflict resolution
- problem solving
- human resource management
- occupational health and safety
- insurances
  - professional practice
  - employees
- business technology
- information technology
- quality assurance systems
- self-development principles.

### Construction technology

Knowledge of:

- construction terms
- construction methods
- Building Code of Australia (BCA) 2004
- relevant Australian Standards
- local council requirements
- Victorian Building Commission's *Standards and Tolerances*
- Victorian Building Commission's *Essential Services Maintenance Manual*.

### Legislation

Knowledge of and ability to apply the following legislation:

- *Building Act 1993*
- Building Regulations 1994
- *Occupational Health and Safety Act 1985*
- *Domestic Building Contracts Act 1995*
- Domestic Building Contracts and Tribunal (General) Regulation 1996.

Disclaimer:

The competencies herewith are specific to the registration category and class of building practitioner, for the purpose of registration with the Building Practitioners Board, under section 170 of the *Building Act 1993*.



**REGISTERED**  
Building Practitioner

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**Building**  
Practitioners Board