



Licensing Building Consultants

Policy Background

- Building consultants are now common place in the residential building industry, providing a range of services to purchasers of new and established homes, and contracting directly with consumers.
- While building consultants provide pre-purchase property inspection reports for existing homes, a large portion of their work relates to the provision of pre-purchase inspections and reports for partly constructed or recently completed homes.
- Building consultants are regularly engaged by clients during the building process, to act as the client's representative in inspecting stage completions, to provide a defects/inspection report at practical completion, and/or to prepare a report prior to the expiration of the cooling off period.
- Their influence on both the payment claim process and a client's confidence (state of mind) can be substantial, despite many not having appropriate qualifications or experience in a relevant building, construction or engineering trade or profession.
- There is currently no requirement in any jurisdiction that a building consultant be licenced or hold any formal qualifications, meaning there is limited regulatory control in relation to quality of advice, service standards, business conduct and discipline.

HIA's Policy Position on Licensing Building Consultants

A person who is engaged (contracted) directly with a consumer, or through an agent acting on behalf of a consumer, to provide the services of a building inspection and pre-purchase consultant, including carrying out residential building inspections, preparing inspection, pre-completion, defect or similar reports, and providing advice on remedial/rectification work/costs, should be licensed as a building consultant, hold qualifications appropriate to the type of work they are inspecting, and hold appropriate PI insurance.