



## 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.