



Australian Government

Department of Education, Employment and Workplace Relations

BCGSV5014A Apply building surveying procedures to residential buildings

Release: 1

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Modification History

Not applicable.

Unit Descriptor

This unit specifies the competency required to assess residential buildings for compliance with building legislation.

It includes the evaluation and interpretation of plans, progressive inspection of building work, preparation of reports and compliance with legislative requirements.

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Application of the Unit

Not applicable.

Licensing/Regulatory Information

Not applicable.

Pre-Requisites

Not applicable.

Employability Skills Information

Not applicable.

Elements and Performance Criteria Pre-Content

Not applicable.

Elements and Performance Criteria

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Element	Performance Criteria
1 Evaluate documents submitted with an application for building approval	1.1 Plans, specifications and structural drawings for residential buildings are evaluated for compliance to building application process 1.2 Application/proposal is evaluated against legislative requirements 1.3 Components of the application requiring referral to other agencies/departments are identified and forwarded 1.4 Common faults with application are identified, noted and reported to relevant parties 1.5 Notice of decision, approval, conditional approval or refusal is drafted and processed according to workplace procedures
2 Carry out inspections at various stages of building work	2.1 Compliance of building work is checked according to schedule or at discretion and reports prepared promptly for the appropriate parties 2.2 Written notices for non-complying work with a full explanation and any remedial action specified are prepared and processed according to workplace procedures 2.3 Follow up inspections are conducted at a suitable time to check rectified work without disruption building progress 2.4 Meetings are conducted with the stakeholders, taking notes, minutes and responding as required
3 Prepare reports on various building types	3.1 Analyses of residential buildings are prepared and advised 3.2 Suitability of existing buildings are inspected and reported prior to purchase for proposed use and requirements 3.3 Existing buildings are inspected for safety and reports completed

- 3.4 Outcome of construction work prior to occupancy is inspected and reported on
- 4 Determine the compliance of building services with respect to building legislation
 - 4.1 Compliance of building services with building legislation is inspected and reported on prior to occupancy
 - 4.2 Legislative requirements are interpreted and applied
 - 4.3 Common faults with building services are identified, researched and processed according to workplace procedures.

Required Skills and Knowledge

Not applicable.

Evidence Guide

The Evidence Guide identifies the critical aspects, knowledge and skills to be demonstrated to confirm competency for this unit. This is an integral part of the assessment of competency and should be read in conjunction with the Performance Criteria and Range Statement.

What critical aspects of evidence are required to demonstrate competency in this unit?

Compliance with occupational health and safety regulations applicable to workplace operations.

Application of organisational management policies and procedures including quality assurance requirements where applicable.

Application of building surveying procedures, the production of an accurate proposal outlining status of approval, compliance with regulations, determination of safety procedures and the laws abided with, findings, recommendations and strategies for at least one (1) residential building project or equivalent.

Provision of reports to appropriate body/individual as determined by the project brief and according to workplace procedures.

Application of strategic plans, workplace policies and procedures.

Are there any other units which should be assessed with this unit or which relate directly to this unit?

There are no specified relationships.

Holistic assessment should be applied where appropriate to form a complete work function.

What specific knowledge is required to achieve the performance criteria?

Processes for the interpretation of reports, working drawings and specifications.

Behaviour of structural members undergoing stress, strain, compression or bending.

Nature of materials and effect of performance.

Grading processes and grade markings used to categorise timber and timber products.

Authorities and powers of a building surveyor.

Relevant national, State/Territory legislation, and local government policy and procedures.

Structural, design and construction principles of buildings.

Terminology, definitions and hazard identification.

Codes of conduct and ethics.

Research methods.

Processes for the administration and preparation of documentation.

What specific underpinning skills are required to achieve the performance criteria?

These include a number of processes that are learned throughout work and life, which are required in most jobs. Some of these are covered by the national key competencies, although others may be added. The questions below highlight how these processes are applied in this competency unit. The number in brackets indicates the level to which the key competency needs to be demonstrated where (1) working within set conditions and processes, (2) management or facilitation of conditions or processes are exercised, and (3) design and/or development of conditions or process are required.

How will the candidate apply the following key competency in this unit?

The candidate will need to:

Collect, analyse and organise information

Research, analyse, organise and understand the application of building surveying for residential buildings plus subsequent reporting procedures. **Level 2**

Communicate ideas and information

Communicate and negotiate ideas and information to enable confirmation of work requirements, legislation and translation of building surveying inspection reports. **Level 3**

Plan and organise activities

Plan and organise activities including the planning of analytical processes, the establishment of evaluative criteria, the application of building surveying procedures and their impact on residential buildings. **Level 3**

Work with others and in a team

Work with others and in a team by recognising dependencies and using co-operative approaches to optimise satisfaction and productivity. **Level 3**

Solve problems

Establish analytical processes, including diagnostic processes, which anticipate and allow for risks, cater for both direct and indirect evidence, avoid or minimise reworking and avoid wastage. **Level 3**

Use mathematical ideas and techniques

Use mathematical ideas and techniques to correctly complete measurements, calculate analytical requirements, establish realistic sample criteria, quantify, survey and present analytical results. **Level 2**

Use technology

Use workplace technology related to information gathering and analysis, diagnosis, information research, report writing, administration and management procedures. **Level 2**

In what context should assessment occur?

Competency is demonstrated by performance of all stated criteria, including paying particular attention to the critical aspects and the knowledge and skills elaborated in the Evidence Guide and within the scope defined by the Range Statement.

Assessment must take account of the endorsed assessment guidelines in the Construction Training Package.

What methods of assessment should apply?

Assessment of this competency is most likely to be project related under real or simulated conditions and require portfolios or other forms of indirect evidence of process. Direct evidence may include certification of compliance on the final outcome or authorisation for commencement by a competent authority.

Assessment must confirm the inference that competency is able not only to be satisfied under the particular circumstance, but is able to be transferred to other circumstances.

Assessment should reinforce the integration of the key competencies.

What are the specific resource requirements for this unit?

A situation, real or realistically simulated, requiring building surveying procedures to be applied to residential buildings.

The learner and trainer should have access to appropriate documentation and resources normally used in the workplace.

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Range Statement

The Range Statement provides advice to interpret the scope and context of this unit of competency allowing for differences between enterprises and workplaces. It relates to the unit as a whole and facilitates holistic assessment. The following variables may be present for this particular unit:

Unit scope

Input to the application of building surveying procedures to residential buildings is to include but not be limited to the evaluation and interpretation of plans, progressive inspection of building work, preparation of reports and adherence to legislative requirements for Building Codes of Australia class 1 and 10 buildings.

Residential building projects requiring building surveying are to include but not be limited to provision of site access/facilities, work schedules, project milestones and the processing of applications.

Building surveying procedures are to include but not be limited to mechanical, structural and electrical and may include other services.

Resources to facilitate undertaking of building surveying procedures may include but not be limited to human and financial.

Reporting systems in accordance with organisational and legislative quality assurance procedures are to include desk based assessment and may include site-based assessment.

Unit context

Competency requires the demonstration of research, analysis, evaluation and reporting skills within the context of relevant legislation, the Building Code of Australia and Australian Standards.

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Unit Sector(s)

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