



Australian Government

CPCCBS6111 Conduct and report on building surveying audits of Class 2 to 9 buildings to three storeys

Release: 1

CPCCBS6111 Conduct and report on building surveying audits of Class 2 to 9 buildings to three storeys

Modification History

- Release 1 This version first released with CPC Construction, Plumbing and Services Training Package Release 6.0.
- Supersedes and is not equivalent to CPCCBS6011 Conduct and report on building surveying audits of commercial buildings up to three storeys.
- New prerequisite requirement.

Application

This unit of competency specifies the skills and knowledge required to audit buildings included in Classes 2 to 9 against the current requirements of the National Construction Code (NCC) and local planning policies. These Class 2 to 9 buildings are as defined in the NCC up to three storeys and not exceeding 2,000 square metres in floor area. The unit includes planning and conducting audit activities including visual inspections, noting structural elements and taking photographic evidence, and reporting audit findings and recommendations.

This unit is suitable for building surveyors who draw on their broad theoretical knowledge and technical skills to provide advisory code-consulting services, carry out building surveying audits and advise on building compliance. Building surveying audits are required as part of a sales process to inform planned works or upgrades to existing commercial buildings, where advice on compliance requirements related to the proposed change of use of a commercial building or as part of an insurance assessment is required. The audit is primarily concerned with the compliance implications of the building.

This unit forms part of the licensing requirements for building surveying in some states and territories. Relevant state and territory regulatory authorities should be consulted to clarify these requirements.

Pre-requisite Unit

CPCCBS6102 Research and evaluate construction methods and materials for Class 2 to 9 buildings to three storeys.

Unit Sector

Building surveying

Elements and Performance Criteria

Elements describe the essential outcomes.

Performance criteria describe what needs to be done to demonstrate achievement of the element.

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|--|---|
| 1 Scope and plan the building surveying audit. | <ul style="list-style-type: none">1.1 Review building surveying audit application for building included in Classes 2 to 9 and related documentation to clarify property details and audit purpose.1.2 Determine audit scope and limitations and negotiate agreed audit criteria with relevant persons.1.3 Review relevant building plans and documentation prior to and during building surveying audit.1.4 Confirm building ownership, classification and use, and contact owner or owner's corporation to arrange access to the building.1.5 Research and identify compliance requirements for the building according to building classification, location, and potential change of use.1.6 Obtain required equipment and apply work health and safety (WHS) requirements to audit activities according to workplace requirements.1.7 Identify need for expert advice and engage relevant specialist consultant.1.8 Consult with local planning authority and other relevant persons to confirm building compliance requirements and relevant planning permissions.1.9 Document audit plan outlining audit schedule, scope and limitations and audit compliance criteria. |
| 2 Conduct building surveying audit for building included in Classes 2 to 9. | <ul style="list-style-type: none">2.1 Carry out building surveying audit according to agreed audit criteria and workplace requirements.2.2 Visually inspect building interior and exterior, note and document construction elements and obtain required photographic evidence.2.3 Confirm and document actual use of building and check against compliance requirements.2.4 Evaluate agreed elements of building against agreed |

		criteria according to audit scope and limitations, and document non-compliances.								
	2.5	Note and document elements of the building that comply with NCC deemed-to-satisfy provisions.								
	2.6	Document construction materials that pose a risk to health and safety and seek specialist advice to investigate and report on findings.								
3	Produce building surveying audit report.	<table><tr><td>3.1</td><td>Prepare building surveying audit report specifying audit scope, purpose, limitations, assumptions and findings in the required format according to workplace requirements.</td></tr><tr><td>3.2</td><td>Incorporate findings and recommendations obtained from specialist consultant.</td></tr><tr><td>3.3</td><td>Incorporate details of any non-compliances, prioritised compliance strategies and associated cost estimates and timeframes to achieve compliance according to workplace requirements.</td></tr><tr><td>3.4</td><td>Provide final building surveying audit report to relevant persons according to agreed compliance criteria and workplace requirements.</td></tr></table>	3.1	Prepare building surveying audit report specifying audit scope, purpose, limitations, assumptions and findings in the required format according to workplace requirements.	3.2	Incorporate findings and recommendations obtained from specialist consultant.	3.3	Incorporate details of any non-compliances, prioritised compliance strategies and associated cost estimates and timeframes to achieve compliance according to workplace requirements.	3.4	Provide final building surveying audit report to relevant persons according to agreed compliance criteria and workplace requirements.
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3.2	Incorporate findings and recommendations obtained from specialist consultant.									
3.3	Incorporate details of any non-compliances, prioritised compliance strategies and associated cost estimates and timeframes to achieve compliance according to workplace requirements.									
3.4	Provide final building surveying audit report to relevant persons according to agreed compliance criteria and workplace requirements.									

Foundation Skills

As well as the foundation skills explicit in the performance criteria of this unit, candidates require:

- oral communication skills to use specialised construction industry vocabulary when providing explanations and using questions to seek advice
- numeracy skills to interpret ratios, rates and proportions when examining drawings and documentation.

Unit Mapping Information

Supersedes and is not equivalent to CPCCBS6011 Conduct and report on building surveying audits of commercial buildings up to three storeys

Links

Companion volumes to this training package are available at the VETNet website -
<https://vetnet.gov.au/Pages/TrainingDocs.aspx?q=7e15fa6a-68b8-4097-b099-030a5569b1ad>

Assessment Requirements for CPCCBS6111 Conduct and report on building surveying audits of Class 2 to 9 buildings to three storeys

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Performance Evidence

To demonstrate competency, a candidate must meet the elements and performance criteria of this unit by conducting and reporting on building surveying audits for three different projects involving the following Classes of buildings as defined by the National Construction Code (NCC):

- one project incorporating Class 5 or Class 6
- one project incorporating Class 2 or Class 3 or Class 9c
- one project incorporating Class 7 or Class 8.

Each building must be up to three storeys and not exceeding 2,000 square metres in floor area, and in a different geographical location as defined by the NCC.

Knowledge Evidence

To be competent in this unit, a candidate must demonstrate knowledge of:

- audit methodology and criteria
- content and format requirements for building surveying audit reports
- NCC classifications and definitions for buildings included in Classes 2 to 9:
 - building types
 - geographic and climate zones
- roles and responsibilities of specialist consultants in building surveying audits
- principles of negotiation and conflict resolution used to maintain professional relationships during building surveying audit processes
- processes for writing building surveying audit reports including using assumptions
- types of disciplines from which specialist advice may be sought
- typical purpose, scope and limitations of building surveying audits
- workplace requirements for conducting and reporting on building surveying audits:
 - equipment, including personal protective equipment (PPE)

- reporting
- work health and safety (WHS).

Assessment Conditions

Assessors must meet the requirements for assessors contained in the Standards for Registered Training Organisations.

Assessors must also:

- be licensed as a Building Surveyor Level 1 (or equivalent) or Level 2 (or equivalent) in their state or territory, or
- demonstrate current membership of a relevant industry association and have current registration on the National Building Professionals Register in the Building Industry Control category (level 1), or
- be accredited under the Australian Institute of Building Surveyors (AIBS) National Accreditation Scheme at Building Surveyor level or be accredited by the Royal Institute of Chartered Surveyors as a building certifier.

Assessment must be conducted in the workplace or a simulated workplace using realistic conditions, materials, activities, responsibilities, procedures, safety requirements and environmental considerations.

Candidates must have access to buildings, equipment, software, drawings, documentation and materials required to achieve the performance evidence.

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