



CPCBC4009

Apply legal requirements to building and construction projects

Assessment 2 of 3

Case Study 1

Assessor Guide



Assessment Instructions

Task overview

This assessment is Part 1 of the two-part Case Study assessment.

You will be taken through a series of five (5) tasks related to a scenario, as follows:

Task 1 – Building classification

Task 2 – Builder's registration and licence

Task 3 – Required licences and competencies for contractors

Task 4 – The project contract

Task 5 – Insurance

Each task has a series of questions that you are required to answer correctly using your own words. Read each question carefully before typing your response in the space provided.

Additional resources and supporting documents:

To complete this assessment, you will access the following:

- Your Home Design for place - 3BR + Study - All plans and elevations
- Provided relevant legislation
- National Construction Code (NCC)
- 'Confined Spaces Entry Permit' form
- 'Controlled Activity Approval' document.

Note: The National Construction Code (NCC) can be accessed via the Australian Building Codes Board's (ABCB) [website](#) upon free registration. Australian Standards can be accessed through their official [website](#).

Assessment Information

Submission

You are entitled to three (3) attempts to complete this assessment satisfactorily. Incomplete assessments will not be marked and will count as one of your three attempts.

All questions must be responded to correctly to be assessed as satisfactory for this assessment.

Answers must be typed into the space provided and submitted electronically via the LMS. Hand-written assessments will not be accepted unless previously arranged with your assessor.

Reasonable adjustment

Students may request a reasonable adjustment for assessment tasks.

Reasonable adjustment usually involves varying:

- the processes for conducting the assessment (e.g. allowing additional time)
- the evidence gathering techniques (e.g. oral rather than written questioning, use of a scribe, modifications to equipment)

However, the evidence collected must allow the student to demonstrate all requirements of the unit.

Refer to the Student Handbook or contact your Trainer for further information.



Please consider the environment before printing this assessment.

Student Name: [Click or tap here to enter text.](#)
Student Number: [Click or tap here to enter text.](#)

SCENARIO - New Street Coast Town Construction Project



You are a builder, and you have been contracted as the principal contractor to build a detached house on a vacant block of land.

The details of this building and construction project are as follows:

- Your trading name: UP Building and Construction Pty Ltd
- You will be employing on-site labour, including:
 - a site supervisor and manager
 - an apprentice.
- You will also employ subcontractors, who will work on the following:
 - gas fitting
 - electricity installation
 - plumbing.
- The contract price for the entire project is \$313,800.
- Owner: John Jones
- Address: PO Box 44444 Coast Town [YOUR STATE/TERRITORY] 4444
- Site address: 60 New Street Coast Town
- Lot no 60 RP 123456
- Local authority: Coast Town Municipal Council
- A deposit of 5% was paid on signing the contract.
- Commencement: 14 days after obtaining building approval.
- Proposed completion date: 6 months from the commencement date. Extensions must be discussed, mutually agreed upon and captured in writing.

This project must comply with relevant national, state/territory, local legal and regulatory requirements, including but not limited to:

- Building contracts
- Construction insurance
- Industrial relations
- Payroll systems and taxation
- Environmental, sustainability, and waste management
- Work health and safety.

The site plan can be accessed and viewed by clicking on the link below:

[Your Home Design for place - 3BR + Study - All plans and elevations](#)

Note: For the purpose of this scenario, Coast Town is a fictitious town located in your state/territory. For the completion of the tasks below, you are required to refer to your state/territory legislation whenever it is indicated.

Task 1 – Building classification

Question 1

What is the building classification for this project? Tick the box with the correct answer.

<input checked="" type="checkbox"/>	Class 1a
<input type="checkbox"/>	Class 1b
<input type="checkbox"/>	Class 5
<input type="checkbox"/>	Class 7a
<input type="checkbox"/>	Class 10b

Question 2

Answer the following questions about the building codes relevant to the building classification of this project.

- a. In which volume of the National Construction Code (NCC) 2019 can you find the building codes and standards for this building classification?

<input type="checkbox"/>	Volume 1
<input checked="" type="checkbox"/>	Volume 2
<input type="checkbox"/>	Volume 3

- b. Answer the following questions below relating to the builders' obligations under the [Home Building Act 1989 No 147](#) (NSW). This may be different in your state/territory. However, the purpose of this activity is to interpret a specific piece of legislation.

Instructions to the assessor:

Sample answers are provided below.

Question	Answer
Under the Home Building Act 1989 No 147, what is the maximum deposit percentage the builder can charge? (15-20 words)	The maximum amount of a deposit for residential building work is 10% of the contract price.
According to the Home Building Act 1989 No 147, if there is no date stated in the contract to complete building works, when can the builder deem the project completed? (55-60 words)	If the contract does not provide for when work is complete (or there is no contract), the completion of residential building work occurs on practical completion of the work, which is when the work is completed except for any omissions or defects that do not prevent the work from being reasonably capable of being used for its intended purpose.

According to the Home Building Act 1989 No 147, can the client request the builder rectify faults with waterproofing after 5 years? [25-30 words]	The warranty period is 6 years for a breach that results in a major defect in residential building work or 2 years in any other case.
--	---

c. Answer the following questions below relating to the builders' obligations under the [Home Building Regulation 2014](#) [NSW]. This may be different in your state/territory. However, the purpose of this activity is to interpret a specific piece of legislation.

Instructions to the assessor:

Sample answers are provided below.

Question	Answer
Under the Home Building Regulation 2014, when using a residential building contract to which Section 7 applies, what information must be provided? [35-40 words]	[a] a checklist in the approved form, [b] information, in the approved form, that explains the operation of the Building and Construction Industry Security of Payment Act 1999 and the Building and Construction Industry Security of Payment Regulation 2020.
Under the Home Building Regulation 2014, what is the minimum insurance cover required for UP Building and Construction Pty Ltd new house build? [1 word]	\$340,000

Question 3

In the table there are building and construction elements listed relevant to the New Street Coast Town Construction Project. For each element identify the relevant standard's code and title.

Instructions to the assessor:

Sample answers are provided below.

Construction element	Australian Standard (code and title)
Timber frame	AS 1720 Timber structures
Windows and external glazed doors	AS 2047 Windows and external glazed doors in buildings
Plumbing and drainage	AS/NZS 3500 Plumbing and drainage
Residential slabs and footings	AS 2870 Residential slabs and footings
Hot water systems	AS/NZS 4234 Heated water systems

Task 2 – Builder’s registration and licence

Review the following fictitious licence to see builder licensing and registration details.

CONTRACTOR LICENCE	
Builder	
UP Building and Construction Pty Ltd 345 Grandis Road MARYLAND, [YOUR STATE/TERRITORY] 4444	
	NUMBER 122333C
	EXPIRES 01/12/2023

For the purpose of this assessment, the above licence stands for your fictitious contractor licence in your state/territory. Confirm if you are qualified to undertake the project for the building classification (identified in Task 1). Select ‘Yes’ or ‘NO’ and explain the reason for your answer.

Select any limitations to the work you can undertake for this project, if any.

Instructions to the assessor:

The student must confirm if they are qualified to undertake the project for the building classification in their state/territory.

Based on the simulated licence details provided above, for satisfactory performance, the student must tick YES.

Your state/territory	Student to identify their state/territory, such as NSW, QLD, VIC, TAS, NT, SA, WA
Are you qualified to undertake the construction project for the building classification you identified in Task 1?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Explanation (100-120 words)	[Type your explanation here] The student must explain their answer here. For satisfactory performance, based on the simulated licence details provided above, the student’s response must align with the benchmark discussion points below: <ul style="list-style-type: none"> The licence above allows the holder to contract work for construction projects as a builder. A general builder may do any work that is residential building work. Residential building work means any work involved in constructing a dwelling or altering or adding to a dwelling. It also includes repairing, renovating, decorating or applying a protective treatment to a dwelling. Any contract for general building work can include any specialist work that needs to be done as part of the overall job, and any specialist work can be

Student Name: [Click or tap here to enter text.](#)
 Student Number: [Click or tap here to enter text.](#)

	<p>appropriately subcontracted. However, this work must be carried out by the holder of an endorsed contractor licence or qualified supervisor certificate in that specialist category. [Source: https://www.fairtrading.nsw.gov.au/trades-and-businesses/licensing-and-qualifications/general-building-work]</p> <ul style="list-style-type: none"> ▪ The licence is still valid until 2023.
<p>Select the types of work that you are only allowed to undertake for this project. Select all that apply.</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Heating Services Electrical <input checked="" type="checkbox"/> Gas fitting <input type="checkbox"/> Bricklaying <input checked="" type="checkbox"/> Plumbing <input type="checkbox"/> Carpentry <input checked="" type="checkbox"/> Lighting Supply <p><i>Source: kb.pegasus.net.au</i></p> <p>Instruction to the assessor: If student answered 'No', the answer was incorrect and the assessment would be Not Satisfactory.</p> <p>The student must tick the types of work that you are only allowed to undertake for this project if they ticked YES in the previous question.</p> <p>For satisfactory performance, based on the simulated licence details provided, the student's response must be all four [4] ticked.</p>	

Task 3 – Required licences and competencies for contractors

The construction project will employ subcontractors, site supervisors, and managers. As the one employing them, you must ensure that these workers have the required licensing and competencies for this project.

Review your state/territory's licensing and competency requirements for the workers in this project as the project itself takes place in your state/territory. Outline these licence and competency requirements for each worker in the table on the following page.

Instructions to the assessor:

The student must outline licence and competency requirements for each worker in the table in the following page.

Model answers are provided below for assessor's additional reference, based on workers' licence and competency requirements.

Personnel	Licence required (5-10 words)	Competencies required (40-60 words)
a. Subcontractor – gas fitting	<p>A contractor licence - gas fitting Student's response may also be a tradesperson certificate. This is also acceptable.</p>	<p>Students must identify a minimum of 1 from the below:</p> <p>For all states: Certificate III in Plumbing CPC32413/ CPC32412/ CPC32411/ CPC32408/ BCP30103 including completing all modules in the gas services stream and the units of competency listed below; OR an apprenticeship which includes Certificate III in Plumbing CPC32413/ CPC32412/ CPC32411/ CPC32408/ BCP30103 including completing all modules in the gas services stream and the units of competency listed below; OR Certificate III in Gas fitting CPC32713/ CPC32712/ CPC32711/ CPC32708/ BCP30403 and the units of competency listed below; OR an apprenticeship which includes Certificate III in Gas fitting CPC32713/ CPC32712/ CPC32711/ CPC32708/ BCP30403 and the units of competency listed below. Have at least two years' combined industry experience in the work covered by the units set out above, and you got this experience after completing Certificate III in Plumbing</p> <p>We may require evidence of your employment to confirm any employment periods and to verify that you are able to do or to supervise plumbing, draining, gas fitting and LP gas fitting work.</p> <p>In addition to the above: Complete all of the following units of competency:</p>

Personnel	Licence required (5-10 words)	Competencies required (40-60 words)
		<p>CPCBC4012A/ BCGBC4012A or B Read and interpret plans and specifications; and either CPCPGS4011A or B or C Design and size consumer gas installations or CPCPGS4001A/ BCPGS4001A Plan, size, and layout consumer gas installations. AND Show evidence of completing an apprenticeship and at least two years' combined industry experience in the work covered by the units set out above OR Have at least two years' combined industry experience in the work covered by the units set out above and show you got this experience after completing Certificate III in Plumbing.</p> <p>Sources: NSW: Plumbing, draining and gas fitting NSW Fair Trading VIC: Plumbing registration and licensing Victorian Building Authority (vba.vic.gov.au) WA: Gas fitting forms Department of Mines, Industry Regulation and Safety (commerce.wa.gov.au) NT: Gasfitters NT WorkSafe SA: Gas fitting permit SafeWork SA ACT: https://www.planning.act.gov.au/build-buy-reno/for-industry/construction-licences/apply-for-a-construction-licence/plumber,-drainer-and-gasfitter-licence TAS: Gas-fitting licence - practitioner (cbos.tas.gov.au)</p>

Personnel	Licence required (5-10 words)	Competencies required (40-60 words)
b. Subcontractor – electrical	A contractor licence – electrical	<p>Students must identify a minimum of 1 from the below: For all states:</p> <p>With regards to the qualifications and experience needed, there are Pathways A – G. Complete Certificate III in Electrotechnology Electrician (UEE30806 or UEE30807 or UEE30811) and have all of the following:</p> <ul style="list-style-type: none"> ▪ A certificate of proficiency as an electrician or an electrical mechanic from the Vocational Training Review Panel of NSW (the VTRP) or its predecessors. The VTRP was formerly the Vocational Training Tribunal (VTT). ▪ At least 12 months of relevant electrical wiring work experience using knowledge and understanding of the wiring rules AS/NZS 3000:2018. This experience must be in the residential, commercial and/or industrial areas required by the <i>'Referee's Statement Electrical Work' form.</i> <p>We may require the following to verify you are able to do or supervise electrical wiring work:</p> <ul style="list-style-type: none"> ▪ an assessment of your understanding of the current edition of the wiring rules AS/NZS 3000-2018 ▪ evidence of your employment to confirm any employment periods. <p>We will contact you if we need you to do this assessment or give us this additional information.</p>

Personnel	Licence required [5-10 words]	Competencies required [40-60 words]
		[Full list of qualifications per pathway are found here . Requirements are the same across the country; however, regulatory authority varies from states/territories.]
c. Subcontractor – plumbing	A contractor licence – plumbing Student's response may also be a tradesperson certificate. This is also acceptable.	Students must identify a minimum of 1 from the below: Certificate III in Plumbing CPC32413/ CPC32412/ CPC32411/ CPC32408/ BCP30103 including all modules in the water stream and sanitary stream. OR an apprenticeship which includes Certificate III in Plumbing CPC32413/ CPC32412/ CPC32411/ CPC32408/ BCP30103 including all modules in the water stream and sanitary stream. Requirements are the same across the country; however, regulatory authority varies from states/territories.
d. Site supervisors	Qualified supervisor certificate (An endorsed contractor licence is also an acceptable response for NSW)	Students must identify a minimum of 1 from the qualifications listed below: Must meet one of the two qualification criteria below: Certificate IV in Building and Construction (BCG40106 or CPC40108 Building or CPC40110 Building) or (BCG40206 or CPC40208 Contract Administration) or (BCG40306 or CPC40308 Estimating) or (BCG40506 or CPC40508 Site Management) including all of the following units: <ul style="list-style-type: none"> ▪ BCGBC4001A or CPCCBC4001A ▪ BCGBC4002A or CPCCBC4002A ▪ BCGBC4003A or CPCCBC4003A ▪ BCGBC4004A or CPCCBC4004A

Student Name: [Click or tap here to enter text.](#)

Student Number: [Click or tap here to enter text.](#)

Personnel	Licence required (5-10 words)	Competencies required (40-60 words)
		<ul style="list-style-type: none"> ▪ BCGBC4005A or CPCBC4005A Requirements are the same across the country; however, regulatory authority varies from states/territories.
e. Managers	Qualified supervisor certificate (An endorsed contractor licence is also acceptable response for NSW)	Complete management qualifications, such as a Diploma of Building and Construction (Building) [CPC50210], Advanced Diploma of Building and Construction (Management) [CPC60212], or a Bachelor of Construction Management. From: https://www.seek.com.au/career-advice/role/site-manager Requirements are the same across the country; however, regulatory authority varies from states/territories.

Student Name: [Click or tap here to enter text.](#)

Student Number: [Click or tap here to enter text.](#)

Task 4 – The project contract

Question 1

What types of building contract apply to the project? Select all **three (3)** that apply. Briefly explain why you have selected these specific types of building contract.

Instructions to the assessor:

The student must tick all three contracts that apply to this project and provide a brief explanation of why they selected each of their response. For a satisfactory response, the student's responses must be the three ticked below: residential, subcontractor agreements, and lump-sum. For satisfactory performance in the explanations, their response must be consistent with the benchmark explanations provided below.

Contracts to be used for this project	Explanation (5-10 words)
<input checked="" type="checkbox"/> Residential contracts	Building and construction project is for a residential building.
<input type="checkbox"/> Commercial contracts	(The student must leave this blank.)
<input checked="" type="checkbox"/> Subcontractor agreements	This project is employing subcontractors.
<input checked="" type="checkbox"/> Lump-sum contracts	A fixed price or lump sum is agreed by the client and the contractor. The contract price for the house was \$255,000.00
<input type="checkbox"/> Cost-plus contracts	(The student must leave this blank.)

Question 2

The contract terms for this building and construction project must comply with the Australian Contract Law. According to this law, the agreements made between the builder and the client and

Student Name: [Click or tap here to enter text.](#)

Student Number: [Click or tap here to enter text.](#)

Page 13 of 23

between the builder and subcontractor must have the four essential elements listed below for the contract to be legally binding.

Taking in consideration common law principles, relevant state/territory laws and regulations and fair trading legislation, explain how you will ensure the contracts for this project comply with each of these elements.

Instructions to the assessor:

The student must explain how they will ensure the contracts for this project comply with each of the four elements for the contract to be legally binding.

Responses may vary. For a satisfactory response, the explanation must be appropriate and correct to the element of the contract. Sample responses are provided below to give the assessor an idea of the breadth and depth required for a satisfactory response.

Elements of a contract	How will you make sure the contracts for this project comply with each of these elements?
<p>a. Offer [15-20 words]</p>	<p>Examples of discussion points are provided below [at least one explanation is required]: E.g.</p> <ul style="list-style-type: none"> ▪ Clearly state what the builder will be completing, the scope of the building and construction project, specifications, etc. ▪ Clearly state what the scope of the subcontractor's work in the project is
<p>b. Acceptance [25-30 words]</p>	<p>Examples of discussion points are provided below [at least one explanation is required]: E.g.</p> <ul style="list-style-type: none"> ▪ Clearly state what the builder will be completing, the scope of the building and construction project, specifications, etc., as this sets out what can only be accepted at project completion. ▪ Counteroffers are provided to suggest new terms which can either be accepted or rejected. ▪ Offers and counteroffers are made prior to the agreement. ▪ Acceptance must be done in the method prescribed by the offerer.
<p>c. Capacity [25-35 words]</p>	<p>Examples of discussion points are provided below [at least one explanation is required]: E.g.</p> <ul style="list-style-type: none"> • A bankrupt person may make a contract, but unprofitable contracts made prior to bankruptcy may be disclaimed by the trustee. • Legislation may also restrict the nature of contracts a bankrupt person may enter into [for example, the extent of credit they may obtain] and makes entering into some types of contract without disclosure of bankruptcy an offence.

	<ul style="list-style-type: none"> At common law a company only had contractual capacity to the extent it was given such capacity by its constitution – parties to a contract with the company were taken to have been aware of any restrictions contained in the constitution.
d. Intention of legal consequences (20-25 words)	<p>Examples of discussion points are provided below (at least one explanation is required):</p> <p>E.g.</p> <ul style="list-style-type: none"> The parties entering the contract must intend to create legal relations and understand that the agreement can be enforced by law. Intention to create legal relations is only presumed. If parties opt for the contract not to be legally binding, this must be clearly stated in the contract.
e. Consideration (25-30 words)	<ul style="list-style-type: none"> The contract must be supported by valuable consideration – one party promises to do something in return for a promise from the other party to provide a benefit of value.

Question 3

Once the contract agreement is reviewed, agreed upon and signed, you need to make sure that the contract agreement is applied, and all of its conditions are met over the course of the construction.

Look at the following common parts of an agreement and explain how you could meet these conditions for the 'New Street Coast Town Construction Project'. The project-related information can be found in the Scenario at the beginning of the assessment.

Instructions to the assessor:

Sample answers are provided below.

Part of agreement	How to comply with the condition
Contract price (25-30 words)	<p>Student must explain this in relation to the project and should follow the following points:</p> <ul style="list-style-type: none"> Contract price for entire project is \$313,800. A deposit of 5% was paid on signing the contract Contract price may change depending on material cost and on subcontractor fees.
Payment schedule (15-20 words)	<p>Student must explain this in relation to the project and should follow the following points:</p> <ul style="list-style-type: none"> A deposit of 5% was paid on signing the contract

Student Name: [Click or tap here to enter text.](#)
Student Number: [Click or tap here to enter text.](#)

	<ul style="list-style-type: none"> • Payment schedule is determined based on milestones reached.
Construction period, start dates and practical completion [25-30 words]	<p>Student must explain this in relation to the project and should follow these points:</p> <ul style="list-style-type: none"> • Commencement: 14 days after obtaining building approval. • Proposed completion date: 6 months from commencement date. Extensions must be discussed, mutually agreed upon and capture in writing.
Statutory compliance [15-20 words]	<p>Student must explain that every aspect of the project, including engaging subcontractors, organising insurance, permits and licences, etc., must comply with state/territory regulations and the Building Code of Australia.</p>
Documentation [10-20 words]	<p>Student must explain that building permits, invoices, notices, reports must be obtained and retained as evidence of compliance.</p>
Dispute resolution [35-40 words]	<p>Student must explain this in relation to the project and should follow the following points:</p> <ul style="list-style-type: none"> • The Contractor should indemnify and hold harmless and its employees against all liability, claims, demands, expenses, on account of any loss, damage or injury. • The Contractor agrees to be responsible for providing defence against such liability, claims or demands.

Question 4

Access and review the following '[Confined Spaces Entry Permit](#)'.

Based on the building permit, identify the limitations of this permit and the activity restrictions.

Instructions to the assessor:

Sample answers are provided below.

<p>Limitations: Up to how many spaces does this permit apply to? [3-6 words]</p>	<p>The permit applies to one space only.</p>
<p>Activity restrictions: Before someone is allowed to enter a confined space, they must have an entry permit.</p>	<p>For satisfactory performance, although wording may slightly vary, the student's response must be consistent with the below. All five points must appear in the student's response:</p>

Student Name: [Click or tap here to enter text.](#)
Student Number: [Click or tap here to enter text.](#)

<p>List all the five (5) details that this entry permit must include. (60-70 words)</p>	<p>Before someone enters a confined space, you must give them an entry permit (written by a competent person) that includes:</p> <ol style="list-style-type: none"> 1. a description of the space 2. the names of those allowed to enter the space. 3. The time the permit is valid. 4. the things to do before work commences [e.g. cleansing and entry] and during work [e.g. continuous communication with / monitoring of workers] 5. a section for the competent person to acknowledge that everyone has left the space.
--	--

Question 5

Access and review the following '[Controlled Activity Approval](#)'.

Once you have reviewed the building approval, identify the limitations, conditions and activity restrictions of this building approval.

Instructions to the assessor:
Sample answers are provided below.

<p>Limitations: Which property and controlled activities will this approval cover? (30-35 words)</p>	<p>The approval that will be granted will be limited to the property identified in Section E as well as the controlled activities described in Section F of the Application Form lodged to the council.</p>
<p>Conditions: Identify the condition on which the approval must be extended. (25-30 words)</p>	<p>Controlled activity approval must be extended if works will not be completed before the expiry date. Works include any maintenance period required by the controlled activity approval.</p>
<p>Activity restrictions List the five (5) controlled activities in which this approval is restricted to. (40-50 words)</p>	<p>For satisfactory performance, although wording may slightly vary, the student's response must be consistent with the below:</p> <ol style="list-style-type: none"> 1. erection of a building 2. carrying out a work 3. removing material from waterfront lands, such as vegetation or extractive material 4. depositing material on waterfront land, such as extractive material 5. carrying out an activity that affects the quantity or flow of water in a water source

Task 5 – Insurance

Question 1

Is a homeowner’s insurance [also known as Builders’ Warranty insurance, legally required for the New Street Coast Town Construction project, given the project cost? Select ‘Yes’ or ‘No’ and explain your reason for your answer. Indicate the exact name/title of the homeowner’s insurance that applies to this project.

Base your answers on your state/territory’s homeowner’s insurance requirements.

Instructions to the assessor:

The student must indicate whether homeowner’s insurance is legally required for this project, given the project cost or not by ticking YES or NO below.

Model answers are provided below for the assessor’s additional reference.

Your state/territory	Student must identify the state/territory they and the project take place, such as NSW, QLD, VIC, TAS, NT, WA, SA, ACT
Is a homeowner’s insurance legally required for this project?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (For NT and TAS, homeowner’s insurance is voluntary)
Explain your answer. (15-20 words)	Project is over \$20,000.00. As per NSW legislation, homeowner’s insurance is required for projects over \$20,000.00. Cost limits per states: <ul style="list-style-type: none"> • VIC: \$16,000 • SA: \$12,000 • WA: \$20,000 • QLD: \$3,300 • NT: \$12,000 • TAS: - • ACT: \$12,000
Indicate the exact name/title of the homeowner’s insurance that would apply to this project.	NSW: Home Building Compensation Fund VIC: Owner Builder Home Warranty Insurance (Domestic Building Insurance) SA: Building Indemnity Insurance WA: Home Indemnity Insurance QLD: Home Warranty Insurance NT: Residential Building Insurance (Fidelity Fund Certificate) – not mandatory TAS: Residential Building Warranty Insurance -not mandatory ACT: Residential Building Warranty Insurance Source: How Builders' Warranty Insurance Works QBE AU

Question 2

One of the workers has suffered a moderate physical injury and has lodged a request for workers’ compensation to reimburse his medical treatment expenses. Explain the process for claiming workers’

Student Name: [Click or tap here to enter text.](#)

Student Number: [Click or tap here to enter text.](#)

compensation on this worker's behalf. Base your answers on your state/territory's process for claiming workers' compensation.

[Approximate word count: 70-75 words]

Instructions to the assessor:

The student must explain the process for claiming workers' compensation on the workers' behalf. Model answers are provided below for assessor's additional reference, based on the workers' compensation claims process in New South Wales. However, all states follow the same process, with slight alterations indicated below.

[Type your answer here]

Model answer from sira.nsw.gov.au:

The employer must:

- forward any workers' compensation claim with the relevant medical certificate or information about a claim to the insurer within seven days of receiving it. (In ACT, within 48 hours from receiving notification; in NT, within 3 working days from when employee submitted the claim form; in TAS, within 3 days from when the employee submitted the claim form).
- respond to the insurer's requests for information about a claim within seven days.

Question 3

Construction insurance consists of various insurance policies that protect building and construction projects. Based on the UP Building and Construction Pty Ltd New Street Coast Town Construction Project, what types of insurance are mandatory and what types are voluntary?

Instructions to the assessor:

Sample answers are provided below.

Answers are based on NSW legislation. Answers applicable to other states/territory are indicated as required.

Insurance	'Mandatory' or 'Voluntary'	Purpose/ benefits (50-60 words)
Home building compensation cover	Mandatory	Home building compensation cover protects homeowners as a last resort if their builder cannot complete building work or fix defects because they have become insolvent, died, disappeared or had their licence suspended for failing to comply with a court or tribunal order to compensate a homeowner. [Except for TAS and NT as it voluntary there]
Contract works insurance	Voluntary	A builder or tradesperson should have contract work insurance. It is for your protection and covers the

Student Name: [Click or tap here to enter text.](#)

Student Number: [Click or tap here to enter text.](#)

		<p>loss or damage to materials and work.</p> <p>If the builder or tradesperson does not have this type of insurance, you may risk:</p> <ul style="list-style-type: none"> • inconvenience • time delays • disputes [and possible financial loss] if materials are damaged or stolen.
Workers compensation insurance	Mandatory	<p>Make sure all employees are covered by their employer for workers compensation. This insurance covers employees who are injured on the building site.</p> <p>If employers are not insured, you could be liable to pay the costs of any claim. In some circumstances, under the Workers Compensation Act 1987, these people are regarded as your employees.</p>

Question 4

UP Building and Construction's HR manager provided you with a copy of the insurance register that lists all insurances the company holds (see below). Assuming that today's date is 21 August 2021, review the listed insurances and confirm whether the listed insurances are current or not. Briefly, in about 10-15 words, explain your answer and identify the insurance(s) that is not current (if it applies).

Insurance Policy Register

Insurance type	Insurer	Policy number	Period of insurance		Review date (one month before expiry)	Contact person and contact details
			From	End		
Worker's Compensation	QBE Insurance	Q111 222	1 July 2021	1 July 2022	1 June 2022	Jarred Kovac 1800 762 878
Homeowners'/ Builders' Warranty insurance	HIA Insurance Services	H123 456	15 May 2021	15 May 2022	15 April 2022	Ali Mohammed 1800 123 456
Construction works insurance	HIA Insurance Services	H123 577	20 May 2021	20 May 2022	20 April 2022	Monica Reese 1800 123 456
General liability insurance	QBE Insurance	Q555 001	20 July 2020	20 July 2021	20 June 2021	Sam Bolt 1800 762 878
Professional indemnity insurance	QBE Insurance	Q555 992	22 October 2020	22 October 2021	22 September 2021	Tania Vo 1800 762 878
Contractor general liability insurance	QBE Insurance	Q444 340	25 March 2021	25 March 2022	25 February 2022	Ilesh Dwight 1800 762 878
Commercial auto insurance	Allianz Insurance	MC112 567 001	14 February 2021	14 February 2022	14 January 2022	Ninu Smith 13 11 12
Plant and equipment insurance	Chubb Insurance	TT440 221 593	18 December 2020	18 December 2021	18 November 2021	Rakesh Chan 11 12 13

[Type your answer here]

Student must notice that that the General liability insurance expired on 20 July 2021. All other insurances are current.

Assessment checklist

Students must have completed all questions within the assessment before submitting. This includes:

Task 1 - Building classification		
Q1	Answer question regarding building classification	<input type="checkbox"/>
Q2 (a, b, c)	Answer question regarding building code and legislation	<input type="checkbox"/>
Q3	Complete table regarding Australian Standards	<input type="checkbox"/>
Task 2 - Builder's registration and licence		
Complete table regarding the provided contractor licence		<input type="checkbox"/>

Student Name: [Click or tap here to enter text.](#)
Student Number: [Click or tap here to enter text.](#)

Task 3 - Required licences and competencies for contractors		
Complete table [a, b, c, d, e] regarding contractor licences and competencies		<input type="checkbox"/>
Task 4 - The project contract		
Q1	Select the appropriate contract type for the project	<input type="checkbox"/>
Q2	Complete table with information regarding how the contracts comply with the elements of the contract	<input type="checkbox"/>
Q3	Complete table with information regarding how to comply with the common parts of an agreement	<input type="checkbox"/>
Q4	Complete table regarding building permit's limitations and activity restrictions	<input type="checkbox"/>
Q5	Complete table regarding building approval's limitations, conditions and activity restrictions	<input type="checkbox"/>
Task 5 - Insurance		
Q1	Complete table regarding homeowner's insurance	<input type="checkbox"/>
Q2	Answer question regarding worker's compensation	<input type="checkbox"/>
Q3	Complete table regarding different insurance policies	<input type="checkbox"/>
Q4	Answer question regarding the insurances' currency	<input type="checkbox"/>

Congratulations, you have reached the end of Assessment 2!

Student Name: [Click or tap here to enter text.](#)
 Student Number: [Click or tap here to enter text.](#)

This document was developed by TotalVET Training Resources.

© 2021 TotalVET Training Resources. All rights reserved.

No part of this publication may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise without the prior written permission of TotalVET Training Resources.

© UP Education Australia Pty Ltd 2021

Except as permitted by the copyright law applicable to you, you may not reproduce or communicate any of the content on this website, including files downloadable from this website, without the permission of the copyright owner.

Student Name: [Click or tap here to enter text.](#)
Student Number: [Click or tap here to enter text.](#)