

Application for AIQS Strata Management Defect Determination Panel (NSW)



The NSW Strata Building Bond and Inspections Scheme began on 1 January 2018. It applies to building contracts executed from this date – or where there is no written contract – building work that commences from this date, to construct residential or partially-residential strata properties of four or more storeys. Buildings that are three storeys or under are covered under the Home Building Compensation Fund.

This scheme includes a building bond by the developer and mandatory defect inspections and reports on the development by an independent building inspector. It provides a structured, proactive process that resolves building issues quickly and cost effectively, early in the life of the building.

Developers must arrange for and lodge a building bond with NSW Fair Trading equal to two percent of the contract price for the building work. The building bond must be lodged before the occupation certificate is issued. The building bond secures funds (up to the amount of the bond) to be used to pay for any defective building work that's identified in a final inspection report.

If there is no written contract for the building work or the parties to the building contract (i.e. the developer and the builder) are related or connected persons, the contract price for the building works must be identified in a cost report prepared by an independent quantity surveyor who is a member of the Australian Institute of Quantity Surveyors (AIQS).

Where the parties (developer and owners corporation) cannot agree on the costs of the rectification of defects, the Secretary (Dept. Fair Trading - NSW Strata Management Defects Scheme) will appoint a member of the AIQS to make a determination (in respect of rectification costs). The appointment by the Secretary will be through a request to the AIQS.

Should you wish to be included on the AIQS Register for the NSW Strata Management Defect Determination Panel, please complete and return this application form along with your CV to marketing@aiqs.com.au.

Please note that the register is only available to corporate members (AAIQS/MAIQS/FAIQS).

Title:	Dr	Mr	Mrs	Ms	Miss
Surname:				Given Names:	
Date of Birth:				Sex:	M F
Business Address:				City:	
Postcode:				Mobile:	

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Email:

Current Employer:

List of Strata Title projects worked on over the past 5 years

Qualifications:

Skills:

Current AIQS Membership Class

Membership Class & Certification			
LFAIQS	FAIQS	MAIQS /AAIQS	CQS

Member's Signature:

Date:

Note: Please ensure a copy of your current CV is attached with your application