



Joining forces to set standards and regulate our industry

ABMA ACCREDITED INDUSTRY PRACTITIONER

Building Durability Consultant

BUILDING DURABILITY

The ABMA Building Management Plan seeks to equip building owners with the tools and skills to manage their infrastructure assets cost-effectively for the full life cycle of each individual property.

Every structure is built using construction materials and methodologies designed and installed in a particular way. The outcome of the design leads to a "Durability Factor". Some buildings are constructed of high quality materials, built to the highest industry standards which subsequently results in sales pricing generally occurring in the higher end of the market scale, while other

buildings are designed to deliver more cost-conscious results, constructed with less durable materials and to the minimum industry standard. These latter properties may be cheaper to purchase brand new, however their "Durability Factor" is lessened and consequently, heavier focus on ongoing maintenance is required to keep the building sound for its full life cycle.

ABMA and the Building Management Plan require, in addition to Category 1 & 2 builders warranty defect inspections, 5-Yearly Building Condition Assessments to be undertaken for each property, reporting on durability factors, and the results of these investigations to be accounted for in the Sinking Fund Forecast.

WHAT IS A BUILDING DURABILITY CONSULTANT?

Australian Building Management Accreditation seeks to align with suitably qualified contract consultants capable of assisting building owners in providing reliable and meaningful information around the durability of their structure. In addition to Category 1 & 2 builders warranty inspections during the statutory defects liability period, on a 5-yearly basis the Building Management Plan requires an ABMA Accredited Building Durability Consultant to attend site and undertake a full building condition assessment review and report of the common property. The Building Condition Assessment Report will provide priorities for rectification, replacement or upgrade to the building owner, scheduled across the next 5-year period, complete with budget estimates for the sinking fund forecast.

WHAT QUALIFICATIONS DOES A BUILDING DURABILITY CONSULTANT NEED?

If you have tertiary qualifications in an Engineering discipline or an Open Builder's License or Nominee Supervisor's License enabling you to supervise and control a high-rise commercial construction site, you will qualify to enter the ABMA Building Durability Consultant Training Program and become an ABMA Accredited Building Durability Consultant.



ABMA Gold Seal of Compliance

Your guarantee of compliance excellence...

www.abma.com.au

Freecall 1800 123 262

help@abma.com.au



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GAINING A QUALIFICATION WITH ABMA

Industry Practitioners seeking to gain recognition of skills and become Accredited with Australian Building Management Accreditation must be able to demonstrate the following: -

ABMA Building Durability Consultant

- Open Builders License; OR
- Engineering Discipline Qualification
- Completion of ABMA "Job Ready" skills workshop (annual professional development)
- Accreditation as an ABMA Industry Practitioner (**BDC**)

ABMA Building Management Plan Consultant

- 5 years in a senior Facilities Management or Caretaking role; OR
- Diploma of Facilities Management; OR
- Diploma of Building Management
- Completion of ABMA "Job Ready" skills workshop (annual professional development)
- Accreditation as an ABMA Industry Practitioner (**BMPC**)

ABMA Compliance & Performance Assessor

- 10 years in a senior Facilities Management or Caretaking role; OR
- Diploma of Facilities Management; OR
- Diploma of Building Management

- Completion of ABMA "Job Ready" skills workshop (annual professional development)
- Accreditation as an ABMA Industry Practitioner (**CPA**)

ABMA Early Dispute Prevention Services Consultant

- 10 years in a senior Facilities Management or Caretaking role; OR
- Diploma of Facilities Management; OR
- Diploma of Building Management
- Completion of ABMA "Job Ready" skills workshop (annual professional development)
- Accreditation as an ABMA Industry Practitioner (**EDPS**)

A Register of Training Organisations providing Qualification & non-accredited training courses for ABMA consultants is available via Freecall ABMA

(p) 1800 123 262 or

(e) help@abma.com.au



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