

Research on building surveyors

Prepared for



Quantitative Report

May 2013

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Reference No: 12/05/1432
Date Submitted: 22 May 2013

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There is an appendix to this document which is a copy of the questionnaire

About the research

Building surveyors play a critical role under the *Building Act 1993* to ensure the effective and efficient operation of the building permit system which impacts on the quality of building practises.

As part of a monitoring and evaluation framework that was implemented, the Building Commission (BC) paid Di Marzio Research to deliver market research on the perspectives of Victorian building surveyors on their role and responsibilities under the *Building Act*.

A two stage research study was conducted – a small scale qualitative component involved ten in-depth interviews with a selection of building surveyors (reported in July 2012) and subsequently a second stage involved a quantitative online survey. The second survey was based on information gathered in the first stage. The survey was done from Thursday 21 March 2013 to Monday 21 April 2013. This is the report of the results from stage two of the research.

This survey attracted responses from 465 people, included 312 qualified building surveyors, 103 qualified building inspectors and 50 students of building surveying. We found that 16 of the building inspectors were also studying building surveying part-time.

More details on the research background, objectives, methodology and the respondents were included later in this report. In the next section we summarised the key findings and conclusions of this research.

Key Findings

1. Segmenting the qualified and potential building surveyors in the sample

In the total sample of 465, there were:

- 312 qualified building surveyors (67 percent of the sample);
- 103 building inspectors (22 percent); which included:
 - 87 not studying building surveying (19 percent); and
 - 16 who were studying building surveying (three percent); and
- 50 students of building surveying (11 percent), who were not also building inspectors.

The qualified building surveyors (n=312), included:

- 238 registered and practising (issued permits and/or a Municipal Building Surveyor) – this segment made up 51 percent of the total sample but 76 percent of the ‘qualified’;
- 46 registered but not practising (10 percent of the total sample and 15 percent of the ‘qualified’) – these could be loosely regarded as ‘potential’ building surveyors; and
- 28 not registered (and therefore not practising) – they made up six percent of the total sample and nine percent of the ‘qualified’. This segment could also be seen as ‘potentials’.

Hence:

- 61 percent of the total sample (and 91 percent of the ‘qualified’) were registered building surveyors; and
- 16 percent of the total sample (and 24 percent of the ‘qualified’) were non-practising building surveyors.

We could also determine that 84 percent of the registered building surveyors were practising (238 out of 284).

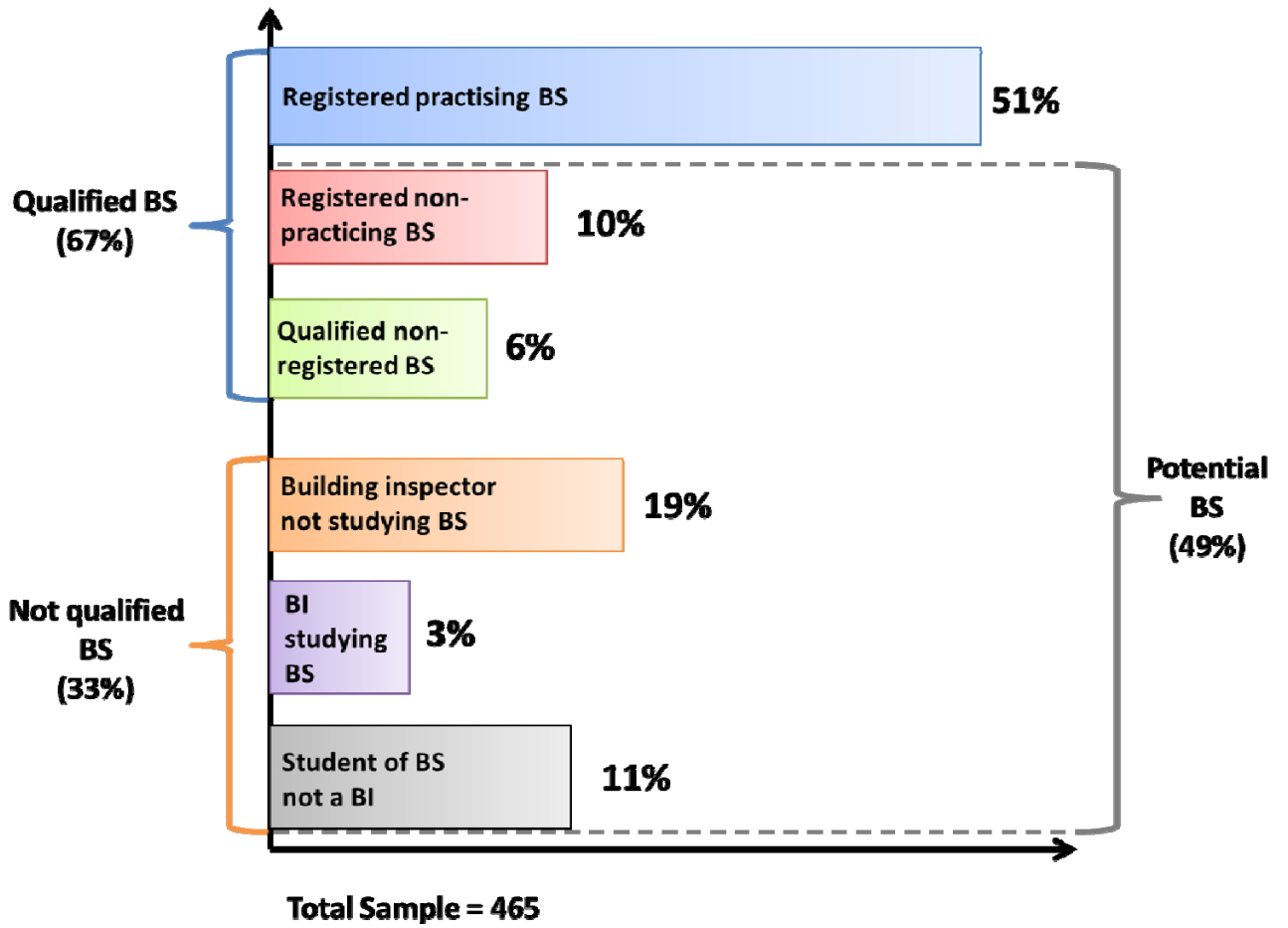
Additionally in our sample we could identify 227 potential building surveyors (or 49 percent of the total base) these ‘potentials’ included:

- 74 qualified building surveyors who were not practising (33 percent of the ‘potentials’);
- 103 building inspectors (who may or may not have been interested in becoming a building surveyor) – they made up 45 percent of the ‘potentials’. Some of these (n=16 or seven percent of the ‘potentials’) were studying building surveying part-time; and
- 50 full-time or part-time students of building surveying (not also building inspectors) which made up 22 percent of the ‘potentials’.

Therefore 67 percent of the ‘potentials’ above were not qualified building surveyors (yet).

The key segments identified above were also represented in chart one.

Chart 1: Segmenting the qualified and potential building surveyors (BS) in the sample



(Refer also Tabular Results: Tables 1-4)

2. Segmenting the qualified building surveyors further

We showed in the previous section that 76 percent of the 312 qualified building surveyors were registered and practising which left 24 percent as non-practising. This group could be further segmented as:

- 50 percent were practising in the private sector – 47 percent had unlimited registration and three percent limited registration;
- 21 percent were practising in the municipal sector – 20 percent had unlimited registration and one percent limited registration; and
- five percent practising in both sectors – four percent unlimited registration and one percent limited registration.
- The 24 percent who were not practising included:
 - 15 percent who were registered; and
 - nine percent not registered – two percent were newly qualified (in 2011-12), seven percent qualified before 2011.

3. Segmenting the practising building surveyors further

If we concentrated just on those building surveyors now practising (n=238), then:

- 66 percent worked in the private sector working as a PBS;
- 28 percent worked in the municipal sector as an MBS or staff member (able to issue permits); and
- six percent worked across both sectors evenly.

We also found that experience in both the private and municipal sectors was common, as:

- 58 percent of those now practising in the private sector had worked for or with a council MBS;
- 48 percent of those now practising in the private sector had worked in the municipal sector as an MBS or a staff member, who signed off permits; and
- 27 percent of those now practising in the municipal sector had worked in the private sector signing off permits; and
- 23 percent had worked as a private sector employee with or for a registered PBS.

We found that 24 percent of the qualified building surveyors had been an employee of a government or a statutory body.

During the past 12 months, the average number of permits issued by the practising building surveyors sampled was 193. However 14 percent did not issue any permits but those building surveyors were more commonly found in the municipal sector – 32 percent compared with only six percent in the private sector. This was also reflected in the number of permits issued during the past 12 months – an average of 96 in the municipal sector compared with 332 in the private sector.

For conducting inspections 67 percent of the practising building surveyors relied on assistance from others (rather than conducting all or most of the inspections themselves). Those in the municipal sector (78 percent) were more likely to have relied on others to conduct inspections than their private sector (64 percent) counterparts.

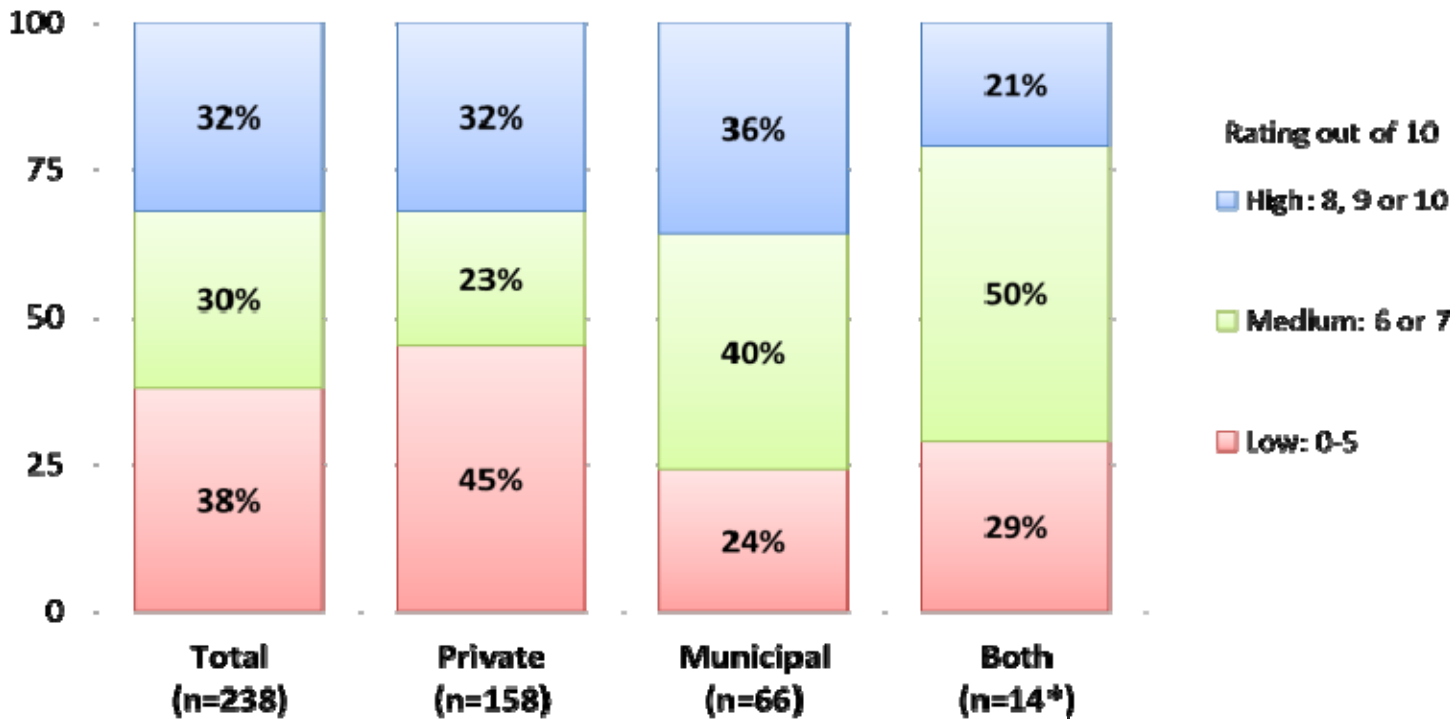
Of those practising in the private sector, 44 percent were sole practitioners, while only 20 percent were working in practices with five or more building surveyors – a mean average of 4.2 people. (Refer also Tabular Results: Tables 4, 5, 21, 22)

4. Job satisfaction of the practising BS and change during the past two years

Most practising building surveyors do not have a high level of job satisfaction as shown in this chart. Those in the private sector (45 percent) were almost twice as likely to have low job satisfaction compared with those in the municipal sector (24 percent).

The mean satisfaction ratings out of 10 were 5.8 overall, 5.5 if in the private sector and 6.5 in the municipal sector.

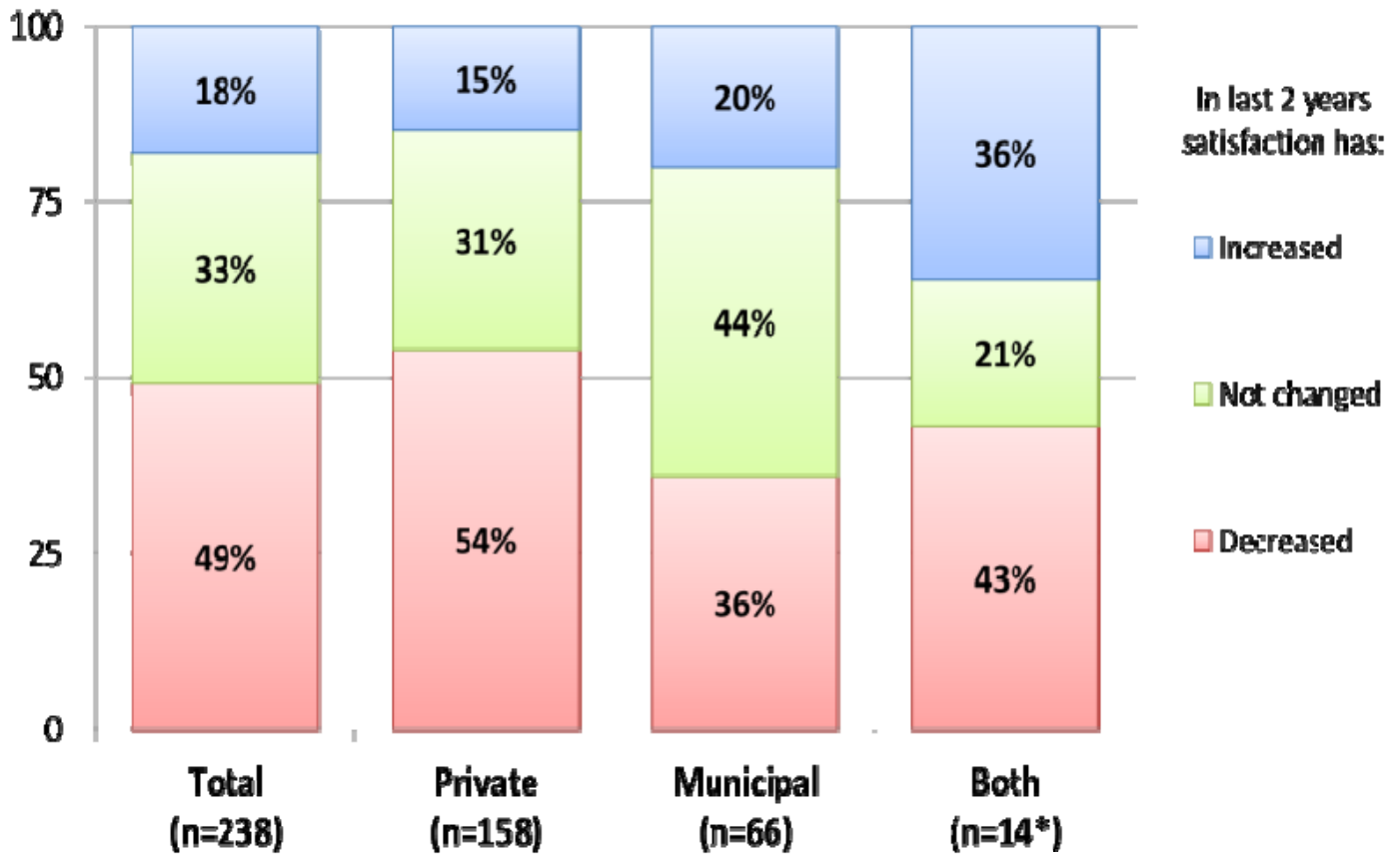
Chart 2: Job satisfaction ratings of practising building surveyors



Notes: *Small sample size in 'both' segment. Rounding occurs.

For many their job satisfaction had decreased during the past two years, especially if working in the private sector (chart three).

Chart 3: Change in job satisfaction for practising building surveyors during the past two years

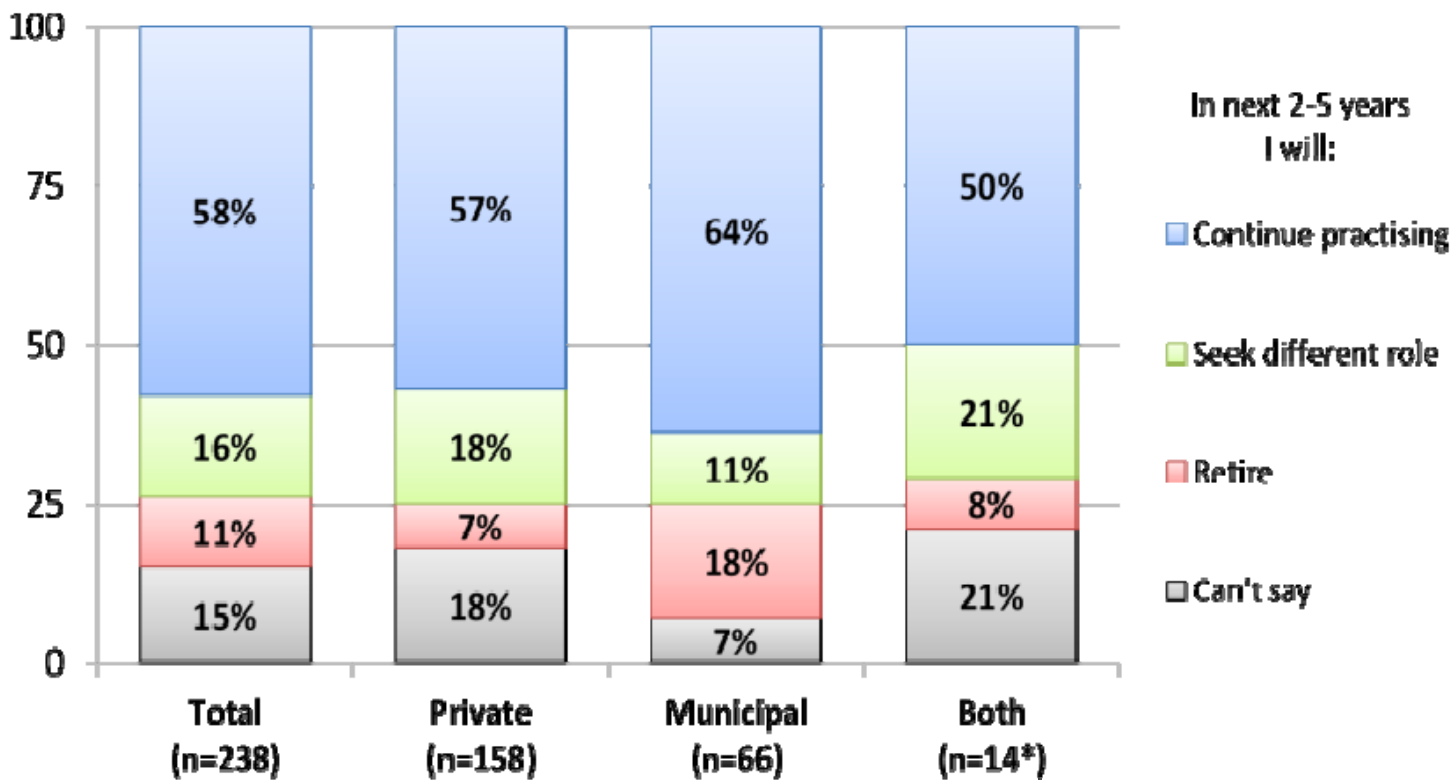


Note: *Small sample size in 'both' segment. Rounding occurs.
 (Refer also Tabular Results: Table 12)

5. Whether practising BS will continue practising during the next two years to five years

The majority of respondents expected to continue practising as a building surveyor but solid minorities would not or were questioning whether to do so.

Chart 4: Whether will continue practising as a building surveyor during the next two years to five years



Note: *Small sample size in 'both' segment. Rounding occurs.

The main reasons for given that would drive building surveyors to seek a different role were:

- The risks of legal liability;
- Excessive responsibility and stress; and
- Perceived poor treatment by the Building Commission coupled with lack of support, recognition and respect.

(Refer also Tabular Results: Table 13)

6. What the qualified non-practising BS were doing at time of the survey

The 'potentials' (n= 227) included 74 who were already qualified building surveyors, 103 building inspectors and 50 students.

Looking just at the already qualified (non-practising) building surveyors (n=74), we found that they were in a range of roles now. Their mean job satisfaction rating was 6.5. These groupings were:

- 30 percent worked as consultants in either sector;
- 28 percent worked for a registered PBS in the private sector;
- 16 percent worked as council employees with or for an MBS;
- 14 percent worked for government or a statutory body; and
- 12 percent were doing something other than the above.

(Refer also Tabular Results: Table 6)

7. What the potential BS intend to do

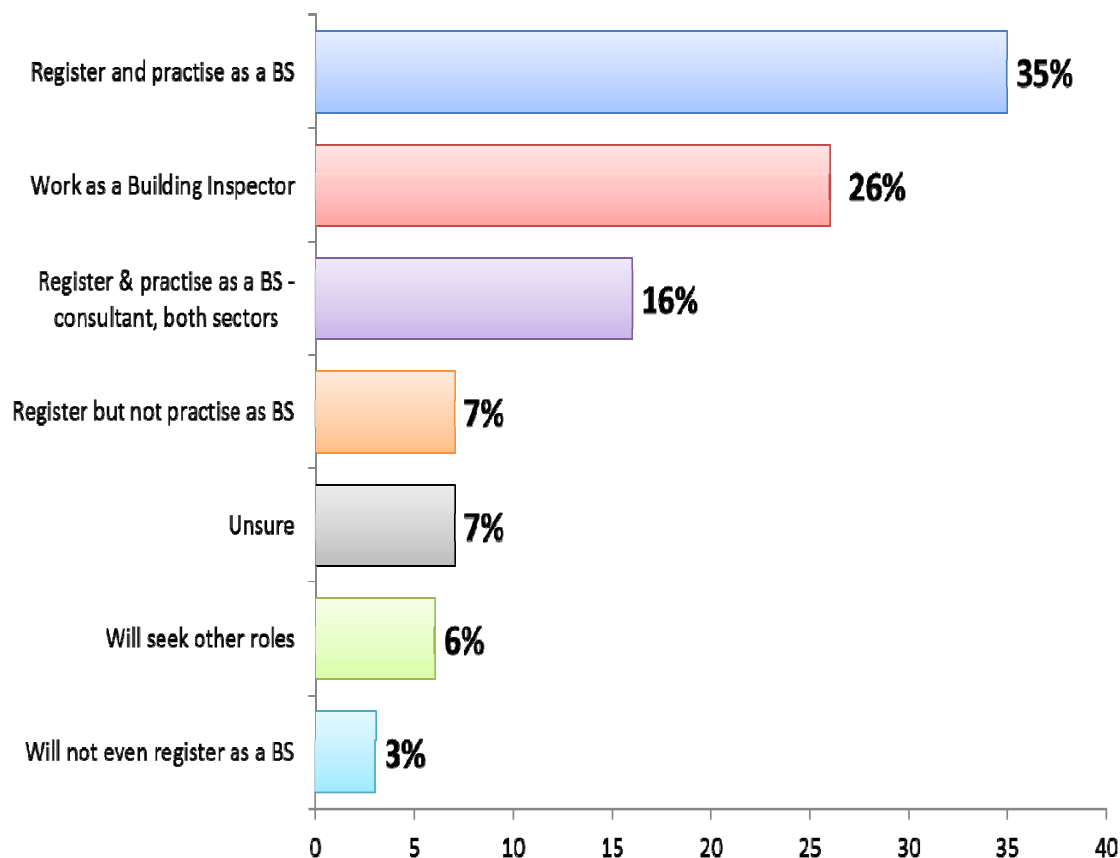
The 74 qualified, non-practising building surveyors included 46 who were registered and 28 who were not. Of those 28 non-registered, 54 percent said they intended to register, while 29 percent said they would not register and 18 percent said they were not sure if they would register.

Looking at the foreseeable future the rest of the 'potentials' (n=199 or one-third) stated that they expected to practice as a PBS (26 percent) or MBS (7 percent).

This left about two in three who did not intend to practice although 18 percent said they would be a registered consultant 'practising' in both sectors. So, nine percent said they would be registered and work as a consultant but not practise and 29 percent intended to work as building inspectors. Another eight percent had other roles in mind and five percent were unsure.

In total, 143 out of the 227 'potentials' or 72 percent of these respondents did not indicate an intention to register and/or practise as a building surveyor in the foreseeable future. This was reflected in chart five, where we had combined the results from two questions (Q3a and Q4a) and re-calculated the proportions as a base of the 227 'potentials'.

Chart 5: Practise intentions of 'potential' building surveyors



Note: Potentials base = 227.

The reasons given spontaneously for rejecting or being unsure about practising as a building surveyor in the foreseeable future were that they:

- Were happy in their current position, and
- Had a number of concerns about the role, which included liability risks, lack of support from governing bodies, the difficulty of the job, remuneration insufficient, insurance costs and how they were treated/lack of respect.

(Refer also Tabular Results: Tables 6, 8-10)

8. BS who have stopped practising

We identified 24 respondents who had stopped practising as a building surveyor. They used to issue permits in either the private or municipal sector. This group represented almost eight percent of the qualified building surveyors in the sample (24 out of 312). Most of them (67 percent) stopped practising at least four years ago.

The main reasons given for their decisions to stop practising were that they:

- Had a preference to focus on other areas/specialties, which included unwillingness to issue permits;
- Were concerned about the liability/risk factor; and
- Had retirement plans.

(Refer also Tabular Results: Table 7)

9. Main impediments to becoming a qualified BS according to unqualified potentials

Only eight percent said there were no impediments to them becoming a qualified building surveyor. Three key themes were apparent in the responses of the rest – education/training issues, a lack of employment opportunities, and an unappealing work environment.

There were some differences in degree between the building inspectors (BI) and the students (who were not also BI). The first result was for BI and the second was for students. The students were more concerned about the employment opportunities while the BI highlighted the work itself to a greater degree. However both were quite critical about education/training.

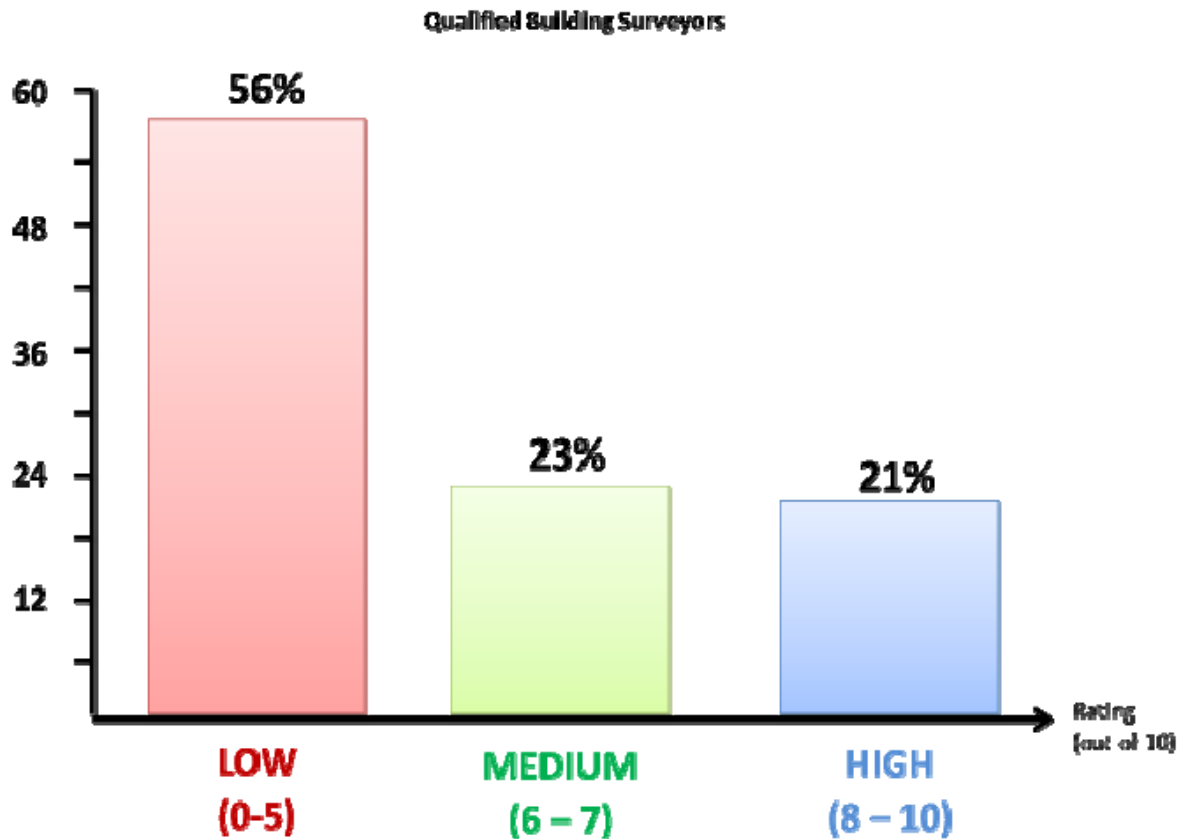
Education / training Issues	Employment opportunities	The work itself
Lack of courses in convenient enough locations – 41 percent / 34 percent	Not enough work experience opportunities – 29 percent / 44 percent	BS have too much responsibility under Act – 52 percent / 24 percent
Courses not delivered in way that suits needs – 25 percent / 38 percent	Industry not welcoming enough to those wanting to enter – 17 percent / 28 percent	More attractive to work as a building inspector – 27 percent / 2 percent
Course workload for degree qualification is too high – 31 percent / 16 percent	Not enough employment opportunities for BS – 10 percent / 20 percent	

(Refer also Tabular Results: Table 11)

10. Recommending building surveying as a career

The qualified building surveyors were asked how likely they were to recommend building surveying as a career to young people on a scale of 0 to 10. Low ratings were far more prevalent than high ratings (see chart six). The mean rating was only 4.6.

Chart 6: Likelihood of recommending building surveying as a career



Notes: Qualified building surveyors base = 312. Those saying 'don't know' = one percent.

11. Opinions about the industry and profession

We presented 21 statements reflecting various views heard about the industry and profession in the initial qualitative research component. Respondents were asked about their level of agreement or disagreement with each one using a five-point scale where 'agree strongly' equals five and 'disagree strongly' equals one and the mean scores observed were shown in the following pages. The closer the mean is to five the more widespread was the general level of agreement. Means of about three indicated a polarised and/or generally neutral situation while means below three reflected disagreement at large.

We have arbitrarily classified the statements into four underlying dimensions. These related to:

- Performing the role and job satisfaction;
- Education/training and entering the profession;
- Financial elements; and
- Risk elements.

In the following pages, for each dimension we show the mean scores observed for the total sample, for the registered practising building surveyors and for the potential building surveyors.

Performing the role and job satisfaction

Performing the BS role and job satisfaction	Total Sample Mean	Practising BS Mean	Potential BS Mean
The role of the building surveyor is not well enough understood or respected by those who need to appoint one.	4.5	4.6	4.5
I take pride in being a building surveyor	4.5	4.6	4.4
Being a building surveyor these days is a very stressful job	4.4	4.5	4.3
The system encourages more of an adversarial than co-operative relationship between private and municipal building surveyors.	3.8	3.8	3.9
Building surveyors have too much responsibility under the Act.	3.7	3.7	3.7
Building regulations have become too complex to interpret for compliance with confidence.	3.7	3.7	3.7
I struggle to achieve the work/life balance that I want to have.	3.7	3.9	3.5
Councils should not be allowed to issue permits and also play a policing enforcement role because that is a conflict of interest.	3.1	3.2	2.9
Base	(465)	(238)	(227)

Hence we could see that opinions expressed do not differ greatly between the practising and potential building surveyors. Thus, even though there was widespread pride in being a building surveyor it was regarded as a very stressful job by the great majority and most practising building surveyors struggled to achieve a satisfactory work/life balance.

Prime among the factors impacting adversely on job satisfaction was a perceived lack of understanding and respect for their role by those who needed to appoint building surveyors.

Other factors that made things difficult in the eyes of most included:

- Adversarial relationships between private and municipal building surveyors, which were fostered by ‘the system’;
- Excessive responsibilities that they must carry under the Act; and
- Overly complex building regulations.

On the issue of whether it was a conflict of interest that councils could issue permits and also played a policing role, opinions appeared to be divided. However, in our detailed tabular results we noted that those practising in the private sector were far more likely to agree (62 percent) than those in the municipal sector (21 percent) – means of 3.8 compared with 2.0 respectively.

Education/training and entry into the industry

Education/training and entering the industry	Total Sample Mean	Practising BS Mean	Potential BS Mean
The building surveying profession is appealing to potential entrants.	2.4	2.2	2.6
Newly qualified building surveyors were well prepared for practice by the educational institutions.	2.0	1.8	2.2
There were enough training, education and professional development opportunities on offer to building surveyors.	2.7	2.7	2.8
The qualification for building surveying should only be a university degree not a TAFE diploma.	3.3	3.7	2.8
Base	(465)	(238)	(227)

The profession was not seen as appealing, criticism of the training, education and professional development opportunities was very common and relatively few believed newly qualified building surveyors were suitably prepared by the educational institutions. The clear majority of practising building surveyors would like to see the qualification based on university degree studies even though the potentials were not so inclined to agree.

Financial elements

Financial elements	Total Sample Mean	Practising BS Mean	Potential BS Mean
There is not enough financial reward for the risks and pressures faced by building surveyors.	4.3	4.4	4.2
Competitive pressures are contributing to a drop in quality standards being met by building surveyors.	4.2	4.1	4.2
It is a challenge for building surveyors to charge proper fees for service and carry out their responsibilities under the Act without compromise.	4.0	4.0	4.0
Undercutting of prices is not a real issue in our industry	2.0	2.0	2.1
Base	(465)	(238)	(227)

Clearly the 'financial' side emerged as a major pressure point according to both practising and potential building surveyors. This was exacerbated by the amount of responsibility placed on building surveyors from the Act. They clearly found it difficult to charge adequately, particularly in what was seen as a highly competitive marketplace. Undercutting of prices was seen as a real issue by many and these pressures were deemed to be compromising quality standards.

Risk elements dimension

Risk elements	Total Sample Mean	Practising BS Mean	Potential BS Mean
Because building surveyors tend to carry insurance for 10 years they become easy targets for lawyers if a problem arises with a building even if other parties are more likely to be at fault.	4.6	4.7	4.4
The accountability and potential liabilities now faced make you seriously question whether it is worth being a building surveyor.	4.4	4.5	4.3
All trades involved in building should have to be registered and carry the same type of insurance cover as building surveyors.	4.3	4.3	4.3
Builders should not be allowed to appoint building surveyors on behalf of their client the building owner.	3.3	3.3	3.3
Base	(465)	(238)	(227)

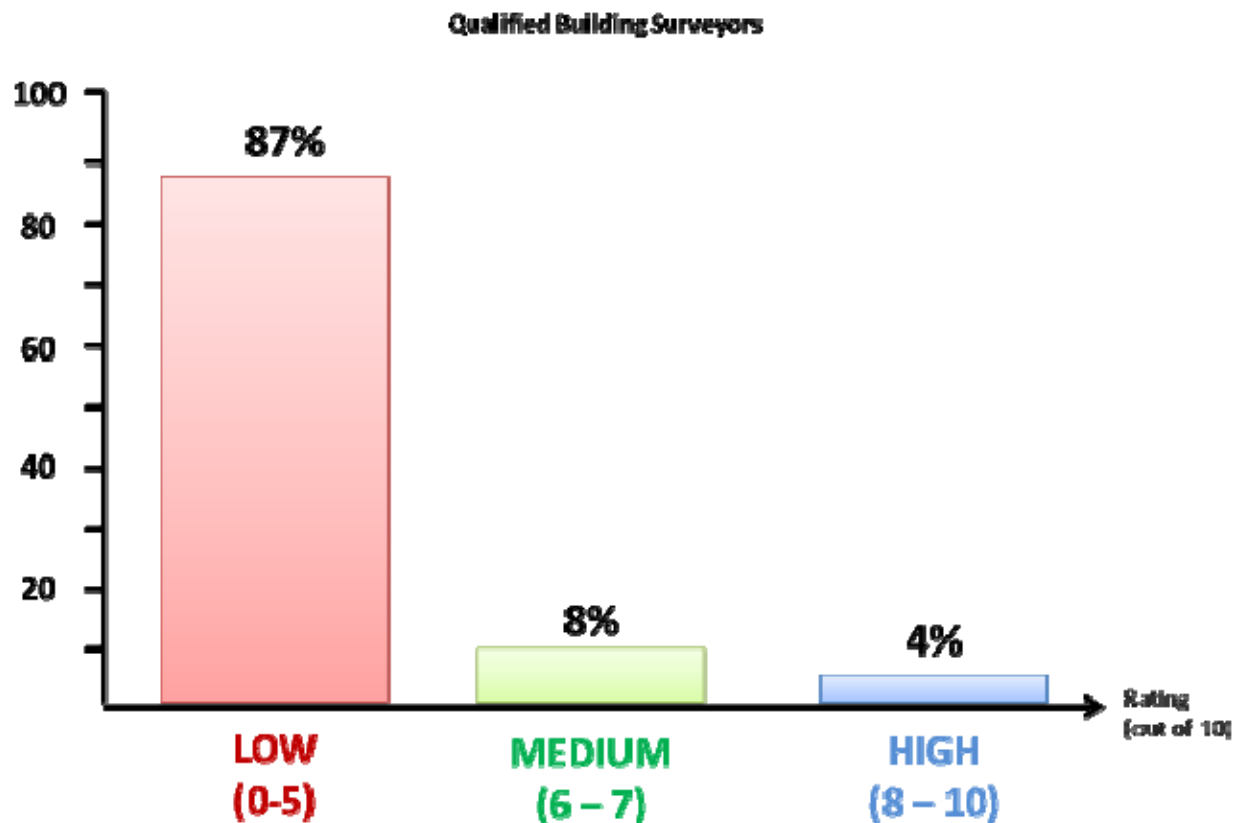
The accountability and potential liabilities faced was a significant negative for the appeal of the profession and a lack of fairness was also perceived by the bulk of those surveyed relative to other parties involved in the building process. This perceived lack of fairness related to the registration and insurance requirements building surveyors must meet which were not imposed on other parties (but should be). Also a majority would like to see builders being prohibited from appointing building surveyors on behalf of the owner.

(Refer also Tabular Results: Tables 15 & 16)

12. Attitudes and opinions relating to the Victorian Building Commission

The Building Commission is deemed to suffer from a very poor reputation among building surveyors in Victoria. This was based on a rating scale from 0 to 10 and the mean score was 2.7 overall and 2.5 among the qualified building surveyors.

Chart 7: Opinion of how the Building Commission's reputation is rated by building surveyors



Notes: Qualified building surveyors base = 312. Those saying 'don't know' = one percent.

On specific service dimensions, the Building Commission was rated unfavourably as noted by the following mean scores:

- The technical support it provided for building surveyors – mean of 2.8 overall (out of 10);
- Providing guidance and direction for building surveyors to assist them in carrying out their role – mean of 2.5; and
- Giving due recognition to building surveyors who deserve it – mean of 2.5.
-

Attitudes towards the Building Commission (BC) were also measured using the same agree/disagree questioning approach as indicated in the previous section. The 12 respondents in the sample who work for the BC were not asked this set of questions.

Twelve statements reflecting opinions heard in the initial qualitative research component were presented. Mean scores are out of five.

We arbitrarily classified the statements into two underlying dimensions. These related to how the BC was viewed regarding what it did now, and what it should do for building surveyors.

What the Building Commission does now

What the BC does now	Total Sample Mean	Practising BS Mean	Potential BS Mean
The Commission pays too much attention to minor rather than major transgressions by building surveyors.	4.3	4.5	4.1
Building surveyors receive only negative attention from the Commission.	4.2	4.3	4.0
The Commission is severely understaffed in its technical advice division.	4.1	4.3	4.0
The Commission is too focused on collecting levies via building surveyors.	4.1	4.2	4.0
The Commission has the long term future of the building surveying industry at heart.	2.6	2.6	2.7
Base	(453)	(237)	(216)

The above results highlight strong agreement in the industry that the BC is negatively disposed towards building surveyors and does not have their long term future at heart. One possible explanatory factor is a lack of staff in the BC in the technical advice division. However, the stance taken by the BC towards building surveyors is a key concern in relation to minor transgressions and levy collection.

What the Building Commission should do

What the Building Commission should do	Total Sample Mean	Practising BS Mean	Potential BS Mean
The Commission should try to guide and help building surveyors to work through problems it finds with their work before punishing them.	4.6	4.7	4.5
The Commission should do more to promote the importance and role of building surveyors.	4.6	4.6	4.6
I'd welcome a newsletter from the Commission that is specific to the information needs of building surveyors and building inspectors.	4.5	4.5	4.5
I would like the Commission's role as industry regulator to be made clearer than it is now.	4.3	4.3	4.3
Continued registration of building surveyors should be linked with CPD that they undertake each year.	3.7	3.8	3.6
I'd like to see the Commission introduce an annual award specifically for building surveyors.	3.4	3.3	3.4
The Commission's suggestion of introducing a demerit points system is a step in the right direction.	3.3	3.2	3.3
Base	(453)	(237)	(216)

There were calls for more support and recognition of building surveyors by the BC. This included the adoption of a more conciliatory and informing stance. Additionally, there was solid support for the proposition of linking continued registration with professional development undertaken each year.

(Refer also Tabular Results: Tables 17- 19)

13. Work and demographic characteristics of the qualified BS

On the work/professional side the results were:

- Nearly all (94 percent) of the qualified building surveyors had been professionally involved in the building industry for more than 10 years and most (60 percent) for more than 20 years. The mean here was 20.5 years.
- Thirteen percent had full or part ownership of the practice, 55 percent were employees and the rest were in management positions.
- Nineteen percent were CBD based, 50 percent were in the suburbs, 28 percent were in regional/rural locations, and three percent were elsewhere.
- Their projects were fairly evenly spread across inner and outer Melbourne and regional Victoria.
- On average they worked 48 hours a week but 39 percent worked more than 50 hours a week.
- Forty one percent had taken no more than two weeks annual leave in recent years, 10 percent had taken less than one week, which included five percent who said they had taken 'none'.
- Their average annual gross income was calculated as \$120,000 (14 percent did not answer this question).
- Ninety nine percent use a computer at work, spending on average almost 63 percent of their work day on it. Almost three quarters used building surveying software packages with the most popular being Datapro / Intellisoft at 30 percent then XINFO at 24 percent.
- Eighty percent were members of the Australian Institute of Building Surveyors (AIBS) and 15 percent were past members. Only five percent belonged to the Royal Institute of Chartered Surveyors (RICS) and four percent were past members.

Demographically, the results were:

- Ninety seven percent were males and 17 percent of the students were females.
- Five percent were aged under 30 years or younger and 21 percent were in the 30 years to 39 years age group, while 18 percent were 60 years or older. The average age was 48 years. For students there were 50 percent aged 30 years or younger and their average age was 34 years.
- One in four had a non-English speaking background and this was higher in the students (38 percent).
- More than half were in nuclear family households (55 percent) and the average household size was 3.6 people.

See the tabular results for the work and demographic characteristics of the building inspectors and students.

(Refer also Tabular Results: Tables 23-33)

Conclusions

We saw the following conclusions as being particularly important.

1. During the next two years to five years a number of practising building surveyors would no longer practise or were questioning whether to do so, particularly in the private sector.
 - Fifty eight percent of the practising building surveyors intended to continue practising in the next two years to five years. Some would retire but those unwilling to continue practising were seriously deterred by liability risks, excessive responsibility and stress and a lack of support and respect. This helped explain decreasing and low levels of job satisfaction especially for those in the private sector.
 - Fifteen percent of the qualified building surveyors were registered but not practising and a further nine percent were not registered. All of the non-practising building surveyors were operating in various roles including consulting or working for a PBS, a MBS or in the government sector.
 - We included the above qualified non-practising building surveyors with other 'potentials' also sampled including building inspectors and the students. However almost three quarters (72 percent) of all the 'potentials' did not appear positively disposed to being a practising building surveyor mainly because they were happy in their current role and/or saw various downsides in the role.
2. The current crop of building surveyors was not inclined to nurture the next generation given their largely negative opinions of the industry and 'system'. This manifested itself in their low recommendation ratings for this career choice.
3. The unqualified potentials readily saw impediments to becoming a qualified building surveyor. Three main ones were:
 - The education/training available – in terms of quality, quantity and delivery;
 - Lack of work experience and employment opportunities; and
 - The role and work itself was unappealing, particularly the responsibilities that needed to be taken on under the Act.
4. Opinions about the industry and 'system' under which the profession operated were largely **negative from** both practising and potential building surveyors.
 - The high stress of the job exacerbated by perceived overly complex regulations, 'excessive' responsibilities carried under the Act and adversarial relationships between PBS and MBS.
 - Weaknesses in training, education and professional development that meant newly qualified building surveyors were inadequately prepared for the job (according to those practising now).
 - A high risk/liability/insurance position which was also considered unfair because other parties involved in the building process were not so exposed (and should be according to them).
 - Inadequate financial returns given the above and in the context of a very competitive marketplace characterised by undercutting of prices. This was also felt to be impacting negatively on quality standards.
5. The Building Commission had a poor image among both practising and potential building surveyors. Of special note were widespread views that the Commission was negatively

disposed to building surveyors and did not have their long-term future at heart. There were calls for the Commission to provide more support and recognition of building surveyors including the need to adopt a more conciliatory and informing stance.

Background and Aim

The Building Commission (BC) was a statutory authority that oversaw the building control system in Victoria. It oversaw building legislation, regulated building practises, advised Government and provided services to industry and consumers.

When the Building Act was introduced in 1993 major changes in building control were implemented to improve the Victorian building industry. These changes included a shift in responsibility for building approvals from council to private building surveyors (PBS) to create a more efficient and competitive permit issuing system through privatisation.

The effective and efficient operation of the building permit system therefore relied heavily on building surveyors properly carrying out their function under the legislation. The BC was implementing a formal monitoring and evaluation framework to address specific data gaps in the system.

It had become apparent from its annual survey of building practitioners (and anecdotally too) that job satisfaction was lower among building surveyors than other building practitioners and that it could be attributed to a number of causes including 'the regulations', 'number of hours worked', and 'disputes'. Additionally they had expressed a number of issues and concerns about the building permit 'system'.

Other evidence to hand also indicated the following:

- There were not enough building surveyors to meet market needs;
- Pricing may have been too competitive and this could have resulted in undercutting and poor cost recovery;
- Some building surveyors may not have completed tasks required by the legislation (including inspection and administration/reporting requirements);
- Some building surveyors may not have appropriate administration and reporting systems in place;
- There was an ageing population of building surveyors, and potentially not enough new entrants to replace retirees/meet increased demand;
- According to the 2011 survey, 21 percent of building surveyors intended to leave the industry during the next five years;
- The industry was not attractive enough to potential entrants;
- The training institutions were not preparing newly qualified building surveyors enough for practice;
- Becoming registered was too risky, or too scary a prospect (even for those who qualify and had the minimum amount of experience);
- Building surveyors had too much responsibility under the Act; and
- The building regulations were too complex and onerous.

Research Objectives

Three key objectives were defined for this research

1 To explore building surveyors' perspectives in relation to their role under the act, registration, practice, business administration, costs/fees charged, risks, expectations and satisfaction.

2 To explore building surveyors perspectives and behavior in relation to the building permit system and the legislation, including problem areas/potential improvements, roles of council and the BC, reporting and levy remittance.

3 To collect baseline data (including demographic) relating to building surveyors, and to explore the potential for market segmentation within the building surveyor community (these may be used to help target future research and communication//education campaigns).

Methodology

Both qualitative and quantitative objectives sit under the research aim. Accordingly, two stages of research were conducted commencing with a qualitative component involving individual interviews with a mixed selection of registered practising and non-practising building surveyors in Victoria. This was to provide an in-depth perspective on the issues and concerns held and to inform question design for a subsequent quantitative survey.

The initial qualitative research was reported in September 2012, with this report detailing the quantitative research.

The quantitative survey was conducted online with Victorian-based registered and non-registered building surveyors and potential building surveyors (including registered building inspectors).

There were more than 500 registered building surveyors in Victoria with 380 'practising' in that they have issued permits in the past three years or worked as Municipal Building Surveyors who may or may not have issued permits. There was another group of about 120 registered building surveyors who had not issued permits.

The 'potential' building surveyors included non-registered, qualified building surveyors working under a senior Municipal Building Surveyor (MBS) or a building surveyor in private practice, or those working in government or for a statutory body. These potentials had not issued permits in their own right. Potentials also included those newly qualified as a building surveyor (but yet to be registered), building inspectors, of which there were about 550, and full-time students of building surveying. Some inspectors were studying building surveying part-time.

Samples used for this survey included:

- The Building Commission – for all registered building surveyors and building inspectors in Victoria;
- The Australian Institute of Building Surveyors (AIBS) whose members were expected to include both registered and non-registered BS and some BI and students; and
- Universities and TAFE Colleges (via the Commission) for the ‘potentials’ who were building surveying students or newly qualified.

The AIBS or University and TAFE College sent the survey link to their members and students to maintain privacy. This meant some doubling up was likely to occur. To mitigate this we mentioned in the covering email that if the same survey invitation had been received from the Building Commission to ignore and delete one of the invitation emails.

The survey invitations were mostly issued on Thursday 21 March 2013.

- The Commission issued 812, which included 472 to registered building surveyors and 340 to registered building inspectors.
- The AIBS Victorian Chapter sent invitations to 538 members who had an approved building surveying qualification and also to 27 affiliates and 242 student members. (The affiliates included lawyers, designers, educators and business professionals who were unlikely to be qualified building surveyors).
- All the universities and TAFEs that offered courses in building surveying were asked to participate.
- The Royal Institution of Chartered Surveyors (RICS) encouraged members to participate (although it did not distribute the survey link to them).

By the close date of Monday 21 April 2013, 465 responses had been received – 312 from qualified building surveyors, 103 from building inspectors and 50 from students of building surveying (who were not also building inspectors). Of these, 12 respondents were employees of the Commission with six being qualified building surveyors, three being building inspectors and the other three being students of building surveying.

More details on the characteristics of the respondents and various useful segmentations of the sample base were presented in the body of this report.

The survey questionnaire was included in this report’s Appendix.

The results in detail now follow in the form of tables summarising the responses to each question asked but without interpretative commentary. The first section of the Detailed Findings was a number of segmentations of the sample derived from the results to multiple questions. For example these segmentations identify different types of qualified building surveyors and of potential building surveyors.

Tabular Results

1. Key segments in the sample

The respondent is currently a...	Total Sample (465) %	Building surveyor segment				
		Registered (284) %	Practising (238) %	Non-practising (74) %	Potential (227) %	Unqualified Potential (153) %
Registered practising building surveyor (BS)	51	91	100	N	N	N
Registered non-practising BS	10	9	N	62	20	N
Qualified, non-registered BS	6	N	N	38	12	N
Building inspector not studying building surveying	19	N	N	N	39	57
Building inspector (BI) studying building surveying	3	N	N	N	7	10
Student of building surveying but not a BI	11	N	N	N	22	33
% of Total Sample	100	61	51	16	43	33

Source: Detailed Tabular Results – Table 1

Notes: Above data has been derived from responses to multiple questions in the survey – Q1b, Q2b Q2d. Segment totals do not add to 100 percent because they are not discrete segments. N = no/ not applicable. ‘Practising’ BS includes Municipal BS. BI = building inspector. Rounding occurs.

2. ‘Potential’ building surveyors (including already qualified)

Qualified BS or ‘Potential’	Total Potentials (227) %	Incidence in Total Sample(465)%
Qualified non-practising BS	33	16
Potential BS not yet qualified	67	33
TOTAL	100	49

Source: Detailed Tabular Results – Table 2

Notes: Above data has been derived from responses to multiple questions in the survey – Q1b, Q2b Q2d. Rounding occurs. BS = Building surveyor/s.

3. 'Potential' building surveyors not yet qualified

Type of 'Potential' BS	Total Potentials(153) %	Incidence in Total Sample(465)%
Qualified building inspector not studying building surveying	57	19
Qualified building inspector studying building surveying	10	3
Total qualified building inspectors (BI)	67	22
Full-time student of building surveying (and not a BI)	22	7
Part-time student of building surveying (and not a BI)	11	4
Total student of building surveying (and not a BI)	33	11
TOTAL (of discrete segments above)	100	33

Source: Detailed Tabular Results – Table 4

Notes: Above data has been derived from responses to multiple questions in the survey – Q1b, Q2b Q2d. Rounding occurs. BI = Building inspector. BS = Building surveyor.

4. Qualified building surveyors segments

	Total Qualified Building surveyors(312)%	Incidence in Total Sample(465)%
Registered, practising in private sector limited	3	2
Registered, practising in private sector unlimited	47	32
Registered, practising in municipal sector limited	1	1
Registered, practising in municipal sector unlimited	20	13
Registered, practising in both sectors limited	1	1
Registered, practising in both sectors unlimited	4	2
Total registered and practising	76	51
Registered and non-practising	15	10
Non-registered and newly qualified (2011/12)	2	1
Non-registered but qualified before 2011	7	5
Total non-registered* and qualified	9	6
Total non-practising but qualified	24	16
TOTAL (of discrete segments above)	100	67

Source: Detailed Tabular Results – Tables 9 to 32

Notes: Above data has been derived from responses to multiple questions in the survey – Q1b, Q2a to Q2e. Rounding occurs.

* Non-registered also means non-practising.

5. Work history of qualified building surveyors

Ever practised or worked	Qualified BS (312) %	Registered BS (238) %	Sector practising in...		
			Private (158) %	Municipal (66) %	Both (14) %
In private sector as PBS (signing off permits)	61	73	91	27	79
In municipal sector as MBS or staff member (signing off permits)	56	63	48	94	86
As a council employee with or for an MBS	58	62	58	70	71
As a private sector employee with or for a PBS	41	38	42	23	57
A consultant in the private and/or municipal sector	41	41	47	23	57
An employee of a government or statutory body	24	23	23	21	21
Other than the above	8	7	6	8	14

Source: Detailed Tabular Results – Table 37

Notes: Above relates to Q2g. Rounding occurs. BS = building surveyors.

6. Current work situation of non-practising building surveyors and their job satisfaction

Currently work as...	Non-Practising building surveyors (74) %
A council employee with or for an MBS	16
A private sector employee with or for a registered PBS	28
A consultant in the private and/or municipal sector	30
An employee of a government or statutory body	14
Other than the above	12
Satisfaction with work now (rated on scale of 0 to 10)	
Low = Ratings of 5 or less	28
Medium = Ratings of 6 or 7	30
High = Ratings of 8 to 10	42
Mean Rating	6.5

Source: Detailed Tabular Results – Tables 33, 49

Notes: Above data relates to Q2f and 2j. Rounding occurs.

7. Building surveyors who have stopped practising – when and main reasons

Stopped practising as a BS...	BS no longer practising (24)%
In past year	17
2 years to 3 years ago	17
4 years to 5 years ago	21
More than 5 years ago	46
Focused on other areas/specialties	42
Still practice as BS but do not issue permits	25
Liability/ is too risky	17
Retirement plans	13

Source: Detailed Tabular Results – Tables 41, 45

Notes: Above data relates to Q2h and 2i. Multiple responses allowed for Q2i but minor responses are not shown above. **BS** = building surveyors.

8. Whether non-registered building surveyors will seek registration, and main reasons why if no or unsure

Will seek registration as a BS in foreseeable future...	BS not registered (28)%
Yes	54
No	29
Unsure	18
Main reasons 'no' or 'unsure' here	(13)
No faith in registration process/system	38
No interest/need	31
Moved interstate	15
Application process too lengthy	15
Unsure how to renew	8
Am retired	8

Source: Detailed Tabular Results – Tables 53, 57

Notes: Above data relates to Q3a/b. Multiple responses allowed for Q3b but minor responses are not shown above. Rounding occurs.

9. Intentions of 'potential building surveyors

In foreseeable future I intend to become or remain...	Potential building surveyors (199)%
Registered and predominantly practise as a PBS (signing off permits)	26
Registered and practise as an MBS	7
Registered and practise as a BS consultant in both sectors	18
Registered as a BS consultant but not practise	9
Registered and work as a building inspector only (not as a BS)	13
Remain working as a building inspector	16
Other than the above	7
Unsure	5
Net Practise as a PBS or MBS	32
Net Not Practise*	68

Source: Detailed Tabular Results – Table 61

Notes: Above relates to Q4a. Rounding occurs.

***Net Not Practise**' refers to all those who did not intend to practise as a PBS or MBS (included 'other' and 'unsure' above).

10. Why 'building surveyors do not intend to practise as a BS or were unsure about doing so

Main Reasons	Potential building surveyors (85) %
Happy in current position	31
Risk of liability too high/litigation problems	19
Not qualified enough/ no time to study	12
Not enough support from governing bodies	6
Not enough remuneration commensurate with experience	6
Difficult job/too much responsibility	6
Insurance costs too high	5
Too difficult to obtain qualifications	4
BS poorly treated/ not respected	4

Source: Detailed Tabular Results – Table 65

Notes: Above relates to Q4b. Multiple responses allowed but very minor ones not shown above.

11. Main impediments seen to becoming a qualified, registered building surveyor in Victoria by the unqualified 'potentials'

Main Reasons	All unqualified potential BS (153)%	Building Inspectors (103) %	Students not BI (50)%
Building surveyors have too much responsibility under the Act	43	52	24
Lack of courses in convenient enough locations	39	41	34
The industry does not provide enough work experience opportunities for individuals wanting to enter it	34	29	44
Courses are not delivered in a way that suits your needs	29	25	38
The course workload for the degree qualification is too high	26	31	16
The industry is not welcoming enough to individuals wanting to enter it	20	17	28
It is more attractive to work as a building inspector	19	27	2
There are not enough employment opportunities for building surveyors	13	10	20
None/no major impediments	8	7	10

Source: Detailed Tabular Results – Table 69

Notes: Above relates to Q4c. Multiple responses allowed but some minor 'other' responses not shown above. BS = building surveyors

12. Job satisfaction of practising building surveyors and change in this during the past three years

Job satisfaction rating (0-10)	Total practising BS (238)%	Sector practising in...		
		Private (158)%	Municipal (66)%	Both (14)%
Low = 0-5	38	45	24	29
Medium = 6-7	29	23	39	50
High = 8-10	32	32	36	21
Mean satisfaction	5.8	5.5	6.5	6.2
Increased	18	15	20	36
Decreased	49	54	36	43
Not changed	34	30	44	21

Source: Detailed Tabular Results – Table 81, 85

Notes: Above data relates to Q5c/d. BS = building surveyors. Rounding occurs. We considered a score of 5 here as not indicating a positive rating of job satisfaction which is why it is included with the low rating above. Scores of 6 or 7 were considered as indicating a 'reasonable/ok/could be better' assessment which is why they are classed as medium above.

13. Whether will continue practising as a building surveyor during the next two years to five years and if not, why not

During the next two years to five years I will...	Total practising BS (238)%	Sector practising in...		
		Private (158)%	Municipal (66)%	Both (14)%
Continue practising as a building surveyor	58	57	64	50
Seek a different role and no longer practise as a building surveyor	16	18	11	21
Retire	11	7	18	8
Can't say	15	18	7	21
Risk of legal liability	29	Sub samples too small here		
Too much responsibility/stress	26			
Poor treatment of BS by BC	21			
Wish to explore other opportunities/roles	11			
No support	8			
Role not given respect /recognition deserved	8			

Source: Detailed Tabular Results – Table 89, 93

Notes: Above data relates to Q5e/f. Q5f only asked of those 'seeking another role' in Q5e. Multiple responses allowed for Q5f but very minor ones not shown. BS = building surveyors. Rounding occurs.

14. Likelihood of recommending building surveying as a career to young people

Recommendation rating (0-10)	Total qualified BS (312) %	Qualified BS and...	
		Practising (238) %	Non-practising (74) %
Low = 5 or less	56	56	55
Medium = 6–7	23	23	22
High = 8–10	21	20	22
Don't know	1	1	1
Mean	4.6	4.6	4.9

Source: Detailed Tabular Results – Table 101

Notes: Above data relates to Q7. BS = building surveyors. We considered a score of five as not indicating a positive recommendation rating which is why it is included with the low rating above. Ratings of six or seven are considered as indicating less than a strong recommendation which is why they are classed as medium above.

15. Opinions about the industry and profession – Total Sample

	Total Agree %	Total Disagree %	Mean (out of 5) #
Because building surveyors tend to carry insurance for 10 years they become easy targets for lawyers if a problem arises with a building even if other parties are more likely to be at fault.	91	3	4.6
The role of the building surveyor is not well enough understood or respected by those who need to appoint one.	91	4	4.5
Being a building surveyor these days is a very stressful job	86	4	4.4
The accountability and potential liabilities now faced make you seriously question whether it is worth being a building surveyor.	86	7	4.4
There is not enough financial reward for the risks and pressures faced by building surveyors.	82	8	4.3
All trades involved in building should have to be registered and carry the same type of insurance cover as building surveyors.	82	8	4.3
Competitive pressures are contributing to a drop in quality standards being met by building surveyors.	80	10	4.2
Competitive pressures are contributing to a drop in quality standards being met by building surveyors.	80	10	4.2
I take pride in being a building surveyor	74	3	4.5
It is a challenge for building surveyors to charge proper fees for service and carry out their responsibilities under the Act without compromise.	74	14	4.0

Source: Detailed Tabular Results – Table 105

Notes: Above data relates to Q8. Mean based on five point scale where agree strongly = 5, agree a little =4, neither agree nor disagree =3, disagree a little =2 and disagree strongly =1.

16. Opinions about the industry and profession (continued) – Total Sample

	Total Agree %	Total Disagree %	Mean (out of 5) #
I take pride in being a building inspector	73	3	4.4
The system encourages more of an adversarial than co-operative relationship between private and municipal building surveyors.	67	13	3.8
Building regulations have become too complex to interpret for compliance with confidence.	65	18	3.7
Building surveyors have too much responsibility under the Act.	61	18	3.7
I struggle to achieve the work/life balance that I want to have.	60	15	3.7
The qualification for building surveying should only be a university degree not a TAFE diploma.	49	34	3.3
Builders should not be allowed to appoint building surveyors on behalf of their client the building owner.	48	29	3.3
Councils should not be allowed to issue permits and also play a policing enforcement role because that is a conflict of interest.	45	38	3.1
There were enough training, education and professional development opportunities on offer to building surveyors.	37	48	2.7
The building surveying profession is appealing to potential entrants.	22	55	2.4
Undercutting of prices is not a real issue in our industry.	18	68	2.0
Newly qualified building surveyors were well prepared for practice by the educational institutions.	13	70	2.0

Source: Detailed Tabular Results – Table 105

Notes: Above data relates to Q8. Mean based on five point scale where agree strongly = 5, agree a little =4, neither agree nor disagree =3, disagree a little =2 and disagree strongly =1.

17. Opinion of how Building Commission’s reputation is rated by building surveyors in Victoria

Rating (0-10)	Total Sample (453)%	Segment		
		Qualified BS (306)%	Qualified BI (100)%	Student* (47)%
Low = under 5	84	87	86	62
Medium = 6–7	8	8	4	17
High = 8–10	6	4	9	13
Don’t know	2	1	1	9
Mean	2.7	2.5	2.8	3.7

Source: Detailed Tabular Results – Table 190

Notes: Above data relates to Q9. Employees of the Building Commission (n=12) are excluded from answering this question. *These were students of BS who are not a building inspector. We considered a score of five not indicating a positive rating of the BC which is why it is included with the low rating above. Scores of six or seven were considered a ‘reasonable/ok/could be better’ assessment which is why they were classed as medium.

18. Opinion of Building Commission on specific service dimensions

Mean rating out of 10	Total Sample (453) #	Segment		
		Qualified BS (306) #	Qualified BI (100) #	Student*(47) #
The technical support it provides for building surveyors	2.8	2.6	3.3	3.4
Providing guidance and direction for building surveyors to assist them in carrying out their role	2.5	2.3	2.7	3.6
Giving due recognition to building surveyors who deserve it	2.5	2.4	2.6	3.3

Source: Detailed Tabular Results – Tables 194, 199, 203

Notes: Above data relates to Q10. Employees of the Building Commission (n=12) were excluded from answering this question.

*These are students of BS who are not a building inspector

19. Attitudes towards the Building Commission – Total Sample

	Total Agree %	Total Disagree %	Mean (out of 5) #
The Commission is severely understaffed in its technical advice division.	64	4	4.1
Building surveyors receive only negative attention from the Commission.	76	7	4.2
The Commission's suggestion of introducing a demerit points system is a step in the right direction.	46	24	3.3
Continued registration of building surveyors should be linked with CPD that they undertake each year.	64	17	3.7
I'd welcome a newsletter from the Commission that is specific to the information needs of building surveyors and building inspectors.	88	2	4.5
The Commission pays too much attention to minor rather than major transgressions by building surveyors.	75	4	4.3
The Commission should try to guide and help building surveyors to work through problems it finds with their work before punishing them.	90	3	4.6
The Commission is too focused on collecting levies via building surveyors.	68	4	4.1
The Commission should do more to promote the importance and role of building surveyors.	90	2	4.6
The Commission has the long term future of the building surveying industry at heart.	25	42	2.6
I'd like to see the Commission introduce an annual award specifically for building surveyors.	37	12	3.4
I would like the Commission's role as industry regulator to be made clearer than it is now.	81	2	4.3

Source: Detailed Tabular Results – Table 211

Notes: Above data relates to Q11. Mean based on five point scale where agree strongly = 5, agree a little =4, neither agree nor disagree =3, disagree a little =2 and disagree strongly =1.

20. Incidence of employees from the Building Commission

<i>Employee of the Building Commission</i>	Total Sample (465) %	Segment		
		Qualified BS (312) %	Qualified BI (103) %	Student (66) %
Yes	3	2	3	5
No	97	98	97	95

Source: Detailed Tabular Results – Table 5

Notes: Above data relates to Q1. BS = building surveyor. BI = building inspector. Rounding occurs.

21. Permits and inspections conducted by practising building surveyors

Permits issued during the past 12 months...	Total Practising BS (238) %	Sector practising in...		
		Private (158) %	Municipal (66) %	Both (14) %
None / Don't issue permits	14	6	32	21
Up to 90	29	27	35	29
90-420	39	44	30	21
More than 420	15	20	-	29
Unsure	3	3	3	-
Mean permits issued during the past 12 months	193	332	96	210
I conduct all or most inspections	31	33	22	45
Others assist by conducting inspections	67	64	78	55
Other	2	3	-	-

Source: Detailed Tabular Results – Table 73, 77

Notes: Above data relates to Q5a/b. Q5b asked only of those who issued permits during the past 12 months. BS = building surveyors.

22. Number of practising BS at the workplace (among those working in the private sector)

Number of practising BS at work place...	Practising BS working in private sector (172) %
1	44
2	19
3 to 5	17
6 to 10	12
11 to 19	3
20 or more	5
Mean	4.2

Source: Detailed Tabular Results – Table 97

Notes: Above data relates to Q6. Question only asked of practising building surveyors (BSs) working in the private sector.

23. Years in the Industry

Length of time professionally involved in building industry...?	Total Sample (465) %	Segment		
		Qualified BS (312) %	Qualified BI (103) %	Student (66) %
Not involved in it professionally	3	-	2	18
2 years or less	3	0	4	15
3years to 5 years	6	2	10	20
6 years to 10 years	10	6	16	24
11 years to 15 years	14	16	15	6
16 years to 20 years	12	16	7	3
More than 20 years	52	60	48	14
Mean years	18.2	20.5	16.7	7.7

Source: Detailed Tabular Results – Table 280

Notes: Above data relates to classification question C. 0 = Less than one percent. BS = building surveyor. BI = building inspector.

24. Position at work

At work, are you...?	Total Sample (427)%	Segment		
		Qualified BS (312)%	Qualified BI (98)%	Student (28)%
Owner or Part Owner of the business	13	13	7	18
Senior Manager	11	11	11	11
Manager	20	20	21	25
Employee	56	55	60	46

Source: Detailed Tabular Results – Table 296

Notes: Above data relates to classification question G. Question asked only if working. BS = building surveyor. BI = building inspector. Rounding occurs.

25. Work office location

Is your work office located in...?	Total Sample (427) %	Segment		
		Qualified BS (312) %	Qualified BI (98) %	Student (28) %
CBD	18	19	12	29
Suburban location	48	50	41	46
Regional center	18	16	28	21
Rural location	12	12	16	4
Elsewhere	3	3	3	-

Source: Detailed Tabular Results – Table 288

Notes: Above data relates to classification question E. Question asked only if working. BS = building surveyor. BI = building inspector.

26. Work projects location

Where are most of your building projects...?	Total Sample (427) %	Segment		
		Qualified BS (312) %	Qualified BI (98) %	Student (28) %
Inner Melbourne	23	26	14	21
Outer Melbourne	23	22	23	32
In Regional / Rural Victoria	26	22	42	25
Even mix of Melbourne and Regional / Rural	20	20	17	14
Elsewhere	4	4	1	4
Not Applicable (NA)	4	5	2	4

Source: Detailed Tabular Results – Table 292

Notes: Above data relates to classification question F. Question asked only if working. BS = building surveyor. BI = building inspector.

27. Hours worked per week

On average, how many hours would you work per week...?	Total Sample (427) %	Segment		
		Qualified BS (312) %	Qualified BI (98) %	Student (28) %
Up to 30 hours	4	4	3	4
31 hours to 40 hours	20	16	27	50
41 hours to 50 hours	40	39	45	36
51 hours to 60 hours	21	24	13	4
More than 60 hours	13	15	8	-
Varies a lot	3	2	4	7
Mean hours	47.3	48.4	45.1	39.7

Source: Detailed Tabular Results – Table 300

Notes: Above data relates to classification question H. Question asked only if working. BS = building surveyor. BI = building inspector.

28. Annual leave taken

Weeks of annual leave taken in recent years?	Total Sample (427)%	Segment		
		Qualified BS (312)%	Qualified BI (98)%	Student (28)%
4 weeks or more per year	31	31	30	36
About 3 weeks per year	30	28	39	32
About 2 weeks per year	23	24	19	21
About one week per year	7	7	8	-
Less than one week per year	4	5	2	4
None	4	5	2	7
Mean weeks	3.2	3.1	3.2	3.4

Source: Detailed Tabular Results – Table 304

Notes: Above data relates to classification question I. Question asked only if working. BS = building surveyor. BI = building inspector. Rounding occurs.

29. Annual gross income per year

Annual gross income per annum?	Total Sample (427) %	Segment		
		Qualified BS (312) %	Qualified BI (98) %	Student (28) %
Under \$30,000	1	1	-	-
\$30,000 to \$50,000	3	2	3	18
\$50,001 to \$75,000	23	13	52	54
\$75,001 to \$100,000	29	29	29	18
\$100,001 to \$200,000	28	34	11	-
More than \$200,000	5	7	1	-
Prefer not to say / Don't know	12	14	4	11
Mean income	\$108,200	\$120,000	\$81,500	\$63,000

Source: Detailed Tabular Results – Table 308

Notes: Above data relates to classification question J. Question asked only if working. BS = building surveyor. BI = building inspector. Mean calculation based on mid points of ranges and values of \$25,000 for under \$30,000 and \$250,000 for more than \$200,000. Students are working and part-time students only.

30. Computer use at work

Use a computer as a BS or BI	Total Sample (415)%	Segment		
		Qualified BS (312)%	Qualified BI (103)%	Student (16)%
Yes	99	99	98	94
No	1	1	2	6
Proportion of day spent on the computer	(410)	(309)	(101)	(15)
Under 20%	8	6	14	7
20% to 39%	18	13	31	20
40% to 59%	22	21	26	20
60% to 79%	28	32	16	7
80% or more	25	28	14	47
Mean percentage (%) of time using a computer per day	58.8	62.6	47	63.3
Building surveying software packages use / used				
Datapro / Intellisoft	29	30	23	13
XINFO	23	24	22	20
Civica	5	5	6	7
Munitech (Building Permit Manager)	1	2	1	-
None	31	27	45	40
Other	30	34	21	47

Source: Detailed Tabular Results – Table 324, 328, 332

Notes: Above data relates to classification questions N, O and P. Question asked only of those working and use a computer. BS = building surveyor. BI = building inspector.

31. Membership of AIBS (Australian Institute of Building Surveyors) and of RICS (Royal Institution of Chartered Surveyors)

AIBS	Total Sample (465) %	Segment		
		Qualified BS (312) %	Qualified BI (103) %	Student* (50) %
Current member	69	80	49	46
Past member	14	15	16	4
Never a member	17	5	36	50
RICS				
Current member	6	5	3	16
Past member	3	4	3	-
Never a member	91	91	94	84

Source: Detailed Tabular Results – Tables 260, 264

Notes: Above data relates to Q12 and Q13. *These are students of BS who are not a Building inspector. BS = building surveyor. BI = building inspector.

Demographic Details

32. Gender, age and non-English speaking background incidence

Gender	Total Sample (465) %	Segment		
		Qualified BS (312) %	Qualified BI (103) %	Student (66) %
Male	95	97	98	83
Female	5	3	2	17
Age				
Under 30 years	11	5	13	50
30 years to 39 years	21	21	23	25
40 years to 49 years	26	30	21	12
50 years to 59 years	25	26	28	11
60 or over	15	18	14	3
Prefer not to say	1	1	2	-
Mean Age	45.9	47.9	45.5	33.9
Have a Non-English Speaking Background (NESB)?				
Yes	26	25	20	38
No	74	75	80	62

Source: Detailed Tabular Results – Table 272, 276, 320

Notes: Above data relates to classification questions A, B and M. BS = building surveyor. BI = building inspector.

33. Marital status and household size

Marital status	Total Sample (465) %	Segment		
		Qualified BS (312) %	Qualified BI (103) %	Student (66) %
Single, never married	12	5	15	42
A couple with no children	10	8	13	12
A couple with children at home	49	55	38	32
Single parent with children at home	2	2	3	2
A couple whose children have left home	17	18	22	3
Widowed / Divorced / Separated	5	5	3	3
Prefer not to say	6	5	7	6
Number of people living in household				
1	6	6	8	3
2	31	27	44	29
3 to 4	45	48	33	56
5 or more	17	18	16	12
Mean household size	3.5	3.6	3.2	3.4

Source: Detailed Tabular Results – Table 312, 316

Notes: Above data relates to classification questions K and L. BS = building surveyor. BI = building inspector.