

Australian Capital Territory

Civil Law (Wrongs) Australian Institute of Building Surveyors Professional Standards Scheme 2026

Disallowable instrument DI2026–29

made under the

Civil Law (Wrongs) Act 2002, schedule 4, section 4.10 (Schemes are subject to disallowance)

EXPLANATORY STATEMENT

Professional Standards Legislation (PSL) was developed on a national basis following the insurance crisis of 2002.

PSL, which has been passed by all states and territories, involves a trade-off whereby professionals' occupational liability for negligence is limited in return for commitments to higher standards of service delivery and insurance. These standards are monitored by the ACT Professional Standards Council, which operates on a national basis as a part of the Professional Standards Councils.

In 2004, the ACT passed its own PSL, which was incorporated as schedule 4 of the *Civil Law (Wrongs) Act 2002* (the Act). Where an interstate scheme is intended to operate in the ACT, schedule 4, section 4.10 of the Act requires the Attorney-General to give notice that the scheme has been approved by the professional standards council for the jurisdiction in which the scheme was prepared. Notice of an interstate scheme is a pre-requisite to its operation by mutual recognition in the ACT and renders the scheme subject to disallowance in the ACT Legislative Assembly.

This instrument gives notice of the Professional Standards Council of New South Wales' approval of the 'Australian Institute of Building Surveyors Professional Standards Scheme' (the Scheme). The Scheme commences in the ACT on 1 July 2026 and will remain in force until 30 June 2031, unless the scheme is revoked, extended or its operation ceases.

The Australian Institute of Building Surveyors (AIBS) is an occupational association. The Scheme applies to all Practising Members of AIBS. The Scheme limits the occupational liability of AIBS members to monetary ceilings of \$2 million for all buildings, or \$1 million for buildings under three storeys or 2,000 square metres. The Scheme will have force in New South Wales, the Australian Capital Territory, the

Northern Territory, Queensland, South Australia, Tasmania, Victoria, and Western Australia.

All required processes under the *Professional Standards Act 1994 (NSW)* and the Act, including the prescribed period of public notification and submission by the ACT Professional Standards Council, were observed in the development of the Scheme.

Human rights implications

As noted above, when an interstate professional standards scheme has been approved by the appropriate council for the jurisdiction in which the scheme was prepared, the Attorney-General is required under schedule 4, section 4.10 of the *Civil Law (Wrongs) Act 2002* to give notice of the scheme.

The instrument engages the right to work (section 27B, *Human Rights Act 2004*).

The scheme is intended to promote high standards of service delivery and insurance for professionals and limit the occupational liability of a person to whom it applies.