



BLAR11039 *Building Law & Regulations*

Term 3 - 2024

Profile information current as at 12/07/2025 11:24 am

All details in this unit profile for BLAR11039 have been officially approved by CQUniversity and represent a learning partnership between the University and you (our student). The information will not be changed unless absolutely necessary and any change will be clearly indicated by an approved correction included in the profile.

General Information

Overview

This unit will first pave the foundation to understand how contracting parties engage in enforceable contracts, both in respect of building owners and contractors, as well as contractors and subcontractors. Then, you gradually obtain knowledge of how the dynamics of the contract change during the course of the building project, in respect of variations and extensions of time. This will further ensure you become familiar with the circumstances of how contracts can be breached, the methods of providing remedy for the breaches, and of dispute resolution. The unit will then consider the legal framework of government legislation in terms of the Acts of Parliament that relate to Builders Licensing, the Building Code of Australia, The Development Act and Occupational Health and Safety. All previous knowledge areas make you become competent in the reading and understanding of building contracts, and the application of government regulations that apply to building projects.

Details

Career Level: *Undergraduate*

Unit Level: *Level 1*

Credit Points: 6

Student Contribution Band: 8

Fraction of Full-Time Student Load: 0.125

Pre-requisites or Co-requisites

There are no requisites for this unit.

Important note: Students enrolled in a subsequent unit who failed their pre-requisite unit, should drop the subsequent unit before the census date or within 10 working days of Fail grade notification. Students who do not drop the unit in this timeframe cannot later drop the unit without academic and financial liability. See details in the [Assessment Policy and Procedure \(Higher Education Coursework\)](#).

Offerings For Term 3 - 2024

- Online

Attendance Requirements

All on-campus students are expected to attend scheduled classes – in some units, these classes are identified as a mandatory (pass/fail) component and attendance is compulsory. International students, on a student visa, must maintain a full time study load and meet both attendance and academic progress requirements in each study period (satisfactory attendance for International students is defined as maintaining at least an 80% attendance record).

Website

[This unit has a website, within the Moodle system, which is available two weeks before the start of term. It is important that you visit your Moodle site throughout the term. Please visit Moodle for more information.](#)

Class and Assessment Overview

Recommended Student Time Commitment

Each 6-credit Undergraduate unit at CQUniversity requires an overall time commitment of an average of 12.5 hours of study per week, making a total of 150 hours for the unit.

Class Timetable

[Regional Campuses](#)

Bundaberg, Cairns, Emerald, Gladstone, Mackay, Rockhampton, Townsville

[Metropolitan Campuses](#)

Adelaide, Brisbane, Melbourne, Perth, Sydney

Assessment Overview

1. **Written Assessment**

Weighting: 25%

2. **Written Assessment**

Weighting: 35%

3. **Written Assessment**

Weighting: 40%

Assessment Grading

This is a graded unit: your overall grade will be calculated from the marks or grades for each assessment task, based on the relative weightings shown in the table above. You must obtain an overall mark for the unit of at least 50%, or an overall grade of 'pass' in order to pass the unit. If any 'pass/fail' tasks are shown in the table above they must also be completed successfully ('pass' grade). You must also meet any minimum mark requirements specified for a particular assessment task, as detailed in the 'assessment task' section (note that in some instances, the minimum mark for a task may be greater than 50%). Consult the [University's Grades and Results Policy](#) for more details of interim results and final grades.

CQUniversity Policies

All University policies are available on the [CQUniversity Policy site](#).

You may wish to view these policies:

- Grades and Results Policy
- Assessment Policy and Procedure (Higher Education Coursework)
- Review of Grade Procedure
- Student Academic Integrity Policy and Procedure
- Monitoring Academic Progress (MAP) Policy and Procedure – Domestic Students
- Monitoring Academic Progress (MAP) Policy and Procedure – International Students
- Student Refund and Credit Balance Policy and Procedure
- Student Feedback – Compliments and Complaints Policy and Procedure
- Information and Communications Technology Acceptable Use Policy and Procedure

This list is not an exhaustive list of all University policies. The full list of University policies are available on the [CQUniversity Policy site](#).

Previous Student Feedback

Feedback, Recommendations and Responses

Every unit is reviewed for enhancement each year. At the most recent review, the following staff and student feedback items were identified and recommendations were made.

Feedback from Student Unit Comments Report- T3- 2023

Feedback

Students find excellent learning materials followed by real world scenario assessment questions within the unit delivery. This has led them to gain wealth of knowledge to apply in the current practice.

Recommendation

The same strategy will be adopted for future delivery.

Feedback from Student Unit Comments Report- T3- 2023

Feedback

The lecturer should consider giving more specific/ individualized feedback for each question of the assessment tasks.

Recommendation

It is recommended to revisit and improve the marking rubrics of assessment tasks. At the same time, lecturer will be advised to provide assessment feedbacks considering specific/ individualized concerns/ points identified.

Unit Learning Outcomes

On successful completion of this unit, you will be able to:

1. Contrast and compare how contracting parties engage in enforceable contracts, both in respect of building owners and contractors, as well as contractors and subcontractors.
2. Investigate the dynamics of the contract change during the course of the building project, in respect of variations and extensions of time.
3. Discuss the circumstances of how contracts can be breached, the methods of providing remedy for the breaches, and of dispute resolution.
4. Explain the legal framework of government legislation in terms of the Acts of Parliament that relate to Builders Licensing, the Building Code of Australia, The Development Act and Occupational Health and Safety.
5. Describe building contracts, and the application of government regulations that apply to building projects.

N/A

Alignment of Learning Outcomes, Assessment and Graduate Attributes



Alignment of Assessment Tasks to Learning Outcomes

Assessment Tasks	Learning Outcomes				
	1	2	3	4	5
1 - Written Assessment - 25%	•	•			
2 - Written Assessment - 35%		•	•		
3 - Written Assessment - 40%				•	•

Alignment of Graduate Attributes to Learning Outcomes

Graduate Attributes	Learning Outcomes				
	1	2	3	4	5
1 - Communication	•	•	•	•	•
2 - Problem Solving	•	•	•	•	•
3 - Critical Thinking	•	•	•	•	•
4 - Information Literacy	•	•	•	•	•
5 - Team Work					
6 - Information Technology Competence	•	•	•		•
7 - Cross Cultural Competence					
8 - Ethical practice	•	•	•	•	•
9 - Social Innovation					
10 - Aboriginal and Torres Strait Islander Cultures					

Textbooks and Resources

Textbooks

BLAR11039

Prescribed

Construction law in Australia

Edition: 4th (2018)

Authors: Bailey, Ian

Thomson Reuters Australia, Limited

Pymont, NSW, Australia

ISBN: 9780455500515

Binding: Hardcover

[View textbooks at the CQUniversity Bookshop](#)

IT Resources

You will need access to the following IT resources:

- CQUniversity Student Email
- Internet
- Unit Website (Moodle)
- Zoom app on your smart phone or access to Zoom on your laptop
- Microphone and headset (and preferably a camera) to participate in Zoom sessions
- MS Teams
- Microsoft Word or PDF software for preparation of assessment items in the appropriate format
- Microphone and headset (and preferably a camera) to participate in Zoom sessions

Referencing Style

All submissions for this unit must use the referencing style: [Harvard \(author-date\)](#)

For further information, see the Assessment Tasks.

Teaching Contacts

Kaveh Mirzaei Unit Coordinator

k.mirzaei@cqu.edu.au

Schedule

Week 1 - 04 Nov 2024

Module/Topic	Chapter	Events and Submissions/Topic
Sources and application of law, torts and contracts	1	

Week 2 - 11 Nov 2024

Module/Topic	Chapter	Events and Submissions/Topic
Types of building contracts	2	

Week 3 - 18 Nov 2024

Module/Topic	Chapter	Events and Submissions/Topic
The role of contract documents	3	

Week 4 - 25 Nov 2024

Module/Topic	Chapter	Events and Submissions/Topic
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Consequences of breach of contract 4

Week 5 - 02 Dec 2024

Module/Topic	Chapter	Events and Submissions/Topic
Tendering procedures for building projects	5	Assessment 1 Due: Week 5 Monday (2 Dec 2024) 11:59 pm AEST

Week 6 - 09 Dec 2024

Module/Topic	Chapter	Events and Submissions/Topic
Subcontracting arrangements	6	

Week 7 - 16 Dec 2024

Module/Topic	Chapter	Events and Submissions/Topic
Arbitration systems and options	7	

Vacation Week - 23 Dec 2024

Module/Topic	Chapter	Events and Submissions/Topic
No teaching. It's catch-up time. Enjoy and utilize the break efficiently.		

Vacation Week - 30 Dec 2024

Module/Topic	Chapter	Events and Submissions/Topic
No teaching. It's catch-up time. Enjoy and utilize the break efficiently.		

Week 8 - 06 Jan 2025

Module/Topic	Chapter	Events and Submissions/Topic
Negligence and the law of torts	8	

Week 9 - 13 Jan 2025

Module/Topic	Chapter	Events and Submissions/Topic
Regulation of construction	9	Assessment 2 Due: Week 9 Monday (13 Jan 2025) 11:59 pm AEST

Week 10 - 20 Jan 2025

Module/Topic	Chapter	Events and Submissions/Topic
Application of Occupational Health and Safety (OH&S) Law in Relation to Construction Sites	10	

Week 11 - 27 Jan 2025

Module/Topic	Chapter	Events and Submissions/Topic
Professional standards, liability and licensing for building professionals	11	

Week 12 - 03 Feb 2025

Module/Topic	Chapter	Events and Submissions/Topic
Planning regulations and application requirements	12	Assessment 3 Due: Week 12 Friday (7 Feb 2025) 11:59 pm AEST

Week 13- Review/ Exam Week - 10 Feb 2025

Module/Topic	Chapter	Events and Submissions/Topic
No exam for this unit.		

Assessment Tasks

1 Assessment 1

Assessment Type

Written Assessment

Task Description

Assessment 1 is a Written-based assessment requiring students to read a Hypothetical case study and answer the questions related to comparing how contracting parties engage in enforceable contracts and investigating the dynamics of the contract change during the course of the building project, in respect of variations and extensions of time.

Assessment Due Date

Week 5 Monday (2 Dec 2024) 11:59 pm AEST

Return Date to Students

Week 7 Monday (16 Dec 2024)

Weighting

25%

Assessment Criteria

The following criteria will be used to evaluate the submissions.

- Level of understanding of the scope of work for relevant aspects as evidenced by the extent of information available;
- Evidence of comprehension of the key issues through the use of appropriate conventions and the accuracy and relevance of information provided;
- Appropriate application of legal or related procedures;
- Evidence of technical ability through clarity, neatness and presentation of work and application of legal principles to the information at hand.

Referencing Style

- [Harvard \(author-date\)](#)

Submission

Online

Submission Instructions

Please refer to Moodle for submission instructions.

Learning Outcomes Assessed

- Contrast and compare how contracting parties engage in enforceable contracts, both in respect of building owners and contractors, as well as contractors and subcontractors.
- Investigate the dynamics of the contract change during the course of the building project, in respect of variations and extensions of time.

2 Assessment 2

Assessment Type

Written Assessment

Task Description

Assessment 2 is a Written-based assessment requiring students to read a Hypothetical case study and answer the questions related to investigating the dynamics of the contract change during the course of the building project, in respect of variations and extensions of time, and discussing the circumstances of how contracts can be breached, the methods of providing remedy for the breaches, and of dispute resolution.

Assessment Due Date

Week 9 Monday (13 Jan 2025) 11:59 pm AEST

Return Date to Students

Week 11 Monday (27 Jan 2025)

Weighting

35%

Assessment Criteria

The following criteria will be used to evaluate the submissions.

- Level of understanding of the scope of work for relevant aspects as evidenced by the extent of information

- available;
- Evidence of comprehension of the key issues through the use of appropriate conventions and the accuracy and relevance of information provided;
- Appropriate application of legal or related procedures;
- Evidence of technical ability through clarity, neatness and presentation of work and application of legal principles to the information at hand.

Referencing Style

- [Harvard \(author-date\)](#)

Submission

Online

Submission Instructions

Please refer to Moodle for submission instructions.

Learning Outcomes Assessed

- Investigate the dynamics of the contract change during the course of the building project, in respect of variations and extensions of time.
- Discuss the circumstances of how contracts can be breached, the methods of providing remedy for the breaches, and of dispute resolution.

3 Assessment 3

Assessment Type

Written Assessment

Task Description

Assessment 3 is a Written-based assessment requiring students to read a Hypothetical case study and answer the questions related to explaining the legal framework of government legislation in terms of the Acts of Parliament that relate to Builders Licensing, the Building Code of Australia, The Development Act and Occupational Health and Safety, and describing building contracts, and the application of government regulations that apply to building projects.

Assessment Due Date

Week 12 Friday (7 Feb 2025) 11:59 pm AEST

Return Date to Students

Exam Week Friday (14 Feb 2025)

Weighting

40%

Assessment Criteria

The following criteria will be used to evaluate the submissions.

- Level of understanding of the scope of work for relevant aspects as evidenced by the extent of information available;
- Evidence of comprehension of the key issues through the use of appropriate conventions and the accuracy and relevance of information provided;
- Appropriate application of legal or related procedures;
- Evidence of technical ability through clarity, neatness and presentation of work and application of legal principles to the information at hand.

Referencing Style

- [Harvard \(author-date\)](#)

Submission

Online

Submission Instructions

Please refer to Moodle for submission instructions.

Learning Outcomes Assessed

- Explain the legal framework of government legislation in terms of the Acts of Parliament that relate to Builders Licensing, the Building Code of Australia, The Development Act and Occupational Health and Safety.
- Describe building contracts, and the application of government regulations that apply to building projects.

Academic Integrity Statement

As a CQUniversity student you are expected to act honestly in all aspects of your academic work.

Any assessable work undertaken or submitted for review or assessment must be your own work. Assessable work is any type of work you do to meet the assessment requirements in the unit, including draft work submitted for review and feedback and final work to be assessed.

When you use the ideas, words or data of others in your assessment, you must thoroughly and clearly acknowledge the source of this information by using the correct referencing style for your unit. Using others' work without proper acknowledgement may be considered a form of intellectual dishonesty.

Participating honestly, respectfully, responsibly, and fairly in your university study ensures the CQUniversity qualification you earn will be valued as a true indication of your individual academic achievement and will continue to receive the respect and recognition it deserves.

As a student, you are responsible for reading and following CQUniversity's policies, including the [Student Academic Integrity Policy and Procedure](#). This policy sets out CQUniversity's expectations of you to act with integrity, examples of academic integrity breaches to avoid, the processes used to address alleged breaches of academic integrity, and potential penalties.

What is a breach of academic integrity?

A breach of academic integrity includes but is not limited to plagiarism, self-plagiarism, collusion, cheating, contract cheating, and academic misconduct. The Student Academic Integrity Policy and Procedure defines what these terms mean and gives examples.

Why is academic integrity important?

A breach of academic integrity may result in one or more penalties, including suspension or even expulsion from the University. It can also have negative implications for student visas and future enrolment at CQUniversity or elsewhere. Students who engage in contract cheating also risk being blackmailed by contract cheating services.

Where can I get assistance?

For academic advice and guidance, the [Academic Learning Centre \(ALC\)](#) can support you in becoming confident in completing assessments with integrity and of high standard.

What can you do to act with integrity?



Be Honest

If your assessment task is done by someone else, it would be dishonest of you to claim it as your own



Seek Help

If you are not sure about how to cite or reference in essays, reports etc, then seek help from your lecturer, the library or the Academic Learning Centre (ALC)



Produce Original Work

Originality comes from your ability to read widely, think critically, and apply your gained knowledge to address a question or problem