

Accreditation Framework

Planned Small Construction Projects

QS-01 Quality Standards

Purpose

The Accreditation Framework for Planned Small Construction Projects (the Framework) sits within the policy context of Premier and Cabinet Circular 028 Construction Procurement Policy: Project Implementation Process.

The purpose of this Quality Standards document is to consolidate all relevant legislation, policy, standards and guidelines that may be applicable in delivering Planned Small Construction Projects under the Framework.

Scope

As stated in the Guideline, Quality Standards form a critical part of the Framework as they form a key part of the Department's approach of mitigating risk to government in delivering capital projects and ensuring value for money is achieved for South Australia.

It is therefore a requirement of the Framework that Accredited Agencies acknowledge these Quality Standards through the accreditation process and comply with them (as applicable) throughout Step 5: Project Delivery and associated phases as shown in Figure 1.

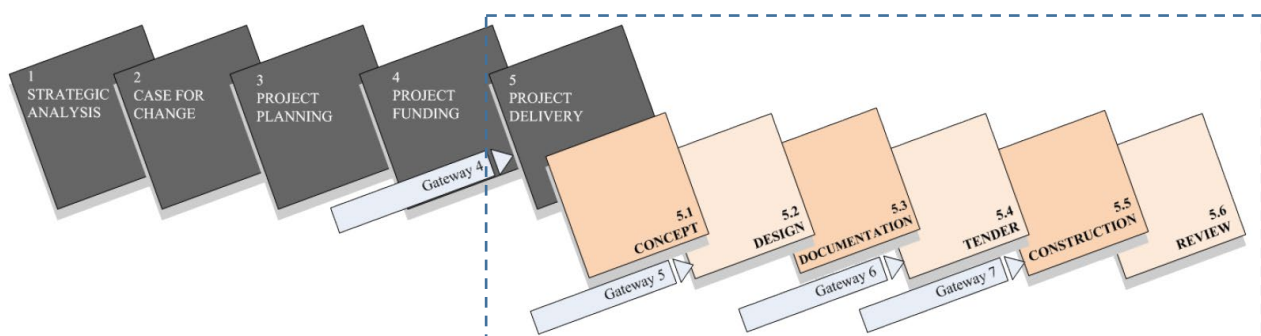


Figure 1 – 5-Step Framework and Project Implementation Framework

Whilst every attempt has been made to provide a comprehensive list of applicable legislation, policy, standards, and guidelines the list is not exhaustive and is subject to change. Accredited Agencies must ensure they assess and comply with all government requirements throughout their accreditation term when delivering projects and programs of work.

Mandatory Requirements

All government legislation and policies listed in Table 1 are mandatory requirements of the Framework and must be complied with by Accredited Agencies.

Type	Reference
Work Health & Safety	
Legislation	WHS Act 2012 (SA) V:3.10.2019
Legislation	WHS Regulations 2012 (SA) V:1.1.2021
Legislation	South Australian Public Health Act 2011
Public Works	
Policy	Construction Procurement Policy Project Implementation Process (PIP)
Legislation	Public Finance and Audit Act 1987
Legislation	Parliamentary Works Committees Act 1991
Legislation	PC015: Procedures for Submissions to Cabinet seeking the review of Public Works by the Public Works Committee
Legislation	PC018: Government Office Accommodation Framework
Legislation	PC027: Disclosure of Government Contracts
Legislation	PC114: Government Real Property Management
Legislation	TI08: Financial Authorisations
Legislation	TI17: Evaluation of and Approvals to Proceed with Public Sector Initiatives
Legislation	TI18: Procurement
Tendering and Procurement	
Legislation	State Procurement Act 2020
Legislation	State Procurement Regulations 2020
Legislation	Security of Payments Act 2009
Policy	Code for the Tendering and Performance of Building Work 2016
Policy	Code of Practice for the South Australian Construction Industry
Building and Development Approval	
Legislation	Planning, Development and Infrastructure Act 2016
Legislation	Planning, Development and Infrastructure (Accredited Professionals) Regulations 2019
Legislation	Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019
Legislation	Planning, Development and Infrastructure (General) Regulations 2017

Legislation	Planning, Development and Infrastructure (Fees, Charges and Contributions) Variation Revocation Regulations 2020
Legislation	Planning, Development and Infrastructure (Planning Agreements) Regulations 2020
Legislation	Planning, Development and Infrastructure (Swimming Pool Safety) Regulations 2019
Legislation	Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017
Legislation	Development Regulations 2008
Legislation	Building Work Contractors Act 1994 & 1995
Legislation	Building Work Contractors Regulations 2011
Legislation	Heritage Places Act 1993
Legislation	PC028 – Construction Procurement Policy
Policy	NATSPEC Construction Information
Legislation	Industry Advocate Act 2017
Legislation	MBS 001 – Upgrading health and safety in existing buildings
Legislation	MBS 002 – Maintaining the performance of essential safety provisions
Legislation	MBS 003 – Fire safety in caravan parks and residential parks
Legislation	MBS 004 – Swimming pool safety – designated safety features
Legislation	MBS 005 – Additional requirements for housing on Aboriginal lands
Legislation	MBS 006 – Modifications to the application of the Building code
Legislation	MBS 007 – Modifications to the Building Code 2019 edition
Legislation	MBS 008 – Additional requirements in designated bushfire prone areas
Legislation	MBS 009 – On-site stormwater retention
Legislation	MBS 010 – Construction requirements for the control of external sound
Disability and Fair Work	
Legislation	Fair Work (Building Industry) Act 2012 (Cth)
Legislation	Disability Discrimination Act 1992 (Cth)
Environmental and Ecological Sustainable Development	
Legislation	Environmental Protection Act 1993
Legislation	Native Title (South Australia) Act 1994
Legislation	Native Vegetation Act 1991
Legislation	Natural resources Management Act 2004
Legislation	Climate Change and Greenhouse Emissions Reductions Act 2007

Table 1: Mandatory Requirements

Recommended Requirements

Government policies and standards listed in Table 2 are recommended requirements of the Framework. Accredited Agencies are to determine applicability and use when delivering projects and programs of work.

Type	Reference
Work Health & Safety	
Policy	Approved Codes of Practice in SA
Policy	National Public Private Partnership Policy and Guidelines
Policy	Workforce Participation in Government Construction Procurement Policy
Tendering and Procurement	
Standard	AS4120-1994: Guidelines for the Application of the Australian Standard Code of Tendering
Standard	AS4122-2010: General Conditions of Contract for Consultants
Standard	AS4214-1992: General Conditions of Contract
Standard	AS43000-1995: General Conditions of Contract for Design and Construct
Standard	AS2125-1992: General Conditions of Tendering and Form of Tender
Standard	AS2127-1992: Form of Formal Instrument of Agreement
Standard	AS4121-1994: Code of Ethics and Procedures for the Selection of Consultants
Building and Development Approval	
Policy	Code of Practice for the South Australian Construction Industry
Disability and Fair Work	
Policy	South Australian Industry Participation Policy
Standard	Disability (Access to Premise – Buildings) Standards 2010 (Cth)

Table 2: Recommended Requirements

Guidelines

Government documents listed in Table 3 are provided as guidance material only and may be utilised at the discretion of Accredited Agencies when delivering projects and programs of work.

Type	Reference
Work Health & Safety	
Guideline	DIT Minimum Safety Expectations
Public Works	
Guideline	Guidelines for the Evaluation of Public Sector Initiatives
Building and Development Approval	
Guideline	20-Year State Infrastructure Strategy
Guideline	30-Year Plan for Greater Adelaide; and Plans for Regional South Australia
Environmental and Ecological Sustainable Development	
Guideline	Government Buildings Energy Strategy 2013-2020 Requirements
Guideline	Solar Panels for Government Funded Building Projects
Guideline	Water Efficient Outlets in Government Buildings
Risk Management	
Guideline	AS/NZS ISO 31000:2009 Risk Management – Principles and Guidelines
Guideline	Risk Management Policy Statement, SA Insurance Corporation (SAICORP)
Quality Management	
Guideline	ISO 9001:2008 Quality Management Systems – Requirements
Guideline	ISO 3100:2009 Risk Management – Principles and Guidelines
Project Delivery and Handover	
Guideline	Practical Completion Process and Checklist
DIT Contractor and Consultant Prequalification System	
Guideline	Prequalification for Professional and Technical Services
Guideline	17C811 Phase 2 Technical Services Prequalification Supplier Register
Guideline	Prequalification of Building Work
Guideline	Prequalification for General Building
Guideline	Prequalification for Trade and Sub Contractor (Air Conditioning & Mechanical)
Guideline	Prequalification for Trade and Sub Contractor (Demolition & Asbestos Removal)

Guideline	Prequalification for Trade and Sub Contractor (Electrician)
Guideline	Prequalification for Trade and Sub Contractor (Plumbing)
Guideline	Prequalification for Cost Manager (Building Works only)
Guideline	Prequalification for Professional Services Contractor (Building Works only)
Guideline	Prequalification for Transport Infrastructure
Guideline	Prequalification for Roadworks and Bridge Works (National Prequalification System)
Guideline	Prequalification for Bituminous Works
Guideline	Prequalification for Preferred Supplier Arrangement - Bituminous Works (PSABW – 20C096)
Guideline	Prequalification for Preferred Supplier Arrangement - Project Management and Contract Management (PSAPMCM – 19C171)
Guideline	Prequalification for Pavement Materials
Guideline	Prequalification for Repair or Upgrading of Marine Structures
Guideline	Prequalification for Manufacture of Road Signs
Guideline	Prequalification for Work Zone Traffic Management
Guideline	Prequalification for Pavement Marking
Guideline	Prequalification for Rail Safety Workers
Guideline	Prequalification for Supply of Protection Officers for the Adelaide Metropolitan Passenger Rail Network (AMPRN)
Capability	
Guideline	DIT Capability Framework

Table 3: Guidelines