

WERREJ

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TAQSIMA TAL-KONFORMITÀ U L-INFURZAR

Is-sezzjoni tal-Konformità u l-Infurzar tal-Awtorità tal-Bini u l-Kostruzzjoni għandha rwol kruċjali biex tiżgura konformità mar-regolamenti tal-bini fl-arċipelagu Malti. Din is-sezzjoni hija responsabbli għall-monitoraġġ u l-investigazzjoni tal-konformità mar-regolamenti tal-kontroll tal-kostruzzjoni, u leġiżlazzjonijiet rilevanti oħra. L-ispetturi f'din is-sezzjoni jwettqu spezzjonijiet regolari fuq is-siti tal-kostruzzjoni matul il-proċess ta' żvilupp, biex jivverifikaw li x-xogħol qed isir skont il-leġiżlazzjonijiet relatati. Jiġu investigati wkoll ilmenti li nircievu minghand il-pubbliku dwar suspett ta' ksur tar-regolamenti tal-bini. L-ispetturi jinvestigaw u jhejju korrispondenza, rapporti dwar l-ispezzjonijiet jew investigazzjonijiet jew rakkomandazzjonijiet ta' azzjoni li għandha tittiehed, kif ukoll jinvestigaw kwalunkwe allegat ksur tal-liċenzja jew tal-approvazzjoni fost ksur ieħor. Huma jikkomunikaw mal-persuni kkonċernati, kif ukoll ma' xhieda biex jiġbru l-fatti rilevanti għal spezzjonijiet jew ksur li jkun qed jiġi allegat. Barra minn hekk, huma jidentifikaw, jevalwaw, jew jippreservaw l-evidenza tal-każ u jixhdu fil-Qorti jew fi proċedimenti amministrattivi dwar is-sejbiet tal-investigazzjoni li jkunu għamli. Matul il-bosta vjaġġi tagħhom lejn is-siti tal-kostruzzjoni, l-ispetturi tagħna jiehdu nota wkoll ta' kwalunkwe ksur relatat mas-saħħa u/jew is-sigurtà fuq il-post tax-xogħol u jinfurmaw lill-Awtorità responsabbli bħala sforz kongunt li hemm bejn il-BCA kif ukoll l-OHSA. Isiru wkoll spezzjonijiet kongunti bejn l-Ispetturi tal-Bini tal-BCA flimkien ma' dawk mill-OHSA, kull gimgha.

F'każijiet ta' nuqqas ta' konformità, is-sezzjoni għandha l-awtorità li toħroġ Avviżi ta' Infurzar li jeħtieġu r-rettifika tal-irregolaritajiet. Dawn l-avviżi jistgħu jinkludu ordnijiet ta' waqfien tax-xogħol u/jew penali amministrattivi. Jekk in-nuqqas ta' konformità tippersisti, is-sezzjoni tista' tieħu azzjoni legali, inkluża prosekuzzjoni fil-Qorti.

Barra minn hekk, is-sezzjoni tal-Konformità u l-Infurzar tal-Awtorità tal-Bini u l-Kostruzzjoni tistinka biex teduka u tqajjem kuxjenza dwar ir-regolamenti tal-bini fost l-iżviluppaturi, il-kuntratturi u l-pubbliku ingenerali. Nipprovdu gwida u appoġġ biex niżguraw li l-partijiet kollha involuti fil-proċess tal-kostruzzjoni jkunu konxji tal-obbligi u r-responsabbiltajiet tagħhom.

Permezz tal-isforzi tagħha ta' infurzar u konformità, l-Awtorità tal-Bini u l-Kostruzzjoni għandha l-għan li żzomm standards għoljin fl-industrija tal-bini u l-kostruzzjoni, tippoteġi s-sigurtà pubblika, u tippromwovi l-iżvilupp sostenibbli f'Malta.



UFFIČČJU TAS-CEO

Id-dmirijiet tal-Kap Eżekuttiv fi hdan l-Awtorità tal-Bini u l-Kostruzzjoni huma diversi u kruċjali biex tiġi żgurata s-sigurtà, l-effiċjenza u s-sostenibbiltà tal-industrija tal-kostruzzjoni. Il-Kap Eżekuttiv huwa responsabbli biex jissorvelja l-operat ġenerali tal-Awtorità, inkluż l-ippjanar strateġiku, l-iżvilupp tal-politika, l-infurzar, u s-sorveljanza regolatorja. Wiehed irid jibqa' aġġornat mal-andament tal-industrija, ir-regolamenti u t-teknoloġiji emerġenti biex jiżgura li l-Awtorità tibqa' fuq quddiem fi prattiċi ta' bini u kostruzzjoni f'Malta.

Minbarra t-tmexxija strateġika, il-Kap Eżekuttiv għandu rwol ewlieni fit-tishih tal-kollaborazzjoni bejn l-Awtorità u diversi partijiet interessati, inkluż il-Gvern, l-aġenziji, l-NGOs, il-professjonisti tal-industrija u l-pubbliku iġenerali. Dan jinvolvi l-bini ta' relazzjonijiet sodi, l-advokazzjoni għall-missjoni tal-Awtorità, u l-indirizzar ta' thassib relatat ma' proġetti ta' bini u kostruzzjoni.

Fit-tmexxija ta' kuljum tal-uffiċċju, il-Kap Eżekuttiv u l-uffiċċju tiegħu huma wkoll involuti f'attivajiet ta' relazzjonijiet pubbliċi u komunikazzjonijiet, bħal dehriet fil-midja u prezentazzjonijiet, biex itejbu r-reputazzjoni tal-Awtorità u jippromwovu kuxjenza pubblika dwar ir-rwol tagħha li tiżgura prattiċi ta' kostruzzjoni sikuri u sostenibbli.

Barra minn hekk, il-Kap Eżekuttiv huwa responsabbli għall-immaniġġjar tar-riżorsi umani, ir-riżorsi finanzjarji, u r-riżorsi operattivi tal-Awtorità. Dan jinkludi s-sorveljanza ta' deċiżjonijiet dwar il-haddiema, l-ippjanar tal-baġit, u l-allokazzjoni tar-riżorsi biex tiġi żgurata l-kapaċità meħtieġa tal-Awtorità biex twettaq il-mandat tagħha b'mod effettiv. Il-Kap Eżekuttiv jista' minn żmien għal żmien ikun involut f'negozjati mal-kuntratturi, fornituri u partijiet esterni oħra f'isem l-Awtorità u huwa wkoll l-ewwel punt ta' kuntatt mal-Uffiċċju tas-Segretarju Permanenti u l-Ministeru korrispondenti skont il-każ. Fl-aħħar mill-aħħar, l-Awtorità tiddependi mill-hila tal-Kap Eżekuttiv li jibbilanċja d-domandi li jikkompetu ta' diversi partijiet interessati, jimmaniġġja r-riskju, u jmexxi l-innovazzjoni fl-industrija tal-bini u l-kostruzzjoni.



CUSTOMER CARE

Id-dipartiment tal-Customer Care tal-Awtorità tal-Bini u l-Kostruzzjoni huwa essenzjali fi hdan din l-entità regolatorja f'Malta, responsabbli biex tiżgura li ċ-ċittadini, il-professionisti u l-partijiet interessati jkollhom aċċess għall-informazzjoni, l-ghajjnuna u s-servizzi meħtieġa relatati mal-industrija tal-bini u l-kostruzzjoni.

L-ghan ewlieni tad-dipartiment huwa li jkun il-punt ta' referenza prinċipali għal dawk li jfittxu assistenza fir-rigward ta' kwistjonijiet relatati mal-bini u l-kostruzzjoni. Dan id-dipartiment huwa responsabbli biex jassisti b'mod effettiv lil kull min għandu domandi jew ilmenti dwar diversi aspetti tal-kostruzzjoni, bħall-istandards ta' sigurtà għat-terzi, iż-żamma tas-sit tal-kostruzzjoni u l-konformità mar-regolamenti. Il-missjoni tad-dipartiment hija li tagħti servizz ta' kwalità għolja, u li jikkontribwixxi għall-industrija tal-bini li tkun effiċjenti u trasparenti.

Waħda mill-funzjonijiet ewlenin tad-dipartiment hija li jkun intermedjarju bejn il-pubbliku u l-Awtorità. Dan jinkludi t-trattament ta' lmenti u mistoqsijiet dwar il-kostruzzjoni, li jistgħu jkunu relatati ma' xejriet ta' nuqqasijiet fl-infurzar tal-liġijiet. Id-dipartiment jiehu hsieb ukoll l-applikazzjonijiet għall-clearances relatati mal-kostruzzjoni, fejn jassisti lil dawk interessati biex jifhmu l-proċess applikattiv u biex jimlew il-formoli meħtieġa b'mod korrett.

Id-dipartiment jahdem biex jassigura li kull applikant jirċievi feedback ċar u preċiż, filwaqt li lmenti jiġu investigati b'mod diliġenti. Dan l-approċċ mhux biss jgħin biex jiġu solvuti kwistjonijiet individwali, iżda jsahhaħ ukoll il-fiduċja pubblika fil-proċessi regolatorji tal-Awtorità.

Il-komunikazzjoni hija ċ-ċavetta għas-suċċess tad-dipartiment. Fil-fatt tamministra diversi mezzi ta' komunikazzjoni, inkluż it-telefon, l-emails, u wkoll is-servizzi online. Dan jippermetti lill-utenti jiksbu informazzjoni u jissottomettu lmenti jew mistoqsijiet fi kwalunkwe hin. Il-ħidma ta' dan id-dipartiment tinkludi wkoll il-provvediment ta' informazzjoni edukattiva, li tgħin biex il-pubbliku u l-professionisti jkunu konxji mil-liġijiet u regolamenti li jikkonċernaw l-industrija tal-kostruzzjoni. Permezz ta' dan l-approċċ proattiv, il-BCA tfittex li tnaqqas il-problemi li jistgħu jinqalgħu minhabba n-nuqqas ta' għarfien dwar regolamenti jew proċeduri.

L-effiċjenza fil-hin u fil-kwalità tas-servizz huma prijoritajiet ewlenin għad-dipartiment tal-Customer Care. L-istaff hu mħarreg biex jindirizza kull kwistjoni b'kortesija u professjonalità, u d-dipartiment jiżgura li l-ilmenti jiġu trattati fi żmien raġonevoli.

F'dan il-kuntest, il-BCA tkompli taħdem biex tiżgura li l-industrija tal-bini f'Malta topera f'konformità mal-ogħla standards, filwaqt li tissalvagwardja l-interessi tal-pubbliku. Id-dipartiment tal-Customer Care huwa l-faċċata tal-Awtorità għall-pubbliku, u għaldaqstant huwa importanti li jippreżenta immaġni pożittiva u effiċjenti tal-Awtorità.



EDUKAZZJONI

It-taqsimha tal-Edukazzjoni fi hdan l-Awtorit  tal-Bini u l-Kostruzzjoni, wirtet l-aspett edukattiv minghand il-BICC (Building Industry Consultative Council). Din is-sezzjoni hija responsabbli, b'koperazzjoni ma' sezzjonijiet oħra, fost oħrajn, mill-immanigġjar ta' studenti li jiġu jgattgħu perjodu ta'  mien mal-Awtorit  matul is-sena.

Responsabbilt  oħra ta' din is-sezzjoni hija l-amministrazzjoni tal-iSkill Card. Apparti li jsiru t-tiġdid tal-cards, jiġu proċessati wkoll l-applikazzjonijiet il- odda. L-Awtorit  għandha liċenzja biex jingħata servizz bħala istituzzjoni edukattiva, fejn tipprovd i korsijiet fuq is-saħħa u s-sigurt  u suġġetti oħra relatati mal-industrija tal-kostruzzjoni. Bħalissa qegħdin jingħataw korsijiet fuq livell bażiku, imma għaddejja hidma biex ikunu jistgħu jiġu offruti  ewg korsijiet oħra ta' livell oġħla.

Proċess ieħor li tamministra din it-taqsimha hu l-evalwazzjoni tal-applikazzjonijiet tas-Site Technical Officer (STO). Jekk individwu jkun meqjus eliġibbli (id-dokumentazzjoni mitluba tkun korretta) skont il-Liġi Sussidjarja 623.06, ismu jintbagħat lis-sezzjoni tal-liċenzjar, fejn imbagħad jitni zel fir-reġistru ufficjali.

B'kollaborazzjoni man-National Skills Council (NSC) u l-Malta Further & Higher Education Authority (MFHEA), it-taqsimha tinsab fi djalogu kontinwu biex in-National Occupational Standards (NOS) relatati mal-qasam tal-kostruzzjoni preżenti jibqgħu jiġu aġġornati. Apparti minn hekk, qiegħda ssir hidma biex ji diedu NOS għall-ħiliet partikolari fl-istess settur.

It-taqsimha hija responsabbli mill-amministrazzjoni tal-BCA Education Hub. Din il-binja kienet l-ufficini qodma tal-BCA. Wara r-rilokazzjoni fl-ufficji l- odda fil-Marsa, din il-binja ma kellhiex skop definit. Ittieħdet l-opportunit  biex dan is-sit mhux użat jinbidel f'zona li sservi ta' beneficċju għall-ħaddiema fis-settur tal-kostruzzjoni, biex isir titjib u  vilupp tal-ħiliet tagħhom. Fl-istess binja jsiru wkoll numru ta' korsijiet relatati mas-settur.



DIPARTIMENT TAL-FINANZI

Id-Dipartiment tal-Finanzi huwa responsabbli mill-immaniġġjar tal-proċessi finanzjarji tal-Awtorità tal-Bini u l-Kostruzzjoni, inkluż il-pagi, waqt li jiżgura li l-Awtorità timxi mal-leġiżlazzjoni u r-regolamenti finanzjarji. Dan id-dipartiment jikkontrolla d-dhul u l-infiq, u jassigura tmexxija minghajr intoppi. Apparti hekk, ir-responsabbiltajiet ta' dan id-dipartiment jinkludu wkoll l-immaniġġjar tas-sistema li tikkontrolla l-vetturi kollha fi hdan l-Awtorità (Fuel Management System). Id-Dipartiment tal-Finanzi ta' kuljum iżomm data aġġornata tal-finanzi, kif ukoll jipprepara income statements, jagħti sapport lill-management team, u jipprovdi l-informazzjoni neċessarja biex jittiehdu d-deċiżjonijiet meħtieġa. Żamma ta' records finanzjarji preċiżi huwa essenzjali għall-ippjanar fit-tul għaqli.

Xi whud mix-xogħlijiet li jaqgħu fir-responsabbiltà ta' dan id-dipartiment:

- Jiġu mhejjija business and financial plans bi 3 snin bil-quddiem;
- Jinżammu records preċiżi tat-tranzazzjonijiet finanzjarji billi regolament jiddaħhlu fil-purchase and sales ledger, inkluż ukoll li jirrispondu għal xi mistoqsijiet li jistgħu jsiru;
- Jintlaqgħu telefonati u emails relatati mad-dipartiment tal-finanzi;
- Jinharġu kontijiet/invoices biex jiffacilita d-dhul dovut;
- Proċessar ta' pagamenti;
- Hrūg ta' riċevuti meta jidhlu pagamenti u depożitar ta' ċekkijiet il-bank;
- Pagamenti ta' petty cash u rikonċiljazzjoni;
- Ta' kull xahar jinharġu financial statements, ibbażati fuq accrual accounts;
- Isiru tranzazzjonijiet permezz ta' journals bejn kontijiet bankarji differenti tal-Awtorità;
- Toffri l-assistenza meħtieġa lill-awdituri f'każ ta' audits, billi tingħata l-informazzjoni li tinħtieġ;
- Responsabbli mill-pagi tal-haddiema u tinhareġ payroll kull 4 ġimghat, li tinkludi salarji, allowances u sahra. Jiġu mhallsa membri fuq bordijiet tal-Awtorità, filwaqt li jaċċertaw li l-hlas ikun fil-hin;
- Żamma ta' files u spreadsheets biex ikunu dokumentati l-bilanċi u l-infiq mill-cost centres.

Li tkun organizzat fid-dettall huwa importanti fil-finanzi minhabba li hafna mix-xogħol jikkonsisti fi dhul ta' data, analiżi u kalkolazzjonijiet. Huwa importanti li tkun kapaci tidentifika diskrepanzi fid-data biex tkun tista' tqabbel il-kontijiet finanzjarji.



RIZORSI UMANI

L-ghan ahhari tar-Rizorsi Umani hu li żżomm livell tajjeb ta' produttività u timplimenta l-miżuri tagħha. Dan jista' jsehh billi naraw li l-pożizzjonijiet jiġu mimlija minn impjegati idonji, bil-kompetenzi meħtieġa, għal dawk ir-rwoli.

Ir-Rizorsi Umani jiffirma parti integrali minn tim akbar li huwa s-Servizz Korporattiv. Dan is-servizz jilqa' fi hdanu wkoll l-operat ta' Finanzi, Amministrazzjoni, Moniteragg tal-Facilitajiet, Akkwisti ta' Prodotti u Servizzi meħtieġa

Hemm diversi funzjonijiet li jsiru minn din it-taqsimta ta' Rizorsi Umani. Dawn li ġejjin huma fost xi whud minnhom. Reklutaġġ u selezzjonijiet għall-għażla ta' impjegati, relazzjonijiet mal-haddiema u mal-industrija, dixxiplina, immaniġġjar tal-impjegati, evalwazzjonijiet ta' hidmiethom u tishih tal-iżvilupp personali u kontinwu tal-impjegati. Is-sezzjoni għandha rwol primarju ta' tffassil u implimentazzjoni ta' strateġija biex timplimenta kemm dawk l-obbligi nazzjonali kif ukoll dawk mitluba mill-Unjoni Ewropea.

Is-sezzjoni tar-Rizorsi Umani qed tingħata l-opportunità u spazju meħtieġ biex tevolve u tiddiskuti aktar fil-fond kuncetti ġodda. Dawn id-diskussjonijiet jagħtu lok biex jiġu esplorati inizjattivi ġodda fosthom għodda ġdida biex tgħin f'dak li hu operat ta' kuljum, modi innovattivi biex nattraw talent ġdid u ninkoraġġixxu kultura fejn l-impjegati jgeddu t-tagħlim tagħhom. Id-domanda ta' impjegi relatati ma' din l-industrija hija wahda għolja u kif inhu mistenni l-kompetizzjoni fis-suq għall-impjegi professjonali u tekniċi żdiedet ukoll. Nirrikonoxxu wkoll li dawk ir-rwoli maniġerjali, amministrattivi u dawk l-impjegi li jagħtu sostenn fl-operat huma kruċjali biex jassistu fl-implimentazzjoni tal-mandat li għandha l-Awtorità. Mandat li, minhabba ċirkostanzi u inċidenzi li żviluppaw, qed isarraf fi sfidi ġodda u akbar f'dan is-settur. Biex dan kollu jsehh ir-Rizorsi Umani hu meħtieġ li jfassal pjan strateġiku b'kollaborazzjoni shiha ma' dawk kollha involuti fit-twettiq tal-mandat. Il-pjan ta' twettiq maħsub ukoll għall-eventwalitajiet li jistgħu jinqalghu. F'dan ir-rigward is-sezzjoni għet fdata biex tesplora metodologiji u prattici tajbin biex jinstabu soluzzjonijiet li jkunu ta' benefiċċju għall-Awtorità u l-impjegati tagħha, b'dawn tal-aħħar jibbenefikaw minn taħriġ u filwaqt li ninvestu fuq talenti ġodda.

Din is-sezzjoni taħdem biex issahħaħ il-fiduċja mal-impjegati filwaqt li tikkollabora flimkien ma' terzi. Hekk inkunu nistgħu nagħtu kull sostenn meħtieġ u lok ta' spazju fejn isehh tishih u l-impjegat ihossu aktar apprezzat, motivat, kommess fit-twettiq ta' xogħol u dan kollu f'ambjent pozittiv. Huwa fatt magħruf li l-benesseri tal-impjegat jista' jkollu impatt sostanzjali fuq il-produttività u fuq hidmieta. B'hekk huwa meqjus importanti li l-Awtorità tibqa' tinvesti f'din il-linja tant sensitiva billi tharreg lill-uffiċjali fi hdan ir-Rizorsi Umani f'dan il-qasam biex ikunu jistgħu jagħtu l-ewwel għajnuna u jggwidaw lill-impjegati.

Dan kollu ma jstax jitwettaq kieku ma jkunx hemm is-sostenn u inkoraġġiment kontinwu tat-tmexxija tal-istess Awtorità flimkien mad-dedikazzjoni u l-ħin li jiġi investit mill-istess sezzjoni biex tiġi implimentata l-istrateġija fi hdan l-Awtorità tal-Bini u Kostruzzjoni.



IT

Id-Dipartiment tal-IT tal-Awtorità tal-Bini u tal-Kostruzzjoni (BCA) f'Malta għandha rwol ċentrali fl-appoġġ tal-missjoni tal-organizzazzjoni biex tirregola u tippromwovi l-Industrija tal-Kostruzzjoni. Bħala pilastru tal-operazzjonijiet tal-Awtorità, id-Dipartiment tal-IT hu responsabbli li jipprovdi soluzzjonijiet teknoloġiċi li jtejbju l-effiċjenza, is-sigurtà u l-konformità mad-dipartimenti kollha.

Il-funzjoni primarja tad-Dipartimenti tal-IT huwa li jimmaniġġja u jżomm l-infrastruttura tal-IT tal-Awtorità. Dan jinkludi l-iżvilupp, l-implimentazzjoni u l-manutenzjoni ta' applikazzjonijiet tas-software, databases, u sistemi tan-network li jappoġġaw l-operazzjonijiet ta' kuljum tal-BCA. Billi jiżgura li dawn is-sistemi jaħdmu bla xkiel u b'mod sigur. Id-Dipartimenti tal-IT jippermetti lid-dipartimenti l-oħra jikkoncentraw fuq ir-responsabbiltajiet ewlenin tagħhom mingħajr tfixkil.

Barra minn hekk, id-Dipartiment tal-IT għandu rwol ewlieni fil-fatturazzjoni tat-trasformazzjoni diġitali fl-Awtorità. Jaħdem fuq l-integrazzjoni ta' teknoloġiji avanzati biex jissimplifikaw proċessi bħal applikazzjonijiet għall-permessi, spezzjonijiet u moniteragġ tal-konformità. Dan l-approċċ diġitali mhux biss itejjeb il-veloċità u l-preċiżjoni ta' dawn il-proċessi, iżda jtejjeb ukoll it-trasparenza u l-kontabbiltà fl-industrija tal-kostruzzjoni.

Is-sigurtà ċibernetika hija wkoll qasam kritiku taht il-kompetenza tad-Dipartiment tal-IT. Id-Dipartiment hu inkarigat li jipproteġi informazzjoni sensittiva, u jiżgura li jkun fis-sehħ miżuri ta' protezzjoni tad-data biex jipprevjenu aċċess mhux awtorizzat, ksur, jew theddid ieħor ċibernetiku. Dan jinvolvi aġġornamenti regolari għall-protokolli ta' sigurtà, taħriġ tal-impjegati fuq għarfien tas-sigurtà ċibernetika, u moniteragġ kontinwu tal-ambjent tal-IT.

Id-Dipartiment tal-IT jipprovdi wkoll appoġġ tekniku u taħriġ lill-istaff tal-BCA, biex jiżgura li jkun attrezzati tajjeb biex jużaw is-sistemi tal-IT b'mod effettiv. Dan l-appoġġ iwarja minn troubleshooting ta' kwistjonijiet tekniċi ta' kuljum sa pariri fuq l-aħjar prattici għall-użu ta' għodod u applikazzjonijiet tas-software.

Barra minn hekk, id-Dipartiment tal-IT jikkollabora ma' fornituri esterni tas-servizzi tal-IT u kuntratturi biex iwettaq proġetti speċjalizzati jew meta jkun meħtieġ esperjenza addizzjonali. Din il-kollaborazzjoni hija essenzjali għall-implimentazzjoni ta' inizzjattivi fuq skala kbira bħal aġġornamenti tas-sistema, l-introduzzjoni ta' teknoloġiji godda, u titjib tal-infrastruttura.

Id-Dipartiment tal-IT tal-Awtorità tal-Bini u Kostruzzjoni f'Malta hija komponent vitali li jappoġġa l-operat bla tfixkil, is-sigurtà, u l-modernizzazzjoni tal-funzjonijiet tal-Awtorità. Permezz tax-xogħol tiegħu, id-Dipartimenti tal-IT jiżgura li l-BCA tista' tirregola u tippromwovi l-industrija tal-bini u l-kostruzzjoni b'mod effettiv, u tikkontribwixxi għat-tkabbir u s-sostenibbiltà tas-settur.



LICENZJAR

Għall-kuntrarju tat-taqsima tal-Edukazzjoni, it-taqsima tal-liċenzjar ilha mwaqqfa għal numru ta' snin. Sas-sena l-oħra, din is-sezzjoni kienet responsabbli biss mil-liċenzja tal-bennej. B'kordinazzjoni mal-kumitati tal-liċenzjar tal-bennejja u tal-liċenzjar tal-kuntratturi, il-membri ta' din is-sezzjoni jipproċessaw u jgħaddu l-applikazzjonijiet il-godda lis-segretarji tal-istess kumitat. Fil-każ tal-bennejja, l-istess applikanti jiġu mgħarrfa għal meta jridu joqogħdu għall-eżamijiet tagħhom.

Minn Lulju tas-sena 2023, ġiet introdotta liċenzja oħra. Din il-liċenzja tirregola l-kuntratturi li joperaw fl-industrija tal-kostruzzjoni, u li fil-preżent jipprovdu s-servizzi ta' thaffir u piling, twaqqiġh, u bini.

F'Novembru tas-sena 2023, dan il-proċess għadda għall-fażi fejn eventwalment se jirriżulta fl-implimentazzjoni tal-liċenzja shiha, kmieni fis-sena 2025. Sal-lum irċevejna aktar minn 4,000 applikazzjoni u dawn huma maqsuma mhux biss fuq it-tliet proċessi indikati qabel, iżda wkoll maqsuma bejn liċenzji individwali u liċenzji tal-kumpaniji.

F'nofs is-sena 2024, anke l-liċenzji tal-bennejja għadew minn trasformazzjoni oħra. Kienet introdotta liġi ġdida, li se tkun qed tiehu post dik antika li kienet ilha teżisti għal aktar minn mitt sena. Fil-preżent, għandna qrib 2,000 bennej liċenzjat. Ta' min jinnota li apparti l-kundizzjonijiet stretti fil-kisba ta' dawn il-liċenzji, anke ż-żamma u t-tiġdid tagħhom mhux se jibqgħu sempliċi daqskemm kienu qabel. Il-bidliet introdotti fil-leġislazzjoni l-ġdida huma mmirati biex min għandu liċenzja, ikun konxju bil-bidliet u l-aġġornamenti li għaddejjja minnhom l-industrija tal-kostruzzjoni.

L-amministrazzjoni ta' dawn il-liċenzji tirrikjedi l-involviment u l-isforz mhux biss mit-taqsima tal-liċenzjar, iżda wkoll kollaborazzjoni mill-qrib mat-taqsima tal-edukazzjoni (fuq taħriġ), mat-taqsima tal-infurzar (fuq infurzar tal-istess regolamenti) u mat-taqsima tal-permessi (fejn nassiguraw li l-persuni involuti jkunu konformi bis-shiħ, qabel ma jkun jista' jinħareġ permess mill-istess Awtorità).



IL-ĠESTJONI TAL-FACILITAJIET

Ir-rwol tal-Manager tal-Faċilitajiet huwa kritiku biex jiġi żgurat li l-ambjent fiżiku tal-entità tagħna, BCA, jimxi b'mod bla xkiel, effiċenti, u sikur. Madankollu, bid-domandi u l-isfidi li qed jevolvu, il-ġestjoni ta' ftehimiet ta' manutenzjoni u l-operazzjonijiet ta' kuljum saret iktar kumplessa minn qatt qabel.

Ftehimiet ta' manutenzjoni tradizzjonalment iffokaw fuq kontrolli u tiswijiet ta' rutina. Madankollu, l-ambitu ta' dawn il-ftehimiet qed jespandi biex jinkludi servizzi avanzati bħall-manutenzjoni predittiva, il-ġestjoni tal-enerġija, u inizjattivi ta' sostenibbiltà. Dawn il-bidliet jehtieġu li r-rwol tal-manager ikun aktar proattiv fil-fehim tal-kuntratti li jaqblu mal-ghanijiet fit-tul tal-organizzazzjoni tagħna.

L-operazzjonijiet ta' kuljum jinvolvu numru ta' kompiti, minn dak li niżguraw is-saħħa u s-sigurtà, sal-ġestjoni tal-utilitajiet u r-rispons għal kwistjonijiet immedjati fil-faċilità. Dan kollu spiss irid isir fi hdan il-limitazzjonijiet ta' baġit, hin u forza tax-xogħol.

Ir-rwol ta' Manager tal-Faċilitajiet huwa wiehed esigenti, fejn hemm il-bżonn li jkun hemm bilanċ bejn il-ftehimiet ta' manutenzjoni u l-operazzjonijiet ta' kuljum, u li tiġi adottata attitudni proattiva. Billi nrawmu shubijiet b'saħħithom mal-fornituri tas-servizzi, flimkien mal-kollegi kollha fuq il-bord, nistgħu ninnavigaw b'suċċess dawn l-isfidi u niżguraw li l-faċilità tagħna fil-BCA tkompli topera bla xkiel. Tagħlim kontinwu u adattament se jkunu ċ-ċavetta biex nistgħu nirnexxu f'din il-familja li qed tevolvi.



PERMITTING

Is-Sezzjoni tal-Permessi fi hdan l-Awtorità tal-Bini u l-Kostruzzjoni (BCA) hija responsabbli mill-evalwazzjoni tat-talbiet sottomessi mill-periti tal-proġett, li jaġixxu f'isem l-iżviluppaturi, biex jibdeu l-attivitajiet tal-kostruzzjoni fil-gżejjer Maltin. Dan il-proċess ta' evalwazzjoni huwa regolat minn diversi regolamenti, b'mod partikolari leġizlazzjoni sussidjarja (SL) 623.06, 623.08, 623.09, u 623.11. Dawn il-liġijiet, fost hafna affarijiet oħra, jistipulaw il-passi neċessarji u d-dokumentazzjoni meħtieġa għall-proġetti ta' kostruzzjoni, speċjalment dawk li jistgħu jaffettwaw il-proprjetajiet tat-terzi.

Meta x-xogħlijiet tal-kostruzzjoni x'aktarx li jaffettwaw il-proprjetajiet ta' terzi, is-Sezzjoni tal-Permessi twettaq eżerċizzju fejn tifli bir-reqqa diversi dokumenti li jissottometti l-perit. Dawn jinkludu rapporti dwar il-kundizzjoni li jiddeskrivu l-istat tal-proprjetajiet ġirien qabel jibda x-xogħol, kif ukoll dikjarazzjonijiet tal-metodu (method statement) għal kull fażi tal-proċess tal-kostruzzjoni: demolizzjoni, skavar u xogħlijiet ta' bini. Barra minn hekk, il-proċess jinkludi wkoll l-evalwazzjoni tal-poloż tal-assigurazzjoni, garanziji bankarji, u formoli tar-responsabbiltà, li jiddeskrivu r-rwoli u r-responsabbiltajiet ta' dawk kollha involuti fil-proġett. Dawn id-dokumenti huma kruċjali biex jiġi żgurat li l-proċess tal-kostruzzjoni jitwettaq b'mod sigur u bl-inqas riskju għall-proprjetajiet tal-ġirien.

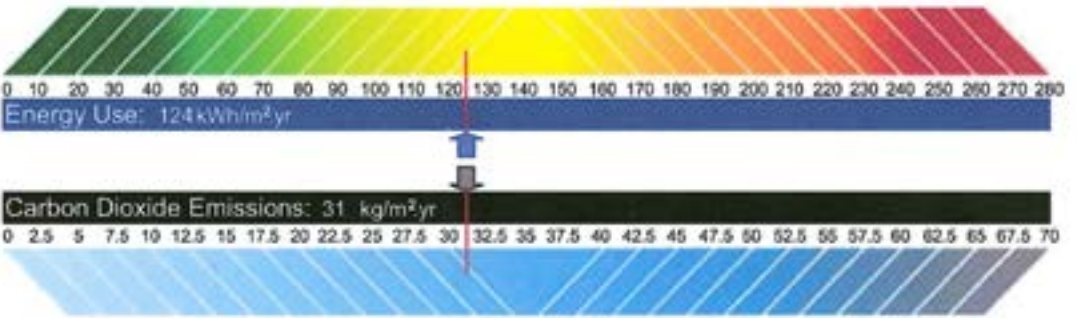
Madankollu, il-proċess jista' jkun inqas rigoruż f'każijiet fejn il-perit tal-proġett jiddetermina li x-xogħlijiet ipplanati ma jaqgħux taħt l-iskop ta' Legizlazzjoni Sussidjarja 623.06, jew meta jiġi stabbilit li l-attivitajiet ta' kostruzzjoni mhux se jaffettwaw il-proprjetajiet ta' terzi. F'tali każijiet, l-Awtorità tal-Bini u l-Kostruzzjoni tista' tħassar ir-rekwizit għal xi whud mid-dokumenti msemmija hawn fuq, u b'hekk tissimplifika l-proċess ta' approvazzjoni. Din il-flessibbiltà tippermetti trattament aktar effiċjenti tal-proġetti li jipprezentaw riskju aktar baxx għall-proprjetajiet ta' terzi.

Ladarba s-Sezzjoni tal-Permessi tkun eżaminat bir-reqqa d-dokumentazzjoni kollha neċessarja u tkun sodisfatta bil-kompletezza u l-eżattezza tagħha, l-Awtorità tgħaddi biex toħroġ iċ-ċertifikat ta' awtorizzazzjoni biex ikun jista' jinbada x-xogħol (Clearance). Din l-approvazzjoni hija l-aħħar pass fil-proċess tal-permessi, u wara x-xogħol tal-kostruzzjoni jista' jibda ufficjalment fuq il-post. L-evalwazzjoni rigoruża mwettqa mis-Sezzjoni tal-Permessi tiżgura li l-attivitajiet kollha ta' kostruzzjoni jitwettqu skont ir-regolamenti lokali, billi tipproteġi kemm l-interessi tal-iżviluppaturi kif ukoll is-sigurtà tal-proprjetajiet ta' terzi. Dan il-proċess huwa essenzjali biex jinżammu l-istandards tal-kostruzzjoni fil-gżejjer Maltin filwaqt li jiġu salvagwardati d-drittijiet u s-sigurtà ta' kull min hu involut.

Registered by the Building Regulator
in accordance with Legal Notice 514

Building Type: Building Type:

Asset



Property Details

Photograph of property façade

Locality:

Street:

Property Name or No:

MEPA Application No:

Year of

POLICY U EPC

Fl-Awtorità għall-Bini u Kostruzzjoni (BCA), dmirna hu li nkunu minn ta' quddiem fit-tfassil ta' futur aktar sostenibbli u effiċjenti fl-użu tal-enerġija għall-industrija tal-kostruzzjoni ta' Malta. It-taqsima tagħna dwar ir-rendiment fl-użu tal-enerġija għall-industrija tal-kostruzzjoni ta' Malta. It-taqsima tagħna dwar ir-rendiment fl-użu tal-enerġija, il-Politika, id-Direttivi tal-UE, u l-iskemi, għandha rwol kruċjali biex tixpruna din it-trasformazzjoni, u b'hekk tagħmel impatt sinifikanti fuq il-mod kif il-bini huwa disinjat, mibni, u miżmum madwar il-pajjiż.

Fis-settur tar-rendiment fl-użu tal-enerġija, aħna ddedikati għall-iżvilupp u l-implimentazzjoni ta' studji u linji gwida tekniċi li jinfluwenzaw id-disinn u l-kostruzzjoni ta' bini sostenibbli. L-inġiniera tagħna jaħdmu biex jiżguraw li l-binjiet ta' Malta mhux biss jilhq u iżda jaqbzu l-livelli tal-prestazzjoni tal-enerġija. Billi niffukaw fuq it-tnaqqis tal-konsum tal-enerġija u l-impatt ambjentali, aħna nikkontribwixxu għall-ħolqien ta' strutturi li huma kemm effiċjenti fl-użu tal-enerġija kif ukoll favur l-ambjent.

L-isforzi tagħna għall-iżvilupp tal-politika huma daqstant importanti fit-tiswir tal-futur tal-industrija tal-kostruzzjoni ta' Malta. Nipproponu u nirfinaw politika teknika li tibbilanċja l-ħtiġijiet tal-industrija u s-sostenibbiltà ambjentali. Il-ħidma politika tagħna tinfluwenza direttament ir-regolamenti li ssegwi l-industrija tal-kostruzzjoni, u tagħmel differenza tanġibbli fil-kwalità u s-sostenibbiltà tal-bini mal-pajjiż kollu.

L-involvement mad-direttivi tal-UE huwa aspett vitali ieħor tal-ħidma tagħna. Aħna nirrappreżentaw lil Malta fin-negożjati u d-diskussjonijiet mal-istituzzjonijiet Ewropej, filwaqt li niżguraw li pajjiżna jibqa' konformi mal-livelli Ewropej li qed jevolvu rigward il-bini u l-prestazzjoni tal-enerġija. Dan l-allinjament huwa kruċjali biex Malta tibqa' kompetittiva fi ħdan is-suq Ewropew u biex jiġi żgurat li l-prattiċi tal-kostruzzjoni tagħna jilhq l-ogħla livelli Ewropej.

Permezz tal-iżvilupp ta' skemi, noholqu inizjattivi li jinkoraġġixxu l-adozzjoni ta' prattiċi sostenibbli tal-bini. Dawn l-iskemi jipprovdu inċentivi ta' appoġġ li jagħmluha aktar faċli għall-inkwilini, żviluppaturi, bennejja u kuntratturi biex jinkorporaw teknoloġiji ekoloġiċi u metodi effiċjenti fl-użu tal-enerġija fil-proġetti tagħhom. Billi nrawmu suq li jivvalorizza s-sostenibbiltà, ngħinu biex nixprunaw l-industrija tal-kostruzzjoni lejn futur fejn il-prattiċi tal-bini ambjentalment responsabbli huma n-norma.

Karriera mal-BCA f'din is-sezzjoni hija aktar minn sempliċement impjieg – hija opportunità li tkun parti minn moviment trasformattiv. Fil-BCA, is-sostenibbiltà mhijiex biss għan; hija l-pedament ta' dak kollu li nagħmlu. Inghaqad magħna u kun parti mill-bidla li se ssawwar l-ambjent mibni ta' Malta għall-generazzjonijiet li ġejjin.



PR U MARKETING

It-taqsimha tar-Relazzjonijiet Pubbliċi u l-Marketing fi hdan l-Awtorità tal-Bini u l-Kostruzzjoni għandha rwol kritiku fit-tiswir tal-perċezzjoni pubblika tal-industrija tal-kostruzzjoni, il-promozzjoni tal-inizjattivi tal-Awtorità, u l-iżgurar ta' komunikazzjoni effettiva ma' diversi partijiet interessati. Bħala l-intermedjarju bejn il-BCA u l-pubbliku, din it-taqsimha hi responsabbli għall-bini u ż-żamma ta' immaġini pożittiva tal-Awtorità, it-trawwim tal-fiduċja, u t-tisħih tal-viżibbiltà tal-proġetti u l-politika tal-Awtorità.

It-taqsimha għandha r-rwol u l-kompitu li tiżviluppa u xxerred il-messaġġ li jmur paripassu mal-obiettivi tal-Awtorità. Dan jinvolti l-kitba ta' stqarrijiet għall-aħbarijiet, il-ġestjoni tal-pjattaformi tal-midja soċjali u l-organizzazzjoni ta' avvenimenti għall-midja, dan biex jiġu kkomunikati b'mod aħjar l-inizjattivi tal-Awtorità; bħar-regolamenti u politika ġdida. It-taqsimha, permezz ta' dawn l-avvenimenti, tkun qed tgħin, tinforma u anke teduka lill-pubbliku iġenerali, lill-professjonisti tal-industrija, u kif ukoll lill-partijiet interessati l-oħra dwar l-iżviluppi kontinwi tas-settur tal-kostruzzjoni u d-direzzjoni futura.

Barra minn hekk, din it-taqsimha hija wkoll kruċjali fl-immaniġġjar ta' krizijiet li jstgħu jolqtu lill-Awtorità, bħal f'każ ta' incident ta' kostruzzjoni jew inkella kontroversja relatata mal-prattiki tal-bini. Fil-fatt it-taqsimha taġixxi malajr biex tiġi mmaniġġjata n-narrativa, tipprovdi informazzjoni preċiża, u kif ukoll tiġi mitigata kwalunkwe ħsara għar-reputazzjoni tal-BCA. Dan ix-xogħol fost oħrajn jinvolti koordinazzjoni mal-mezzi tax-xandir, il-pubblikazzjoni ta' stqarrijiet u dikjarazzjonijiet u kif ukoll it-trasparenza fil-komunikazzjoni biex tinżamm il-fiduċja tal-pubbliku.

Funzjoni essenzjali oħra ta' din it-taqsimha hija dik li tinvolvi kemm jista' jkun il-partijiet interessati fit-tfassil tal-politika tal-istess Awtorità. L-industrija tal-kostruzzjoni tinvolvi firxa wiesgħa ta' partijiet interessati, inkluż entitajiet governattivi, kumpaniji tas-settur privat, assoċjazzjonijiet tal-industrija u l-pubbliku iġenerali. It-taqsimha tiffacilita d-djalogu bejn il-BCA u dawn il-partijiet b'sessjonijiet informattivi, filwaqt li tiżgura li t-tħassib u l-feedback tagħhom jinstemgħu u jiġu indirizzati.

It-taqsimha hi responsabbli wkoll għall-promozzjoni ta' skemi tal-BCA li għandhom l-għan li jtejbu l-istandards u l-prattiki tal-industrija. Permezz ta' kampanji ta' informazzjoni mmirati għal sezzjonijiet varji fis-soċjetà, it-taqsimha tenfasizza l-benefiċċji tal-adozzjoni ta' Prattiki ta' kostruzzjoni sostenibbli u l-immaniġġjar fis-siti ta' kostruzzjoni.

Fil-qosor, it-taqsimha tar-relazzjonijiet pubbliċi u l-marketing fi hdan l-Awtorità tal-Bini u l-Kostruzzjoni hi integrali għas-suċċess tal-organizzazzjoni. Permezz tal-immaniġġjar tal-komunikazzjoni, l-involvement tal-partijiet interessati u l-promozzjoni ta' inizjattivi ewlenin, din it-taqsimha tiżgura li l-viżjoni u l-għanijiet tal-BCA jitwasslu u jiġu appoġġjati b'mod effettiv, u b'hekk jixprunaw l-iżvilupp kontinwu u l-modernizzazzjoni tal-industrija tal-kostruzzjoni.



TAQSIMA TAL- PROCUREMENT

Il-Procurement Unit fi hdan l-Awtorità tal-Bini u l-Kostruzzjoni (BCA) ghandha rwol ewlieni biex tassigura l-akkwist ta' oġġetti, servizzi, u xogħlijiet meħtieġa biex isostnu l-operat u l-proġetti tal-Awtorità. Peress li l-BCA tissorvelja l-bini ta' Malta, il-Procurement Unit huwa essenzjali biex jiġu żgurati r-riżorsi meħtieġa biex jiġu implimentati policies u standards relatati mas-sikurezza, is-sostenibbiltà, u l-kwalità tal-bini.

Responsabbiltajiet ewlenin tal-Procurement Unit jinkludu l-issorsjar tal-fornituri, l-evalwazzjoni ta' offeriti, u l-kuntrattar għal diversi servizzi u oġġetti. It-taqsimha tiżgura li l-proċessi tal-akkwist jaderixxu mal-prinċipji tat-trasparenza, il-ġustizzja, u l-valur għall-flus, li jkunu allinjati mal-istandards tas-settur pubbliku. Hija tiżviluppa strateġiji ta' akkwist li jirriflettu l-għanijiet tal-BCA, b'enfasi fuq is-sostenibbiltà, l-innovazzjoni, u l-kost-effikaċja. L-osservanza tar-regolamenti dwar il-kuntratti pubbliċi hija wkoll parti kruċjali mill-funzjoni tal-Unit.

It-Taqsimha tal-Procurement tmexxi firxa wiesgħa ta' attivitajiet ta' akkwist, minn xiri ta' rutina ta' provvisti tal-uffiċċju sa offeriti kbar għal proġetti jew servizzi ta' konsulenza speċjalizzata. Dan jinvolvi t-tnejn ta' dokumenti tat-tender, it-tweġġiq ta' riċerka tas-suq, u l-evalwazzjoni ta' proposti b'kollaborazzjoni ma' timijiet tekniċi, legali, u ta' proġetti fi hdan il-BCA biex jiġi żgurat li d-deċiżjonijiet dwar l-akkwist jissodisfaw il-ħtiġijiet operattivi tal-Awtorità.

Il-ġestjoni tal-fornitur hija funzjoni kritika oħra tal-Unit, li tinvolvi l-bini u ż-żamma ta' relazzjonijiet ma' bejjieġha u kuntratturi affidabbli. Huwa jissorvelja kontinwament il-prestazzjoni tal-fornitur, jinneozja l-kuntratti, u jiżgura li t-termini miftiehma jiġu sodisfatti, u b'hekk jappoġġja l-iskedi ta' żmien u l-baġits tal-proġetti.

Biex tittejjeb l-effiċjenza fl-akkwist, il-Unit jadotta għodod moderni u l-aħjar prattiki, bħall-pjattaformi tal-akkwist elettroniku, li jissimplifikaw il-proċessi, itejbu t-trasparenza, u jnaqqsu l-ispejjeż. L-analitika tad-data għandha wkoll rwol fl-informazzjoni tad-deċiżjonijiet, l-identifikazzjoni tax-xejriet tas-suq, u l-ġestjoni tar-riskji.

Fil-qosor, il-Procurement Unit tal-BCA huwa essenzjali għas-suċċess tal-Awtorità, u jiżgura li l-proċessi ta' akkwist ikunu effiċjenti, konformi, u allinjati mal-missjoni tal-BCA li ttejjeb il-kwalità u s-sostenibbiltà tal-ambjent mibni ta' Malta. Permezz ta' sorsi strateġiċi, ġestjoni robusta tal-kuntratti u enfasi fuq it-trasparenza, it-Taqsimha tal-Akkwisti tiżgura li r-riżorsi meħtieġa għall-operazzjonijiet tal-BCA jiġu żgurati b'mod effettiv.



SAHHA U SIGURTÀ

Ir-rwol tal-professionist tas-saħħa u s-sigurtà fil-BCA jinvolvi primarjament li jipprovdi gwida u pariri relatati mas-saħħa u s-sigurtà fuq il-post tax-xogħol lil kull impjegat fil-BCA, kemm għad-dmirijiet li jitwettqu fl-uffiċċji tal-BCA kif ukoll waqt iż-żjarat fis-siti tal-bini u tal-kostruzzjoni.

Rwol ieħor essenzjali huwa li jiġi żgurat li l-perikli u r-riskji kollha li jistgħu jaffettwaw lill-impjegati tal-BCA fuq il-post taks-xogħol (kemm fl-uffiċċju kif ukoll fis-siti tal-bini u tal-kostruzzjoni) jiġu valutati u jingħataw mitigazzjonijiet meħtieġa.

It-taħriġ huwa wkoll rwol importanti għall-professionist tas-saħħa u s-sigurtà mahtur biex jorganizza u jiffacilita kwalunkwe taħriġ dwar is-saħħa u s-sigurtà fuq il-post tax-xogħol kif rikjest mil-leġiżlazzjoni lokali. Dan jinkludi għarfien bażiku tas-saħħa u s-sigurtà, il-prattiċi tal-ewwel għajjnuna, in-nar u r-rispons ta' emergenza. Eżerċizzji regolari ta' eżerċizzju tan-nar/evakwazzjoni jiġu wkoll preparati u mwettqa mir-rappreżentant tas-saħħa u s-sigurtà.

Ir-rwol jinkludi wkoll żjarat fis-siti tal-bini u tal-kostruzzjoni ma' membri oħra tat-tim tal-Konformità u l-Infurzar biex jivvaluta u jipprovdi pariri relatati mas-sigurtà pubblika u ta' terzi li jistgħu jiġu kompromessi matul il-fażijiet differenti ta' proġett.



COMPLIANCE & ENFORCEMENT

The Authority's Compliance and Enforcement Unit plays a crucial role in ensuring adherence to building regulations within the Maltese archipelago. This Unit is responsible for monitoring and investigating compliance with construction control regulations, and with other relevant laws in the Maltese islands. Inspectors from the Unit conduct regular checks on construction sites during the development process to verify that work is being carried out in accordance with the related legislation. Complaints received from the public regarding alleged breaches of building regulations are also investigated. Building Inspectors investigate and prepare correspondence, file reports in respect of investigations carried out, propose recommendations as to any action which may be required to be taken, and investigate any alleged licence or clearance violations.

Inspectors also locate and interview plaintiffs and witnesses in order to gather facts which might eventually result of relevance to inspections or alleged violations. Moreover, they identify, evaluate, or preserve case evidence and testify in court or at administrative proceedings which concern their investigative findings. During their numerous trips to construction sites, inspectors also take note of breaches related to occupational health or safety and inform the competent body, that is to say the Occupational Health and Safety Authority (OHSA) which is tasked with health and safety labour regulations. On this latter aspect, it needs to be further underlined that joint inspections between the Building and Construction Authority's inspectors and those representing the OHSA are carried out on a weekly basis.

In cases of non-compliance, the Unit has the authority to issue Enforcement Notices demanding the rectification of irregularities. Such notices may include stop-work orders and/or administrative penalties. If non-compliance persists, the Unit may resort to legal action which may include prosecution in court.

Furthermore, the Compliance and Enforcement Unit continuously strives to educate and to raise awareness about building regulations among developers, contractors and the general public. The Unit provides guidance and support to ensure that all parties involved in the construction process are aware of their obligations and responsibilities.

Through its enforcement and compliance efforts, the Building and Construction Authority aims to maintain high standards in the building and construction industry, to protect public safety, and to promote sustainable development in the Maltese islands.



CEO'S OFFICE

The duties of the Chief Executive Officer (CEO) within the Building and Construction Authority are multifaceted and crucial to ensuring the safety, the efficiency and the sustainability of the construction industry. The CEO is responsible for overseeing the overall operations of the Authority which include strategic planning, policy development, enforcement and regulatory oversight. The CEO must stay abreast of industry trends, regulations and emerging technologies in order to ensure that the Authority remains at the forefront of building and construction practices in Malta.

In addition to strategic leadership, the CEO plays a key role in fostering collaboration between the Authority and various stakeholders which include government agencies, non-governmental organisations (NGOs), industry professionals, and the public in general. This involves building strong relationships, advocating for the Authority's mission, and addressing concerns related to building and construction projects.

In the day-to-day running of the Authority, the CEO's office is also involved in public relations and in activities which are inherent to communication – such as media appearances and presentations – to enhance the Authority's reputation and to promote public awareness of the Authority's role in ensuring safe and sustainable construction practices.

Furthermore, the CEO is responsible for managing the Authority's human, financial and operational resources. This includes overseeing decisions relating to personnel, to the Authority's budget and to resource allocation to ensure that the Authority has both the necessary capacity and the resources to carry out its mandate effectively. On behalf of the Authority, the CEO may at times be involved in negotiations with contractors, suppliers and other external parties. The CEO is also the first contact reference with the Office of the Permanent Secretary and the corelating Ministry accordingly. Ultimately the Authority depends on the CEO's ability to balance the competing demands of various stakeholders, to manage risk, and to drive innovation within the building and construction industry.



CUSTOMER CARE UNIT

The Customer Care Unit within the Building and Construction Authority plays a crucial role in ensuring the smooth functioning of the Authority by serving as the primary interface between the Authority and the public. The Unit is tasked with managing communications, resolving queries and providing assistance to various stakeholders that include homeowners, contractors, developers, and the general public. The effectiveness of the Customer Care Unit significantly impacts the perception of the BCA and the satisfaction of its clients.

One of the primary functions of the Customer Care Unit is to address enquiries related to construction site management regulations and other administrative processes governed by the BCA. By providing clear and accurate information, the Unit aids in reducing confusion and preventing a potential violation of regulations, thereby contributing to safer and more compliant construction practices.

In addition to reactive functions, the Customer Care Unit also plays a proactive role by gathering feedback from the public. This feedback is invaluable as it provides an insight into common issues faced by stakeholders and helps the BCA in identifying areas where its services or regulations may need improvement. By analysing trends in enquiries and complaints, the Unit can contribute to policy refinements and to the development of better customer service strategies.

Finally, the Customer Care Unit enhances the BCA's transparency and accessibility. By ensuring that information is readily available and that assistance is provided promptly, the Unit fosters an environment where stakeholders feel supported and informed. This accessibility is particularly important in the construction industry where timelines are critical, and where any delays in obtaining the necessary approvals can have significant financial implications.

To summarise, the Customer Care Unit within the Building and Construction Authority is essential for ensuring effective communication, for resolving conflicts, and for enhancing the overall efficiency and transparency of the organisation. Its role is fundamental in promoting compliance, improving service delivery, and maintaining public trust in the Authority's operations.



EDUCATION SECTION

The Education Section of the BCA took over the educational aspect of the now defunct Building Industry Consultative Council (BICC). This section is responsible, in cooperation with other sections, of the management of students, regardless of the period of time that the students spend with the Authority.

Another task entrusted to this Section is the administration of the Skill Card (Construction). Personnel within this Section look after both the renewal of existing cards and the issue of new ones.

The Building and Construction Authority organises health and safety courses. At present, such courses are limited to a basic level, but efforts are being made by the BCA to introduce courses at two higher levels.

In close collaboration with the Malta Further and Higher Education Authority (MFHEA) and the National Skills Council (NSC), the BCA is embarking on a process which will lead to a review of the existing National Occupational Standards (NOS) related to the construction industry and the creation of new ones.

Apart from the review of the Skill Card applications, the Education Section is responsible for the review of the Senior Technical Officer applications. If a prospective applicant is deemed eligible (as per SL.623.06), his/her name is forwarded to the Licensing Section so that this may be included in the official register.

The Section is also responsible for the administration of the Education Hub which used to serve as the BCA's offices prior to the Authority's relocation to Marsa. The place was transformed into an area which currently brews with activity that serves to upscale and develop those who opt to avail themselves of the place. A small part of the hub will be reserved for activities of the Building and Construction Consultative Council (BCCC), a newly formed body that has been created to take over the consultative aspect of the BICC.



FINANCE DEPARTMENT

The Finance Department is responsible for managing all BCA's financial processes, including the Authority's payroll, while ensuring the Authority's adherence to financial regulations and legislation. It controls income and expenditure while also ensuring effective day-to-day running with minimum disruptions. Beside the traditional roles of handling the payroll, as well as income and expenses, the Finance Department's responsibilities also include the management of the fleet system which controls all the Authority's vehicles.

The Finance Department is responsible for keeping daily records and for maintaining an accurate history of the Authority's financial records. It also prepares income statements, and supports the management team by providing the financial data required for proper decision-making. Accurate book-keeping can be essential towards the organisation's long-term success.

Some of the tasks of the Finance Department include the following:

- preparing business and financial plans for the forthcoming three years;
- keeping accurate records of all daily transactions by regularly posting purchase and sales ledger entries, including managing incoming queries;
- responding and dealing with telephone and electronic mail enquiries relevant to the Finance Department;
- issuing invoices to facilitate debt collection;
- processing payments;
- issuing receipts for payments received and depositing cheques in bank;
- settling petty cash payments which include reconciliation;
- preparing monthly financial statements under the accruals concept of accounting which requires that income and expense must be recognised in the accounting periods to which they relate rather than on cash basis;
- preparing monthly journal summaries which include occasional ad hoc journals when adjustments to accounts are required;
- assisting in the audit process by providing information and data as requested by external auditors;
- administering responsibly the four-weekly payroll which includes salaries, allowances and overtime, and processing remunerations due to board members in a timely and accurate payment;
- maintaining financial files and spreadsheet records with regard to cost centres expenditure.

Being detail-oriented is important in finance because much of the work involves registering, analysing and calculating data. This is essential for one to be able to identify discrepancies in data and to be able to identify miscalculations.



HUMAN RESOURCES

The Human Resources Sector forms an integral part of a larger team, namely the Corporate Services Section which holds the operational functions of Finance, Administration, Facilities, Procurement and Human Resources.

The Human Resources Sector covers various functions which include Recruitment and Selection Processes, Employee Relations, Industrial Relations. Disciplinary Procedures, People Management, Performance Management and Appraisals, Personal and Continuous Development, Effective Design, and Implementation of Policies and Procedures. The Sector also promotes and nurtures a culture of change and well-being within the Authority.

While the Human Resources Sector's role is to follow established processes and procedures which emerge from legislation, public administration directives, collective agreements and other related policies, it is being granted the opportunity to evolve in new emerging concepts of Human Resources through a space for open discussions within the members of the Sector themselves so that new initiatives may be explored. Such initiatives vary from identifying tools to assist in daily operations, targeting cohorts to attract new talent, and nurturing a culture of ongoing personal development for the Authority's employees.

The demands on the industry are high as the labour market has become more competitive especially for professional and technical skills. Recent developments and amendments in the industry have made the role of the Authority more challenging than ever before. Therefore the management, the administrative and the supporting staff are equally important in order that the Authority's mission may be sustained. It is crucial for the Human Resources Sector to have foresight when planning the work force strategy, and that is only possible through collaboration with all the existent sections within the Authority.

In this regard the Human Resources Sector has been entrusted to explore possibilities and recur to brainstorming, and to invest in initiatives which are considered beneficial for the Authority and its employees. The Human Resources Sector is being put in a situation whereby its members may research good practices and methodologies which will conduct to informed decision making. That will eventually assist in reinforcing the existent workforce while investing in talent acquisition.

It is also important for the Human Resources Sector to strengthen the trust and the networking collaboration with internal and external stakeholders. For trust and collaboration to become effective, however, a constant need for support and encouragement by the Authority's management is of the essence.



INFORMATION TECHNOLOGY

The Authority's Information Technology Unit plays a pivotal role in supporting the organisation's mission to regulate and promote the construction industry. As a cornerstone of the Authority's operations, the Unit is responsible for providing technological solutions that enhance efficiency, security, and compliance across all departments of the Authority.

The primary function of the IT Unit is to manage and maintain the Authority's infrastructure relating to information technology. This includes the development, implementation and upkeep of software applications, databases and network systems that support the daily operations of the Authority. By ensuring that IT systems run smoothly and securely, the Unit enables other departments to focus on their core responsibilities without unnecessary disruptions.

Additionally, the IT Unit is instrumental in facilitating digital transformation within the Authority. It works on integrating advanced technologies to streamline processes such as permit applications, inspections and compliance monitoring. This digital approach not only improves the speed and accuracy of these processes but also enhances transparency and accountability within the construction industry.

Cybersecurity is another critical area under the IT Unit's purview. The Unit is tasked with safeguarding sensitive information, ensuring that data protection measures are in place to prevent unauthorised access, breaches or other cyber threats. This involves regular updates to security protocols, employee training on cybersecurity awareness, and continuous monitoring of the IT environment.

The IT Unit also provides technical support and training to the Authority's staff, ensuring they are well-equipped to use the various IT systems effectively. This support ranges from troubleshooting day-to-day technical issues to offering guidance on best practices for using software tools and applications.

Furthermore, the IT Unit collaborates with external IT service providers and contractors to deliver specialised projects or when additional expertise is required. This collaboration is essential for implementing large-scale initiatives such as system upgrades, new technology rollouts, and infrastructure enhancements.

In summary, the Authority's IT Unit is a vital component that supports the smooth operation, security, and modernisation of the Authority's functions. Through its precious involvement, the IT Unit ensures that the Authority can effectively regulate and promote the building and construction industry, contributing to the sector's growth and sustainability.



LICENSING SECTION

Contrary to the Education Section, the Licensing Section has been established for some time now. Until last year the latter was responsible only for the issue of licences to masons. In July 2023, a different licence regime was introduced which regulates contractors who operate within the construction industry and who provide services in relation to excavation and piling, demolition and building. As from 23 November 2023, this process moved to the next phase that will eventually result in implementation of a full licence in early 2025.

A few weeks ago, the masons' licence regime went through another transformation following the introduction of a new law that supersedes the old legislation that had been in place for over a hundred years.

It is important noting that, apart from the strict conditions in obtaining these licences, their retention and renewal is not as straight forward as it used to be in so far as masons are concerned.

The changes introduced in the new legislation are targeted in a way that whosoever holds a licence is fully aware of the changes and upgrades that the construction industry is going through.

The administration of these licences requires involvement and input not only by the Licensing Section but also by other Sections of the Authority, foremost among them the Education Section (Training), the Enforcement Section, and the Permitting Section. No BCA clearance is issued unless all the Sections are satisfied as to the full compliance with existing legislation.



FACILITY MANAGER

The role of the Facility Manager is critical in ensuring that the physical environment of the Building and Construction Authority runs smoothly, safely and efficiently. However, with evolving demands and challenges, managing maintenance agreements and day-to-day operations has become more complex than ever.

Maintenance agreements have traditionally focused on routine checks and repairs. But the scope of these agreements is expanding to include advanced services such as predictive maintenance, energy management and sustainability initiatives. These changes require the role of the Facility Manager to be more proactive in understanding contracts that align with the long-term goals of the organisation.

Day-to-day operations involve a quantity of tasks, from ensuring cleanliness and safety to managing utilities and responding to immediate facility issues. All of this must be accomplished often within the constraints of a limited budget, time and workforce.

The role of a Facility Manager is indeed demanding. It presupposes the ability to balance maintenance agreements with day-to-day operations and to adopt a proactive approach towards fostering strong partnerships with service providers. The office of the Facility Manager can successfully navigate those challenges and ensure the smooth operation of the Authority's physical facility through continuous learning and adaptation which constitute the key for the BCA family to thrive.



PERMITTING SECTION

The Permitting Section of the BCA is responsible for evaluating requests submitted by project architects, acting on behalf of developers, with regard to the commencement of construction activities in the Maltese Islands. Such an evaluation process is governed by several regulations, specifically Subsidiary Legislation (SL) 623.06, 623.08, 623.09 and 623.11. These laws outline the necessary steps and documentation required for construction projects, particularly those that may impact adjacent properties.

In the event that construction works may likely affect third-party properties, the Permitting Section conducts a thorough review of several key documents. The latter include condition reports detailing the state of neighbouring properties before work begins, as well as method statements for each phase of the construction process, that is to say demolition, excavation and building works. The review also includes the assessment of insurance policies, bank guarantees and responsibility forms which outline the roles and responsibilities of all individuals involved in the project. Such documents are crucial for ensuring that the construction process is carried out safely and with minimal risk to adjacent properties.

However, the process can be less stringent in cases where the project architect determines that the planned works do not fall under the purview of Subsidiary Legislation 623.06, or when it is deemed that the construction activities will not impact neighbouring properties. In such instances, the BCA may waive the requirement for some of the aforementioned documentation, thereby streamlining the approval process. This flexibility allows for a more efficient handling of projects that present a lower risk to third-party properties.

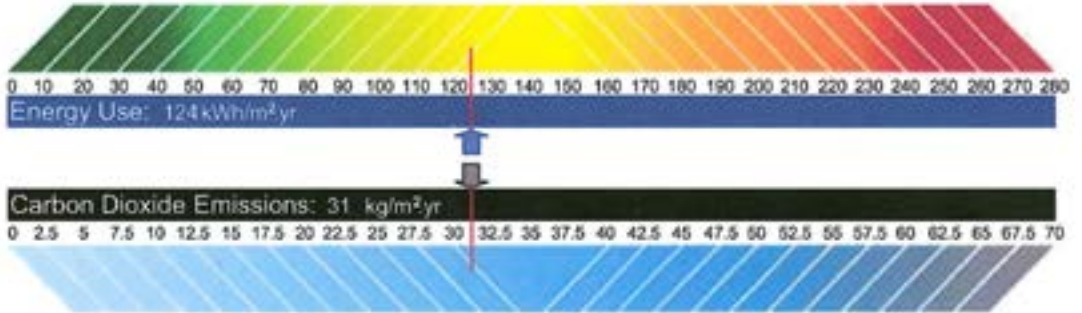
Once the Permitting Section has thoroughly reviewed all necessary documentation and is satisfied with its completeness and accuracy, the Authority grants the required clearance. This approval is the final step in the permitting process after which construction work can officially begin on site. The rigorous assessment carried out by the Permitting Section ensures that all construction activities are conducted in compliance with local regulations, thereby protecting both the developers' interests and the safety of third-party properties. This process is integral to maintaining the standards of construction within the Maltese islands while safeguarding the rights and safety of all parties involved.

Registered by the B...
accordance with Legal Notice 318

Building Type:

Building Type:

Asset



Property Details

Photograph of property façade

Locality:

Street:

Property Name or No:

MEPA Application No:

Year of M...

POLICY & EPC

The Building and Construction Authority (BCA) was set up in 2021 and took over the role previously fulfilled by the Building Regulation Office. It is the Authority entrusted with the development and implementation of policies in relation to sustainable buildings, building regulations, avoidance of damage to third parties and education within the construction sector and licensing of contractors and masons.

The BCA thrives to be at the forefront in shaping a more sustainable and energy-efficient future for Malta's construction industry. The Energy Performance, Policy, EU Directives and Schemes Section of the Authority plays a crucial role in driving this transformation, making a significant impact on the way buildings are designed, constructed, and maintained across the country.

The Energy Performance Sector is dedicated to the development and the implementation of technical studies and guidelines that influence the design and construction of sustainable buildings. The engineering team works to ensure that Malta's buildings exceed energy performance standards. By focusing on reducing energy consumption and environmental impact, the Sector contributes to the creation of structures that are both energy efficient and environmentally friendly. The work in this area is essential to supporting Malta's goals of reducing carbon emissions and of fostering a more sustainable built environment.

Policy Development efforts are equally important in shaping the future of Malta's construction industry. The Sector proposes and refines technical policies that balance the needs of the industry with the imperativeness of environmental sustainability. By advising the government on such critical issues, the Sector ensures that the standards and practices governing Malta's construction sector are aligned with the latest advancements in sustainable building technology. Work related to policy directly influences the regulations that the construction industry follows, causing a tangible difference in the quality and sustainability of buildings throughout the country.

Engaging with EU directives is another vital aspect of the Sector's duties. The Sector represents Malta in negotiations and discussions with European institutions, ensuring that our country remains in compliance with evolving European standards on building and energy performance. This alignment is crucial for keeping Malta's competitiveness within the European market and for ensuring that Malta's construction practices meet the highest European standards.

Through the development of Schemes, the Sector creates initiatives that encourage the adoption of sustainable building practices. These schemes provide incentives and support mechanisms that make it easier for developers and builders to incorporate green technologies and energy-efficient methods into their projects. By fostering a market that values sustainability, the Sector helps to drive the construction industry towards a future where environmentally responsible building practices are the norm.

A career in this Sector of the BCA is more than just a job. It is an opportunity to be part of a transformative movement. The Sector's work is critical not only to the future of Malta's construction industry but also to the global effort that is being made to create a more sustainable world. At BCA, sustainability is not just a goal. It is the foundation of everything that the Authority represents. The Sector invites all to join and be part of the change that will shape Malta's built environment for generations to come.



PUBLIC RELATIONS & MARKETING UNIT

The Public Relations and Marketing Unit plays a critical role in shaping the public perception of the construction industry, promoting the organisation's initiatives, and ensuring effective communication with various stakeholders. As the primary interface between the BCA and the public, this Unit is responsible for building and maintaining a positive image of the Authority which would foster trust, and for enhancing the visibility of the Authority's projects and policies.

The Public Relations and Marketing Unit is tasked with disseminating messages that align with the BCA's objectives. This involves creating press releases, managing social media platforms, and organising media events to communicate the Authority's initiatives such as new regulations and policies that may be put in place. By strategically conveying these messages, the Unit helps to inform and educate the public, the industry professionals, and other stakeholders about the ongoing developments and the future direction of the construction sector.

Moreover, the Public Relations and Marketing Unit plays a pivotal role in crisis management. In the event of an incident, such as a construction accident or a controversy related to building practices, the Unit acts swiftly to manage the narrative, provide accurate information, and mitigate any potential damage to the BCA's reputation. This includes coordinating with media outlets, issuing public statements and ensuring transparency in communication to maintain public trust.

Another essential function of this Unit is stakeholder engagement. The construction industry involves a wide range of stakeholders, including government entities, private sector companies, industry associations, and the general public. The Public Relations and Marketing Unit facilitates dialogue between the Authority and the afore-mentioned categories through informative sessions thereby ensuring that stakeholders' concerns and feedback are heard and addressed. This engagement is crucial for the successful implementation of the policies and the initiatives of the BCA since it fosters collaboration and supports the alignment of industry practices with regulatory standards.

Additionally, the Unit is responsible for promoting the Authority's programmes which are aimed at improving the industry's standards and practices. Through targeted marketing campaigns, the Unit highlights the benefits of adopting sustainable construction practices and construction site management. These efforts not only enhance the Authority's influence within the industry but also contribute to the overall progress of the construction sector.

In summary, the Public Relations and Marketing Unit is integral to the organisation's success. By managing communication, engaging stakeholders and promoting key initiatives, this Unit ensures that the BCA's vision and goals are effectively conveyed and supported, thereby driving the continued development and modernisation of the construction industry.



PROCUREMENT UNIT

The Procurement Unit within the BCA plays a key role in ensuring the acquisition of goods, services, and works needed to support the Authority's operations and projects. Since the BCA oversees Malta's built environment, the Procurement Unit is essential for securing the resources required to implement policies and standards related to building safety, sustainability and quality.

Key responsibilities of the Procurement Unit include sourcing suppliers, evaluating bids, and contracting for various services and goods. The Unit ensures that procurement processes adhere to the principles of transparency, fairness and value for money, aligning with public sector standards. It develops procurement strategies that reflect the BCA's goals, focusing on sustainability, innovation and cost-effectiveness. Compliance with the Public Procurement Regulations is also a crucial part of the Unit's function.

The Procurement Unit manages a wide range of procurement activities, from routine office supply purchases to large tenders for projects or specialised consultancy services. This involves preparing tender documents, conducting market research and evaluating proposals in collaboration with technical, legal and project teams within the BCA to ensure procurement decisions meet the Authority's operational needs.

Supplier management is another critical function of the Unit. This involves building and maintaining relationships with reliable vendors and contractors. It continuously monitors supplier performance, negotiates contracts, and ensures that agreed-upon terms are met, thus supporting project timelines and budgets.

To improve procurement efficiency, the Unit adopts modern tools and best practices, such as e-procurement platforms, which streamline processes, enhance transparency and reduce costs. Data analytics also play a role in informing decisions, identifying market trends and managing risks.

In summary, the BCA's Procurement Unit is essential to the Authority's success, ensuring that procurement processes are efficient, compliant and aligned with the BCA's mission to enhance the quality and sustainability of Malta's built environment. Through strategic sourcing, robust contract management and a focus on transparency, the Procurement Unit ensures that the resources needed for the BCA's operations are effectively secured.



HEALTH AND SAFETY

The role of the Health and Safety Manager at the BCA primarily involves providing guidance and advice to all of the Authority's employees in relation to occupational health and safety, both in the case of duties carried out at the Authority's premises and in the matter of assignments undertaken at building and construction sites. It is also the task of the Health and Safety Manager to ensure that all hazards and risks at the workplace that may affect the Authority's employees – whether these perform their duties in the office setting or at building and construction sites – are assessed and necessary mitigations provided.

Training is another important role for the Health and Safety Manager designated to organise and facilitate any workplace health and safety training as required by local legislation. This includes basic health and safety awareness, first aid, and fire warden and emergency response. Regular evacuation drill exercises are prepared and conducted by the health and safety representative. The role also includes visiting building and construction sites with members of the Compliance and Enforcement Unit to assess and provide advice in relation to public and third-party safety which may be compromised during the different phases of a project.

