



## **ACADEMIC YEAR 2017 – 2018**

### **TITLE OF DIPLOMA THESIS:**

Confirming implementatios of the legislation of planning Application Licences and record keeping across several regions

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### **ABSTRACT**

The subject of this work is the process of monitoring the implementation of building permits and the results of this monitor (the audit) in different areas. Throughout the historical review of construction legislation and its implementation in Greece, we have reached a twofold conclusion: on the one hand, the illegal incidents increased during the establishment of new control mechanisms, and on the other hand corruption cases in the Public Sector led to the assignment of control to individual enterprises. Thus, construction field is now subject to mandatory inspection of the building permit issued by the building inspectors, who are responsible for the acknowledgement and the determination of any illegal incidents. The Building Services are those which are obliged to accuse the supervising engineers of any illegal incident found, while the coordination and control of the procedure is carried out by the Building and Demolition Inspectors' Body both in the work of the auditors and in the work of the Building Services until the edition of the Construction Audit Certificate. The whole process is supported by an electronic application and selection system for building inspectors of the Technical Chamber of Greece (TEE). According to the research into audits' results -that was carried out on constructions, following construction engineers' requests to the 60 Construction Services in Northern Greece- there are no violations in excess of 90%. On the contrary, regarding the investigation of the results of the inspections that was carried out by the Inspectors of Building and Demolition of the Inspection of Northern Greece, it is observed that at a rate ranging from 10% -30% violations of the building inspectors were found. For more objective evaluation of the control system, a questionnaire was sent to about 800 active building auditors. The 368 auditors who responded appeared to be very satisfied with the TEE platform and they are equally pleased with the Inspectors' control. On the contrary, the building auditors seem to be unhappy with their fees, and they ask that the authorities should update the standard papers that they are asked to fill in. Taking into consideration the above building auditors' survey and both of the interviews of the Head of the TEE's Professional Activities Division and the Head of the Northern Greece Department of Construction and Demolition Inspectors, the conclusion is that the law and the legislative directions contributed to having legalized constructions. However, there is room for improvement in the process of eliminating illegal incidents and corruption, which could be achieved by a more equitable compensation of the building auditors, updating and completing the standard findings and Inspection Departments staffing. Finally, it is proposed that the questionnaire, which has been used as part of a survey, to become a permanent tool through a functional procedure, which will be applied by Southern and Northern Greece



Construction and Demolition Inspection Departments, for the continuous feedback on behalf of the auditors.

**KEYWORDS**

Building permit, Building Auditors, Audit, Audit findings, Building Inspectors.