WHAT ABOUT LEGAL IMMUNITY?
The new Building Act 2016 strengthens the immunity provisions for building surveyors and council officer where they are carrying out statutory duties in way that most people would consider to be reasonable.

WHAT IF I WANT TO RESIGN?
The new Building Act 2016 has greater clarity around the circumstances in which a building surveyor can be changed once they have been engaged for a project.

There are requirements for you to hand over specified information about the project you have been working on before you can resign from it.

MORE INFORMATION
If you have any questions about the changes, you can:
Visit the website
Email cbosinfo@justice.tas.gov.au

Changes for Building Surveyors

- Building Surveyors alone can now approve medium risk building works
- Strengthened immunity from liability for private building surveyors
- Building Surveyors can now issue Temporary Occupancy Permits
- Updated Code of Conduct
- Building surveyors will now be licensed rather than accredited (See Building Practitioners – Fact Sheet - Changes to accreditation)

The Government’s building reforms are about making it fairer, faster, simpler and cheaper to build in Tasmania.

We want to maintain high standards while welcoming investment to encourage jobs growth in our critical building and construction industries.

These nation-leading reforms have been developed with industry and councils, and will deliver faster results and real savings to people who want to build or renovate.

Guy Barnett, Minister for Building and Construction
Building surveyors will now have the authority to oversee a range of medium risk building works.

The new system will come into effect on 1 January 2017.

AM I BEING ASKED TO TAKE ON GREATER RESPONSIBILITY?

Although you will be given the authority to allow Notifiable building work to start, without requiring a permit from the council, your role will be the same in assessing likely compliance and forwarding a copy to the permit authority.

HOW WILL I KNOW WHAT TYPE OF WORK I CAN APPROVE?

The Director of Building Control will issue a Determination that lists all the different types of building work, and the risk categories that apply. You’ll need to become very familiar with this Determination so you know what you can approve.


LOW RISK WORK
Building a small backyard shed, for example, is a low risk project and won’t need a building permit or even oversight by a building surveyor.

MEDIUM RISK (NOTIFIABLE WORK)
There are a lot of building projects that will fall into this category – including a standard house that does not require a planning permit.

You’ll be able to issue the Certificate of Likely Compliance, authorise the builder to start work and issue the Certificate of Completion at the end of the job.

You must notify the permit authority that the work will be happening, but the owner won’t need to seek a building permit.

HIGH RISK (BUILDING PERMIT WORK)
Building projects that represent a significant risk – such as most commercial buildings and houses built in hazardous areas or using performance solutions will still need a building permit. You can work with the Permit Authority on behalf of your client to follow this process as you do now.

OWNER BUILDERS
Owner builders are considered to be high-risk. If you’re engaged by an owner builder, you must apply for an “owner builder permit” from the Director and a building permit from the permit authority for their project.

DEMOLITION WORK
Demolition work will also be classified as low risk (no permit required), medium risk (no permit, but must be overseen by a building surveyor) and high risk (Demolition permit required).

TEMPORARY OCCUPANCY PERMITS
You’ll also be able to issue temporary occupancy permits for up to three years for a building such as a barn, or a structure such as a marquee that is erected for a particular event.

REPORTING
To assist in assessing the success of the changes we may ask you for details of the projects you are involved in.

We’re working towards doing all approvals online over the next couple of years which will make your job a lot easier.

WHAT ABOUT CODE OF CONDUCT?
There’ll be an updated Code of Conduct for building surveyors with greater clarity about your role and performance criteria.

You may be audited you against these performance criteria and non-compliance may impact on your licensing.