

WHAT ABOUT OWNER BUILDERS?

There are more restrictions on owner builders - they are now restricted to residential work (house or unit).

Owner builders must apply to the Director of Building Control for an "owner builder" permit for a particular project and will only be permitted to undertake two projects in ten years.

Even medium risk work will require a permit if intended to be carried out by an owner builder.

MORE INFORMATION

A Guide to the *Building Act 2016* is being developed and will be available to all practitioners.

Information sessions for building practitioners will be offered around the State.

If you have any questions about how the changes will affect you, you can:

Visit the website:

www.justice.tas.gov.au/building/building2016

Email cbosinfo@justice.tas.gov.au

Call the government call centre. 1300 65 44 99

Department of Justice
Consumer, Building and Occupational Services
PO Box 56, Rosny Park TAS 7018

Visit: www.justice.tas.gov.au

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CHANGES FOR BUILDERS

- Certain Low or Medium risk work no longer needs a building permit
- Medium risk (Notifiable work) will be authorised alone by a building surveyor
- Builders will now be *licensed* rather than *accredited* (See Building Practitioners: Changes to accreditation)
- Improved contracts and dispute resolution have been introduced for residential work (See the Fact Sheet Building Practitioners: Contracts and Dispute Resolution)

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

BUILDERS

Changes to the Building Act



Tasmania has a new *Building Act 2016*, which introduces a new risk-based approach to building approvals.

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

WHAT ARE THE CHANGES?

For licensed builders, there will now be a far greater range of **low or medium-risk work** that you can undertake without having to apply for a building permit.

There's no longer such a thing as "exempt" work. The level of risk will determine what sort of approval is needed.

For **medium risk work**, you still won't need a permit, but you will work closely with a building surveyor who will be able to sign off on proposed plans and give you authority to start work.

This is called **Notifiable Work** because the building surveyor must notify Council before this work is undertaken. Notifiable work will be mainly low rise residential work.

High risk work, called **Permit Work**, still needs a building permit from the council's permit authority before proceeding. This category will cover most commercial, public or industrial projects.

WHY IS IT CHANGING?

We talked to a lot of people in the industry and there was frustration that it sometimes costs more to get permission to build a shed, than to build the actual shed itself.

So we're making sure low or medium risk projects can proceed without a lot of paperwork, whilst ensuring that more complex projects have the appropriate level of oversight.

WHAT'S IN IT FOR ME?

It will be easier for you to schedule work because you won't have to factor in the time applying for and waiting for permits for low or medium risk work.

WHAT DO I HAVE TO DO?

It's important that you know the sort of work you can do without a permit. The Director of Building Control has provided a list of types of building work and which risk category they fall into.

There are penalties for carrying out work without a permit when one is required.

You now also need to provide a Standard of Work Certificate when you finish a job.

WHAT IS A STANDARD OF WORK CERTIFICATE?

When you complete work on a medium or high risk project you'll need to provide both the owner and the building surveyor with a Standard of Work Certificate which states that you have done the work according to any plans, in accordance with the Certificate of Likely Compliance or Building permit, and to the National Construction Code.

DEMOLITION WORK

Demolition work now has a simpler approval process – with a greater emphasis on a plan of working safely.

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

Temporary occupancy permits will now be issued by a building surveyor and can be issued for up to three years for the same structure.

ILLEGAL AND DEFECTIVE BUILDING WORK

It will no longer be cheaper to build illegally and then apply for a certificate of substantial compliance. Illegal work will always be treated as Permit Work and the owner will have to pay the permit fees.

There are improved processes in the new Act for ensuring defective work is identified and fixed early on, to prevent contractual disputes