- Location and mix of medium density developments - the ten sites identified each will have their own development character based around density. Ideas for their development are included in the site assessment section. Generally sites on the urban - rural interface should be larger than lots closer to the town centre. The overall outcome should be to create a product that is not only desirable, but also respects the pattern of development in close proximity to the individual site.
- Nominate sites for certain house types - the site facing Drummond Cres. should be examined for a higher density development - maybe a retirement village due to its location and its relative flatness. Where sites are in a single ownership or there are multiple owners who are keen to develop Council should take a proactive role in working with these people to secure a suitable development for the site.
- Building envelopes if required - building envelopes should be one of the issues considered when Council takes its proactive role in the development of the town. There might be a case for establishing a building envelope on a site where an owner wants to build a house on a large lot and there is still development potential for the remaining land. That way a plan can be developed for the longer term use of the site, should demand for land increase.
- Staging - Before firm staging of development can be planned the issues regarding servicing need to be addressed. Then the first priority should always be to develop existing lots that are fully serviced and cause no burden on service providers. The second matter to consider in terms of staging is the willing land owner - that is someone who is prepared to work with council to achieve a good result and then prepared to invest in the plan. The third priority would be land which requires some infrastructure issues resolved and where there is an obvious pattern of development which will result - i.e. follow the sizes of surrounding lots. The final priority will be sites with multiple landowners, where there are servicing and physical constraints on development.
- Preferred location of neighbourhood facilities -The first priority should be to use existing capacity in shops, school and community facilities. The temptation to locate commercial facilities away from the central area should be resisted in the interest of creating a critical mass of shops and services which will make the town more sustainable and less of a dormitory settlement.

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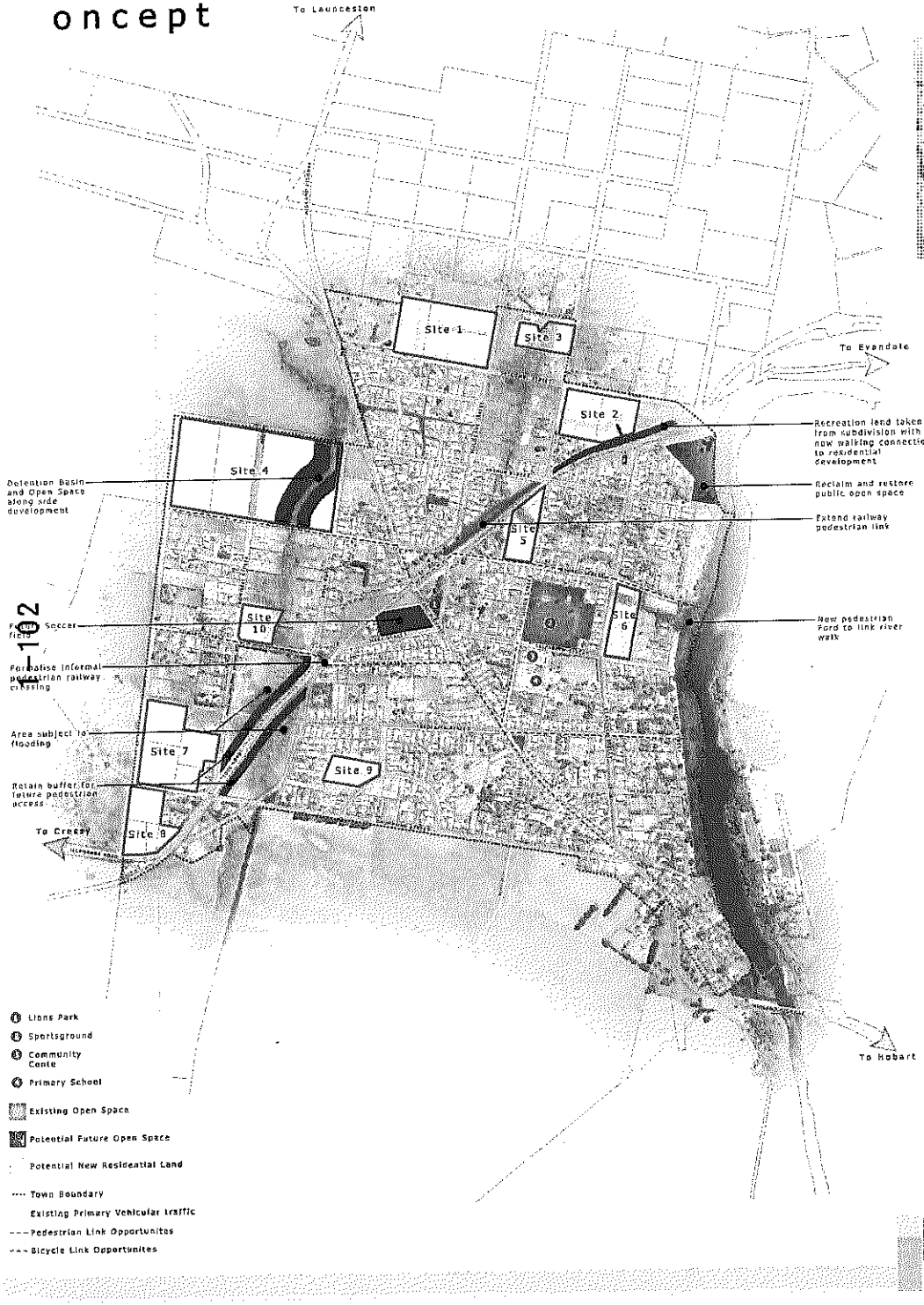

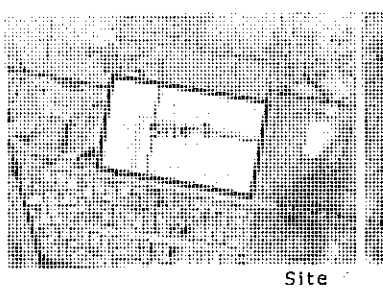

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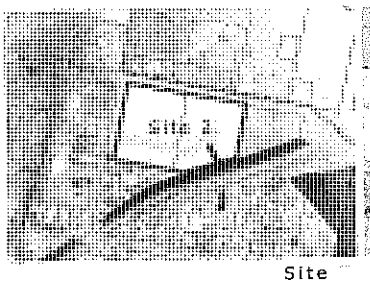

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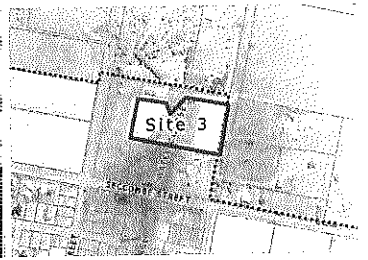

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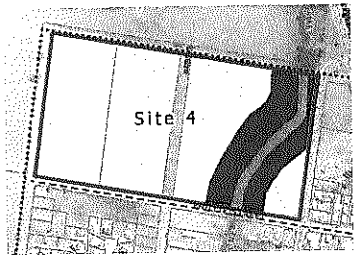

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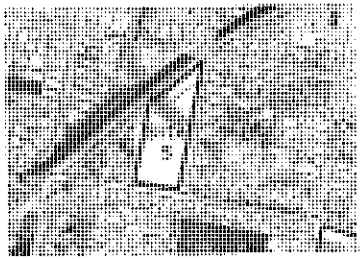

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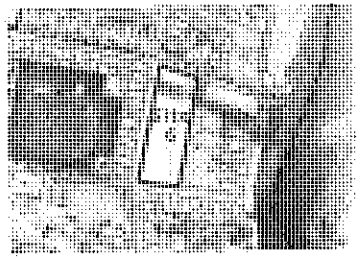
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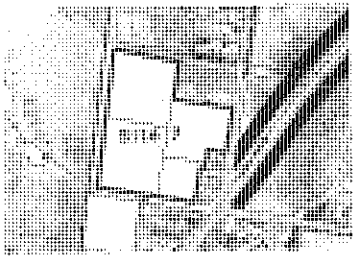

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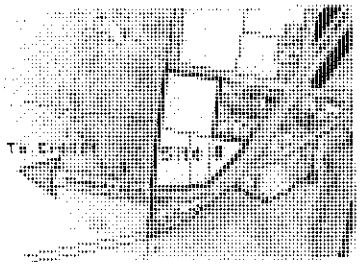
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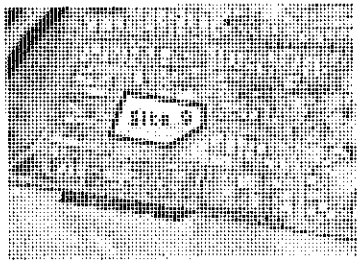

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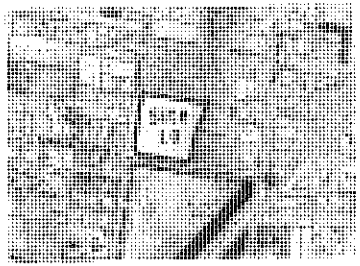
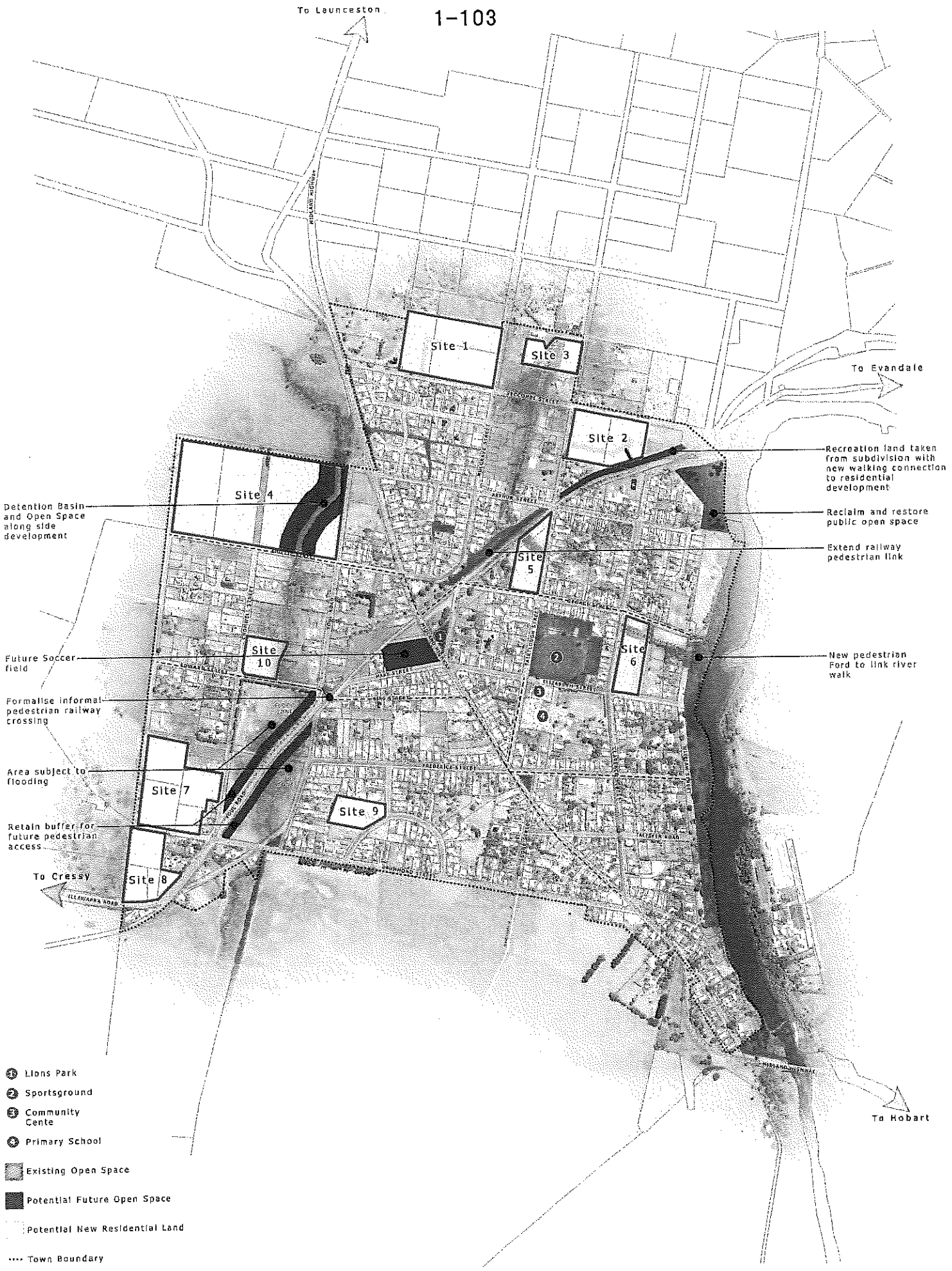


Site

PERTH

Concept for Community & Council Consultation - April 2011



PERTH

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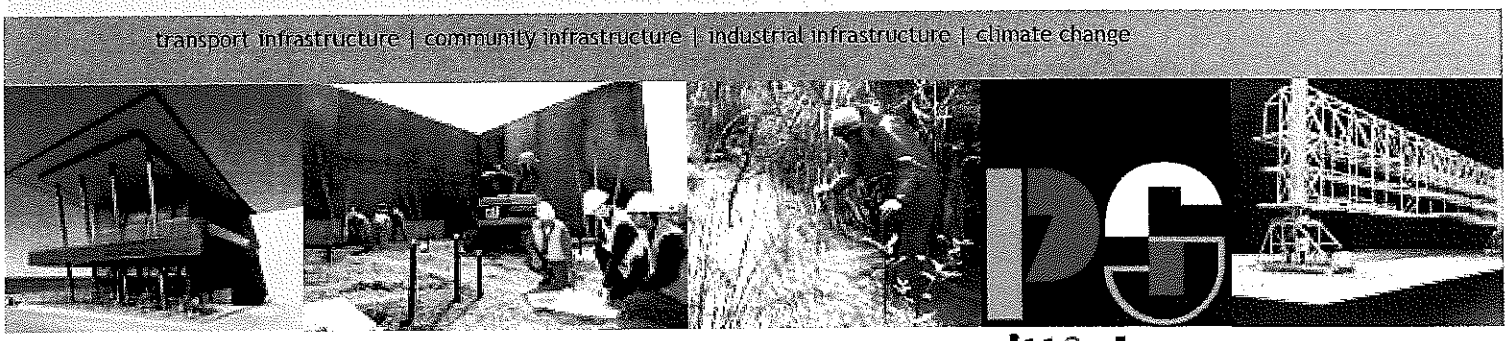

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incorporated as
Pitt and Sherry (Operations) Pty Ltd
ABN 67 140 184 309

TASMANIAN AWARDS FOR ENVIRONMENTAL LEADERSHIP

Winner - Tasmanian Large Business Sustainability Award 2011

CONSULT AUSTRALIA
Member Firm

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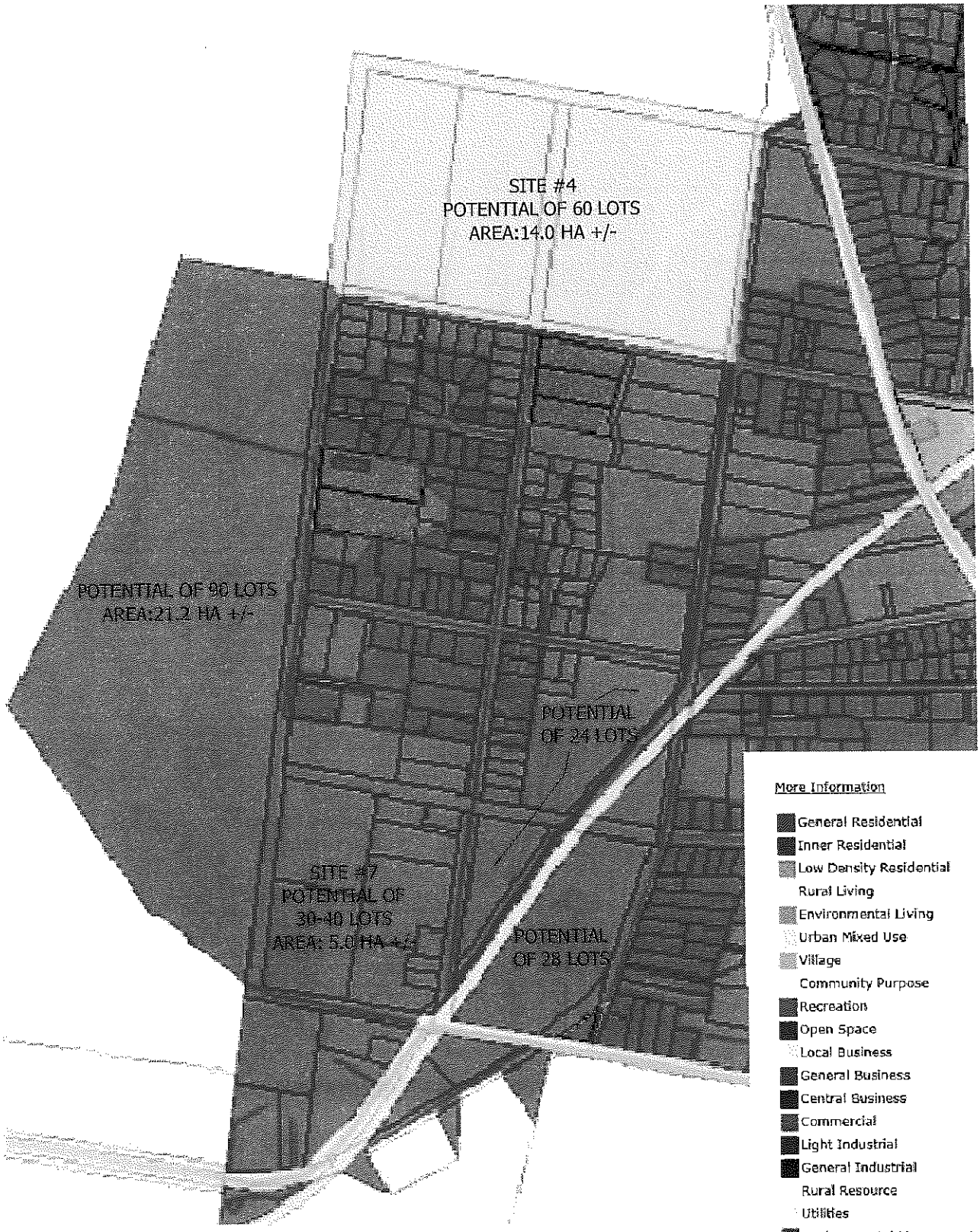
NOTE:

1) THIS PLAN SHOULD BE READ IN CONJUNCTION WITH
THE PERTH DEVELOPMENT PLAN PREPARED BY PITT AND SHERRY
FOR THE NORTHERN MIDLANDS COUNCIL MAY 2012 (Rev02).



NOTES:
1. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

CURRENT LAND USE ZONING AND DEVELOPMENT POTENTIAL
WESTERN PERTH

N

WOOLCOTT SURVEYS
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Job Number 2014-213

Drawn	File Name	Date	Scale	Edition	Sheet
CSS	2014-213_Development_Plan_60115	6/01/2015	1:5000@A3	3	1

Gov 10

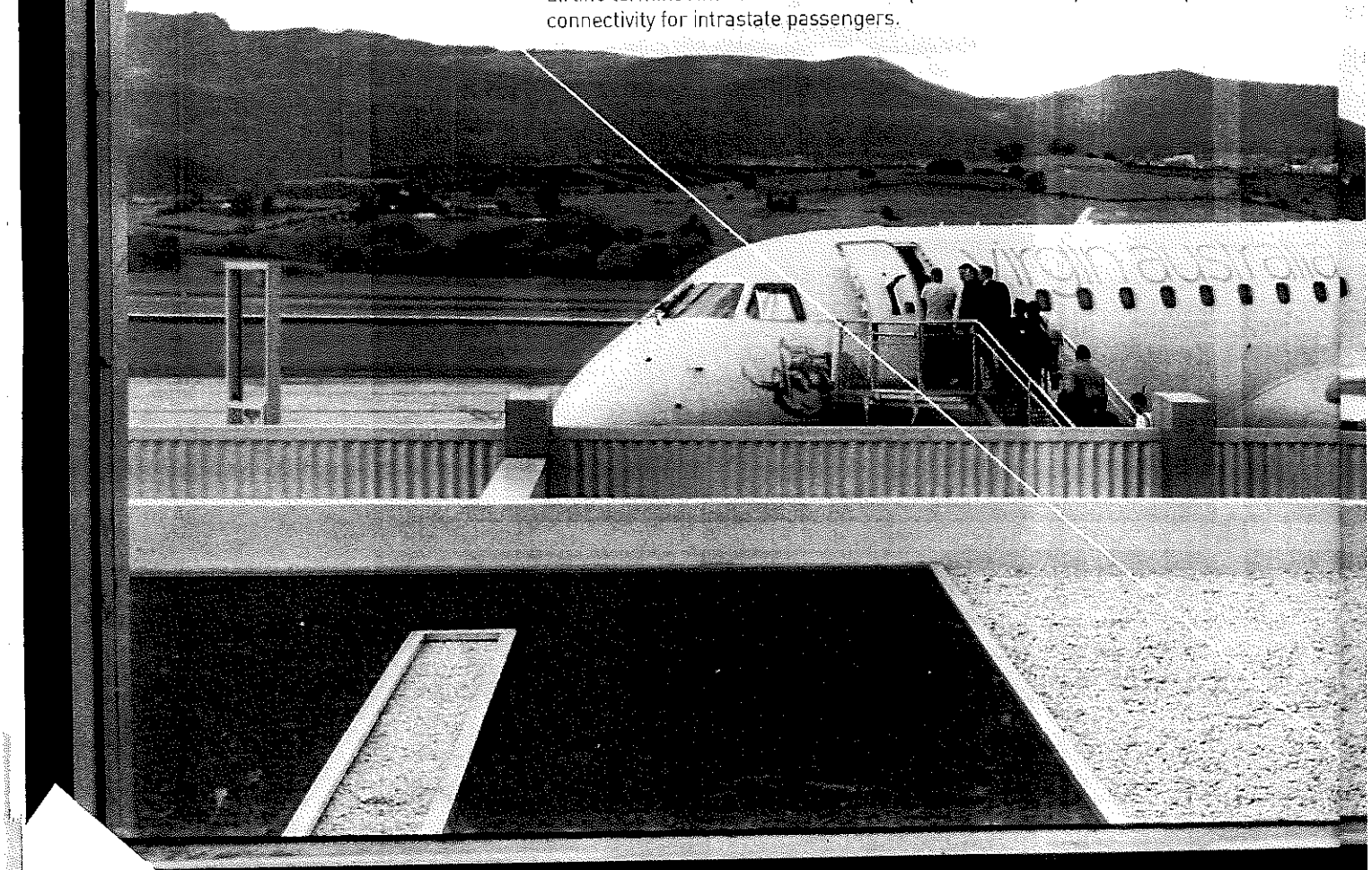
EXECUTIVE SUMMARY

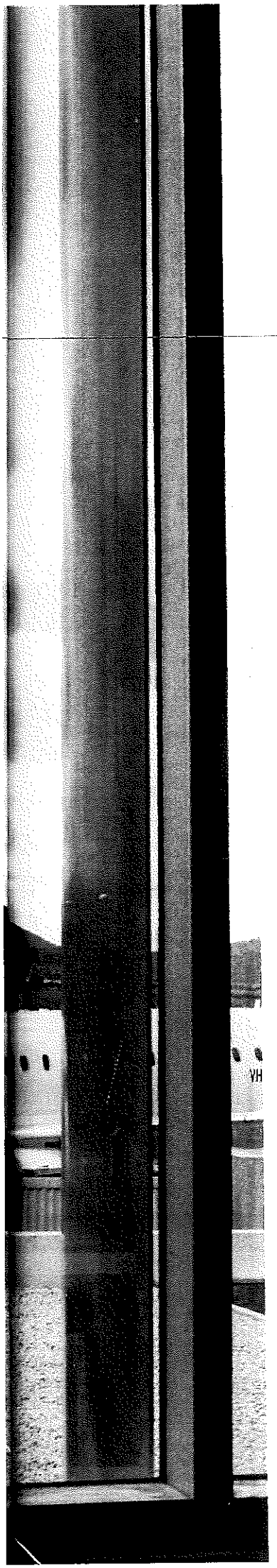
Launceston Airport is Tasmania's second busiest passenger airport and the main airport for the Northern Tasmania Region. More than 1.2 million passengers passed through the airport in 2013/2014. The Operators engaged in the provision of services at the airport currently directly employ 375 people and the airport is a significant component of Tasmania's infrastructure.

As the gateway to Northern Tasmania, Launceston Airport is a key driver in securing and sustaining employment, development and other services. The airport provides significant direct and indirect employment opportunities to a range of aeronautical and related businesses and the capital employed by the airport represents a significant stimulation to the Tasmanian economy.

Over the next five to 20 years, Launceston Airport will contribute even more to Tasmania. The number of passengers is forecast to grow to 1.55 million by 2020 and to 2.49 million by 2035.

Preparations have already begun to ensure Launceston Airport can accommodate this projected growth. During the past five years, the airport has put in place the facilities and services outlined in the development plans contained within the 2009 Master Plan. In that time, it has finalised the main terminal redevelopment, constructed a new two bay high capacity apron and freight handling facility and replaced the entire airfield lighting system including approach lighting and slope guidance system. The relocation of the regional airline terminal into the main terminal precinct has also provided improved connectivity for intrastate passengers.





The 2015 Launceston Airport Master Plan

As the Greater Launceston Area and Tasmania continue to grow, so will the demand for air travel. To service this demand, Launceston Airport must continue to efficiently and sustainably develop the precinct to overcome airfield and terminal capacity issues as well as any road congestion. It must also ensure its day-to-day operations and proposed developments do not have adverse impacts on the environment and local communities.

As part of the planning and development process, the Airports Act 1996 (the Airports Act) requires Launceston Airport to produce a Master Plan outlining its strategic vision for the site for the next 20 years. This Master Plan presents concept plans for the short term (five years), medium term (five to 20 years) and ultimate term (20 plus years).

The Plan covers the subjects set out in Section 71 of the Airports Act, including development objectives, future use forecasts and environmental impacts. It includes plans for:

- land use and development
- airside development (runways, taxiways, aprons and air navigation facilities)
- terminal development
- non-aviation development
- infrastructure development (water, sewerage, stormwater drainage, electricity and other utilities)
- safeguarding strategies
- roads (airport roads).

It also provides specific details about ground transport and proposed commercial developments for the first five years of the Plan, and is the first airport Master Plan to incorporate the five year Environment Strategy.

Ground Transport Infrastructure

Launceston Airport is currently significantly improving the ground transport infrastructure within and around the airport precinct. Increases in passenger movements, have boosted demand for public and staff car parking, commercial and public transport holding areas and roadway capacity.

The current works will provide sufficient transport infrastructure capacity beyond the five year horizon of the Ground Transport Plan and will contribute improved safety for vehicles accessing Evandale Road.

Launceston Airport is aware that its transport infrastructure has to be integrated into the wider state and local transport networks and will work actively with all tiers of government to achieve this.

Grass Runways

The ongoing maintenance of the grass runway 18/36 has been challenging over the period of the 2009 Master Plan. Wide seasonal variations in soil moisture content have resulted in ground surface irregularities which have been costly to address and, due to the extent of the irregularities the runway has been required to be closed through 2013 and 2014. An independent report on runway system usability indicated that the availability of the runway would only provide around one additional day of airport usability to light aircraft in the average year. Launceston Airport has reached the decision that in the absence of a viable economic model for the retention of the runway and given its marginal contribution to airport usability, that the runway should be decommissioned, along with the parallel grass runway which has been closed for five years and was identified as redundant in the 2009 Master Plan.

Environment Strategy

Launceston Airport knows that what it does today may impact the environment tomorrow. The airport understands it has an environmental responsibility to all Tasmanians to limit, as far as practicable, the impact its operations have on the surrounding environment. For the first time, the airport has incorporated an Environment Strategy in the Master Plan, as required under amendments to the Airports Act.

The Environment Strategy describes the key environmental issues faced by the airport and how it intends to address them. It provides an overview of the environmental management systems, processes and practices in place at the airport, as well as its environmental policies, monitoring and training procedures. The strategy also sets environmental targets for business operators, tenants and retailers.

Among the key topics covered are ecologically sustainable development, climate change, water consumption, waste and resource management, air quality, noise, biodiversity and conservation, and cultural heritage.

Launceston Airport recognises that with expected increases in passenger numbers and expansion over the coming years, commitment to sustainable operations is now more important than ever. The Environment Strategy will underpin the airport's activities and developments to ensure its future growth is not at the expense of the environment or the area's cultural heritage.

Air Freight Development

Air freight currently represents around 2 percent of the freight effort for Tasmania. As an island state with a growing reputation for premium produce across the world, Launceston Airport recognises the criticality to the state's producers of growing the airfreight sector, enabling delivery of high value perishable products in a pristine state and in a timely fashion to their interstate and international destinations. The recent investment in high capacity pavements and freight handling facilities by Launceston Airport is a first step in creating an airfreight hub to capitalise on the airport's competitive advantages in this space. The proposed consolidation of freight services to the southern apron in the medium term promotes this aim.

Safeguarding the Airport

As the Greater Launceston Area and Tasmania grow, so does the demand for residential land. New communities will continue to encroach on the airport and its surrounds. However, responsible planning by Launceston Airport and both State and local governments will enable the airport to expand without compromising the needs of these new communities.

The Master Plan describes the objectives of the airport's safeguarding strategy, including suggested improvements to state and local planning policies and controls relating to land use and development around the airport, managing aircraft noise and protecting airspace. These measures will help strengthen Launceston Airport's role within Tasmania's economic and transport infrastructure, secure its long-term operations and 24 hour curfew-free status, and facilitate future growth, while balancing the needs of communities surrounding the airport.

Implementation Strategy

The final section in this Master Plan describes the systems, policies and procedures that Launceston Airport will use to implement the proposed vision. An important part of the implementation strategy is engaging with stakeholders and the community.

Community & Stakeholder Engagement

Launceston Airport will continue to demonstrate a strong commitment to community consultation and proactive communication about its plans for the future. The airport will continue to communicate with local, state and Commonwealth governments, local businesses, industry partners and the broader community.

Launceston Airport will continue to hold regular briefings, meetings and forums to update all levels of government, airlines, businesses, industry bodies, tourism agencies, residents and employees on its current operations and future projects. The independently chaired Community Aviation Consultation Group (CACG), will be critical to the ongoing engagement process. The airport encourages open, transparent communication and welcomes feedback from all parties.

Conclusion

The developments and improvements proposed in this Master Plan will ensure Launceston Airport can meet the increasing demand on its facilities and services over the next five to 20 years. By acting now in a responsible and sustainable manner, the airport can continue to deliver significant, long-lasting economic and social benefits to Tasmania.

CORP 1

Northern Midlands Council

Bank Reconciliation as at 31 December 2014

Summary of Cash Transactions	December-14	Year to Date
Opening Balance	10,981,753.59	7,249,091.04
Add: Receipts	731,356.64	10,937,480.36
	11,713,110.23	18,186,571.40
Less: Payments	1,464,312.29	7,937,773.46
Closing Balance all Accounts	**$10,248,797.94**	**$10,248,797.94**

Summary of Investments and Other Balances as at 1 December 2014

Bank Balances and Cash		
	Trading Accounts	380,872.16
	Fixed Deposits	9,361,580.27
	24 hr At Call Account	513,065.51
	Cash Advances	600.00
		10,256,117.94
	Unbanked collections	-
		10,256,117.94
Less		
	Unpresented Cheques	7,320.00
Closing Balance all accounts		**$10,248,797.94**

Northern Midlands Council

Schedule of Investments as at 31 December 2014

External Investments	Investment Date	Maturity Date	Interest Rate% (note 1)	Purchase Price (note 2)	Maturity Value (note 2)
Tasmanian Public Finance Corporation - Call Account	1/12/2014	31/12/2014	2.50	4,951	4,961
Commonwealth Bank - 24hr Call Account	24/12/2014	31/12/2014	2.40	508,114	508,348
Commonwealth Bank - Term Deposit	24/12/2014	23/01/2015	3.00	500,000	501,233
Commonwealth Bank - Term Deposit	2/12/2014	2/02/2015	3.05	1,500,000	1,507,771
Commonwealth Bank - Term Deposit	5/12/2014	5/02/2015	3.15	1,000,000	1,005,351
Westpac Banking Corporation	12/11/2014	12/03/2015	3.41	1,640,382	1,658,772
ANZ Term Deposit	12/09/2014	12/03/2015	3.64	1,036,743	1,055,457
ANZ Term Deposit	3/11/2014	3/05/2015	3.59	1,255,154	1,277,499
Bass & Equitable - Term Deposit	24/11/2014	23/05/2015	3.40	1,348,652	1,371,265
My State Financial - Term Deposit	25/05/2014	25/05/2015	3.70	1,080,649	1,120,633
Total Investments				**9,874,646**	**10,011,290**
			Actual Interest Earnings Year to Date:	**152,736**	

note 1 - For the Tasmanian Public Finance Corp and CBA Call Accounts, Interest Rate is Variable, the interest rate shown represents the rate for the month ending at the date of the statement .

note 2 - The Tasmanian Public Finance Corporation and CBA Call Accounts are shown at its value at the date of the statement, as term and interest rate are not fixed a maturity value can't be determined.

NORTHERN MIDLANDS COUNCIL

Summary of Rates and Charges Levied, Remitted and Collected as at 31 December 2014

	This Financial Year 31-Dec-14		to	Last Financial Year 31-Dec-13
	$			$
Arrears bought forward 1 July	933,430.68			356,670.64
ADD Current Rates Levied including Supplementary Lists and Penalties	9,015,374.22			8,768,025.69
Gross Rates and Charges Demanded	9,948,804.90	-		9,124,696.33
LESS Rates and Charges Collected 67.33%	6,698,189.69		66.92%	6,105,794.01
LESS Remissions and Discounts 5.54%	551,106.61		5.84%	532,711.13
Total Credits 72.87%	7,249,296.30		72.75%	6,638,505.14
UNPAID RATES AND CHARGES TO 31 Dec 2014 27.13%	**$ 2,699,508.60**	-	**27.25%**	**$ 2,486,191.19**
Variance from last year -0.11%				

Northern Midlands Council Account Management Report

Income & Expenditure Summary for the Period Ended 31 December 2014 (50% of Year Completed)

Line Item Summary Totals	Operating Statement												
	Governance		Corporate Services		Economic & Community Dev		Planning & Development		Works		Total Operating Statement		%
	2014/15 Budget	2014/15 Actual	2014/15 Budget	2014/15 Actual	2014/15 Budget	2014/15 Actual	2014/15 Budget	2014/15 Actual	2014/15 Budget	2014/15 Actual	2014/15 Budget	2014/15 Actual	of Budget
Wages	280,528	127,607	469,463	242,093	479,793	224,777	626,966	285,660	1,354,105	623,095	3,210,855.00	1,503,232.00	46.82%
Material & Services Expenditure	346,990	212,031	396,804	246,051	236,869	84,667	273,693	156,568	3,092,784	1,550,270	4,347,140.00	2,249,587.00	51.75%
Depreciation Expenditure	46,220	23,200	51,750	25,470	70,130	34,750	16,220	7,660	4,412,120	2,201,090	4,596,440.00	2,292,170.00	49.87%
Government Levies & Charges	55,850	1,428	519,536	142,037	12,460	2,531	0	0	76,310	22,637	664,156.00	168,633.00	25.39%
Councillors Expenditure	186,290	96,422	0	0	0	0	0	0	0	0	186,290.00	96,422.00	51.76%
Other Expenditure	218,490	179,199	409,320	400,280	152,229	75,048	17,200	16,463	132,195	90,895	929,434.00	761,885.00	81.97%
Oncost	120,964	56,145	201,767	96,353	75,672	36,082	254,688	113,525	497,249	233,927	1,150,340.00	536,032.00	46.60%
Internal Plant Hire/Rental	37,850	8,569	10,770	8,815	18,110	8,761	65,080	36,392	807,540	493,991	939,350.00	556,528.00	59.25%
Internal Rental/Rates	290	0	580	0	20	0	0	0	11,330	0	12,220.00	0.00	0.00%
Other Internal Transfers Expenditure	0	660	6,504,214	3,218,594	18,000	8,400	0	0	25,910	13,390	6,548,124.00	3,241,044.00	49.50%
Oncosts Paid - Payroll	52,953	6,132	91,916	48,344	79,813	56,899	116,565	129,896	246,952	109,001	588,199.00	350,272.00	59.55%
Oncost Paid - Non Payroll	85,746	29,662	126,728	58,870	127,942	56,362	173,742	77,120	369,896	166,364	884,054.00	388,378.00	43.93%
Plant Expenditure Paid	13,770	6,516	4,800	2,609	20,840	8,136	25,000	16,064	581,650	268,671	646,060.00	301,996.00	46.74%
	1,445,941	747,571	8,787,648	4,489,516	1,291,878	596,413	1,569,154	839,348	11,608,041	5,773,331	24,702,662	12,446,179	50.38%
Rate Revenue	0	0	(8,459,946)	(8,304,438)	0	0	(22,089)	(22,089)	(649,999)	(657,275)	(9,132,034.00)	(8,983,802.00)	98.38%
Recurrent Grant Revenue	0	(2,182)	(1,900,260)	(1,068,304)	(246,062)	(126,133)	0	0	(2,270,000)	(1,102,397)	(4,416,322.00)	(2,299,016.00)	52.06%
Fees and Charges Revenue	(100)	0	(176,992)	(106,281)	(343,998)	(184,971)	(493,375)	(337,338)	(385,984)	(174,402)	(1,400,449.00)	(802,992.00)	57.34%
Interest Revenue	(340,000)	(69,565)	(59,771)	(31,572)	0	0	0	0	0	0	(399,771.00)	(101,137.00)	25.30%
Reimbursements Revenue	(7,510)	217	(38,074)	(1,524)	(8,040)	(26,663)	(25,800)	(13,800)	(12,601)	(19,355)	(92,025.00)	(61,125.00)	66.42%
Oncost Recoveries - Internal Tfer	(120,965)	(51,481)	(201,447)	(100,931)	(75,492)	(34,925)	(268,404)	(114,056)	(607,918)	(292,765)	(1,274,226.00)	(594,158.00)	46.63%
Plant Hire Income - Internal Tfer	(20,000)	(9,525)	(10,760)	(6,740)	(18,120)	(8,708)	(40,000)	(38,772)	(1,024,110)	(602,103)	(1,112,990.00)	(665,848.00)	59.83%
Other Internal Transfers Income	(32,824)	(16,624)	(94,408)	(27,408)	(631,036)	(290,036)	(712,276)	(353,016)	(5,117,580)	(2,554,960)	(6,588,124.00)	(3,242,044.00)	49.21%
Other Revenue	(707,780)	(61,289)	(4,561)	(6,154)	0	(642)	(2,000)	(10,077)	(37,184)	(85,282)	(751,525.00)	(163,444.00)	21.75%
	(1,229,179)	(210,449)	(10,946,219)	(9,653,352)	(1,322,748)	(672,078)	(1,563,944)	(889,148)	(10,105,376)	(5,488,539)	(25,167,466)	(16,913,566)	67.20%
Operating (Surplus) / Deficit Before	216,762	537,122	(2,158,571)	(5,163,836)	(30,870)	(75,665)	5,210	(49,800)	1,502,665	284,792	(464,804)	(4,467,387)	
Capital Grant Revenue	0	0	0	0	0	483	0	0	(715,000)	(40,000)	(715,000)	(39,517)	
Subdivider Contributions	0	0	0	0	0	0	0	0	(350,000)	0	(350,000)	0	
Gain on sale of Fixed Assets	0	0	0	0	0	0	0	0	0	0	0	0	
Loss on Sale of Fixed Assets	0	0	0	0	0	0	0	0	450,000	0	450,000	0	
	0	0	0	0	0	483	0	0	(615,000)	(40,000)	(615,000)	(39,517)	
Operating (Surplus) / Deficit	216,762	537,122	(2,158,571)	(5,163,836)	(30,870)	(75,182)	5,210	(49,800)	887,665	244,792	(1,079,804)	(4,506,904)	

NORTHERN MIDLANDS COUNCIL

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		Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
Capital Expenditure - Governance						
Fleet, Plant & Equipment						
700005	Fleet - F5 General Managers Vehicle	$0	$0	$795	-$795	0%
700009	Fleet - F9 Mazda CX7	$15,000	$7,500	$0	$15,000	0%
780006	Gov - Office Equipment Purchases	$2,500	$1,240	$8,102	-$5,602	324%
780027	Gov - Wireless Access Point Establishment Longford	$0	$0	$320	-$320	0%
	Total Fleet, Plant & Equipment	**$17,500**	**$8,740**	**$9,218**	**$8,282**	**53%**
	Total Capital Expenditure - Governance	**$17,500**	**$8,740**	**$9,218**	**$8,282**	**53%**
	Grand Total	**$17,500**	**$8,740**	**$9,218**	**$8,282**	**53%**

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		Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
Capital Expenditure - Corporate Services						
Equipment & Buildings - Corporate Services						
707914	Ross - Restoration of Godfrey Rivers Painting	$0	$0	$550	-$550	0%
707915	Ctown - Restoration of Godfrey Rivers Painting	$0	$0	$2,750	-$2,750	0%
715300	Corp - Computer System Upgrade	$158,450	$79,250	$26,502	$131,948	17%
715310	Corp - Purchase Office Equipment	$2,500	$1,240	$595	$1,905	24%
720112	Corp - Office Redevelopment Council Chambers	$200,000	$99,980	$40,983	$159,017	20%
Total Equipment & Buildings - Corporate Services		**$360,950**	**$180,470**	**$71,379**	**$289,571**	**20%**
Total Capital Expenditure - Corporate Services		**$360,950**	**$180,470**	**$71,379**	**$289,571**	**20%**
Grand Total		**$360,950**	**$180,470**	**$71,379**	**$289,571**	**20%**

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		Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
Capital Expenditure - Economic & Community Develop						
Equipment & Buildings						
750202	Ec & Comm Dev - Sports Centre Equipment Purchases / Improvements	$20,000	$9,980	$0	$20,000	0%
780025	Ec & Comm Dev - Purchase of Office Equipment	$2,500	$1,240	$0	$2,500	0%
	Total Equipment & Buildings	**$22,500**	**$11,220**	**$0**	**$22,500**	**0%**
Fleet						
700008.7	Fleet 8.7 - Care A Car	$22,500	$11,220	$22,508	-$8	100%
	Total Fleet	**$22,500**	**$11,220**	**$22,508**	**-$8**	**100%**
Child Care						
707901	Cry - Childcare Footpath to Back Door	$1,000	$520	$3,154	-$2,154	315%
707907	Pth - Childcare Centre Rubber Soft Fall	$14,000	$6,980	$0	$14,000	0%
	Total Child Care	**$15,000**	**$7,500**	**$3,154**	**$11,846**	**21%**
Total Capital Expenditure - Economic & Communit		**$60,000**	**$29,940**	**$25,663**	**$34,337**	**43%**
	Grand Total	**$60,000**	**$29,940**	**$25,663**	**$34,337**	**43%**

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		Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
Capital Expenditure - Planning & Development						
Fleet, Plant & Equipment						
700006	Fleet - F6 Building Inspectors Vehicle	$15,000	$7,500	$0	$15,000	0%
715330	Plan & Dev - Purchase of Office Equipment	$2,500	$1,240	$0	$2,500	0%
	Total Fleet, Plant & Equipment	**$17,500**	**$8,740**	**$0**	**$17,500**	**0%**
Total Capital Expenditure - Planning & Developme		**$17,500**	**$8,740**	**$0**	**$17,500**	**0%**
	Grand Total	**$17,500**	**$8,740**	**$0**	**$17,500**	**0%**

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		Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
Capital Expenditure - Works Department						
Fleet, Plant & Depot						
700015	Fleet - F15 Light Truck	$0	$0	$2,310	-$2,310	0%
700021	Fleet - F21 Utility	$20,000	$9,980	$0	$20,000	0%
700029	Fleet - F29 Utility	$20,000	$9,980	$0	$20,000	0%
700030	Fleet - F30 Flocon	$200,000	$99,980	$0	$200,000	0%
700035	Fleet - F35 Street Sweeper	$120,000	$60,000	$0	$120,000	0%
700038	Fleet - F38 Light Truck	$20,000	$9,980	$0	$20,000	0%
700053	Fleet - F53 Backhoe	$0	$0	$0	$0	0%
700055	Fleet - F55 Float for Backhoe	$0	$0	$8,385	-$8,385	0%
700059	Fleet - F59 Forklift	$38,000	$18,980	$0	$38,000	0%
700109	Fleet - F109 Ride on Mower Reserves North	$14,000	$6,980	$0	$14,000	0%
700196	Fleet - F196 Zero Turn Mower	$0	$0	$9,450	-$9,450	0%
700197	Fleet - F197 Slasher	$0	$0	$10,485	-$10,485	0%
700198	Fleet 198 - John Deere Gator		$0	$0	$0	0%
707848	Lfd - Hay St Depot Improvements	$0	$0	$2,624	-$2,624	0%
715320	Works - Purchase Small Plant	$20,000	$9,980	$7,534	$12,466	38%
720200	Works - Longford Depot Improvements	$20,000	$9,980	$630	$19,370	3%
720201	Works - Ctown Depot Improvements	$10,000	$5,020	$0	$10,000	0%
	Total Fleet, Plant & Depot	**$482,000**	**$240,860**	**$41,417**	**$440,583**	**9%**
Recreation						
707774	Evan - Lamp Posts Main Street	$25,000	$12,520	$0	$25,000	0%
707792	Lfd - Recreation Ground Raw Water Watering System	$5,000	$2,480	$0	$5,000	0%
707793	Lfd - Rec Ground/Little Aths Ground and Facility	$17,000	$8,480	$4,525	$12,475	27%
707801	Rec - Private Power Poles All Areas	$20,000	$9,980	$0	$20,000	0%
707814	Rec - Street Tree Program All Areas	$100,000	$50,020	$14,069	$85,931	14%
707855	Lfd - Town Entrance Access Road and Landscaping	$10,000	$5,020	$7,720	$2,280	77%
707883	Evan - Falls Park Sewer Dump Point	$3,000	$1,500	$0	$3,000	0%
707910	Rec - Topdressing Recreation Ground	$6,000	$3,000	$2,300	$3,700	38%
707912	Rec - Playground Development	$50,000	$24,980	$15,369	$34,631	31%
707913	Cry - Recreation Ground Sewer Dump Point	$5,000	$2,480	$0	$5,000	0%
707917	Cry - Boat Ramp Proposal	$0	$0	$5,150	-$5,150	0%
Lfd - Village Green to Mill Dam Project						
707789	Lfd - Village Green to Mill Dam Project	$100,000	$50,020	$1,926	$98,074	2%
	Total Lfd - Village Green to Mill Dam Project	**$100,000**	**$50,020**	**$1,926**	**$98,074**	**2%**
	Total Recreation	**$341,000**	**$170,480**	**$51,059**	**$289,941**	**15%**
Buildings						
707805	Ctown - War Memorial Oval Amenities Upgrade	$403,500	$201,780	$4,927	$398,573	1%
707847	Lfd - Pound for Dogs and Stock	$10,000	$5,020	$9,091	$909	91%
707849	Pth - Recreation Ground Amenities Building	$5,000	$2,480	$1,944	$3,056	39%
707871.1	Evan - War Memorial Hall Improvements - Carpark	$30,000	$15,000	$0	$30,000	0%
707877	All Areas - Bus Shelters	$45,000	$22,500	$400	$44,600	1%
707880	Ctown - Museum Relocation Court House to Town Hall	$50,000	$24,980	$33,870	$16,130	68%
707887	Lfd - St Georges Square Bike Park Redevelopment	$261,802	$130,882	$280,529	-$18,727	107%

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		Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
707887.1	Lfd - St Georges Square Bike Park Redevelopment	$0	$0	$6,817	-$6,817	0%
707887.5	Lfd - St Georges Square Bike Park Track Fence	$80,000	$39,980	$27,594	$52,406	34%
707895	Cry - Town Hall Improvements	$5,000	$2,480	$0	$5,000	0%
707897	Avoca - Town Hall Replace section of Floor	$38,234	$19,154	$16,607	$21,627	43%
707899	Various - Signage Projects	$45,000	$22,500	$16,144	$28,856	36%
707902	Ctown - Pump House Restoration	$30,000	$15,000	$2,296	$27,704	8%
707903	Epping - Hall Septic System	$15,000	$7,500	$0	$15,000	0%
707904	Bishopsbourne - Community Centre Septic System	$15,000	$7,500	$0	$15,000	0%
707905	Evan - Falls Park Building Stability Improvements	$20,000	$9,980	$0	$20,000	0%
707906	Lfd - War Memorial Hall Improvements	$100,000	$50,020	$61,575	$38,425	62%
707908	Rossarden - Public Toilets Improvements	$12,000	$6,000	$0	$12,000	0%
707909	Ross - Public Toilet Refurbishment	$37,000	$18,520	$0	$37,000	0%
707911	Evan - War Memorial Hall Improvements	$20,000	$9,980	$0	$20,000	0%
715255	Rec - Street Furniture & Playground Equip All Area	$50,000	$24,980	$15,514	$34,486	31%
715350	Rec - Public Building Improvements	$130,000	$65,020	$0	$130,000	0%
	Total Buildings	**$1,402,536**	**$701,256**	**$477,310**	**$925,226**	**34%**
Waste Management						
772952	Waste - MGB Purchases	$25,000	$12,520	$14,000	$11,000	56%
728755	Waste - WTS Improvements	$25,000	$12,520	$4,986	$20,014	20%
	Total Waste Management	**$50,000**	**$25,040**	**$18,986**	**$31,014**	**38%**
Roads						
Avoca - Churchill St Falmouth to St Pauls Verge						
750281	Avoca - Churchill St Falmouth to St Pauls Verge K&G and Soakage Drain	$120,000	$60,000	$15,317	$104,683	13%
750281.1	Avoca - Churchill St Falmouth to St Pauls Verge K&G and Soakage Drain Excavation	$0	$0	$9,198	-$9,198	0%
750281.2	Avoca - Churchill St Falmouth to St Pauls Verge K&G and Soakage Drain Sub Base	$0	$0	$5,580	-$5,580	0%
750281.3	Avoca - Churchill St Falmouth to St Pauls Verge K&G and Soakage Drain Base	$0	$0	$16,311	-$16,311	0%
750281.4	Avoca - Churchill St Falmouth to St Pauls Verge K&G and Soakage Drain Prep for Seal	$0	$0	$3,828	-$3,828	0%
750281.7	Avoca - Churchill St Falmouth to St Pauls Verge K&G and Soakage Drain Naturestrip	$0	$0	$2,547	-$2,547	0%
750281.8	Avoca - Churchill St Falmouth to St Pauls Verge K&G and Soakage Drain Prep for Seal	$0	$0	$1,008	-$1,008	0%
750281.9	Avoca - Churchill St Falmouth to St Pauls Verge K&G and Soakage Drain Other	$0	$0	$1,425	-$1,425	0%
750281.91	Avoca - Churchill St Falmouth to St Pauls Verge K&G and Soakage Drain - Stormwater	$0	$0	$25,382	-$25,382	0%
	Total Avoca - Churchill St Falmouth to St Pauls Verge	**$120,000**	**$60,000**	**$80,596**	**$39,404**	**67%**
Ctown - Glenelg St Ch 0.285 to Ch 0.640						
750493	Ctown - Glenelg St Ch 0.285 to Ch 0.640 K&G	$300,000	$150,000	$117	$299,883	0%

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		Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
750493.1	Ctown - Glenelg St Ch 0.285 to Ch 0.640 Excavation		$0	$0	$0	0%
750493.2	Ctown - Glenelg St Ch 0.285 to Ch 0.640 Subbase		$0	$0	$0	0%
750493.3	Ctown - Glenelg St Ch 0.285 to Ch 0.640 Base		$0	$0	$0	0%
750493.4	Ctown - Glenelg St Ch 0.285 to Ch 0.640 Prep for Seal		$0	$0	$0	0%
750493.5	Ctown - Glenelg St Ch 0.285 to Ch 0.640 Seal		$0	$0	$0	0%
750493.8	Ctown - Glenelg St Ch 0.285 to Ch 0.640 Driveways		$0	$0	$0	0%
750493.9	Ctown - Glenelg St Ch 0.285 to Ch 0.640 Other	$0	$0	$472	-$472	0%
750493.91	Ctown - Glenelg St Ch 0.285 to Ch 0.640 Stormwater		$0	$0	$0	0%
	Total Ctown - Glenelg St Ch 0.285 to Ch 0.640	**$300,000**	**$150,000**	**$589**	**$299,411**	**0%**
Cry -Burlington Rd Reconstruction Stage 1						
750231	Cry - Burlington Rd Reconstruction Stage 1	$160,000	$80,020	$359	$159,641	0%
750231.1	Cry - Burlington Rd Reconstruction Stage 1 Excavation	$0	$0	$3,540	-$3,540	0%
750231.2	Cry - Burlington Rd Reconstruction Stage 1 Subbase	$0	$0	$34,104	-$34,104	0%
750231.3	Cry - Burlington Rd Reconstruction Stage 1 Base	$0	$0	$27,831	-$27,831	0%
750231.4	Cry - Burlington Rd Reconstruction Stage 1 Prep for Seal	$0	$0	$5,125	-$5,125	0%
750231.5	Cry - Burlington Rd Reconstruction Stage 1 Seal	$0	$0	$168	-$168	0%
750231.7	Cry - Burlington Rd Reconstruction Stage 1	$0	$0	$1,640	-$1,640	0%
750231.8	Cry - Burlington Rd Reconstruction Stage 1 Driveways	$0	$0	$3,444	-$3,444	0%
750231.9	Cry - Burlington Rd Reconstruction Stage 1 Other	$0	$0	$19,446	-$19,446	0%
750231.91	Cry - Burlington Rd Reconstruction Stage 1 Stormwater	$0	$0	$29,400	-$29,400	0%
	Total Cry -Burlington Rd Reconstruction Stage 1	**$160,000**	**$80,020**	**$125,056**	**$34,944**	**78%**
Cry - Green Rises Road Recon Ch 5.9 to 7.0						
750522	Cry - Green Rises Road Reconstruction Ch 5.9 to 7.0	$220,000	$110,020	$9,452	$210,548	4%
750522.1	Cry - Green Rises Road Reconstruction Ch 5.9 to 7.0 Excavation	$0	$0	$9,810	-$9,810	0%
750522.2	Cry - Green Rises Road Reconstruction Ch 5.9 to 7.0 Subbase	$0	$0	$12,055	-$12,055	0%
750522.3	Cry - Green Rises Road Reconstruction Ch 5.9 to 7.0 Base	$0	$0	$91,764	-$91,764	0%
750522.4	Cry - Green Rises Road Reconstruction Ch 5.9 to 7.0 Prep for Seal	$0	$0	$6,002	-$6,002	0%
750522.5	Cry - Green Rises Road Reconstruction Ch 5.9 to 7.0 Seal	$0	$0	$43,496	-$43,496	0%
750522.8	Cry - Green Rises Road Reconstruction Ch 5.9 to 7.0 Driveways	$0	$0	$332	-$332	0%
750522.9	Cry - Green Rises Road Reconstruction Ch 5.9 to 7.0 Other	$0	$0	$11,960	-$11,960	0%
750522.91	Cry - Green Rises Road Reconstruction Ch 5.9 to 7.0 Stormwater	$0	$0	$433	-$433	0%
	Total Cry - Green Rises Road Recon Ch 5.9 to 7.0	**$220,000**	**$110,020**	**$185,305**	**$34,695**	**84%**
Lfd - Archer St George to Wellington						
750015	Lfd - Archer St George to Wellington Reconstruction KG & Verge North Side Kerb	$50,000	$24,980	$29,090	$20,910	58%

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750015.1	Lfd - Archer St George to Wellington Reconstruction KG & Verge North Side Excavation	$0	$0	$11,073	-$11,073	0%
750015.2	Lfd - Archer St George to Wellington Reconstruction KG & Verge North Side Subbase	$0	$0	$2,741	-$2,741	0%
750015.3	Lfd - Archer St George to Wellington Reconstruction KG & Verge North Side Base	$0	$0	$17,946	-$17,946	0%
750015.4	Lfd - Archer St George to Wellington Reconstruction KG & Verge North Side Prep for Seal		$0	$0	$0	0%
750015.5	Lfd - Archer St George to Wellington Reconstruction KG & Verge North Side Seal	$0	$0	$7,322	-$7,322	0%
750015.9	Lfd - Archer St George to Wellington Reconstruction KG & Verge North Side Other	$0	$0	$89	-$89	0%
	Total Lfd - Archer St George to Wellington	**$50,000**	**$24,980**	**$68,262**	**-$18,262**	**137%**
Pth - Arthur St Reconstruction before railway line						
750036.6	Pth - Arthur St Reconstruction Before Railway Line Footpath	$5,000	$2,480	$1,811	$3,189	36%
750036.9	Pth - Arthur St Reconstruction Before Railway Line - Other	$0	$0	$300	-$300	0%
	Total Pth - Arthur St Reconstruction before railway line	**$5,000**	**$2,480**	**$2,111**	**$2,889**	**42%**
Pth - Main St Phillip to Train Line West Side						
750805	Pth - Phillip to Train Line West Side Reconstruction K&G	$56,409	$28,209	$17,727	$38,682	31%
750805.1	Pth - Phillip to Train Line West Side Reconstruction Excavation	$0	$0	$9,174	-$9,174	0%
750805.2	Pth - Phillip to Train Line West Side Reconstruction Subbase	$0	$0	$9,056	-$9,056	0%
750805.3	Pth - Phillip to Train Line West Side Reconstruction Base	$0	$0	$9,635	-$9,635	0%
750805.4	Pth - Phillip to Train Line West Side Reconstruction Prep for Seal	$0	$0	$2,136	-$2,136	0%
750805.5	Pth - Phillip to Train Line West Side Reconstruction Seal		$0	$0	$0	0%
750805.6	Pth - Phillip to Train Line West Side Reconstruction Footpath		$0	$0	$0	0%
750805.7	Pth - Phillip to Train Line West Side Reconstruction Nature Strip	$0	$0	$9,203	-$9,203	0%
750805.8	Pth - Phillip to Train Line West Side Reconstruction Driveways	$0	$0	$4,717	-$4,717	0%
750805.9	Pth - Phillip to Train Line West Side Reconstruction - Other	$8,542	$4,282	$17,645	-$9,103	207%
750805.91	Pth - Phillip to Train Line West Side Reconstruction - Stormwater	$8,637	$4,317	$10,713	-$2,076	124%
	Total Pth - Main St Phillip to Train Line West Side	**$73,588**	**$36,808**	**$90,006**	**-$16,418**	**122%**
Ross - Tooms Lake Rd Recon Ch 4.075 to 6.360						
751218	Ross - Tooms Lake rd Ch 4.075 to Ch 5.390 Recon	$315,000	$157,500	$1,439	$313,561	0%

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751218.1	Ross - Tooms Lake rd Ch 4.075 to Ch 5.390 Excavation	$0	$0	$10,989	-$10,989	0%
751218.2	Ross - Tooms Lake rd Ch 4.075 to Ch 5.390 Subbase	$0	$0	$6,812	-$6,812	0%
751218.3	Ross - Tooms Lake rd Ch 4.075 to Ch 5.390 Base		$0	$0	$0	0%
751218.9	Ross - Tooms Lake rd Ch 4.075 to Ch 5.390 Recon Other	$0	$0	$1,707	-$1,707	0%
751218.91	Ross - Tooms Lake rd Ch 4.075 to Ch 5.390 Recon Drainage Work	$0	$0	$17,768	-$17,768	0%
751219	Ross - Tooms Lake rd Ch 5.390 to Ch 6.360 Recon	$230,000	$114,980	$457	$229,543	0%
	Total Ross - Tooms Lake Rd Recon Ch 4.075 to 6.360	**$545,000**	**$272,480**	**$39,172**	**$505,828**	7%
Ross Streetscape Improvements						
714846	Ross - Streetscape Improvements	$60,000	$30,000	$5,366	$54,634	9%
	Total Ross Streetscape Improvements	**$60,000**	**$30,000**	**$5,366**	**$54,634**	**9%**
Resealing Program						
715005	Roads - Resealing All Areas	$680,000	$339,980	$0	$680,000	0%
	Total Resealing Program	**$680,000**	**$339,980**	**$0**	**$680,000**	**0%**
Resheeting Program						
715125	Southern - Resheeting	$210,000	$105,000	$24,826	$185,174	12%
715460	Roads Northern - Resheeting	$210,000	$105,000	$76,202	$133,798	36%
	Total Resheeting Program	**$420,000**	**$210,000**	**$101,028**	**$318,972**	**24%**
Footpath Construction Program						
750000.61	All Areas - Unallocated Brought Forward Expenditure Footpaths	$4,000	$2,020	$0	$4,000	0%
750011.6	Cry - Archer St from King St Footpath	$12,000	$6,000	$0	$12,000	0%
750037.6	Pth - Arthur St Fairtlough to Clarence Footpath	$110,000	$54,980	$0	$110,000	0%
750176.6	Ctown - Bridge St Esplanade to King St Footpath	$70,000	$35,020	$0	$70,000	0%
750244.6	Lfd - Catherine St Hobhouse to Bulwer Footpath		$0	$0	$0	0%
750435.6	Pth - Fairtlough Over Railway Line Footpath	$0	$0	$169	-$169	0%
750473.6	Pth - George St Fairtlough to Clarence Footpath	$0	$0	$46,253	-$46,253	0%
750548.6	Evan - High St Leighlands to West Cambock Footpath	$65,000	$32,480	$39,868	$25,132	61%
750642.6	Cry - King St Gravel Section to Ch 0.314	$16,000	$8,020	$0	$16,000	0%
750794.6	Cry - Main St No 120 to South Footpath	$35,000	$17,480	$0	$35,000	0%
750795.6	Cressy - Footpaths Main Street Bus Park 530 to 630	$18,000	$9,000	$0	$18,000	0%
750800.6	Cry - Main St , No 18 to William Footpath	$11,000	$5,480	$0	$11,000	0%
750802.6	Cry - Main St No 146 to Stock Route Footpath	$4,300	$2,140	$0	$4,300	0%
751017.6	Evan - Ploughmans Court Footpath	$9,000	$4,500	$0	$9,000	0%
751133.6	Evan - Shearers Court Stockmans to End Footpath	$11,000	$5,480	$0	$11,000	0%
751169.6	Evan - Stockmans Road Footpath	$35,000	$17,480	$0	$35,000	0%
751346.6	Lfd - Wellington Bakery to Archer St Footpath	$30,000	$15,000	$0	$30,000	0%
751352.6	Lfd - Wellington St High to Swan Footpath	$26,000	$12,980	$0	$26,000	0%
751566.6	Pth - Youl Rd Edward to Phillip Footpath	$100,000	$50,020	$0	$100,000	0%
751568.6	Lfd - St Georges Square Smith St to Tasman Avenue Footpath	$50,000	$24,980	$0	$50,000	0%
Cry - Saundridge St Charles to Murfet St Footpath						

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		Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
751122	Cry - Saundridge St Charles St to Murfet St Kerb	$0	$0	$1,073	-$1,073	0%
751122.6	Cry - Saundridge St Charles St to Murfet St Footpath	$30,000	$15,000	$13,058	$16,942	44%
751122.8	Cry - Saundridge St Charles St to Murfet St Driveways	$0	$0	$6,719	-$6,719	0%
751122.9	Cry - Saundridge St Charles St to Murfet St Other	$0	$0	$1,724	-$1,724	0%
	Total Cry - Saundridge St Charles to Murfet St Footpath	**$30,000**	**$15,000**	**$22,574**	**$7,426**	**75%**
Evan - Coachmans Rd Footpath						
750300.6	Evan - Coachmans Rd Footpaths	$0	$0	$3,387	-$3,387	0%
750300.8	Evan - Coachmans Rd Driveways	$0	$0	$836	-$836	0%
750301.6	Evan - Coachmans Rd Seal Change to End Footpath	$14,150	$7,070	$8,155	$5,995	58%
750301.8	Evan - Coachmans Rd Seal Change to End Driveways	$0	$0	$1,338	-$1,338	0%
	Total Evan - Coachmans Rd Footpath	**$14,150**	**$7,070**	**$13,716**	**$434**	**97%**
Evan - Leighlands Rd Evan Main Rd to Railway Line						
751567.6	Evan - Leighlands Rd Footpath Evandale Main Rd to Railway Line	$10,000	$5,020	$2,992	$7,008	30%
751567.9	Evan - Leighlands Rd Footpath Evandale Main Rd to Railway Line Other	$0	$0	$5,380	-$5,380	0%
	Total Evan - Leighlands Rd Evan Main Rd to Railway Line	**$10,000**	**$5,020**	**$8,372**	**$1,628**	**84%**
Evan - Saddlers Court Footpath						
751102	Evan - Saddlers Court Replace K&G and Footpath	$0	$0	$10,296	-$10,296	0%
751102.6	Evan - Saddlers Court Footpath	$13,500	$6,720	$1,731	$11,769	13%
751102.8	Evan - Saddlers Court Driveways	$0	$0	$764	-$764	0%
	Total Evan - Saddlers Court Footpath	**$13,500**	**$6,720**	**$12,791**	**$710**	**95%**
Evan -Richard St Ch 0.253 to 0.449 Footpath						
751054.6	Evan - Richard St Ch 0.253 to Ch 0.358 Footpath	$3,960	$1,980	$3,960	$0	100%
751487.6	Evan - Richard St Ch 0.358 to Ch 0.449 Footpath	$10,890	$5,430	$10,890	$0	100%
	Total Evan -Richard St Ch 0.253 to 0.449 Footpath	**$14,850**	**$7,410**	**$14,850**	**$0**	**100%**
Lfd - Archer St George to Wellington Footpath						
750015.6	Lfd - Archer St George to Washington Footpath	$40,000	$20,020	$36,836	$3,164	92%
750015.7	Lfd - Archer St George to Wellington Reconstruction KG & Verge North Side Naturestrip	$0	$0	$1,053	-$1,053	0%
750015.8	Lfd - Archer St George to Wellington Reconstruction KG & Verge North Side Driveways	$0	$0	$1,071	-$1,071	0%
	Total Lfd - Archer St George to Wellington Footpath	**$40,000**	**$20,020**	**$38,959**	**$1,041**	**97%**
Pth - Elizabeth St William to Clarence Footpath						
750399.6	Pth - Elizabeth St William to Clarence Footpath	$7,000	$3,520	$0	$7,000	0%
750399.9	Pth - Elizabeth St William to Clarence Other	$0	$0	$5,947	-$5,947	0%
750401	Pth - Elizabeth / Main Street Instersection	$0	$0	$788	-$788	0%
	Total Pth - Elizabeth St William to Clarence Footpath	**$7,000**	**$3,520**	**$6,735**	**$265**	**96%**
Lfd - Tannery Rd Rail to Factory Entrance Footpath						
751507.6	Lfd - Tannery Rd Railway to Factory Entrance F'path	$40,000	$20,020	$13,974	$26,027	35%
751507.9	Lfd - Tannery Rd Railway to Factory Entrance F'path -	$0	$0	$23,479	-$23,479	0%

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		Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
	Other	$40,000	$20,020	$37,453	$2,547	94%
	Total Lfd - Tannery Rd Rail to Factory Entrance Footpath	**$775,800**	**$387,840**	**$241,740**	**$534,060**	**31%**
	Total Footpath Construction Program					
Other Road Projects						
715470	Roads - Replacement of Crossovers All Areas	$0	$0	$770	-$770	0%
750333	Pth - Cromwell St Phillip to Nelson Reconstruction East Side	$40,000	$20,020	$0	$40,000	0%
750414	Evan - English Town Rd Ch 0.00 to 2.50 Reconstruct part of Segment	$0	$0	$1,480	-$1,480	0%
750420	Pth - Eskleigh Road Intersection Reconstruction	$40,000	$20,020	$0	$40,000	0%
750715	Evan - Logan Rd Traffic Islands outside Falls Park	$15,000	$7,500	$0	$15,000	0%
750774	Ctown - Macquarie Rd Ch 32.940 to 33.865 Reconstruction	$200,000	$99,980	$44	$199,956	0%
751197	Pth - Talisker St Midlands Hway Junction	$70,000	$35,020	$3,898	$66,103	6%
751548	Ctown - Macquarie Rd Ch 33.865 to Ch 34.215 Reconstruction	$75,000	$37,500	$0	$75,000	0%
	Total Other Road Projects	**$440,000**	**$220,040**	**$6,191**	**$433,809**	**1%**
	Total Roads	**$3,849,388**	**$1,924,648**	**$945,421**	**$2,903,967**	**25%**
Bridges						
742030	Cry - Bridge 2030: Powranna Rd Macquarie River	$0	$0	$9,870	-$9,870	0%
743767	Avoca - Bridge 3767: Royal George Rd, Unnamed Crk	$75,000	$37,500	$0	$75,000	0%
747350	Cry - Bridge 7350: Cressy Rd, Lake River	$1,250,000	$624,980	$0	$1,250,000	0%
	Total Bridges	**$1,325,000**	**$662,480**	**$9,870**	**$1,315,130**	**1%**
Urban Stormwater Drainage						
788576	Lfd - Stormwater Detention Basin Paton Street	$136,240	$68,140	$36,494	$99,746	27%
788588	Ctown - Stormwater Glenelg Street	$313,459	$156,739	$465,778	-$152,319	149%
788593	Lfd - Flood Levee Clay/Concrete Interface Works	$0	$0	$32,353	-$32,353	0%
788594	Lfd - Flood Levee Pump Testing Site South Esk	$10,000	$5,020	$0	$10,000	0%
788597	Pth - Frederick St Stormwater	$153,070	$76,510	$3,070	$150,000	2%
788598	Pth - Stormwater Cromwell St	$70,000	$35,020	$0	$70,000	0%
788599	Lfd - Stormwater Craecroft Street	$40,000	$20,020	$56	$39,944	0%
788600	Lfd - Stormwater St Georges Square	$50,000	$24,980	$0	$50,000	0%
788601	Evan - Stormwater Translink Upgrade	$72,000	$36,000	$75,469	-$3,469	105%
788602	Pth - Stormwater Drummond St to Norfolk St extension	$0	$0	$27,891	-$27,891	0%
788603	Lfd - Flood Levee Paton Street Penstock		$0	$0	$0	0%
	Total Urban Stormwater Drainage	**$844,769**	**$422,429**	**$641,110**	**$203,659**	**76%**
	Total Capital Expenditure - Works Department	**$8,294,693**	**$4,147,193**	**$2,185,172**	**$6,109,521**	**26%**
	Grand Total	**$8,294,693**	**$4,147,193**	**$2,185,172**	**$6,109,521**	**26%**

P+D 1.

ATTACHMENT 1 - Extract from Tasmanian Roadside Signs Manual

1. *Tourism Information Signs in Rural Areas*

1. Introduction

It is the intent of this section of the Manual to set out the design, manufacture, erection and siting criteria for the provision of Tourism Information Signs within State and Local Government roads in rural areas of Tasmania. Rural areas are defined in Part F 1 of this manual.

2. Types of Tourism Information Signs

The three categories of Tourism Information Signs are:

- **Natural, Cultural and Historic Feature Signs**
  Signs coloured with a white legend on a brown background, erected to indicate the location of natural, cultural or historic features. These signs may include the Service Information Symbols and Tourism Shields as described in Part F 3 of this Manual.
- **Commercial Tourism Facility Signs**
  Signs coloured with a yellow legend on a blue background, erected to indicate the location of a commercial tourism facility. These signs may include the Service Information Symbols and Tourism Shields as described in Part F 3 of this Manual.
- **Promotional Signs**
  Signs erected to highlight elements of our state.

3. Sign Formats

Natural, Cultural and Historic Feature Signs and Commercial Tourism Facility Signs may appear on the roadside in the following formats:

- **Access Tourism Information Signs** - signs erected at the access to a tourism facility or feature.
- **Advance Access Tourism Information Signs** - signs erected on one or both approaches to the access of a tourism facility or feature.
- **Advance Junction Tourism Information Signs** - signs erected on one or both approaches to an intersection where the facilities or features are down a side road.
- **Lay-by Tourism Information Signs** - one or more panels of tourism information signs erected on the roadside in a designated pull-off area to allow vehicles to stop clear of the through traffic lane.

4. Use of Sign Formats

The location of a tourism business should be a primary consideration at the time of initial business planning. Road signs should not be expected to compensate for poorly

located businesses. Therefore, to ensure that signs do not proliferate on the roadside and that Tourism Information Signs do not detract from other legitimate signs necessary for the control and guidance of road users the following requirements for the use of sign formats should be met:-

- If the access to a tourism property cannot be made obvious from signing within the property, one single or double sided Access Tourism Information Sign may be approved at the access to the facility, either within the property boundary or in the road reserve;
- One Advance Access Tourism Information Sign may be approved on each approach to a tourism facility. Where the facility abuts a primary road but access is from the side road (less than 100m from the junction) - the property may be deemed as being accessed from the primary road and Advance Access Signs may be permitted in lieu of Advance Junction Signs.
- Advance Access Tourism Information Signs should only be approved where access to the facility is complex or it is impractical for the operator to provide signs on the property that are visible from the road.
- A maximum of eight (8) Lay-by Tourism Information Signs may be installed on any one sign structure. Where more than eight (8) signs are required, an additional sign structure may be permitted subject to there being a safe and suitable location.
- A maximum of three (3) Advance Junction Tourism Information Signs may be installed on any one sign structure. Where more than three (3) Advance Junction Tourism Signs are requested in advance of an intersection then up to two other separate sign structures may be approved to house a maximum of nine (9) tourism signs subject to there being a safe and suitable location.
- Where more than 9 operators are seeking tourist signs in advance of a particular junction, the preferred approach would be to develop a tourist information lay-by and consolidate tourist information at that point. Where such concentrations of tourism product exist, a case may exist to seek tourism precinct signage – see Part E (3)(ii).
- Advance Junction Tourism Information Signs should only be approved at the road junction that provides direct access to the property. Such signs may be approved to a maximum of two (2) junctions from the facility where:-
  - (i) the presence of the tourism business is in an area where visitors would not normally expect to find such a business;
  - (ii) the business is in a remote location and is difficult to find;
  - (iii) the absence of the additional signs may cause unnecessary and indirect travel to find the business;
  - (iv) the business is some distance from a major tourism route normally travelled by visitors.

5. Siting of Signs

To ensure that Tourism Information Signs are placed so that they can be easily and safely read and in a position that does not obscure other legitimate signs necessary for the control and guidance of road users the following requirements must be met.

- **Access Tourism Information Sign** are to be sited in accordance with Part F 1 Figure 9.
- **Advance Access Tourism Information Sign** are to be sited in accordance with Part F 1 Figure 10.
- **Lay-by Tourism Information Signs** are to be sited in accordance with Part F 1 Figure 11.
- **Advance Junction Tourism Information Signs** are to be sited in accordance with Part F 1 Figure 12.

Where standard specification advance junction signs cannot be approved due to site limitations on the left hand side of the road, the signs may be permitted on the right hand side of the road. In circumstances where the standard specification Advance Junction signs cannot be accommodated at the recommended distance from the junction on either the left or right hand sides of the road, the following treatments may be permitted:

(i) reduce the length of the single line sign from 3m to no less than 1.5m and abbreviate names and symbols to suit; or

(ii) allow the 3m standard specification sign to be erected within the junction area, ensuring that such signs do not impede vision of any existing signs nor impede sight lines for road users in the junction.

Other than in circumstances provided for at D4, advance access style signs should not be used to signpost operators located in side roads.

6. Design Manufacture and Erection Details

All Tourism Information Signs should be designed, manufactured and erected in accordance with the following Australian Standards and Specification:

AS 1074 Steel Tubes and Tubulars for Ordinary Service.
AS I170 SAA Loading Code Part 2 Wind Forces.
AS 1743 Aluminium and Aluminium Alloys – Flat Sheet, Coiled Sheet and Plate.
AS 1742 Manual Uniform Traffic Control Devices
AS 1743 Road Signs – Specifications
AS 1744 Forms of Letters and Numerals for Road Signs
AS 1906 Retro Reflective Materials and Devices for Road Traffic Control Purposes – Part 1 Retro Reflective Materials.
AS 2700 Colour Standards for General Purposes.
Department of State Growth, Tasmania Roadworks Specifications.

7. Identification Marks

The manufacturer's symbol or name, appropriate design identification and the month and year of manufacture shall be clearly and permanently stamped or engraved on the rear of each sign panel. The ciphers used shall be between 5 and 15mm high and located on the bottom left corner of the panel when viewed from the rear of the sign. On State Roads the signs must also display the Department of State Growth's Permit Number. The attachment of a tag on which the identification marks are stamped or engraved may be used providing the tag is of aluminium or similar material and is securely fastened to the sign.

8. Sign Design Specifications

To ensure that Tourism Information Signs are consistent in their design and easily read by the travelling public the following requirements must be met:

- **Sign Materials -** All materials used in the manufacture and erection of the sign(s) shall be in accordance with the Standards and Specifications detailed in Clause 6 above.
- **Sign Colour -** All colours, reflectivity and adhesives shall be in accordance with those specified in Clause 6 above.
- **Commercial Tourism Facility Signs**
  Background - blue retro reflective Class 2 pressure sensitive adhesive.
  Lettering Border and Arrow - yellow retro reflective Class 2 pressure sensitive adhesive.
  Service Information Symbols and Tourism Shields in accordance with Part F 3 of this Manual.
- **Natural, Cultural and Historic Feature Signs**
  Background - brown retro reflective Class 2 pressure sensitive adhesive.
  Lettering Border and Arrow - white retro reflective Class 2 pressure sensitive adhesive.
  Service Information Symbols and Tourism Shields in accordance with Part F 3 of this Manual.
- **Lettering and Symbols/Tourist Shields**
  Letter Size - 140mm uppercase / 105mm lower case.
  Typeface – Series E Modified.
  A maximum of three (3) Service Information Symbols and/or Tourism Shield as detailed in Part F 3 of this Manual may be used in conjunction with the name of the facility or feature to indicate the service(s) offered.
- **Design Specifications - Size and Layout**
  Access Tourism Information Signs shall be manufactured in accordance with Part F 1 Figure 1.
  Advance Junction and Lay-by Tourism Information Signs shall be manufactured in accordance with Part F 1 Figure 2.

Advance Access Tourism Information Signs are to be manufactured in accordance with Part F 1 Figures 3 or 4.

- **Content**

  Tourism Information Signs will generally contain only the registered or trading name of the business, approved Service Information Symbols or Tourism Shields (where space permits), the distance to the facility/ feature from the Sign, and the appropriate left or right direction arrow. See Part F 1 Figure 1, Figure 2, Figure 3, Figure 4.

- **Installation**

  Access Tourism Information Signs shall be installed in accordance with Part F 1 Figure 5.

  Advance Junction and Lay-by Tourism Information Signs shall be manufactured in accordance with Part F 1 Figure 7 or Figure 8.

  Advance Access Tourism Information Signs are to be manufactured in accordance with Part F 1 Figures 6A or 6B.

9. Additional Information on Signs

To allow Tourism Information Signs to convey information of relevance to the travelling public, the following information may be placed on the sign:-

- Tourism Information Signs may incorporate additional information advising 'No Vacancy' or 'Closed' by means of a detachable sign plate in accordance with Part F 1 Figure 13.
- Tourism Information Signs may incorporate additional information advising days/hours of opening/closing provided that the additional information is in accordance with the Design Specifications detailed above.

Part E - Tourism Information Signs – Types

1. Features - Natural, Cultural and Historic

1.1. Intent of Signs

Directs visitors to natural, cultural and historic features and attractions which may charge admission or provide free entry, such as waterfalls, walking tracks, historic buildings or sites, and National Parks, etc.

1.2. Key Criteria

The feature must have all relevant State and Local Government licences and approvals to operate as a tourist attraction and should:-

(i) provide a substantive tourism experience. Other than admission fees, any commercial/retail aspects of the attraction must be of lesser significance in comparison to the feature itself.

(ii) be open on weekends and at least four other days of the week, as well as public and school holidays.

(iii) be open at least 9 months of the year, with periods of closure evident from signage.

(iv) be listed on Tourism Tasmania's TigerTOUR database.

(v) be registered for accreditation with Tourism Council Tasmania.

1.3. Ownership and Maintenance

The owners/ operators of the feature shall be responsible for the production, installation, maintenance and removal of the relevant signs if the Feature is closed to the public.
The road authority reserves the right to remove signs that no longer comply with the original approval, have fallen into a state of disrepair or the Feature is no longer open to the public.

1.4. Style of Sign

2. *Facilities - Commercial Tourism*

2.1. Intent of Signs

Directs visitors to tourism related commercial facilities and services such as accommodation, tearooms, restaurants, wineries, craft shops, etc.

2.2. Key Criteria

The business must have all relevant licences and approvals to operate as a tourism business and generally should:

(i) provide a substantive visitor experience or service, eg. accommodation, gift shop, antique store, gallery or restaurant.

(ii) be open on weekends and at least four other days of the week, as well as public and school holidays.

(iii) be open at least 9 months of the year, with periods of closure evident on signage.

(iv) be listed on Tourism Tasmania's TigerTOUR database.

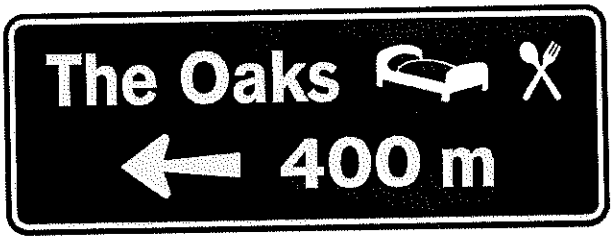
(v) be registered for tourism accreditation with Tourism Council Tasmania.

2.3. Ownership and Maintenance

The Commercial tourism facility shall be responsible for the production, erection and maintenance of the relevant sign including removal if the business ceases operating.
The road authority reserves the right to remove signs which no longer comply with the original approval, have fallen into a state of disrepair or the facility is no longer operational.

2.4. Style of Sign

Advance Access



Advance Junction

P+D 2

Treasurer
Minister for Planning and Local Government
Level 9 15 Murray Street HOBART TAS 7000 Australia
Ph: +61 3 6165 7670

Tasmanian Government

Mayor David Downie
Northern Midlands Council
PO Box 156
LONGFORD TAS 7301

David,

Dear ~~Mayor~~

I am writing to advise you of the opportunity for your council to make a further contribution to the Tasmanian Building Regulatory Framework Review.

In July of this year I invited you to make a submission in response to an Issues Paper that was developed following consultation with stakeholders.

I'm pleased to announce that 53 submissions were received and these have been used to develop a Position Paper.

You will see that I have endorsed 9 broad principles which have then been the basis of more detailed recommendations from the Director of Building Control on how the Building Regulatory Framework might be improved. The Position Paper also contains some options where a clear way forward has not yet been suggested.

This paper has once again been shared with our reference groups and their input sought.

I now invite your council to use the enclosed Response Paper to indicate whether you support the recommendations, and to select your preferred option where choices are offered, and of course any other comments you may wish to contribute will be fully considered.

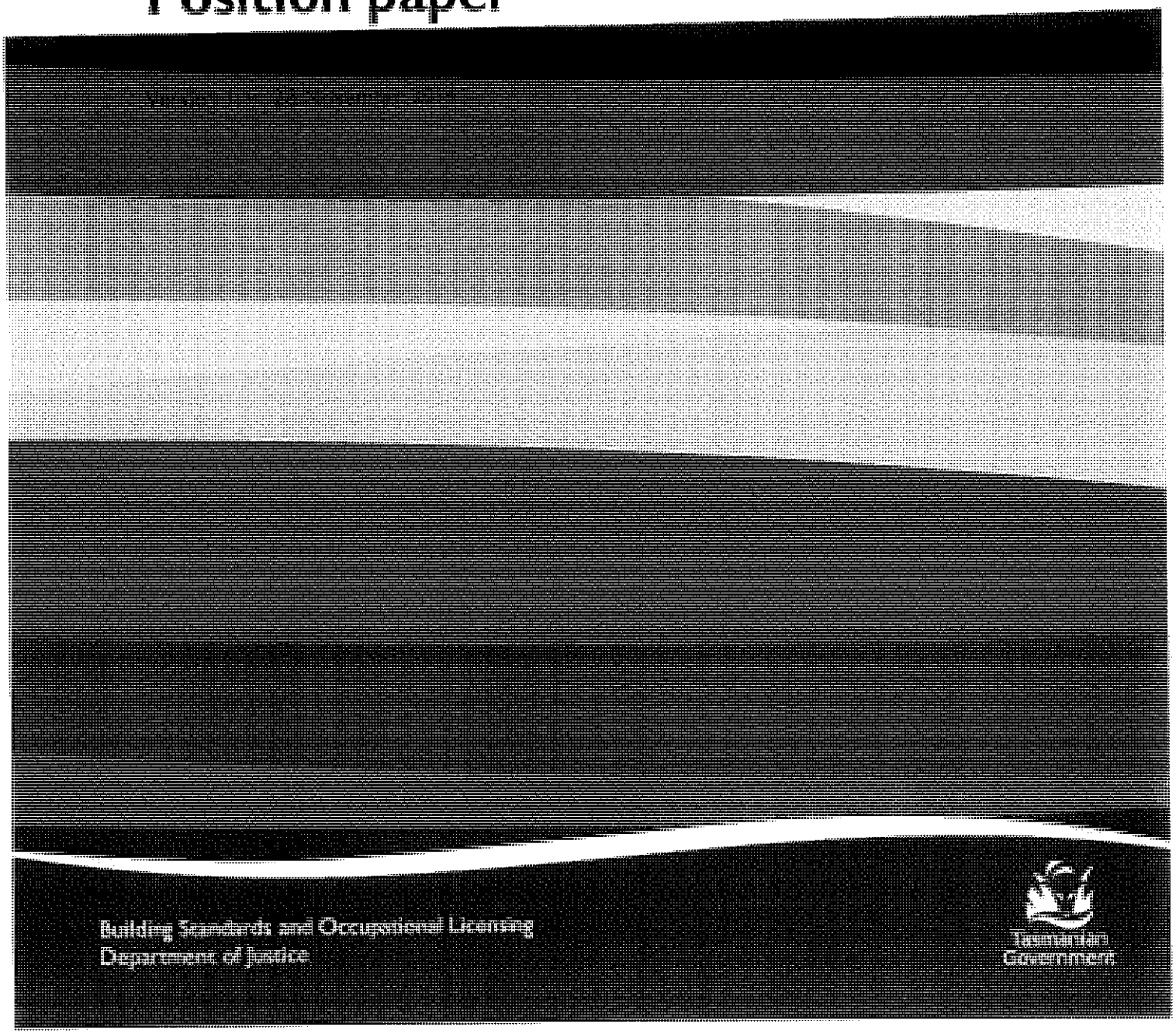
Responses should be sent to:

Attention: Building Regulatory Framework Review
Building Standards and Operational Licensing
Department of Justice
PO Box 56,
Rosny Park TAS 7018

or by email to: wstinfo@justice.tas.gov.au.
Please include "Review of the Tasmanian Building Regulatory Framework" as the email subject line.

Tasmanian Building Regulatory Framework Review

Position paper



Building Standards and Occupational Licensing
Department of Justice

Tasmanian Government

Contents

1 Director's Overview

The Treasurer, Peter Gutwein MP, on behalf of the Tasmanian Government has requested that I, as the Director of Building Control, undertake a comprehensive review of the building regulatory framework to ensure that only the regulation which is still relevant to Tasmania today and into the future remains part of the framework.

This includes a review of the interactions between legislation and policies affecting the building industry.

This Paper is the second step in the consultation process for the Review of the Building Regulatory Framework endorsed by the Treasurer as the Minister responsible for the Building Act.

In the detail of this paper I outline a series of recommendations and options for the future of the Building Regulatory Framework in Tasmania. These have been formed from the feedback on the Issues Paper released earlier this year, the information garnered from the work the reference groups undertook in relation to the issues paper, on the feedback I received in a number of different fora over the last few months and based on research undertaken in this office.

I am seeking community and industry feedback on the recommendations and this feedback will inform the advice I give to the Treasurer and ultimately will be considered in the Tasmanian Government's decisions in relation to each of the recommendations and on any other matters which come to light.

In broad terms the feedback and research undertaken by my staff indicate that the key features of the Building Regulatory Framework in 2015 and beyond need to include:

1) Clear Objectives

Part of providing certainty to industry and consumers is to have a set of criteria (objectives) which are used as a barometer whenever change is considered. Indeed if a proposal for change would not further the objectives then it may be a basis for not going ahead with the change.

Hence, the core objectives of any construction industry legislative regime need to be clearly articulated and need to form the basis of assessing the elements of the regulatory framework. Having consulted with industry and consumers and decided on the objectives

each change which is suggested should be judged against those objectives before it is considered.

I have recommended that Tasmania adopt objectives in its Building Legislation. These should be clearly stated in the legislation and be the basis for deciding on what is included in the response to this review and for the adoption of regulation and legislative amendments in the future.

2) Coherent Policy Development and Consultation with the Community

The building sector is vital not only in terms of the economy but also in providing safe and healthy environments for people to live, work and play.

Because of this, the current Tasmanian Government has a single Minister for Building, Planning and Local Government and has a single area responsible for overall building regulation.

The role of the Director of Building Control is to benchmark regulation against national and international standards and work with the industry and consumers to address failings (including implementing timely and sensible corrective action where systematic failure occurs).

I have been being aided in the work on this Review by Industry, Practitioner, Consumer and Local Government Advisory Groups. This level of consultation is both essential in this process and essential in any future regulatory framework.

3) A Practitioner Registration System

Tasmania adopted a process of accreditation or licensing of Building practitioners in 2004. Via the Occupational Licensing regime we also licence contractors and practitioners in identified high risk occupations of Electrician, Plumber and Gasfitter.

This provides Tasmanians with the ability to know that they are dealing with qualified people who meet a minimum standard of competency. This certainty is enhanced via continuing professional development.

4) Quality Assurance

In the current framework a large number of investigations into building practices happen only when a complaint is made or building failure occurs and even then, these take place only after the event.

In the last 12 to 18 months my office has made a concerted effort around a performance audit regime within the existing resources provided by the Building Levy.

This more proactive approach involves subjecting practitioners to a compulsory system of random audits, which should continue in the new framework.

I agree with the feedback that the number and frequency of these audits should be increased as they are a means of identifying and rectifying emerging problems before damage occurs.

5) A strong regime for building surveyors

Whether employed by the council or in the private sector, the importance of building surveyors to the general public cannot be understated and as such these practitioners should be subject to strong regulatory oversight.

6) A strong building approval process

Broadly a strong process has two basic rules:

- Building approvals cannot be granted until –
  - planning permits are issued and
  - the designs are considered compliant with the relevant technical codes and standards
- Occupation cannot be sanctioned until the building is fit for occupation.

Ensuring that the processes in council are as easy to follow as these basic rules is essential to simplifying the regulatory framework and ensuring that "red tape" is not standing in the way of an important economic driver.

7) A simple to use Building Permit Appeals Process

Throughout the Building process regulators are making decisions that affect owners and in some cases affect the livelihood of practitioners, to ensure that the rights of those affected are honoured all Australian Jurisdictions appeal process.

The essential element, arising from the feedback to this review, is that the building consent appeal process needs to be responsive, quick and cost effective.

Ideally, the process of appeal should be non-legalistic in the first instance and is enhanced by the use of experts and lawyers along with a complement of consumer representatives within an appeal body.

8) Equal protection for Practitioners and Consumer (Property Owners)

If you work in the building industry and have a client who is not paying the debt that they owe you, you have a means to recover that debt through the *Building and Construction Industry Security of Payments Act 2009*. This provides a relatively cheap and easy means of recovering the debt without resorting to lengthy and expensive actions in the Courts.

On the other hand if you are a property owner and you discover that the Builder has not undertaken work s/he contracted to do or the quality of the work is poor and the Builder refuses to rectify the work then your only recourse is to seek redress in the Courts.

This is not balanced and any future framework must provide for cheap and easy consumer recourse, particularly for residential and small commercial owners.

9) Clear contractual relationships

Establishing a minimum standard for the details which must be in residential building contracts, and for documenting variations to the contract, will reduce uncertainty as to what has been agreed by the owner and the builder and will in turn result in less disputes arising

from misunderstandings as to the scope and, in some cases, required elements of the contract.

These principles are consistent with the principles for best practice building legislation outlined in a recent article in sourceable.net by Professor Kim Lovegrove FAIB, Conjoint Professor in Building Regulation and Certification at University of Newcastle NSW and Chair of the Centre for Best Practice Building Control.

Dale Webster
Director of Building Control

2 Director's Recommendations

The Director of Building Control makes the following recommendations for the improvement and strengthening of the Tasmanian Building Regulatory Framework:

Recommendation 1	Update objectives and include in legislation
Recommendation 2	Legislation provides for Director Building Control to make determinations in areas of innovation and emerging technologies
Recommendation 3	Legislation be separated into its components, namely undertaking building work, licensing, warranties and disputes including contracts and security of payment
Recommendation 4	Introduce reporting requirements for Building Surveyors
Recommendation 5	Introduce reporting requirements for Permit Authorities
Recommendation 6	The Director Building Control to report annually to Parliament on regulatory cost and regulatory timeliness by municipal area
Recommendation 7	Increase penalties for illegal building works including additional fees for certificates of substantial compliance and certificate to proceed
Recommendation 8	Allow for Builder certification of certain low risk building work
Recommendation 9	Define Building Work in such a way as to exclude low risk work and exclude work which is subject to other regulatory or certification processes.
Recommendation 10	Allow for builder certification for a range of non-inhabited farm buildings

Option 11a	Increase the threshold for minor alterations or minor repairs not subject to the building permit process to $20,000 and index the threshold
Option 11b	Remove the threshold for minor alterations or minor repairs and introduce clear determination for scope of the exemption
Recommendation 12	Increase awareness of Planning Directive 4
Option 13	Introduce a Building Directive which allows for a standard pre-approved residential design
Option 14	Reduce need for plumbing permits, increase risk-based auditing, replace with notification process
Recommendation 15	Promote awareness of the scope of the certifiable works provision.
Recommendation 16	Remove requirement for most on-site waste water treatment systems to be approved for sale by the Director
Option 17a	Retain the current system of certification and separate permits with improvements
Option 17b	Reduce the number of permit authorities, improve auditing, documentation requirements, clarification of roles
Option 17c	Introduce fully contestable building certification (including permits)
Option 18	The Director set minimum schedule of fees for building surveying services
Recommendation 19	Clarify the essential maintenance requirements for Class 2–9 Buildings
Recommendation 20	Clarify role and responsibilities of Building Surveyors and protections for Building Surveyors through the Building Act
Recommendation 21	Strengthen provisions allowing for the property owners to appoint Building Surveyors and excluding the certifying Building Surveyor from having contractual relationship with builders
Option 22	Performance-based solutions are outside the scope of work of Building Surveyors unless the Building Surveyor undertakes additional specific qualifications in performance-based solutions
Recommendation 23	Makemandatory building notifications mandatory inspection points

Option 24	Every council must appoint a Municipal Building Surveyor
Option 25	Introduce a new "inspector" level of building surveyor
Recommendation 26	Use regular reporting and targeted audits to drive compliance
Recommendation 27	Mandatory component of Continuing Professional Development for Building Surveyors
Recommendation 28	Include strengthened code of conduct for Building Surveyors in legislation
Recommendation 29	Allow for corporations/partnerships to obtain contracting licence
Recommendation 30	Licensing scheme (formerly Accreditation scheme) be modified to ensure that every practitioner licensed meet the requirements of the industry
Option 31a	Set time limit for "grandfathered" practitioners to bring their skills up to scratch
Option 31b	Set once-off mandatory CPD for grandfathered practitioners to bring their skills up to scratch
Option 32	Explore licensing process for Engineers which is similar to current process for Architects in the Building Act.
Recommendation 33	Clarify role of roof plumber
Recommendation 34	No owner builder status for class 2 to 9 buildings
Recommendation 35	An owner builder can register but not self-certify
Option 36	Replace the number of projects rule by specifying the length of time before an owner builder can sell
Recommendation 37	Statutory warranties given to future owners and a compulsory inspection prior to sale
Recommendation 38	Definition of project is limited to one building permit per owner builder licence
Recommendation 39	Owner builders will be subject to increased inspections
Option 40	Add "owner builder" to title
Recommendation 41	Owner Builder to pay licence fees and have correct insurances
Recommendation 42	Introduce CPD for plumbers, electricians and other occupations under the Occupational Licensing Act
Recommendation 43	Limit CPD to genuine learning activities pre-approved by Director Building Control or Administrator of Occupational Licensing

Recommendation 44	The Director Building Control may mandate certain activities
Recommendation 45	Strengthen code of conduct for building practitioners
Recommendation 46	Move building practitioners to the occupational licensing regime therefore adopting sanctions of that regime
Recommendation 47	Infringement regime if builder does not comply with Rectification Order
Recommendation 48	Director Building Control to provide a sample best practice contract and guide for residential building projects
Recommendation 49	Mandate clauses that must be included in a contract for residential building projects over the value of <$15,000>
Recommendation 50	Variations to a contract must be in writing and signed by both parties
Recommendation 51	Introduce mediation as first step in dispute resolution
Recommendation 52	Establish Disputes Process by Director's Determination
Recommendation 53	Review penalties and who should have the power to order them
Recommendation 54	Adopt a risk-based approach to auditing
Recommendation 55	Identify particular categories and do 100% inspections
Recommendation 56	Implement a user-pays auditing regime for repeat inspections
Recommendation 57	Specify the powers available to a Building Surveyor, Council officers or Delegate of the Director
Recommendation 58	A party may seek review of a Rectification Order within specified time
Recommendation 59	Streamline Appeal and Review Processes

3 About this Position Paper

In July 2014 we released an Issues Paper identifying some of the problems around the current Tasmanian Building Regulatory Framework and asked for your comments.

We received 53 submissions from a range of stakeholders including private citizens, people working in the industry, industry association groups and councils. In addition the earlier work of the Industry Reference Groups and consultation conducted across the state by the Director have been fed into the preparation of this paper.

This Position paper puts forward a number of proposals for improving the Framework, based on those submissions and discussions with other interested parties.

Background

The current Building Regulatory Framework was introduced in 2004 following over 20 years of consultation and development beginning with the Development Review Working Group (1983) and the Model Building Act developed nationally in 1991 by the Australian Uniform Building Regulations Co-ordinating Council.

The *Building Act 2000* introduced significant reforms including:

- Accreditation of all responsible Building Practitioners (designers, builders and building surveyors) with a requirement for mandatory insurance and continuing professional development,
- Private certification of building compliance, with permits issued by council Permit Authorities,

- Liability reforms and specified duties for all participants,
- The binding of the Crown,
- Maintenance of essential safety and health features in buildings,
- Establishment of a Director of Building Control, a Building Regulation Advisory Committee and continuation of the Building Appeal Board.

These reforms addressed a number of significant issues with the previous regulation of the industry, but ten years on, it's appropriate to review whether these reforms are working as intended.

This Review provides an opportunity to consult with all those affected by the industry to find out what's working well, and what needs further consideration.

Discussions began in April 2014 with advisory groups representing the following sectors:

- Consumers
- Industry
- Building practitioners
- Local Government

This helped us identify some of the issues with the current framework. Further workshops were held with managers at Building Standards and Occupational Licensing, and the Building Regulation Advisory Committee (BRAC).

We summarised the issues in an Issues Paper which we released for public comment in July 2014. We allowed a 6 week period for people to respond and received 53 submissions with the following breakdown:

Category	Submissions
Council	15
Government	1
Independent	2
Industry	13
Industry Association	12
Private	10
Grand Total	**53**

We have used these submissions to develop a number of recommendations for improving the Framework. In a limited number of areas, where no one recommendation was apparent, we have put forward an option for consideration or in some cases alternative options for your feedback.

This Position Paper considers the recommendations and options, weighs up the pros and cons of each, and gives you the opportunity to comment or in some cases nominate your preferred option.

We also include research regarding the approach taken in other States, what has worked and what hasn't, to inform our position. However, given the number and extent of the recommendations we have kept each background section deliberately brief. If you require further information we recommend you look at the issues paper and the submissions available on our website.

Your responses to this Paper will help us to establish a position which the Director can then submit to the Treasurer.

Context

The Building Regulatory Framework was introduced to help ensure all building works in Tasmania conform to national standards in terms of safety, amenity and quality.

However, concerns have been raised that existing regulation does not necessarily meet the test of necessity, benefit and ease of use.

The aim of this Review is to ensure that we have sufficient regulation to deliver the objectives without placing an unnecessary regulatory burden on people wishing to undertake building works.

The reduction of unnecessary "red tape" is a key election commitment of the current state government.

Scope of the review

The Review has the following Terms of Reference:

The Director of Building Control is to investigate and report to the Treasurer following a systematic and complete Review of the Tasmanian Building Regulatory Framework (the Review). The Review will be managed and conducted by the Director of Building Control in conjunction with the Building Regulatory Advisory Committee.

The Review will include a review of the interactions between legislation and policies affecting the building industry including:

- The Building Act 2000
- The Building Regulations 2014 and the Plumbing Regulations 2014
- The Housing Indemnity Act 1992
- The Occupational Licensing Act 2005
- The Architects Act 1929
- The Building and Construction Industry Security of Payments Act 2009
- The Resource Management and Planning Appeals Tribunal Act 1993
- The Fire Service Act 1979

The review will also address the issues in relation to the Residential Building Work Quality (Warranties and Disputes) Bill 52 of 2012.

The Review will also consider the relationship of the Framework with planning, environmental, heritage and any other legislation which intersects with the Framework.

The Review will determine whether the current Building Regulatory Framework meets the needs and expectations (including safety, quality, performance, efficiency and sustainability) of the community, consumers and the industry and recommend any changes to improve the framework.

The Review will be informed by contemporary building regulatory frameworks in other jurisdictions, recent reviews and any proposed changes in other similar jurisdictions.

The Director of Building Control is to establish and consult with:

- A Local Government Technical Advisory Group;
- A Building Practitioner Technical Advisory Group;
- An Industry Reference Group formed from representatives of the Industry Associations; and
- A Consumer Advisory Group

The Review outcomes are to be implemented by the end of 2015.

Framework

From the feedback we received, from an analysis of the 1990's model building legislation and the more recent interstate legislative reviews it became apparent that there were certain key elements which must feature in the outcomes of the review.

The elements are explored in the Director's overview and in summary are:

1. Clear objectives
2. Coherent policy development and consultation with the community
3. A practitioner registration system
4. Quality assurance
5. A strong regime for building surveyors
6. A strong building approval process
7. A simple to use building permits appeal process
8. Equal protection for practitioners and consumers
9. Clear contractual relationships

As you can see this is supported by a not dissimilar list from a recent article for sourceable.net by Professor Kim Lovegrove FAIB, Conjoint Professor in Building Regulation and Certification at University of Newcastle NSW and Chair of the Centre for Best Practice Building Control. Professor Lovegrove suggests that there are eight key elements which form the basics of effectively functioning building legislation that delivers positive outcomes for all stakeholders.

He suggests that a best practice Australian Building Act should have the following elements:

1. Clear objectives
2. A Minister and Ministry of Construction
3. A practitioner registration system
4. A user-pays auditing regime
5. A strong regime for building surveyors
6. A strong building approval process
7. A building permit appeals board

8. Clear and fair liability laws

You will see all of these elements explored in this position paper.

4 Objectives

We asked whether the objectives of the Building Act were still relevant.

Generally people agreed the objectives were still important and should be included in the legislation.

Some modifications, updates and improvements to wording were suggested.

Background

When developing the Tasmanian Building Regulatory Framework for the next ten years (given that's how long the last one has been in place), it's important to know what we're trying to achieve.

Then, at each stage of the process when we are faced with options, we can refer back to the objectives, and say "Which of these options is most likely to meet the objectives of the Framework?"

Having clear objectives and identified outcomes also allows us to measure whether we are meeting our objectives and delivering those outcomes.

Although not actually included in the *Building Act 2000*, the Objectives of the Building Act were developed during the consultation process for the Act and included in the legislative scheme by being read into Hansard in the Legislative Council by the Government Leader, as follows:

1. to establish, maintain and improve standards for the construction and maintenance of sustainably designed buildings;
2. to facilitate-
    i. the adoption and efficient application of national uniform building and plumbing standards;

ii. national accreditation of building and plumbing products, construction methods, building designs, building components and building and plumbing systems;

iii. the adoption and efficient use of performance-based technical standards;

3. to enhance the amenity of buildings, to meet the social needs of people who use buildings, and to protect the safety and health of people who use buildings;
4. to facilitate and promote the cost effective construction of buildings and the construction of environmentally and energy efficient buildings;
5. to provide an efficient and effective system for issuing building, plumbing and occupancy permits and administering and enforcing related building, plumbing and safety matters and resolving disputes;
6. to protect consumers who use building practitioners;
7. to reform aspects of the law relating to legal liability in relation to building and plumbing matters;
8. to aid the achievement of an efficient, innovative, competitive and sustainable building and plumbing industry;
9. to promote the consolidation of building legislation;
10. to promote the sustainable development of existing buildings and their maintenance;
11. to provide for the fair, orderly and sustainable use of buildings;
12. to establish, maintain and improve standards for the construction and maintenance of sustainably designed buildings.

Issues

Some of these, such as Objectives 7 and 9, were more about the process of reviewing the legislation, so have no place in the objectives of the new framework.

Others, such as objectives 3, 4, 10 and 12 appear to overlap, and some words relating to sustainability and "environmentally efficient" are used inconsistently and without clear definitions.

The concepts of buildings that are safe, high-quality, healthy, accessible, sustainable, cost-effective, energy-efficient and with enhanced amenity still apply, whilst the idea of building a workforce of skilled and professional practitioners who are accountable for their work should also be reflected in our objectives.

Although the protection of consumers is mentioned, there is no counterbalancing reference to protection of practitioners.

Some important objectives – highlighted during the feedback to this review so far – are missing, such as affordable and timely dispute resolution and clear and fair liability.

There is no mention of applying the test of "necessity, benefit and ease of use" to regulation. This is important, because it means when faced with a choice between two options that deliver the same or similar outcome, we can apply this test to decide which is least likely to impose a regulatory burden.

Recommendation 1 Update objectives and include in legislation

The Director Building Control recommends that the following objectives be included in the building legislation:

The objectives of this Act are to:

1. ensure the design and building work for the construction and maintenance of domestic, commercial and industrial buildings meets or exceeds the minimum national construction standards
2. ensure the health and safety of people in and around buildings
3. provide for the creation of energy and water efficient buildings that are sustainable and minimise impact on the environment
4. provide for access and facilities for people with disabilities
5. facilitate and promote cost effective construction of buildings
6. encourage an efficient, innovative and competitive building industry
7. provide for adequate protection for practitioners and owners
8. ensure the accountability of owners, practitioners and councils who have responsibilities for ensuring that building work complies with the National Construction Code
9. ensure the accountability of owners for the ongoing essential maintenance elements of buildings

4.1 Guiding principles for development of legislation

The *Building Act 2000* is an important instruction manual for people working in the industry which tells them what they can and can't do. The new legislative framework needs to be drafted so that it can be easily read and understood by practitioners.

It's also important that it be drafted in a way that makes it easy to maintain.

The following principles should be followed when developing the legislative package for the new Framework:

- Plain English so that it is easily understood by practitioners and consumers
- Flexible – make use of Director's Determinations so standards can be adjusted as required
- Separate out major components into separate pieces of legislation to avoid an "all or nothing" legislative package.

Recommendation 2 Legislation provides for Director Building Control to make determinations in areas of innovation and emerging technologies

We need to ensure that the legislation is flexible enough to allow for the inclusion of new technologies as they emerge, without having to redraft the legislation.

For instance, the Act should not be structured in such a way as to exclude the emergence of Building Information Modelling (BIM) technology which emerge as an alternative to current forms of design and design documentation and change the method of assessing compliance.

It's likely the new Framework will remain in place for a number of years. By using Director's Determinations for specifying processes, accreditation requirements and specifications we can ensure the Framework can be updated as required without having to amend the legislation. This allows us to be more adaptable and responsive to community needs.

This of course does not replace the need for determinations to be based on evidence and of course determinations cannot be at outside the general framework created by the legislation and National Construction Code, they must supplement or explain.

Recommendation 3 Legislation be separated into its components, namely undertaking building work, licensing, warranties and disputes including contracts and security of payment

By separating the new Framework into logical components, it makes each Act more cohesive and easy to read in isolation. For example, if you need to check on something to do with Licensing, you don't need to read through the entire Building Act.

If all the changes are built into a single Bill, there's a risk the community will lose confidence in the entire framework if there is one section that causes concern. By separating out major components such as technical standards and behavioural standards, there's an opportunity to have smaller chunks of legislation assessed. This also allows us to adopt a staged approach to implementing new legislation.

The Building Act is designed to only deal with regulatory requirements and technical standards so it's not the appropriate piece of legislation to deal with all behavioural aspects involving disputes, payments, unprofessional conduct and misconduct issues. The Building Act could incorporate some areas of unprofessional misconduct where councils and/or the Director have involvement, however, issues relating to disputes and payments should be placed in other pieces of dedicated legislation.

The elements of the legislative package should include:

- Building – defining the process of building approvals, the roles of practitioners and the roles of the regulatory bodies
- Licensing – defining requirement for licensing, codes of conduct, rectification and professional development (the current *Occupational Licensing Act 2005* could be extended to include Building Practitioner Licensing)

- Practitioner Protections (the current *Building and Construction Industry Security of Payments Act 2009)*
- Residential Consumer Protections (the current *Housing Indemnity Act 1992* has proven inadequate and should be replaced with a Residential Building Work Contracts, Warranties and Dispute Resolution legislation)

5 Measuring success

How do we know if the regulatory framework is meeting our objectives?

Once we've identified what we're trying to achieve, we need a way of measuring how we're going. This doesn't just mean measuring how busy we are, but whether we're actually making a difference.

Are we building safer, more cost-effective, more sustainable buildings? Are we reducing the time taken to obtain permits? Are there less disputes, and are we resolving disputes more quickly? Are our practitioners appropriately skilled?

Background

To identify what we should be measuring, we need to look at the issues we are trying to address.

We need to choose measures that provide real information about our performance, but are not overly onerous to collect. These measures should not only tell us how we're going but allow us to plan for the future.

Issues

One of the issues with measuring the performance of the building industry is the lack of information available.

The lack of quality and consistency of information about current building projects also makes it difficult to track performance of practitioners within the industry.

By requiring building surveyors to submit quarterly or monthly reports regarding commenced or completed projects, we can start to build a picture of how the industry is performing, as well as track issues relating to the performance of individual building

surveyors such as the fees charged, the value and class of the project, the number of inspections performed and whether any alternate solutions have been approved.

Building Surveyors already have this information, but it's not currently available to the Director of Building Control so isn't being used for the benefit of the industry.

Similarly, reports from Permit Authorities would allow us to better understand the building approval process and assess where more support or training may be required.

Increased reporting obligations need to be balanced against making onerous demands on practitioners, but baseline information about building projects is something that practitioners should be providing anyway, and the trade-off is reduced regulation. It allows us to shift the emphasis from regulatory compliance to informed, risk-based targeted auditing.

We can also make it easier for practitioners to submit regular reports by providing online forms to a central database, accessible through mobile technology such as tablets which are increasing in popularity for on-site visits.

To measure how safe our buildings are, we could track the number of reported defects, or – heaven forbid – catastrophic failures.

To measure the competence of our workforce, we could look at the number of times we receive notification of work that does not comply with the national standards, as well as measuring the attendance and participation in professional development opportunities. This may also correlate with the number of enquiries on particular topics and whether that changes following training and information communication strategies.

To measure how well our approval processes are working, we could look at the time taken to reach various stages of the approval process – for example: planning permit, building permit, Occupancy Permit and so on.

To measure how sustainable and energy-efficient our buildings are, we could track the number of installations of solar panels, and the number of 6 star buildings (or greater?)

Illegal building works

The prevalence and nature of illegal building works can be an indicator of the effectiveness of the regulatory framework.

There will always be people who flout the law, and those who are ignorant of the law.

If there are a significant number of cases of building works where people say "it's all too hard/expensive/slow – I'm just going to build it", or "It's easier just to build it and then get permission" it doesn't necessarily mean the legislation is at fault.

There may be other parts of the framework that are not working correctly – such as processes, guidelines, support.

By working to improve these areas, we may be able to reduce the number of illegal building works.

But it's certainly worth investigating the reasons why people do not comply with the legislation and using that to inform future directions.

Recommendation 4 Introduce reporting requirements for Building Surveyors

Building Surveyors will be required to submit a regular report including the following information for each project they are involved in:

- Activity
- Class
- Value
- Discretionary items
- Performance-based solutions
- Staffing levels

Table 1 - Introduce reporting requirements for Building Surveyors

Benefits	Disadvantages
• Provides information about the industry in terms of the type of building projects being undertaken • Provides information about the Building Surveyor's practice • Building surveyors should already be recording this information	• Additional work for Building Surveyors to record and report information • Additional work and cost for Building Standards to manage and analyse information

Recommendation 5 Introduce reporting requirements for Permit Authorities

Permit Authorities will be required to submit a regular report on building approvals. This will allow the Director of Building Control to acquire valuable information including the type of projects being approved, the rate of rejection and the time taken to complete the process. It will allow some benchmarking of the performance of Permit Authorities and inform the Director of additional training or support needs of Permit Authorities.

Table 2 - Introduce reporting requirements for Permit Authorities

Benefits	Disadvantages
• Provides information about the performance of Permit Authorities • Provides information about the effectiveness of the approval process • Permit authorities are already required to maintain registers of this information	• Additional work for Permit Authorities which do not already have appropriate reporting systems in place • Additional work and cost for Building Standards to manage and analyse information

Recommendation 6 The Director Building Control to report annually to Parliament on regulatory cost and regulatory timeliness by municipal area

The information submitted to the Director Building Control by Permit Authorities and Building Surveyors will allow us to create and maintain a picture of how the industry and its components are performing.

As a significant sector of the economy, it's important to be aware of any fluctuations or trends.

Table 3 – Director Building Control to report annually

Benefits	Disadvantages
• Provides feedback on comparative state of the industry • Allows for better planning and use of resources • Allows direct comparison of performance between players in the industry	• Requires consistent and high quality data from a number of sources

Recommendation 7 Increase penalties for illegal building works including additional fees for certificates of substantial compliance and certificate to proceed

Making it cheaper to do the right thing is one way we can discourage people from undertaking building works without going through the correct processes. This should be accompanied by an education and awareness program, which proved to be an effective strategy when encouraging people to pay motor vehicle offence fines.

A Certificate of Substantial Compliance may be obtained if a building has been completed without going through the approval process.

A Certificate to Proceed may be obtained if incomplete building works have not been subject to the proper approval process.

If these incur a substantially higher fee than would be incurred by complying with the legislated approval process, and people are aware of this, they will be more likely to comply.

Additionally a minimum requirement of any application for a Certificate of Substantial Compliance or Certificate to proceed should be a detailed building report from a third party, who is not the Building Surveyor certifying the work; such report to be prepared at the owner's expense.

Additionally, to ensure that owners don't hide the work being done it is important that the regular compliance role of Councils and the Director are effective in identifying this work and then regularising it through these processes.

It is not envisaged that penalties would or could be applied to future owners, just to the person undertaking the illegal work.

Table 4 – Increase penalties for illegal building works

Benefits	Disadvantages
• Reduces the number of illegal building works • Contributes to the cost of oversight of rectification • Less cost of compliance activities as they can be more targeted	• Cost of awareness campaign • May be seen as increase in red tape

6 Building approval process

We asked whether the current process of getting approval to build was working.

Many people expressed concerns that it was cumbersome, time-consuming and expensive, without necessarily bringing the benefits that it was designed to deliver.

6.1 Background

The purpose of the building approval process is to ensure that building works have been completed in accordance with the required standards. So the required outcome is safe and appropriate buildings, rather than a full set of arbitrary certificates.

In order for building works to proceed under the current legislation, a number of permits and certificates must be granted. This can be a lengthy and expensive process, in some cases costing more than the actual works.

Certificates may be issued by the Permit Authority, the Building Surveyor or by the practitioner, depending on the area being assessed.

Self-certification hands responsibility to practitioners to certify that the work they have done meets the required standard.

Third-party certification requires an independent practitioner to sign off that work has been completed by another practitioner. This may be a private Building Surveyor, or one working for a Council.

There is an opportunity to make greater use of self-certification with a strengthened audit regime.

6.2 Issues

There are a number of parts of the process which contribute to making the permit process harder than it needs to be.

Refining the definition of the type of work that poses a safety risk if not subject to the building permit process will result in a number of smaller projects being able to proceed without onerous and expensive permit processes, as long as they are undertaken by an accredited builder.

Improving the level of documentation provided by practitioners and the record keeping requirements will help reduce the time taken to issue a permit for a project.

Greater use can be made of Planning Directive 4, allowing buildings that fall within parameters on a property to effectively gain "automatic planning approval". This will require more accessible information that is easier to understand and an education campaign to raise community awareness.

The role of building surveyors also makes a significant contribution, as well as the role of Permit Authorities. A council's approach to the certification process can add significantly to the timeline, if they are re-doing tasks for which the building surveyor is responsible, or can detract from the quality of the building works if they are not giving sufficient attention to tasks for which they should be responsible, such as inspection of plumbing works.

6.3 Current Building and Plumbing approval process

Currently, if you want apply to your local council for a Building Permit and a Plumbing Permit, this is generally what may happen:

1. Your building design is assessed by a Building Surveyor to see if it complies with the Building Code of Australia and Building Act 2000 and a Certificate of Likely Compliance is then issued.

2. Application for a building permit is then given to the Permit Authority Building; it checks if your application is consistent with the local planning scheme and Planning Permit, water supply, roads, landslip prone area, etc. are to be provided.

3. You may also need to apply for a Plumbing Permit, which involves having your plumbing design assessed by the Permit Authority Plumbing against the Plumbing Code of Australia.

4. You may need to contact TasWater for a Certificate stating how your building works/ plumbing works might impact on existing infrastructure or impose an extra load when you to connect to the infrastructure. (There are also Reporting Authorities for Fire Safety and Food Premises issues, and for certain types Special Use Buildings such as Child Care, dangerous substances storage etc. The relevant Function Control Authority may review and comment on proposals).

5. The Permit Authority Building will now issue you with a Building Permit.

6. The Permit Authority Plumbing will now issue you with a Plumbing Permit and/ or a Special Plumbing Permit.

7. The Building Surveyor will receive a Start Work Notice and issue a Start Work Authorisation which gives permission for your Builder to start work.

8. The Permit Authority will receive a Start Work Notice and issue a Start Work Authorisation which gives permission for your Plumber to start work.

9. During the building process, there are a number of prescribed notification stages (to be advised by the Building Surveyor which are mandatory for that project) including for Occupancy Permit and Final Inspection.

10. Inspections may also be undertaken for the plumbing work by the Permit Authority Plumbing at pre-determined stages, as prescribed in regulations.

11. When the building is suitable for occupancy the Building Surveyor will issue an Occupancy Permit.

12. When all the plumbing work is complete, the Permit Authority Plumbing will issue a Certificate of Completion Plumbing Work.

13. When all the building work is complete, and your Building Surveyor has made a final inspection, the Permit Authority will issue a Certificate of Completion Building Work.

We may be able to reduce this number of certificates by doing the following:

- Remove the number of plumbing permits required. Replace with a risk-based audit regime
- Remove the need for a certificate from TasWater unless TasWater assets are affected (ie connected to or built over)
- Allow the Building Surveyor to issue both the occupancy permit and the certificate of completion, and file these with the Permit Authority
- Make the permit authority role a contestable activity

6.4 The way forward

We need to take the following steps to reduce regulation while still delivering the objectives of the building control process:

1. Identify works that don't need a building permit
2. Encourage greater use of the automatic permit procedures
3. Streamline the building certification and permit processes

4. Increase the efficiency and effectiveness of Permit Authorities
5. Increase the efficiency and effectiveness of Building Surveyors
6. Provide an affordable and accessible appeal mechanism

6.5 Works that don't need a building permit

What's in? What's out? What does the Building Act apply to, and what can you build without a permit?

Is a kitchen refit just replacing like for like, or is it new work?

Who decides?

When the *Building Act 2000* was brought in an exemption from the permit process was created for certain structures and for minor alterations or minor repairs. This was widely abused with fairly large commercial projects progressing without permit on the basis that they were 'minor'. As a result a threshold of $5000 was set as the determination of whether building work required a permit or not for this category

The threshold here is less than that applying to the building levy ($12,000) and is not subject to indexation and now represents an inappropriate level at which the building permits process kicks in. It may cost more to apply for permission to build a shed than it does to build the shed itself.

The purpose of this definition is to ensure that work which has the potential to be unsafe is subject to proper processes. Some respondents argue that we should be looking more at the type or scope of work than the value of it.

So a low deck, shed or outhouse on a rural property, as long as it is within the defined boundaries for building work and is installed by an accredited builder, should not require a building permit. It should be sufficient to let Council know about the addition to your property.

Replacing a kitchen or bathroom – without changes to the plumbing – should also not be considered as "new work". Moving the kitchen to the other side of the house and installing new plumbing should be subject to a more rigorous approval process.

Many of the refinements to the definition of what is building work are contained in a series of exemptions in the regulations. These exemptions have come into existence over time to address certain emerging issues, such as the recent exemption for grow tunnels on farm properties, and generally are shaped around risk.

Most of the current exemptions are seen as valid however the current method of responding to emerging issues through changes to the regulations is not quick or responsive to immediate needs of Industry.

Recommendation 8 Allow for Builder certification of certain low risk building work

Recommendation 9 Define Building Work in such a way as to exclude low risk work and exclude work which is subject to other regulatory or certification processes.

Certain types of building work do not represent a significant risk, provided they are constructed by an accredited builder. This might include pergolas, sheds and decks.

We should develop clear guidelines for compliance. This may include the need to employ an accredited builder who self-certifies the work, and provides a certificate to the local Permit Authority. This would still save the applicant significant fees and time.

For instance this could include allowing an accredited Builder/Designer to be able to provide a certificate of compliance for buildings which are classified as Class 10a, are designed and prefabricated for assembly and are associated with a residential use.

This might include sheds, carports, garages and other outbuildings commonly found on residential properties.

This would save the owner needing to employ a building surveyor and go through an expensive and lengthy permit process.

In addition we need to look closely at the definition of building work and make sure we are including only those things that need to be included as they present risk.

A redefinition can be achieved either by specifying exclusions directly in the definition (for example you may wish to exclude retaining walls from the definition if they are built for the sole purpose of providing a public road) or by providing exemptions, as we currently do in Regulation 4 for jetties.

Table 5 - Refine the definition of building work to exclude low risk or otherwise regulated building work

Benefits	Disadvantages
• Significant cost and time savings for both consumer and practitioner • Decreases likelihood of illegal building works • Increase skill levels of builders • Potentially makes building business more viable by increasing amount of work due to costs savings	• May reduce available resources in Councils • Potential increase in level of risk as more building work not subject to approval process • Reduces the market for building surveyor

Recommendation 10 Allow for builder certification for a range of non-inhabited farm buildings

Under the current legislation, a *farm building* means a building which has low human occupancy and –

(a) is associated with and located on land devoted to the practice of farming; and

(b) is used essentially for –

(i) housing machinery and equipment; or

(ii) livestock; or

(iii) the production, storage or processing of agricultural and horticultural produce or feed; and

(c) may include, but is not limited to, a hayshed, implement shed, grain and fertiliser store, cool store for vegetables and fruit, piggery, poultry shed, shearing shed, grain silo and silage bunker, greenhouse, farm workshop, fruit-packing shed, egg-grading room and garage not attached to a farm residence;

If these types of buildings are certified by an accredited builder and the council notified, a formal approval process is not required.

Caution is needed to ensure the process matches risk in some farming situations as a range of farm buildings can also be fairly significant workplaces, such as fruit packing sheds or shearing sheds.

Table 6 – Builder certification of certain farm buildings

Benefits	Disadvantages
• Decreases the time and cost for owners • Decreases the likelihood of illegal buildings • Increases the council's knowledge of municipal building works • Increases the likelihood that safe buildings will be constructed • Increase skill levels of builders • Potentially makes building business more viable by increasing amount of work due to costs savings	• Decreases the market for building surveyors • Potential increase in level of risk as more building work not subject to approval process • Reduction in revenue for Permit Authority

The following options should be considered:

- **Option 11a – Increase the threshold for minor alterations or minor repairs not subject to the building permit process to $20,000 and index the threshold; OR**
- **Option 11b - Remove the threshold for minor alterations or minor repairs and introduce clear determination for scope of the exemption**

Option 11a — Increase the threshold for minor alterations or minor repairs not subject to the building permit process to $20,000 and index the threshold

By setting a realistic threshold for the value of this type of building work, and ensuring this threshold stays up to date by introducing some form of indexation, an additional sector of the market would not be subject to the building approval process.

This is likely to stimulate the market.

The work would still need to be undertaken by an accredited practitioner.

Other states have adopted a threshold of between $15,000 and $25,000.

Table 7 - Raise the threshold for minor alterations and minor repairs to $20,000 and introduce indexation

Benefits	Disadvantages
• Significant cost and time savings for both consumer and practitioner • Indexation ensures threshold remains appropriate • Clear "cutoff" point at which building permit process kicks in • Decreases likelihood of illegal building works • Stimulate the building market	• No discretion available where works may not impact on safety or amenity but costs are slightly higher than the threshold • Potential increase in level of risk as more building work not subject to approval process • Can lead to deliberate underestimating of costs in order to avoid building approval process • Reduction in fees paid to permit authority

Option 11b — Remove the threshold for minor alterations or minor repairs and introduce clear determination for scope of the exemption

Rather than having a monetary value which determines whether alterations or repairs are minor or not, the Director Building Control could produce a clear determination as to what constitutes minor alterations or repairs.

This approach would encourage new and innovative approaches to building elements and processes.

Table 8 - Remove the threshold for minor works and introduce clear guidelines for scope

Benefits	Disadvantages
• Significant cost and time saving for consumer and practitioner • More likely to capture the type of building works that should be subject to approval • Reduces unnecessary red tape for minor works • No artificial threshold that may not keep pace with market	• Potential increase in level of risk as more building work not subject to approval process • May require greater auditing • Correct interpretation depends on the quality of the guidelines and whether they are correctly applied • Not clear who should make the decision about whether works are "minor" • Reduction in fees paid to permit authority

6.6 Works that can be permitted

Planning Directive 4 – Standards for Single Dwellings in Current Planning Schemes, came into effect on 2 October 2013. A modified version – Planning Directive 4.1 – Standards for Residential Development in the General Residential Zone, came into effect on 18 June 2014.

These planning directives set out the conditions under which a single residential dwelling can be erected on a block of land. It includes information like height, the distance from boundaries, siting of garages or carports, location and height of balconies and decks, position of windows and other factors that may impact on immediate neighbours.

Providing the building plans comply with these conditions, no separate planning approval process is required.

By increasing awareness of the advantages of complying with Planning Directive 4.1, a high percentage of residential dwellings could receive automatic planning approval, thus significantly reducing the time required for the approval process for a new dwelling.

Although this legislation is already in place, a plain-English guide and awareness campaign would increase the uptake.

Recommendation 12 Increase awareness of Planning Directive 4

Planning Directive 4.1 (PD 4) is designed to assist home owners to avoid a lengthy planning approval process, by setting out the conditions under which planning permit is not required or is effectively 'automatically' approved as the building is permitted.

But it appears to be underutilised, probably due to a lack of awareness of its existence and the impact on time and costs of going outside the prescribed "building envelope".

Responses received as part of this review suggest that PD4.1 needs to be simplified. The Director Building Control recommends that the Tasmanian Planning Commission review PD4.1 with a view to simplifying it and making it more readily useable by home owners and practitioners.

Table 9 - Increase awareness of Planning Directive 4

Benefits	Disadvantages
• No legislative change required • Reduces time required for planning approval • Less likely to incur statutory objections from neighbours	•

Option 13 — Introduce a Building Directive which allows for a standard pre-approved residential design

Like PD 4.1, which says "if you build in this position according to these specifications we'll automatically give you a planning permit", we could introduce a Building Directive which says "If you build to a standard preapproved design we'll fast track your approval."

This could significantly streamline the approval process by eliminating the amount of time currently required to prove compliance. Essentially only the site-specific elements would need to be approved, and then this might be reduced by allowing for certain standard design to be approved for certain soil and wind classifications.

This would need to be accompanied by an appropriate education and awareness campaign for the community.

Table 10 – Introduce a Building Directive

Benefits	Disadvantages
• Significantly increase the number of building applications that could be automatically approved • Significant cost and time saving for consumer and practitioner • Increased certainty about approval process for consumer and practitioners	• May reduce innovation as it discourages alternative solutions

6.7 Streamline the plumbing permit process

Plumbing Permits

Assessment of plumbing plans and site inspection of plumbing work is currently done by the council's plumbing permit authority.

However because a plumber can self-certify their work, historically some councils neither checked the plans for compliance nor carried out inspections. An amendment to the Building Act in November 2012 introduced a requirement that councils ensure inspection of at least 20% of self-certified work.

A number of councils, however, which recognise the high level of risk to their communities from non-compliant plumbing work, inspect nearly 100% inspections or have much higher than 20% levels of audit.

Those councils who do the minimum 20% of inspections do not necessarily take a risk-based approach to selecting work to audit. This can result in over-representation of the "easy" inspections, such as carports and sheds, at the expense of those where there may be a potential threat to public health and safety.

Currently there is unnecessary duplication of forms and the information required in them (for example different application forms for building permit, plumbing permit and special plumbing permits). This could/should be simplified into one application form and subsequently one permit is issued for building and plumbing permits either in combination or separately as per an application. Upon completion a single form could be used that provides for plumbing and building completion.

The plumbing permit process undertaken by council can take up to two weeks for major works. In addition the plumber applies to the permit authority for a start of work authorisation and usually interacts as to if and when council inspectors will attend site to inspect the work.

If the objective of a plumbing permit is to ensure that public health and safety and public infrastructure is being protected, then it is important to focus attention on those areas where there is the greatest risk.

This should take into account the complexity of the work, the expertise of the practitioner and the track record of the practitioner.

So certain types of work should always be inspected. Newly qualified plumbers should attract a higher level of inspections. Significant numbers of defects or complaints reported against a practitioner should result in a higher level of inspections.

This system is used for electrical inspections.

The current regime for plumbing includes a category of Special Plumbing Permits, which are associated with high risk work such as the installation of on-site waste water treatment systems and backflow prevention plumbing. Some councils give priority to inspection of these on-site however others see them as a part of the 20% regime or choose not to inspect at all.

Better management and use of information regarding the outcomes of a practitioner's work will assist the industry to improve standards and will help the Administrator of Occupational Licensing to identify those who should no longer be licensed.

Those practitioners who are working at the appropriate standard should attract a far lower rate of inspection.

Removal of Plumbing Permits for low risk work and monitoring by way of councils receiving Start Work Notices and making a judgement about whether an inspection and recording of the work is required, could significantly reduce the time taken for the approval process.

Option 14 — Reduce need for plumbing permits, increase risk-based auditing, replace with notification process

As explained above (Option13) on a risk basis certain types of work should always be inspected and recorded. Newly qualified plumbers should attract a higher level of inspections. Significant numbers of defects or complaints reported against a practitioner should result in a higher level of inspections.

This system is used for gas and electrical inspections.

By introducing the amount of information provided by Councils, as recommended earlier in the paper, the Director of Building Control should be in a position to provide guidance to Councils and Councils should be able to better direct the level of plumbing inspections required.

Better management and use of information regarding practitioners will assist the industry to improve standards or will help the Director to identify those who should no longer be licensed.

Those practitioners who are working at the appropriate standard will attract a far lower rate of inspection.

This could be implemented either by councils receiving Start Work Notices and making a judgement about whether an inspection is required, or a state wide auditing regime could be implemented. As constructed drawings would still be required on completion of the work.

High Risk Plumbing installations, for example effects on hospital infection control, and current categories of special plumbing permits (for example on on-site waste water management) would remain in place.

Table 11 – Reduce plumbing permits, increase risk-based auditing

Benefits	Disadvantages
• Significant cost and time saving for consumer and practitioner • Cost saving to some councils • Focus on inspecting higher risk work • Better target inspection instead of current one in five approach • Improve quality of practitioners	• Not all work is inspected, so still a level of risk • Reduction in number of inspections in some council areas • Requires Director Building Control and Council to work together on audit regime • Relies on self-certification

TasWater certificates

Since TasWater took over responsibility for water and sewerage assets from Council, TasWater has required owners to seek and receive a certificate of certifiable works for all building work prior to a building and/or plumbing permit being issued by Council. This seemed to be occurring irrespective of whether or not the assets owned by TasWater were affected or even nearby.

This blanket certification process is not the requirement of legislation, but a business practice which has developed between TasWater and Councils as an added protection for the water assets. *The Water and Sewerage Industry Act 2008* only requires this certificate to be issued when demands on the TasWater Assets will be affected or there is likely interference with those assets.

Recommendation 15 Promote awareness of the scope of the certifiable works provision.

An accredited Designer should be able to determine at the design stage whether TasWater assets are likely to be affected, and should have the discussion with TasWater at that point.

At the stage where Likely Compliance is being assessed, a Building Surveyor can determine from the design whether the owner needs to obtain a certificate prior to applying for a building permit. According to section 56TB of the *Water and Sewerage Industry Act 2008*, there is no obligation for an owner to obtain a certificate for work that is exempt under the Act.

This decision is made at the likely compliance stage and the decision is documented.

The position outlined here has been confirmed by TasWater as their position and therefore this issue is one of education of Council Permit Authorities.

TasWater have also advised that they will make greater use of spatial technologies to map their assets and therefore make it easier to make the decision on a need for a certificate. This will also greatly reduce the number of referrals to TasWater.

Table 12 – Building Surveyors determine if work is exempt from TasWater process

Benefits	Disadvantages
• Significant cost and time saving for consumer and practitioner • Significant time saving for TasWater	• Requires agreement from TasWater • Current water assets are not correctly mapped in some councils so difficult to know location of existing assets • Reduction in revenue for TasWater

Speed up the approval process

We may be able to reduce the number of steps in the approval process – and therefore the number of permits – by rethinking the way we use Permit Authorities, and whether we use government or private certification.

Apart from reducing the number of steps by rationalising the way we handle plumbing and TasWater, there may be opportunities to combine some steps, such as allowing the Building Surveyor to issue a building permit. This could then be combined with the Certificate of Likely Compliance.

The Certificate of Occupancy could be combined with the Final Inspection and Certificate of Completion if a Building Surveyor was responsible.

It may also be possible to have some steps in the process carried out concurrently. For example, heritage and bushfire approval could be processed at the same time as TasWater certification (if such certification is required).

Recommendation 16 Remove requirement for most on-site waste water treatment systems to be approved for sale by the Director

Remove the requirement for individual on-site wastewater treatment systems to be approved by the Director of Building Control. Instead, approve only types of systems. The types of systems the Director recommends for general approval are:

- primary treatment (septic tanks);
- secondary treatment (aerobic wastewater treatment);
- composting toilets;
- grey water treatment; and
- reed bed treatment.

This list would be subject to revision from time to time as technology evolves. If an on-site wastewater treatment system is one of the above types and is accredited in accordance with the Australian Standard then the treatment system would be eligible to be sold for use in Tasmania, subject to any special plumbing permit issued by the relevant Council.

Table 13 – Remove approval process for most On-site Wastewater Treatment Systems

Benefits	Disadvantages
• Significant cost and time saving for manufacturers • Significant time saving for Building Standards • Dual risk assessment/approval process is removed	• Lose ability to condition approvals, such as to require testing • Tasmanian conditions not necessarily part of national AS process

6.8 Increase the efficiency and effectiveness of Permit Authorities

Tasmania currently operates under a system of Permit Authorities as part of local government. Although much of the certification process is outsourced to private building surveyors, the final approval is the responsibility of the Permit Authority.

In most other states, even this role may be performed in the private sector.

Tasmania has 29 councils and therefore operates 29 permit authorities. In some councils this role is seen as purely administrative – collecting the required certificates before issuing a building permit, while in others, in-house building surveyors are known to duplicate the steps taken by the private building surveyors before granting approval.

The number of permit authorities and the scarce resources in some smaller, regional and rural councils almost certainly means the processes are inconsistent and often under-resourced.

It can be argued that a link between awareness of what is occurring in the built environment of a municipal area and the logical development and impacts on a local community are intrinsic to the local municipal authority's role.

If the objective is to improve the Permit Authority role so that the same processes apply across the State, with a similar turnaround and cost for applications, there are a number of options:

- Consider making the Permit Authority a fully-contestable role – one that could be performed privately rather than within council.
- Reduce the number of Permit Authorities across the State, to make the most of available resources, reduce costs and increase the likelihood of consistent processes (with stronger guidance from the Director of Building Control).
- Work with existing Permit Authorities to improve the way they do business under the new legislation.
- Implement a combination of these approaches – for example, a reduced number of Permit Authorities and increased contestability.

Increased reporting requirements should be applied regardless of the model chosen.

Most other jurisdictions use a system of private certification though a number of states still have some involved by local government.

Table 14 – How other States handle certification

State/Territory	Private Certification (NCC compliance) introduced *and* building approval?	Building approval/ permit required from Local Government?
Tasmania	Yes - Private certification only	Yes - Council permit authority issues building permit
Australian Capital Territory	Yes - Private certification and building approval	No
New South Wales	Yes - Private certification and building approval by certifier	Yes
Northern Territory	Yes - Private certification and building approval by certifier	No
Queensland	Yes - Private certification and building approval by certifier	No
South Australia	Yes - Private certification only	Yes - Building Rules Consent from Council (or Development Commission for large projects)
Victoria	Yes - Private certification and building approval by certifier	No
Western Australia	Yes - Private certification only	Yes - Council permit authority issues building permit

6.9 Improvements

A number of respondents raised concerns about the differing levels of fees being charged by Councils and private Building Surveyors.

There was a perception that some Councils which still provide building surveyor services might be "undercutting" private building surveyors by subsidising fees from other council revenue. There was also a concern that some of the low fees being charged either by Council or private firms would not allow full cost recovery and may indicate that not all the required services were being provided.

There was also a concern that Councils were not maintaining the required separation between building surveyor services and the Permit Authority leading to inappropriate or biased approval processes.

To address concerns about the "race to the bottom" and the level of service being delivered, there are a number of approaches that could be taken:

Set a minimum fee

To avoid Councils or private building surveyors offering a fee that is judged to be below what it would reasonably cost to deliver the services, a minimum fee could be set. This would ensure that Councils were not undercutting private operators and would reduce the likelihood of subsidising costs with other council activities.

This is not an approach taken in any other State, though South Australia sets a maximum fee.

Set a minimum number of inspections

Rather than set a minimum fee, the number of inspections to take place could be mandated. This would ensure that the appropriate level of oversight was being applied and would encourage Councils and private operators to charge an appropriate fee.

Clarify roles and responsibilities and increase auditing

By clearly identifying the role of a building surveyor and the duties for which a building surveyor is responsible, mandating the documentation required to support activities, providing appropriate training and support, then undertaking regular audits to ensure compliance, the standard of the industry could be lifted and the likelihood of delivering the objectives of the Act increased.

Reporting requirements should also be specified so that the Director Building Control receives sufficient information to monitor the industry and make appropriate risk-based judgements about level of auditing, and so that records of work done are retained for the benefit of future owners or other works projects.

We've identified three options for addressing the concerns regarding certification:

- **Option 17a - Retain the current system with improvements, *or***
- **Option 17b - Reduce the number of permit authorities, with improvements, *or***
- **Option 17c - Introduce fully contestable certification**

These options are explored below:

Option 17a — Retain the current system of certification and separate permits with improvements

To address the concerns around the level of service being delivered, the following improvements are suggested:

1. Clarify role and responsibilities of Building Surveyor
2. Mandate inspections and the documentation to accompany inspections, including reporting requirements and record keeping responsibilities
3. Identify information to be provided on request for auditing purposes
4. Introduce accreditation for permit authorities
5. Mandate separation of Building surveying role and permit authority roles in Councils where an in-house building surveying service exists

Table 15 - Retain the current system of certification and permits with improved auditing, documentation requirements, clarification of roles

Benefits	Disadvantages
• Private certification increases competition, which can result in improved timelines and reduced costs • Increased clarity of roles and responsibilities sets basis for service levels to avoid "race to the bottom" • Improved documentation and reporting requirements addresses concerns about building surveyors resigning mid-project or otherwise becoming unavailable. Knowledge of past and present work can be retained for future • Improved training for permit authorities and standard processes and procedures improves consistency between Councils • Government retains oversight of building permit process • Local councils have a greater understanding of their municipality and also have oversight of planning	• Additional resources needed to perform audits • Increased "alternate solutions" and no peer-review of performance-based solutions • Can result in conflict of interest with builder as employer • No guidelines for documentation required so knowledge of past and present work often not retained for future

Option 17b — Reduce the number of permit authorities, improve auditing, documentation requirements, clarification of roles

Smaller councils do not always have the resources to perform the role required of them. These councils could be encouraged to share services, particularly where expertise is not readily available in some regional areas.

The number of permit authorities could be reduced to 4-5 regional bodies, with a separate permit authority for King and Flinders Islands.

In this model, the regulatory burden on Building Surveyors is reduced. Their role would require them to ensure relevant paperwork is in place and compliance with the National Construction Code and Building Act has been met.

There would be increased career options for Building Surveyors, either working for a Permit Authority or in the private sector. This may assist in attracting people to the profession.

The other component to this model is that the Permit Authority would assume the entire regulatory compliance burden. That is, they would be responsible for ensuring that illegal building, defective work, incomplete projects and a range of other infractions were dealt with. The only area of compliance that would reside with the Director of Building Control would be conduct matters.

The Permit Authority should have clear, fair, simple Key Performance Indicators and be required to regularly report on them to help ensure accountability and efficiency as it is expected that they would only have a cursory role in the permit issuance area, much like Councils currently have. Again, their role as permit authority would be controlled by

legislation so that they did not delve into the applications themselves, rather that they just ensured that the correct processes had been followed, appropriate levies were paid and that the development wasn't being built inappropriately as is the case with S.71 under the current Act. Because of the Permit Authority's suggested role, it is not anticipated that the Permit Authority would need any longer than is currently the case under the legislation to issue a Building permit (7 days).

Table 16 - Reduce the number of permit authorities with improved auditing, documentation requirements, clarification of roles

Benefits	Disadvantages
• Greater likelihood of consistency of processes between Permit Authorities • Encourages smaller councils to share resources resulting in greater availability of expertise across the State • Greater savings to councils • Smaller number of better resourced authorities • Regulatory burden of compliance rests with Permit Authority	• Permit authorities' loss of autonomy • May still find it difficult to resource in remote areas

Option 17c Introduce fully contestable building certification (including permits)

Fully contestable building certification currently operates in Queensland, New South Wales, the ACT and Victoria.

Although private building surveyors in Tasmania are permitted to undertake certain steps in the approval and inspection stage, they must still defer to the local council to issue final certification of both design and construction.

Full privatisation of building certification would see the role of Permit Authority become fully contestable, performed in whole by either a private building surveyor or a local government building surveyor. This would mean that the permit authority would have the current functions to issue a certificate of likely compliance in respect to building standards and the associated building permit. In this regard, two steps should be merged into the one, being the issue of a building permit.

To facilitate this outcome, the current scheme for accredited persons would also be reviewed and the same rules for private building surveyors should be applied to all local government building surveyors performing the same functions.

The current good faith protections afforded permit authorities should also be extended to building surveyors.

A fully contestable certification system would also make it possible to combine the current three stages in the certification process for completed building work into a single step.

Table 17 - Introduce fully privatised building certification

Benefits	Disadvantages
• Reduces the number of permits required • Has the potential to reduce time and costs of approval	• May make Permit Authority role unviable in some councils • Does not address the issue of bias where a building surveyor has an ongoing relationship with a builder • May result in decrease in oversight and quality of building works • May result in loss of municipal records regarding building developments • Must maintain separation between certification process and building surveyor

Option 18 — The Director set minimum schedule of fees for building surveying services

The Building Act as established had an unintended consequence providing for an anti-competitive environment for Building Surveying services. The private and public sector (Councils) Building Surveyors compete for work in very different environments.

Some Council providers offer a low fee service where the staffing and operating overheads are subsidised via the general rate revenue. Private sector building surveyors on the other hand recover their service costs by attributing full cost recovery for the individual service to the client.

There is also evidence that some private surveyors are also practicing high volume low fee service models against other private sector Building Surveyors where there is no council within the market resulting in similar failures. This is a high risk approach and may lead to market failure in terms of services concentrating in too few practitioners.

Table 18 – Minimum Schedule of fees for Building Surveying

Benefits	Disadvantages
• Addresses inequitable practices between councils and private sector • Makes private certification more sustainable	• Will increase costs in some areas • Is an additional compliance obligation and therefore compliance cost

Recommendation 19 Clarify the essential maintenance requirements for Class 2–9 Buildings

The requirements for the production of essential services maintenance schedules on commercial buildings are generally not well understood. There can be a lack of clarity where schedules are required for existing commercial buildings and where new building work is undertaken. To enable the full integration of ongoing essential service maintenance within commercial buildings requires a minimum of a once yearly check.

Auditing of the existence of these schedules and its currency in the market is undertaken randomly by the fire service and building standards but there is no genuine programme of audit.

It is commonly found that some owners play a significant role in essential services maintenance and routinely undertake maintenance at the required frequency whilst others may miss this. With this in mind, those that genuinely maintain their services will pay a premium cost on a maintenance item compared to those that don't, for instance the checking and testing of a fire extinguisher that has a shelve life of say three years (Owner 'A' may pay service fees and check an extinguisher six times over three years, whilst owner 'B' may only check it once and pay a once off fee. In both cases, safety may be maintained with the extinguisher as it has a shelf life of three years. In this case, the first owner has paid a greater sum of money than the other owner for no gain in safety).

The Director suggests that:

- Essential maintenance schedules be prepared by Accredited Building Surveyors
- Essential maintenance schedules are issued for a maximum 5 or 10 year period and are then required to be renewed
- Essential maintenance schedules should be documented to a minimum standard (issued as a determination by the Director)
- Essential maintenance schedules include a checking frequency on individual items as determined by the Building Surveyor (e.g. electronic fire doors should be tested 6 monthly, fire extinguishers must be replaced on expiry and like for like within 24 hours of use) and the skill need for such checks (e.g. sprinkler systems need to be checked by a specialist in such systems)
- The schedule would provide the basis for any essential maintenance contract for larger buildings and for smaller buildings would allow for building owners to monitor and ensure checks are done.
- The Schedule prepared for high risk buildings (places of public assembly etc) should be filed with Local Councils
- The Schedule should be available for inspection on demand by authorised officers (TFS, Councils and the Director) to undertake a random but regular audit, based on risk
- A current schedule is required to be handed to new owners on transfer of ownership or leasehold.

Table 19 – Clarify Essential maintenance Requirements

Benefits	Disadvantages
• Increased confidence in the essential maintenance elements of buildings • Clarity of requirements for owners • Reduced cost for some owners	• Will increase costs for some owners

7 A strong regime for Building Surveyors

We asked whether the current system of Building Surveyors was working.

Whether employed by the council or in the private sector, the importance of building surveyors to the general public cannot be overstated and as such these practitioners should be subject to a strong regulatory regime.

7.1 Background

The Building Surveyor is the "gatekeeper" for regulatory compliance on building projects. Their role is to ensure that all work complies with national and state-based requirements. They may do this through on-site inspection or by accepting certificates from other specialist practitioners.

It is a professional role, and as such, professional standards apply, including skill levels, code of conduct standards, continuing professional development and administrative requirements.

Although the majority of building surveyors perform their duties in accordance with these standards, there is room for improvement.

7.2 Issues

Some of the issues that have been raised during this Review include:

- Lack of clarity on the role and responsibilities of the building surveyor leading to disputes about who is responsible for faulty work
- Perceived bias and lack of objectivity when a building surveyor is employed by a builder
- Lack of appropriate documentation leading to difficulties if a building surveyor chooses to resign from a project, or becomes unavailable due to unforeseen circumstances

- Some building surveyors (including those employed by councils) do not appear to be charging the appropriate fee for services leading to concerns about either a lack of genuine contestability, or a reduction in services actually being delivered.
- Scope exists for an "entry-level" grade of building surveyor with limited responsibilities
- Alternate solution assessment should only be undertaken by building surveyors who have undertaken appropriate training

7.3 The way forward

There are a number of components that contribute to the quality of the industry. We need to get these right:

1. Clarify the roles and responsibilities of a building surveyor
2. Set appropriate accreditation levels
3. Audit for compliance
4. Set appropriate reporting requirements
5. Implement appropriate Continuing Professional Development requirements to ensure practitioners stay up to date
6. Set requirements for professional indemnity insurance
7. Develop a Code of Conduct

Together with suggestions from Professor Lovegrove we recommend adopting the following practices to ensure a strong regime for Building Surveyors:

- Building Surveyors should be appointed by property owners only, not by building practitioners
- Private surveyors should be limited to assessing approvals on the basis of compliance with prescriptive regulations (no room for discretion) and prohibiting them from sanctioning performance based designs
- Set a minimum schedule of fees chargeable by in-house council building surveying practices
- Ethical requirements should be codified in the act of parliament (New South Wales already does this, other states should follow)
- Mandatory inspection junctures should be implemented following the issuance of permits
- Building Surveyors should have appropriate powers to issue compliance notices and enforcement orders – copied to the relevant council where non-compliance with such orders occurs
- Every council must appoint a Municipal Building Surveyor to oversee compliance activity; the Municipal Building Surveyor must not be involved in the certification processes within the relevant Council Area

Recommendation 20 Clarify role and responsibilities of Building Surveyors and protections for Building Surveyors through the Building Act

The Director Building Control recommends that the Duties of Building Surveyors section of the Act is expanded to clarify the role and responsibilities of a Building Surveyor, including responsibility to clients, responsibility for documentation, code of conduct and mandatory inspections.

Part of the issue around the crafting of the role is to ensure that the Building Surveyor can rely on work undertaken by others by way of receiving certification from those other specialists and also ensuring that the provisions which provide for protection from liability extend to activities of the Building Surveyor, acting within role, responsibility and within area of competence. Such protection should not extend to negligence.

Table 20 - Clarify role and responsibilities of Building Surveyors through the Building Act

Benefits	Disadvantages
• Create consistency across the industry • Remove doubt about liability • Highlight recordkeeping responsibilities	• May deter some from entering industry.

Recommendation 21 Strengthen provisions allowing for the property owners to appoint Building Surveyors and excluding the certifying Building Surveyor from having contractual relationship with builders

The certifying Building Surveyor is required to report on whether building works comply with regulatory standards. Their role is to protect the interests of the home owner. If the Building Surveyor is employed by the builder, there is an obvious conflict of interest.

Table 21 – Strengthen provisions on appointment of Building Surveyor

Benefits	Disadvantages
• Avoids conflict of interest and increases protection for consumer • Increases consumer interaction with regulatory role • Increases consumer knowledge of the Building Surveyor role	• Potentially severs mentoring style relationship between Building Surveyor and builders that have developed over many years • Consumer may see this as an additional burden and therefore as red tape

Option 22 — Performance-based solutions are outside the scope of work of Building Surveyors unless the Building Surveyor undertakes additional specific qualifications in performance-based solutions

Although the Building Code of Australia is a performance-based code, and performance-based solutions encourage innovation, appropriate expertise is required to assess and sign off a performance based solution.

In Victoria, in addition to a qualified person doing the assessment, a recognised option for getting such sign off is to seek a peer review. This may not be a suitable option for Tasmania where the number of practitioners is small and there is an apparent risk of bias or conflict of interest. Peer review may be a role that can be undertaken centrally by the Director of Building Control.

The Director of Building Control recommends that performance-based solutions be certified by a Building Surveyor who has undertaken additional specific qualifications in assessing performance-based solutions, with further exploration of a peer review process.

Table 22 – Performance based solutions to be assessed by Building Surveyor who has undertaken additional specific qualifications in performance-based solutions

Benefits	Disadvantages
• Increases likelihood of positive outcome by having solution assessed by someone with appropriate expertise • Ensures quality of performance based solutions • Reduces likelihood of bias or conflict of interest	• Increases cost which may discourage designers from proposing alternative solutions • May reduce innovation • May increase the steps in obtaining certificate of likely compliance

Recommendation 23 — Make mandatory building notifications mandatory inspection points

The following stages in the building process, where the builder is required to notify the Building Surveyor, should trigger a mandatory inspection:

- Covering in the foundations
- Pouring structural concrete
- Cladding or building-in structural frame
- Completing the building work

These are the stages where there is the greatest risk to the structural safety of the building if they are not completed in accordance with the standards.

Table 23 - Make current mandatory building notifications mandatory inspection points

Benefits	Disadvantages
• Increases likelihood of safely constructed buildings • Decreases uncertainty about when inspection is required • Allows any defects to be identified at an early stage	• Increased resources required for those not currently carrying out all inspections

Option 24 Every council must appoint a Municipal Building Surveyor

In Victoria, every council must appoint a Municipal Building Surveyor (MBS). The MBS, and his or her council, administers the compliance elements of the building control responsibilities of Local Government and Building Legislation. Usually council's building control responsibilities are carried out under the office and management of a Municipal Building Surveyor (MBS).

To avoid conflict of interest, the MBS cannot practise inside the municipal area. Their role is to oversee the permit authority and ensure compliance with the Building Act; of course they do so from a position of significant professional experience.

It is anticipated that smaller councils may share an MBS.

The MBS should be a natural person rather than a company.

Table 24 - Every council must appoint a municipal building surveyor

Benefits	Disadvantages
• Ensures council has required expertise to administer building control responsibilities • Avoids conflict of interest when municipal building surveyor also acts as permit authority on projects where he/she has been a private contractor • Improves career opportunities for Building Surveyors	• Smaller councils may not have the resources to appoint an MBS • This may reduce the availability of Building Surveyors in the market place

Option 25 — Introduce a new "inspector" level of building surveyor

Some other states have an "entry-level" category of building surveyor/certifier who is authorised to inspect Class 1 and Class 10 buildings under the supervision of a Level 1 or Level 2 Building Surveyor.

Table 25 - Interstate comparison of levels of certifiers in other jurisdictions

State/Territory	Main levels of licences for certifiers	Additional "inspector" level of certifier?
Australian Capital Territory	Two	No
New South Wales	Three	Yes
Northern Territory	Two	No
Queensland		
South Australia	No levels, only certain conditions placed in licences	Inspections performed only by local authorities.
Tasmania	Two	No
Victoria	Two	Yes—two categories.
Western Australia	Three	No—no mandatory inspections.

Including a Level 3 Assistant Building Surveyor within the Act would accommodate those practitioners currently working mostly within Local Government with Diploma Qualifications.

A Level 3 Assistant Building Surveyor would not be permitted to function as a standalone operator.

Consideration should also be given to establishing additional accreditation levels and/or scope for the following;

- Certification of Performance/Alternative Solutions – as a prerequisite Building Surveyors (Building Surveyor and Building Surveyor Limited only) must have completed the Graduate Certificate in Performance-based Building and Fire Codes.
- Building Inspector – where experience and/or qualification satisfies a level to undertake inspections of building work for and on behalf of a Building Surveyor. These practitioners should be required to maintain insurance and CPD similarly to other classes of practitioner.*
- Property Sale Inspector – An area of practitioner that has been constantly missed from the system but an area that needs some form of regulatory control and requirement for insurance and possible CPD.*

The following categories are in accordance with the National Accreditations Framework:

Level	Title	Scope	Qualifications	Generic Functions
Level 1	Building Surveyor (Unlimited)	Unrestricted. Can work on all classes and size of buildings	Degree in Building Surveying, or RPL within 5 years 3 years relevant experience	• Assess and approve plans • Undertake inspections • Approve building occupation/use
Level 2	Building Surveyor (Limited)	3 storeys and maximum floor area 2000m^2 all classes	Advanced diploma 2 years relevant experience	• Assess and approve plans • Undertake inspections • Approve building occupation/use
Level 3	Assistant Building Surveyor	Inspection of Buildings on behalf of Building Surveyor After qualification achieved: Class 10 buildings as defined by the BCA.	Diploma in Building Surveying and 1 year relevant experience Cadet, or otherwise progressing towards qualification with 3 years relevant experience before commencing	• Undertake Inspections • After completion of qualification assess and approve plans and approve building occupation use for Class 10 Buildings

Table 26 - Introduce a new "inspector" level of building certifier

Benefits	Disadvantages
• Would increase the number of building certifiers available for inspections. • Create a lower entry level to the profession. • May reduce workloads of existing building certifiers. • Individuals undertaking inspections would be more accountable to the Commission. • May encourage uptake of building surveying as a profession, leading to higher level licensing. • Increased employment opportunities for mature aged workers from building and construction related fields.	• Does not align with the National Accreditation Framework (NAF) for building certifiers. • Administrative changes required to reflect new level. •

Recommendation 26 Use regular reporting and targeted audits to drive compliance

See the section Measuring success for suggested reporting requirements for Building Surveyors.

By using this information to tell us more about the industry and the part Building Surveyors are playing in it, we can target audits and random inspections where they are most likely to highlight areas of non-compliance.

This will allow us to assist surveyors to improve the quality of their performance.

It also allows us to take a step back from looking over the shoulder of those surveyors who are consistently performing their duties at a high level.

Table 27 - Use regular reporting and targeted audits to drive compliance

Benefits	Disadvantages
• Allows Director of Building Control to maintain an overview of the industry • Ensures resources are directed where they are most needed • Encourages compliance and high-performing industry	• Time required for administration and analysis of reports • Audit can be time-consuming and negatively impact on limited resources

Recommendation 27 Mandatory component of Continuing Professional Development for Building Surveyors

Under the current occupational licensing regime, Building Surveyors are required to undertake 30 points of Continuing Professional Development (CDP) each year.

There are no guidelines about the sort of course or activity that is appropriate, and anecdotal evidence suggests that some practitioners are either claiming points for activities that don't contribute to their continuing education or struggling to find relevant activities.

One option is to give the Director the power to require that all building surveyors attend certain training within a given period. For example, "hot topics" such as bushfire hazard assessment, condensation or 6 star energy efficiency might be areas where the Director would mandate that all building surveyors improve their knowledge.

Mandating a proportion of the CPD ensures the profession stays up to date. The onus is of course on the Director of Building Control to work with training bodies to ensure that high quality, relevant training opportunities are available when such a direction is made.

The proposal is that CPD is comprised of 15 points worth of training determined by the Director of Building Control, and 15 points determined by the practitioner.

Table 28 - Mandatory component of Continuing Professional Development for Building Surveyors

Benefits	Disadvantages
• Ensures building surveyors are abreast of current topics • Increases relevance of CPD activities	• Administrative overhead in tracking whether individuals have attended, and making arrangements for catch up if they haven't. • Increased workload in making sure suitable activities are offered

Recommendation 28 Include strengthened code of conduct for Building Surveyors in legislation

The existing Code of Conduct has no teeth – it is very hard to use it to enforce standards and behaviour.

By strengthening the Code of Conduct, increasing penalties and referencing it in legislation, we can lift standards of professionalism in the Building Surveyor industry.

The Code of Conduct would address issues such as perceived bias if building surveyors are employed directly by builders, concerns about the level of service being delivered, and responsibilities for keeping documentation in case a project needs to be handed over to another building surveyor.

The table below (Table 16) summarises the extent to which other jurisdictions have a code of conduct.

Table 29 - Codes of Conduct in other jurisdictions

State/Territory	Code of Conduct?
Australian Capital Territory	No—although legislation does provide for a code of practice to be made.
New South Wales	Yes
Northern Territory	No—although some definition of "professional misconduct" is being considered.
Queensland	
South Australia	Yes—mandatory code of practice that is referenced in legislation.
Tasmania	Yes
Victoria	No—but looking at a potential code of practice.
Western Australia	No

Table 30 – Include strengthened code of conduct for Building Surveyors in legislation

Benefits	Disadvantages
• Clarifies what is expected of building surveyors, leading to more effective prosecutions for breaches • Clearly defines penalties for non-compliance, leading to reduced breaches	• Needs administration

8 Practitioner registration and licensing

The building industry and practices within it are undergoing change at a greater rate than before. This makes it essential for practitioners within the industry to stay up to date with changes, new technologies and new approaches.

How do we ensure our practitioners have the appropriate skills and conduct to work in the Building Industry?

The quality of our practitioners will determine the quality of buildings.

8.1 Background

Licensing, registration and accreditation requirements differ between professions, but mostly share some common threads.

Before a practitioner can work in the industry, they need to demonstrate that they:

- Are a genuine person (ID etc) operating in Tasmania
- Have the skills and qualifications to do the job
- Are a "fit and proper person"

Most of the occupations accredited or licensed to operate in Tasmania's building industry have some form of compulsory Continuing Professional Development requirement as part of their accreditation or licensing conditions.

Currently plumbers are not required to complete any continuing professional development activities.

As the Building Code of Australia is updated and new issues emerge, it would be useful for the Director Building Control to have the power to mandate that certain courses or online learning are included in a practitioner's CPD.

This could also be used as a tool for addressing compliance issues. A practitioner whose work is not meeting the required standard could be required to attend a specific course.

Industry Associations and Registered Training Organisations could work together to determine the most useful topics to cover in any given year, and the Director Building Control may choose to provide subsidies for attendance, travel and accommodation to ensure practitioners from rural and regional areas are not disadvantaged.

8.2 Issues

CPD schemes allow practitioners to keep their skills up to date but are sometimes viewed as an unnecessary burden rather than a valuable opportunity to develop.

There are concerns that there are limited opportunities for CPD and the quality and relevance varies. The "sausage sizzle" at the local hardware store should not be a valid CPD activity.

An education strategy should be part of the legislation.

There is considerable concern that the role of owner builder is being used to circumvent some of the requirements of the *Act*.

Introduction of mandatory training for Owner Builders has helped alleviate this, but there are still concerns about the number of projects an Owner Builder may work on, and what responsibilities may apply when the Owner Builder later sells the property.

The following occupations should be licensed under the Occupational Licensing Regime:

- Building officials – Building surveyors and inspectors
- Building designers
- Builders
- Plumbers
- Electricians
- Gas fitters

Engineers and Architects, whilst accredited under Tasmania's *Building Act 2000,* are also registered by their professional bodies. Accreditation with the Tasmanian Board of Architects is considered to be sufficient evidence of suitability for registration of Architects under the *Building Act*, but Engineers' registration with Engineers Australia is not considered sufficient for Engineers registration. This inconsistency (and duplication of effort) should be resolved.

8.3 The way forward

The elements that make up a robust system of registration, practitioner oversight and discipline include:

1. Ensuring only suitably qualified people are given registration
2. Ensuring that registered or licensed practitioners maintain their skill level
3. Establish a code of conduct for professional behaviour
4. Have an appropriate auditing and sanction regime to ensure continued compliance and rectification of defective work
5. Have appropriate powers to prosecute where necessary
6. Allow for Company Licensing

8.4 Ensuring only suitably qualified people are given registration

A strong licensing system means that only people with the appropriate skills, experience and character are able to work in the industry.

When the accreditation and licensing regime was introduced, a number of people already working in the industry were "grandfathered" into the new scheme. This means they were able to apply for a licence without the qualifications expected of new applicants. The intention was that these people would upgrade their skills over time, whilst still being able to earn a living in their chosen trade.

Anecdotal evidence suggests this transition has not necessarily occurred and that it may be time to target these individuals to upgrade their skills.

This will require proof of qualifications, proof of the application of those qualifications within the building sector (usually evidenced by specific experience relevant to the licence) and good character, and for some licences, membership of professional bodies.

Knowledge of the Tasmanian regulatory framework is also essential, which may be an issue for interstate practitioners (though anecdotal evidence suggests this may also be an issue for some Tasmanian practitioners!)

Recommendation 29 Allow for corporations/partnerships to obtain contracting licence

Corporations/ partnerships contracting with owners for building work should also be licensed as contractors with a requirement that they have employed a practitioner within the scope of the services they are offering or that a practitioner is a director within the scope of the services they are offering.

This is similar to the structure in the Occupational Licensing Act for Plumbing, Electrical and Gasfitting work.

Penalties, audits and complaints may be made against those bodies and their controlling entities/ directors as well as the individual practitioners.

But the work the corporation can contract for reflects the same scope of work of the most senior accredited practitioner engaged by that company

Recommendation 30 Licensing scheme (formerly Accreditation scheme) be modified to ensure that every practitioner licensed meet the requirements of the industry

The current mix of accreditation, registration and licensing should be brought together under one licensing regime, to be legislated in the *Occupational Licensing Act 2005*, rather than have some occupations and professions managed through the *Building Act 2000*.

Licensing requirements including identity checks, evidence of skills and qualifications, code of conduct and CPD requirements should be managed through this one Act, as would any sanctions or penalties.

Table 31 – Licensing scheme modified to include all practitioners

Benefits	Disadvantages
• Simpler, more consistent legislation • Reduced regulation and duplication of processes	• Some resistance from particular professions to being "licensed" rather than "accredited"

8.5 Addressing "grandfathered" licensees

We've identified two options for ensuring that those grandfathered into the new licensing regime have the appropriate skills to operate in today's building industry:

- **Option 31a - Set time limit for "grandfathered" practitioners to bring their skills up to scratch, or**
- **Option 31b - Set once-off mandatory CPD for grandfathered practitioners to bring their skills up to scratch**

Option 31a — Set time limit for "grandfathered" practitioners to bring their skills up to scratch

To ensure that those practitioners in the industry who have not yet updated their skills make a concerted effort to do so, a time limit of three years should be set and their re-accreditation dependent of evidence of qualifications.

Table 32 - Set time limit for "grandfathered" practitioners to bring their skills up to scratch

Benefits	Disadvantages
• Increases the likelihood that all practitioners in the industry have the appropriate skills	• Imposes a time and cost burden on older practitioners who may not be able to meet this commitment and thus would jeopardise their income-earning capacity • Still three years before practitioners' skills can be considered up to date

Option 31b — Set once-off mandatory CPD for grandfathered practitioners to bring their skills up to scratch

This approach would see the Director of Building Control mandating attendance at a particular course aimed at bringing skills up to scratch. It may involve the Director of Building Control creating a course which could be tailored to cover the important elements of each occupation.

Table 33 - Set once-off mandatory CPD for grandfathered practitioners to bring their skills up to scratch

Benefits	Disadvantages
• Likely to achieve the upgrade of the profession in a shorter timeframe • Provides consistency in content and delivery	• Administrative burden of organising course and ensuring attendance, skills acquisition

Option 32 — Explore licensing process for Engineers which is similar to current process for Architects in the Building Act.

For the engineering profession, national registers of engineering professionals, engineering technologists and engineering associates exist, and these registers are administered by the National Engineering Registration Board (see www.engineersaustralia.org.au/nerb). To remain on these registers, practitioners are required to undergo continuous professional development to remain competent and current in their area of expertise.

This is similar to the process administered in Tasmania for Architects and the current accreditation scheme allows the Director to use the Architects process as the basis for accreditation – a similar process is sensible in respect of engineers and should be explored.

Both Architects and Engineers would still be required to comply with the relevant Tasmanian legislation and complaints could still be made to the Director in relation to the practitioner, but joint processes of investigation should be developed.

This is not allowing either Architects or Engineers to be licensed outside of the framework, but using their professional registration as a basis of obtaining a licence in Tasmania.

Table 34 – Engineers and Architects have a dual registration/licensing process

Benefits	Disadvantages
• Likely to achieve the upgrade of the profession • Provides consistency across jurisdictions	• May lead to Architects and Engineers being seen as separate to other practitioners and not subject to legislation • Engineers Australia is a private body and not regulatory in nature

Recommendation 33 Clarify role of roof plumber

Feedback strongly supports removing the requirement roof plumbing as prescribed plumbing work and therefore work which must be undertaken by a licensed plumber. This task has historically been part of a builders' trade in many parts of the State.

Prior to the licensing of plumbers being moved to the *Occupational Licensing Act 2005* this function was required to be undertaken by a plumber, however there was an exemption outside of the major metropolitan areas. This effectively created a system where in Southern Tasmania mainly plumbers undertook roof plumbing and in the rest of the State mainly builders undertook the tasks.

Since 2010 only roof plumbers have been legally able to undertake the elements of roofing drainage which are seen as plumbing. This has been a continual frustration to sections of the industry.

While this does not actually form part of the building approval process, it's a common complaint from respondents. Builders point out that they used to be able to do roof plumbing but Tasmania is now one of only two states (NSW being the other) that requires a specialist roof plumber to be brought in. The statement in relation to other states is not entirely correct as this type of plumbing is drawn in in other ways. For instance, Victoria requires that both roofing and roof plumbing are required to be carried out by a specialist trade.

Anecdotal evidence suggests that making this change is just legalising what is happening already (which is not necessarily a reason to do it!) but it does seem to be common sense.

On the other hand getting roof plumbing right is essential to ensuring the ongoing integrity of the structural components of our buildings.

In suggesting that we need to clarify the role the Director recommends:

- Roof plumbing continue as a prescribed plumbing work
- Builders with trade qualifications be allowed to apply to undertake residential roof plumbing under a restricted licence category
- The requirements for the restricted licence be competency based
- An initial period of 6 months be provided to allow builders with trade qualifications who have undertaken the work under past exemptions to apply for the restricted licence on the base of recognition of their current competency

Table 35 - Clarify role of roof plumber

Benefits	Disadvantages
• Cost and time saving for consumer and practitioner • Allow for existing builders undertaking work to use their current skills	• Design and specification will need to include roof plumbing

8.6 Automatic Mutual Recognition

Accreditation and licensing requirements differ between States, but the Council for Australian Federation (CAF) is working towards establishing Automatic Mutual Recognition agreements between states. This would mean that someone who is qualified to work in one state would be automatically allowed to work in another state, without the need to be licensed in that state, where an agreement exists between the two states.

Currently the scheme is only being considered for plumbers and electricians.

A particular area of concern under this scheme is that interstate practitioners will not have knowledge of the local regulatory framework.

There are also concerns about defect rectification if an interstate worker has not submitted appropriate paperwork and cannot be traced.

These are issues that will be worked through by CAF as discussions progress.

8.7 Owner builders

Significant auditing of owner builders in the second half of 2014 provided useful information on the level of compliance in this category.

While this did not support the theory that registered building practitioners are using this registration to "rort" the system, nor did it support the counter theory that Owner Builders produced buildings of inferior quality.

However a number of issues were apparent and both the feedback and other recent issues raised with the Director indicate a need to improve the process and even out the process so it is not used to compete against the accredited practitioners.

Respondents suggested that requiring Owner builders to pay the same licensing fees as accredited builders would also decrease the likelihood of rorting and provide a level playing field.

Suggestions included:

- Owner builders should pay a fee for registration and bond until proof of insurance is obtained and submitted prior to Start Work notice.
- Owner builders should be required to disclose that a home has been "owner built" in any contract of sale and this should be noted on the title.
- Owner builder has to take insurance to cover the property at the same level as it would be covered if a registered builder had constructed it (as per other states). In addition, parts of property on which owner builder work was performed must be inspected for defects and/or regulatory breaches.
- The concept of owner builders should not be available for commercial builders.
- Owner Builder project should be limited to a single building process not to ongoing projects on the same property.

- It is suggested that certain types of work, for example smaller class 10 and decks, could and should not be subject to such controls and drawings able to be prepared by the owner builder – perhaps strengthening of definitions, outlining clearly responsibility of the owner builder, recording on the title the work that is undertaken by an owner builder for future purchases to know and limiting future owners action against other parties who have worked for the owner builder or provided approvals on workmanship matters.

Recommendation 34 No owner builder status for class 2 to 9 buildings

The literature justifying allowing owner builders all points to a need to allow an owner to provide for their own accommodation needs. The majority of applications for owner builder registration are in this category, however the current legislation is not limited to residential properties as is the case in other States.

Owner builder status should only be available for owners planning to build, alter or extend their own dwelling. It is not appropriate for this to be extended to commercial buildings. Of particular concern is that the current provisions have been used by owners building for large public buildings and for conversion of properties to accommodation, where the consequences of the risk are high.

Minor class 7 buildings such as a non-habitable farm building to store hay, may be exempt, but workplaces such as shearing sheds would still require a builder.

Table 36 - No owner builder status for class 2 to 9 buildings

Benefits	Disadvantages
• Ensures Owner Building status is used as originally intended • Reduces the likelihood of sub-standard commercial building stock • Reduces risk of harm to the public	• Increases cost for some commercial building owners