



Australian
Institute of
Architects

TAS

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Peter Graham
Executive Director
Consumer, Building and Occupational Services
Tasmanian Department of Justice

By email to: benjamin.price@justice.tas.gov.au and haveyoursay@justice.tas.gov.au

**RE: RESIDENTIAL BUILDINGS (MISCELLANEOUS CONSUMER PROTECTION AMENDMENTS)
BILL 2022**

Dear Mr Graham,

On behalf of the Tasmanian Chapter of the Australian Institute of Architects (the Institute), we thank you for the opportunity to provide feedback on the draft *Residential Building (Miscellaneous Consumer Protection Amendments) Bill 2022* (the Bill). We also appreciate Benjamin Price and Emily Hodges meeting with us to discuss the proposed changes contained within the Bill.

The Institute sees the Bill as a positive step forward to further ensure quality outcomes for consumers who are undertaking residential building work, and provides sensible methods to facilitate this, while supporting existing processes that are in place.

The Institute would like to offer the following comments:

Addressing Defective Work

New 'Defective Work Orders'

We note that in typical architect-administered contracts, there is usually a defect liability period of 12 months, where there are mechanisms to address defective work during this time. Our understanding is that the 'Defective Work Orders' will provide an additional layer of consumer protection, outside the existing measures within a building contract, which the Institute sees as a positive change.

Mandatory Notification Stages for Inspections

The Institute is supportive of the two additional mandatory notification stages for inspections. We note that these are a minimum, and that where an architect is employed to administer a building contract, there would be significantly more inspections as they see the value of this in ensuring a quality outcome. We suggest that there could be scope for an additional mandatory notification stage once the building has been wrapped, and roofing, windows and doors have been installed, but prior to any cladding being installed. This would ensure that the building wrap and roofing has

been installed correctly, along with window and door flashing. Having this as part of the building surveyors' mandatory inspections would further protect the consumer. We would implore the Government to even go further and look at buildings being properly ventilated in these inspections, to prevent condensation, which can lead to mould likely more than two years after a building being completed, which can lead to serious health issues for occupants.

Thank you for providing the opportunity provide important feedback on this important matter for consumers. Please feel free to contact us if you need further clarification or explanation on any of the above points.

Kind regards,

A handwritten signature in cursive script that reads "Jennifer Nichols". The signature is written in a dark ink and is positioned below the text "Kind regards,".

Jennifer Nichols

Executive Director, Tasmanian Chapter
Australian Institute of Architects

The Australian Institute of Architects (Institute) is the peak body for the architectural profession in Australia. It is an independent, national member organisation with over 13,000 members across Australia and overseas. The Institute exists to advance the interests of members, their professional standards and contemporary practice, and expand and advocate the value of architects and architecture to the sustainable growth of our communities, economy and culture. The Institute actively works to maintain and improve the quality of our built environment by promoting better, responsible and environmental design. To learn more about the Institute, log on to www.architecture.com.au.