

8 July 2016



Australian Institute of Architects

To whom it may concern,

Draft Director's Determination of Categories of Building and Demolition Work

The Tasmanian Chapter of the Australian Institute of Architects (the Institute) welcomes the opportunity to comment on the Draft Director's Determination of Categories of Building and Demolition Work.

The Institute is generally supportive of the document as it stands. However, we believe some minor clarification is needed in relation to the processes involved.

As several of the items in Category 1 and all of the items in Categories 2, 3 and 4 are subject to Permit Authority Approval at the Planning or Development Application stage, we believe a cautionary statement should be included in all categories of the directive, underlining to applicants the requirement that the work may be subject to a Planning or Development Application.

It would also be helpful to spell out which authority monitors the process. If, as part of the normal requirement for planning and development permission, this is the local permit authority, this should be clearly stated.

The Institute would strongly suggest revising the section of the document where it relates to the final inclusion under definitions – "Value of Work", which states that:

"the Value of building work is determined by

- a. the contract price as agreed between the builder and owner, or
- b. if no contract, an estimate of the value by a building surveyor (see provisions in Building Bill CI 295 (3)(a))."

It is the Institute's considered view and experience that building surveyors are generally neither qualified nor necessarily competent to assess an estimate of any proposed building works. We are concerned that this may confuse the public on the role and competencies of building surveyors in general. We recommend revising this statement to:

"...if no contract, an estimate of the value by a quantity surveyor, architect or equally competent person..."

Thank you for the opportunity to comment on the Draft Director's Determination. We would be happy to elaborate further if required. Please do not hesitate to contact us if we can be of any further assistance.

Kind regards,

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Australian Institute of Architects