

Property Services : Planning & Building Advice Information Sheet

ENGAGING A BUILDING SERVICES PROVIDER (Tasmania)

The Property Services Unit within Synod of Tasmania assists all parts of the Church to manage properties for purchase, sale, build, lease and maintenance. The UCA Property Services team offers advice as an internal resource to ensure that risks are managed.

From 1 January 2017, the Tasmanian government has introduced the new Building Act 2016 which regulates building and plumbing works.

- A licensed **Builder** carries out work in construction, demolition, alteration, addition, relocation or repair of any building in accordance with the National Construction Code (NCC).
- A licensed **construction manager** is the person responsible for managing building work done on a building site or on a building later placed on site.
- A licensed **fire protection services builder** means the person responsible for fire protection services building work done on a building site or a building later placed on site.
- A licensed **demolisher** means the person responsible for demolition building work conducted on a building site.

The role of the Builder

Under the *Building Act 2016* there is the ability for a licensed builder to perform low risk work without a building permit, or regulatory oversight by a building surveyor.

For notifiable (medium risk) work a building surveyor can provide a certificate of likely compliance and start work authorisation.

Permit (high risk) work must not commence unless a permit has been issued by a permit authority.

On completion of work, where appropriate, a Standard of Work notice should be obtained to confirm that the work performed has complied with the Act and carried out the work according to the Act, the NCC and any relevant plans and specifications.

UCA Property Services can assist with a building contract to manage quality, time and warranty in accordance with the Act. A planning approval in some cases may also be needed.

As part the UCA, OH&S policy, The Uniting Church in Australia requires that all contractors working on or at property undertake an Online Health & Safety Induction Course. This is available on line at <http://www.inductme.com.au/uca>

For further support from The Uniting Church in Australia Property Services team, please call (03) 6331 9784 or email lucia.fitzgerald@victas.uca.org.au