



TASMAN COUNCIL

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Consumer Building and Occupational Services
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Thank you for the opportunity to comment on private certification of No Permit Required use and development.

Council administers No Permit Required use and development similar to an ordinary application. That is, applicants submit plans, form and fees and these are assessed and endorsed as No Permit Required by return letter and plan. The vast majority of these applications are invoiced same or next day and issued the day following payment of invoice. Council, therefore, disputes the argument that there is undue delay for these applications. There are some that require more detailed assessment due to environmental or hazard based overlays or where the information provided is not clear. Where the information is not clear Council 'stops the clock' similar to an ordinary application.

This approach, and the approach of all other Planning Authorities, is administrative in nature as there is no legislative provisions for this category of application. Introducing this category of application into LUPAA would provide greater consistency and clearer timeframes across the Local Government sector.

Council considers that private certification would provide greater choice and options for individuals and on that basis should be supported.

Council is concerned that it will inevitably become involved in any error or omission by a private certifier, potentially at significant cost. Whilst owners or Council could seek compensation for errors from the practitioner's insurers, but only if the practitioner remain solvent. Experience in the building system shows that it is too easy for those with occupational licenses to leave the industry and not hold insurance for residual jobs.

On the two options proposed, Council considers that the licensing model is most likely to ensure a higher quality of certification.

Yours faithfully,



Kim Hossack
General Manager