

16 January 2022

Office of the Assistant Director-General  
Building Policy, Public Works  
Department of Energy and Public Works  
Level 15, 53 Albert St  
BRISBANE QLD 4000

By email: [OADG.BP@epw.qld.gov.au](mailto:OADG.BP@epw.qld.gov.au)

### **Building Guidelines - Electrical, flood and competent persons**

Thank you for the opportunity to provide feedback to the Department of Energy and Public Works in relation to the review of the *Building Guidelines - Electrical, flood and competent persons*. We are specifically concerned with the Guideline for the construction of buildings in flood hazard areas (Flood Guideline).

In the wake of significant recent flooding events in Queensland, the Property Council is very much supportive of updates to the Flood Guideline. However, clarity and consistency are of paramount importance, and key to this is the streamlining and centralisation of relevant processes, information and requirements. Where possible, responsibility for ensuring this should lie with local governments given that they have the requisite expertise and resources.

With this in mind, the stakeholder feedback concerning Guidelines 28, 29 and 38 should be implemented, and the Guidelines amended accordingly. We note that the Department has stated that 'there is no legislative requirement for local governments to designate flood hazard areas' and that 'almost all local governments in Queensland have done so'. However, in order to make flooding information as accessible as possible, the Guidelines should be amended to state that local governments should bear responsibility for providing flooding information to property owners.

The Property Council would welcome the opportunity to discuss this submission in further detail. Please do not hesitate to contact me on 0499 181 366 or [jcaire@propertycouncil.com.au](mailto:jcaire@propertycouncil.com.au) if you have any further questions.

Yours sincerely



**Jess Caire**

Queensland Deputy Executive Director