



# Project Complexity Classification Guide

**PLEASE NOTE:** When establishing the complexity classification of building construction projects for the purpose of calculating consultant fees, builder's prequalification requirements and other project related matters, Project Managers are required to determine the complexity rating which will apply to their project. This guide is designed to assist in this determination.

Non-building construction will be assessed on a case-by-case basis.

<b>COMPLEXITY CLASSIFICATIONS</b>			
	<b>SIMPLE</b>	<b>CONVENTIONAL</b>	<b>COMPLEX</b>
<b>Descriptive Definitions</b>	<p>Projects and buildings that have been rated as low risk and may have one or more of the following characteristics:</p> <ul style="list-style-type: none"> <li>• new building or minor alteration/additions</li> <li>• repetitive design elements</li> <li>• based on a 'standard brief'</li> <li>• limited and basic engineering services</li> <li>• no significant site issues</li> <li>• standard level of finishes</li> <li>• use traditional procurement models.</li> </ul>	<p>Projects and buildings that have been rated as moderate risk and may have one or more of the following characteristics:</p> <ul style="list-style-type: none"> <li>• new building or medium alteration/additions</li> <li>• individual design elements</li> <li>• based on a 'specific brief'</li> <li>• standard range of engineering services</li> <li>• minor site issues</li> <li>• moderate level of finishes</li> <li>• use traditional or simple alternative procurement models.</li> </ul>	<p>Projects and buildings that have been rated as high or extreme risk and may have one or more of the following characteristics:</p> <ul style="list-style-type: none"> <li>• new building or major alteration/additions</li> <li>• unique and iterative design process.</li> <li>• based on a 'complex brief'</li> <li>• high level complex range of engineering services</li> <li>• significant site issues</li> <li>• high level of finishes.</li> <li>• heritage buildings with conservation</li> <li>• use traditional or alternative procurement models.</li> </ul>
<b>Building Type Example</b>	Transportable / Modular / Prefabricated Building (1 floor)	Modular / Prefabricated Building (2 to 5 floors)	Modular / Prefabricated Building (greater than 5 floors)
	Residential Construction (1 to 5 units)	Residential Construction (greater than 5 units)	Prison
	Office / Building (1 floor)	Office / Apartment / Multi-Use Building (2 to 5 floors)	Office / Apartment / Multi-Use Building (greater than 5 floors)
	Shed / Shelter / Covered Assembly / Warehouse	Health Clinic / Aged Care Facility (small, standard)	Hospital / Complex Health Facilities / Palliative Care / Operating Theatre / Dental Surgery
	Industrial Facility (light)	Hostel	Hospitality Facilities / Hotel
	Ablution Facility	Library	Laboratory
		Education Facility (standard), Primary School / Childcare Centre / Agricultural College	Education Facility (complex), Secondary School / TAFE / Lecture Theatre / University
		Police Station (non-custodial)	Police Station (custodial)
		Museum (small)	Art Gallery / Museum
		Sports Pavilion (small)	Stadium / Aquatic Centre (indoor and outdoor)
		Courthouse (small)	Courthouse (complex)
		Fire Station	Performing Arts Theatre
	Works that include a basement		

**CONDITION:** The Department of Finance reserves the right to amend the definitions and examples contained in this guide at any time.