

UNAUTHORISED BUILDING APPROVAL

Building Information Sheet #8



Is Approval for Unauthorised buildings available?

The Building Act 2011 (the Act) and the *Building Regulations 2012* allow a Local Authority to issue a Building Approval Certificate where it can be demonstrated that an Unauthorised Building Work complies with the Building Code of Australia and relevant standards.

Owners who have Unauthorised Building Work, can apply to the City by providing the necessary application form, fees, documentation, and any required certificates to demonstrate that the Unauthorised Building Work as-built substantially conforms with the requirements of the Act.

Owners may need to commission Building Professionals to assist them in preparing and certifying the Unauthorised Building Work.

This is not a retrospective approval and only authorises the building from the time the Certificate is issued.

What do I have to Pay?

- Certificate Fee: The fee is 0.38% for a building value greater than \$28,947.37 but not less than \$110.00
- Building Services Levy - \$123.30 (0.274% for a building value over \$45,000).

What Information is Required?

The following is a list of information that may be required for your application depending on the complexity of your as-built works:

- Completed Application Form BA13.
- One (1) set of Architectural Plans showing the as-built works, in relation to the original residence and site.
- One (1) copy of relevant Specifications.
- One (1) copy of Structural Engineers As-built Certification.
- One (1) copy of Private Building Surveyor's Certification, pertaining to the works compliance with the Building Code of Australia and relevant Australian Standards.
- Note: Planning Approval may also be required.

For a complete detailed explanation of the information required for a Building Approval Certificate (BA13) you should refer to the City's building application checklist **GUIDE FOR APPROVAL OF UNAUTHORISED BUILDING WORK**.

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