



# Further moves to fast-track building approvals

## **Building commencements prior to receipt of a building permit extended to 30 September 2012**

Building permit applications to local government permit authorities lodged between 1 January 2012 and 30 September 2012 are being fast-tracked. The Minister for Commerce has signed a further Amendment Ministerial Order, which took effect from Tuesday 24 July 2012, to expedite the flow of home building work. The Minister's original order, effective from Saturday 16 June 2012, allowed a person who applied for a building permit between 1 January 2012 and 30 June 2012 to build a house or associated building (Class 1 and 10) to start building work BEFORE the building permit was granted by the local government/permit authority.

This date has now been extended to 30 September 2012. This fast-track approval does NOT apply to a building application that was refused by the permit authority.

Fast tracking does not remove the obligation (if applicable) to obtain all other necessary approvals such as planning, give required notifications and to build in accordance with the building standards. Note that any non-compliant building work may be subject to enforcement action by the local government, including the potential for orders to cease the work or demolish the building or structure.

Before you start building you must be certain that the building work is compliant and all necessary approvals, except the building permit, are in place.

## **Clarification of Water Corporation notification and consent, and consent for crossovers**

In relation to an application for a building permit, Industry Bulletin 004/2012 advised:

1. Notification to and consent from the Water Corporation will no longer be required.
2. Consent for crossovers will no longer be required.

Please note this is only in relation to the need to apply for a building permit under the *Building Act 2011*. It does not remove the need to provide such notifications or seek approvals under other relevant legislation, such as:

- The Country Areas Water Supply Act 1947;
- The Country Towns Sewerage Act 1948;
- The Metropolitan Water Supply, Sewerage, and Drainage Act 1909;
- Local Government (Uniform Local Provisions) Regulations 1996.

Please contact the Water Corporation or the relevant local government if you require further information.

## Building approvals information kit

An information kit was sent to all builders, local governments and other industry stakeholders this week. The kit contains a summary of the changes made to the *Building Regulations 2012* supporting the moves to fast-track building approvals for Class 1a housing applications. It consists of other documents to speed up the processing of an application for a building permit such as a checklist, a processing manual and proforma statements. The full kit is available online. In addition, a dedicated building approvals hotline has been established to provide an immediate response to builder or applicant queries about the building approvals process.

## Use of proforma statements on planning and work affecting other land

Two proforma statements that deal with matters concerning planning and work affecting other land are part of the 'Building Approvals Information Kit'. There is also a checklist for submitting an uncertified application for a building permit for Class 1a housing.

Both proforma statements are listed on the checklist, which shows what should be included for a complete building permit application. In most cases the inclusion of the proforma statements is needed to enable the permit authority to process the application rapidly. However, if you have evidence of prior planning, for example a development approval or consent/court order for work affecting other land, you do not need to submit a proforma as well. An applicant is not required to provide both evidence of prior compliance for planning and work affecting other land and a proforma statement showing the same compliance.

**Note to permit authorities** – the processing of an application cannot be stopped by a section 18 request for more information if the proformas do not form part of the application. If the proformas are needed and are missing, an informal request should be made. (The two proformas statements form part of the fast-track building approvals process and are therefore not covered by section 20, grant of a building permit, under the *Building Act 2011*).

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