

Building Regulation News Updates are issued as and when necessary, to keep the Tasmanian Building Industry informed of developments occurring in the industry, Building Code of Australia (BCA) and its referenced documents and legislation.

Revised Owner Builder Pre-registration processes

Purpose

This *News Update* is to inform building practitioners, owner builders, permit authorities, councils and building owners of the exemption of certain types of building work from the requirement for Owner Builder Pre-Registration by the Director of Building Control. These exemptions apply from 5 October 2007.

1. There is now *no requirement* for owner builder pre-registration by the Director of Building Control if:
the Owner Builder work (cost of labour and materials) is \$5,000 or less;

or

the Owner Builder work is on any Class 10 building or structure

Actions

- The building surveyor can write 'under \$5,000' or 'Class 10' (as applicable) in the owner builder registration box on the Certificate of Likely Compliance (Form 11).
- The owner builder will take their completed Certificate of Likely Compliance (and other required documents, including the Owner Builder Statement (Form 34) to the Permit Authority and apply for a building permit.
- The Permit Authority may issue a building permit in the normal manner.
- The building surveyor is to send a copy of Building Start Work Notice, Form 39, from that owner builder, to the Director of Building Control.

It is incumbent on the building surveyor to accurately assess the building classification and the estimate of the cost of the work, and check that the information provided on the owner builder statement is accurate.

2. **If owner builder work exceeds \$5,000 on Class 1 – 9 buildings:**

Actions

- If the owner builder work *exceeds \$5,000* on any domestic or commercial building (BCA Classes 1 – 9) the owner builder needs to be pre-registered and their building surveyor will apply to the Director using the Form 40 (Request for Owner Builder Report).
- An Owner Builder Statement (Form 34) will need to be signed by the applicant, a copy provided to their building surveyor (to send to the Director with the Form 40 for the pre-registration process) and the original kept to be later provided to the Permit Authority.

Background

The *Building Amendment Regulations 2007* introduced a new requirement for pre-registration of owner builders. Building surveyors (on behalf of owner builders) need to obtain a pre-registration number from the Director of Building Control before completing the Certificate of Likely Compliance.

Reasons for the changes

- Training advice provided to building surveyors and permit authorities in June 2007 advised that owner builder work \$5,000 or less did not require pre-registration by the Director. This update confirms that advice;
- Work on any Class 10 building or structure is not counted as part of the number of buildings that an owner builder can legally build ('Two in ten years'). As this type of building work is not counted there is no practical reason for the Director to pre-register this class of owner builder work;
- The exclusion of Class 10 buildings will reduce the administrative and building costs of building surveyors and building owners.

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Director of Building Control

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