

BUILDING SERVICES

kalamunda.wa.gov.au

T 08 9257 9999 E enquiries@kalamunda.wa.gov.au

UNAUTHORISED BUILDING APPROVAL

Information Sheet 6

Is approval for unauthorised building available?

The Building Act 2011 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 information is required?

The below is a list of information that may be required for your application depending on the complexity of your asbuilt works:

Checklist	
Development approval (if applicable). Refer to <u>Planning</u> to review the planning conditions, particularly those	
that require to be addressed prior to submitting a Building Permit application.	
Health approval for the installation of an <u>effluent disposal</u> system for non-sewered areas (if applicable).	
Certified Application for a Building Approval Certificate (BA13) completed.	
Architectural Plans showing the as-built works, in relation to the original residence and site	
Specifications specific to type of construction.	
Structural Engineers As-built Certification.	
Private building surveyor's certification, pertaining to the works compliance with the Building Code of Australia and relevant Australian Standards. A <u>list of registered building surveyors</u> can be found on the building commission website.	
Relevant <u>Building Fees & Charges</u> paid.	

ALL applications must be lodged online via our website.

This publication has been prepared by the City of Kalamunda as a service to its residents. The material contained in this document is intended to help you to understand the rules and regulations. It does not purport to, nor is it intended to, constitute legal advice. It is provided in good faith as a public service. However, the City does not guarantee the accuracy of any of the information provided or of any statements made and it is the responsibility of readers to make their own enquiries as to the accuracy, currency and appropriateness of any information or advice provided. The City expressly disclaims liability, whether in negligence or otherwise, for any act or omission resulting from reliance on this document or for any consequence of such act or omission.