

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 as-built works:

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

ALL applications must be lodged [online](#) via our website.