

## CHANGES TO OWNER BUILDER LEGISLATION

### Introduction

New owner builder laws were introduced in Victoria on the 14 June 2005 to protect registered building practitioners, genuine owner builders and the community.

The new laws effectively remove the ability of an unregistered owner builder to undertake building work as an 'owner builder' for investment purposes and subsequent financial gain on domestic projects with a value in excess of \$12,000.

### What do the New Laws Mean?

All owner builders must apply to the building practitioners board for a 'Certificate of Consent' prior to obtaining a building permit for domestic building work over \$12,000;  
Owner builders may only obtain building permits on a single property in any three year period;  
Owner builders must reside, continue to reside or intend to reside in the single dwelling;  
Owner builders will not be able to obtain a certificate of consent and subsequent building permit for multi-unit developments.

### The Role of the Building Practitioner's Board (BPB) – Certificate of Consent

The building practitioner's board is responsible for administering and registering owner builder's who wish to carry out domestic building work on their principle place of residence.

Any person wishing to obtain a building permit for domestic building works over \$12,000 as an owner builder must first apply to the BPB for a certificate of consent (i.e. written approval).

The Certificate of consent is valid for a period of three (3) years and will generally only be issued on a single dwelling for that 3 year period. Multiple certificates can be issued for the one dwelling where it is proposed to carry out works on the building in various stages.

Applications for a Certificate of consent must be made direct to the building practitioner's board and be accompanied by the following:

- a completed application form;
- a completed and signed statutory declaration;
- a fee of \$75

For further information and to obtain a copy of the owner builder's information kit you can contact the building practitioners board on 1300 360 320 or visit the building commission web site on [www.buildingcommission.com.au](http://www.buildingcommission.com.au).

### Building Permits

Subject to meeting the requirements of the BPB for owner builder classification, genuine owner builder's can still make applications for building permits to a building surveyor of their choice.

Information required for building permit application and assessment includes an application form, copy of certificate of title, copy of certificate of consent, 4 copies of architectural, structural and civil drawings, soil reports, computations, energy rating reports and copies of any reporting authority consent.

For further information on building permits for owner builders contact this office on 9568 2992 and ask to speak to a technical advisor.