
The Terraces and Statutory Requirement

A Discussion Paper

Introduction

In Victoria, most renovation or building project worth more than \$5,000 and or involving structural changes requires the issuing of a Building Permit.

Many renovation or building projects will also require Planning or Development Permits where the proposal falls outside the current ResCode or other local planning controls apply.

Throughout the building process a number of significant regulatory approvals or certificates may also be requisite. This discussion paper lists a summary of these requirements.

Further more detailed information can be found on:

- the Archicentre website, <http://www.archicentre.com.au/TheTerraces>,
- the Building Commission website, <http://www.buildingcommission.com.au>
- or through your local council.



Certificate or Permit	Authority	Comment and reference
Planning permit	Local Council	<p>Planning Permit applications usually include:</p> <ul style="list-style-type: none"> - site assessment and Res. Code analysis, - existing plans, - full plans, elevations and section of the proposal, - sight line views from the street, - shadow diagrams, - survey plan, - further information as required by Council. <p>Applications are usually advertised allowing affected parties the right to lodge an objection.</p> <p>After issue of the permit, endorsement must be sought should design change as documentation is developed.</p> <p>Local Planning Schemes can be viewed on line through the Department of Sustainability and Environment http://www.dse.vic.gov.au/planningschemes/ Also, refer to your local Council.</p>
Insurances	APRA approved Insurer	<p>For all Building works valued over \$12,000, the building practitioner is required to provide Warranty Insurance.</p> <p>Building Commission http://www.buildingcommission.com.au/asset/1/upload/Renov.pdf</p>
Building Permit	Building Surveyor	<p>Building Permits are mandatory for most building and renovation work. Amendments to the permit must be sought should structural or statutory changes occur during the construction process. A registered Building Practitioner must be engaged for most building work over \$5,000 and a written contract must be in place.</p> <p>http://www.buildingcommission.com.au/asset/1/upload/Buildpermits.pdf</p> <p>All new domestic construction must also meet the 5 Star Standard as of July 1 2004. http://www.5starhouse.vic.gov.au/</p>

Mandatory Building inspections	Building Surveyor	There are four mandatory inspections that take place at set stages during the construction process
Final Certificate or Certificate of Occupation	Building Surveyor	An occupancy permit is issued when a building is 'suitable to occupy' from a safety point of view. It is not a statement that all the building work is necessarily complete. Nor is it a certificate that states that all building work complies with the relevant legislation. http://www.buildingcommission.com.au/www/default.asp?casid=2864
Certificate of Practical Completion	Architect	Project has reached contractual practical completion – all works are not necessarily complete, with some minor fix up or rectification to follow.
Certificate of Final Completion	Architect or Builder	Contractual completion. By this stage the Building surveyor must also have issued the Final Certificate or Certificate of Occupation. Where an architect has been engaged to administer the building contract, the contract's Certificate of Final Completion will not be issued until the rectification of all outstanding incomplete and defective items that are identified during and at the end of the Defects Liability Period.
Electrical Certificate of Compliance	Registered Electrician	Self certified and issued certificate declaring that all electrical work listed on the certificate have been completed in accordance with regulations. A number of certificates may be received if execution of electrical work has been completed by different contractors for different components (eg electrical wiring. Security). Office of the Chief Electrical Inspector http://www.ocei.vic.gov.au/community/coesafety.html
Plumbing Certificate of Compliance	Registered Plumber	Self certified and issued certificate declaring that all plumbing work listed on the certificate have been completed in accordance with regulations. A number of certificates may be received if execution of plumbing work has been completed by different contractors (eg duct fixing, gasfitting, mechanical services, drainage, sanitary, water supply, roof plumbing). Plumbing Industry Commission http://www.pic.vic.gov.au/

Other useful references:

To assist consumers in finding or selecting qualified professionals, the following references may be useful:

Finding an Architect

- Through the RAIA - Find an Architect service <http://www.architecture.com.au/i-cms?page=3939>
- Through Archicentre – <http://www.archicentre.com.au>
- Through the ARBV – Is your architect registered? <http://www.arbv.vic.gov.au/registration.html>

Using a Registered Building Practitioner (RBP)

- http://www.buildingcommission.com.au/asset/1/upload/consumer_flier.pdf

Finding a Registered Building Practitioner

- <http://www.buildingcommission.com.au/www/default.asp?casid=2860>

Australian Institute of Building Surveyors

- <http://www.aibs.com.au/>

To assist consumers in assessment of their building project, the Building Commission has published a valuable document Guide to Standards and Tolerances (http://www.buildingcommission.com.au/asset/1/upload/Standards__Tolerances.pdf). The Guide indicates the Building Commission's view of reasonable standards and tolerances for domestic building work where such standards and tolerances are not prescribed in legislation, building control or policy, or articulated by the contract documents.

To assist the consumer in the prevention and resolution of building disputes where an architect is not engaged to administer the building contract, Consumer Affairs Victoria together with the Building Commission manage and deliver the Building Advice and Conciliation Victoria (BACV, telephone 1300 557 559), which provides services including free advice, conciliation and technical inspections of building. Information on this service can be found at <http://www.buildingcommission.com.au/www/default.asp?casid=2827>.