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Building Consultants - Building Permits - Inspections

Form 1
Building Act 1993
BUILDING REGULATIONS 2018
Regulation 24

APPLICATION FOR A BUILDING PERMIT

To: Relevant Building Surveyor

From:

Owner/Agent of Owner

ACN/ABN

Postal address

.....Postcode.....

[] Indicate if the applicant is a lessee or licensee of Crown land to which this application applies.

Contact personTelephone.....

Address for serving or giving of documents.....

.....Postcode.....

Email

Lessee Responsible for Building Work (Commercial Only)

[] Indicate if a lessee of the building, of which parts are leased by different persons, is responsible for the alterations to a part of the building leased by that lessee.

Ownership Details (only if agent of owner listed above)

Owner

ACN/ABN

Postal address

.....Postcode.....

Contact personTelephone.....

Email

Property details

Address						Postcode	
Lot/s		LP/PS		Volume		Folio	
Crown allotment		Section		Parish		County	
Municipality				Allotment area (for new dwellings only)			m ²

[] Tick here if land owned by the Crown or a public authority

Builder (if known)

NameTelephone.....
Address
Postcode..... Email.....

Building practitioners¹ and/or architect

a) To be engaged in the building work²

Category/Class	Name	Registration No.

(If a registered domestic builder carrying out domestic building work attach details of the required insurance)

b) Who were engaged to prepare documents forming part of the application for this permit³

Category/Class	Name	Registration No.

Nature of building work*

- | | | | |
|-----------------------------------|-----|----------------------------------------------|-----|
| Construction of a new building | [] | Alterations to an existing building | [] |
| Demolition of a building | [] | Removal of a building | [] |
| Extension to an existing building | [] | Change of use of an existing building | [] |
| Re-erection of a building | [] | Construction of swimming pool spa or barrier | [] |
| Construction of swimming pool | [] | Other | [] |

Proposed use of building⁴

Owner Builder⁵ (if applicable)

I intend to carry out the work as an owner builder. Yes [] No []

Cost of building work

Is there a contract for the building work? Yes [] No []

If yes, state the contract price \$.....

If no, state the estimated cost of the building work (including the cost of labour and materials) and attach details of the method of estimation \$.....

Stage of building work

If application is to permit a stage of the work:

Extent of stage

Value of work for this stage \$.....

Signature

Signature of owner or agent Date

ENSURE PAYMENT IS ACCOMPANIED WITH THIS APPLICATION. IF A FEE HASN'T BEEN PROVIDED, PLEASE EMAIL INFO@JNAT.COM.AU FOR A QUOTATION

NOTES:

Note 1

Building Practitioner means:-

- (a) a building surveyor, or
- (b) a building inspector, or
- (c) a quantity surveyor, or
- (d) an engineer engaged in the building industry, or
- (e) a draftsman who carries on a business of preparing plans for *building work* or preparing documentation relating to permits and permit applications; or
- (f) a builder; or
- (g) a person who erects or supervises the erection of prescribed temporary structures, or
- (h) a person responsible for a building project or any stage of a building project and who belongs to a class of people prescribed to be building practitioners,

but does not include:

- (i) an architect; or
- (j) a person (other than a domestic builder) who does not carry on the business of building

Note 2 Include building practitioners with continuing involvement in the *building work*.

Note 3 Include only building practitioners with no further involvement in the *building work*.

Note 4 The use of the building may also be subject to additional requirements under legislation such as **the Liquor Control Reform Act 1998** and the **Dangerous Goods Act 1985**.

Note 5 If an owner builder, there are restrictions on sale of the building under section 137B of the Building Act 1993. Section 137B prohibits an owner builder from selling a building on which *domestic building work* has been carried out within 6½ years from the completion of the relevant *building work* unless they have satisfied certain requirements including obtaining compulsory insurance. The Building Commission maintains a current list of domestic insurance providers.

Note 6 The applicant **agrees to the terms of the appoint as per the terms of the appointment**

The collecting the information on this form for the purpose of providing the service or permit. The information will be used for administration of this service or permit, but will not be disclosed to any other party except as required by law. If you fail to provide this information, the service or permit may not be processed. You may access this information by contacting the Relevant Building Surveyor.

SUPPORTING DOCUMENTATION

Documentation Required	Supplied	Not Supplied	Not Applicable
Building Permit Fees (Have they been paid)			
Application form (Complete all relevant sections, to be completed by owner)			
Notification of appointment (To be completed by owner)			
Owner Builder Certificate (if the project is carried out by the owner of the land)			
Builders Warranty Insurance Certificate (if the project is carried out by a registered domestic builder)			
Copy of title (this includes the front pages of title, plan of subdivision and any relevant covenants or section 173 agreements)			
Proof of ownership (copy of the rates notice, solicitors letter confirming settlement or a current title search)			
Land Surveyors Check Survey (this is required where the proposed building works are to be built to the title boundary in established areas)			
Architectural/Working Drawings			
Structural Drawings, computations and certification			
Soil Report			
Specifications			
Stormwater Drawings (Council approval may be required)			
Energy rating report and endorsed plans (NEW OR EXISTING HOMES)			
Town Planning Permit and Endorsed plans (only required if the proposal requires a town planning permit. Check with your local council)			
Developer Consent (only required in select new estates. Check with your local council)			
Protection Notices (only required if the proposed building is built to the boundary or abutting an adjoining building)			
Septic Permit (only required if the property is not serviced by a sewerage system.)			
Council Property information (contact your local council for an application)			
Council Stormwater information (contact your local council for an application)			
Building Over Easement Consent (only required if the structure is over the easement. Council and water authority consent is required)			
Service pipe depth information (only required if the building is within 4m of any service pipes within the subject or adjoining properties)			
Bushfire Attack Level (BAL) Assessment			