

ORDERS/NOTICES

Thank you for calling our office today. As discussed we can assist you in relation to your Order or Notice from Council.

First, an explanatory note about the “1507/Certification” in Council’s demand.

Showing Cause does NOT mean giving an explanation why the work was done without a Building Permit but giving formally documented technical evidence that the structure complies with the Building Act 1993 and the Building Regulations 2006.

For domestic buildings, this evidence has to cover compliance with siting (Part 4 of the Regulations), property title restrictions (encumbrances, caveats, agreements, easements, etc.), fire safety, smoke detectors, structural adequacy, construction on special areas and any other elements found to be relevant at the time of an assessment.

There are subtle differences in the following Council terms which sound the same, but are very different:

- a) Approve to Building Surveyor satisfaction,
- b) Certify
- c) Certify design
- d) Certify construction
- e) Certify inspection
- f) Certify design and construction
- g) Reg. 1507 compliance.

The **process** is quite complex and time consuming, and comprises, at minimum, the following steps.

1. Architectural drawings are required (cost possibly \$1000).
2. An engineering report and certification of the design and the building work (possibly \$1000).
3. (Pre) payment of our own professional fees (\$3000 - \$4000).

Demolition pursuant to Council's demand may be preferable!!

A. ARCHITECTURAL DRAWINGS (4 sets)

Allotment or site plans at 1:500 (minimum) to show North point and

- boundaries and dimensions of the site
- any easements on site and any adj. properties (windows, private open space, footings & angles of repose)
- position of the proposed building and its relationship to the site boundaries and any other buildings on site. Also the near side, front setback position of adjoining properties.
- Wind Terrain Category estimate 28/33/41 m/s or N1 N2 N3 N4?
- spacing under bearer?
- damp proof course?
- insulation?

Specification of all materials, sizes, grades etc.

B. SITE INSPECTION AND APPROVAL

TO BE INSPECTED AND MEASURED	REFERENCE	SIGN OFF WHEN APPROVED
Concrete Slab Depth		
Foundation		
Waterproofing (Polythene Vapour Barrier)		
Floor Frame -Timber		
Wall Frame – Timber/Brick/ Metal		
Stumps – Type of footing: Size: Braced:		
Flooring – Material: Size:		
Truss Roof – Span: Type:		
Roof Frame – Common Roof/ Truss Roof/Cathedral Roof/ Flat?		
Bearer		
Joist SS		
Joist 1 st fl		
Joist BS or 1 st fl		
Bot. Plate SS		
Top Plate SS		
Bot. Plate TS		
Top Plate TS		

Studs SS		
Studs TS		
Wall Braces		
Window & Load Studs SS		
Window & Load Studs BS		
Bressemer SS		
Bressemer BS		
Ceiling Joist		
Hanging Beams		
Beams		
Rafters Common		
Rafters Cathedral		
Hips & Valleys		
Ridges		
Collar Ties		
Purlins		
Props		
Roof Battens & Roof Braces		
Connections		
Tie Downs		
Downpipes		
Connections to Storm Water		
Grading away from Building		

Suitable for occupation class – 1 2 3 4 5 6 7 8 9 10 (Circle) 1. Cooking 2. Bathing 3. WC 4. Laundry 5. Smoke Detectors 6. Unprotected Stairs or Decks?		
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C. FOR CLIENTS INFORMATION, DISBURSEMENTS INCLUDE:

File archive fee (file kept 10 years)	\$120.00 + GST
Administration fee	\$150.00 + GST
Geographical & photographic research	\$40.00 + GST
Title search & property reports	\$55.00 + GST
State Government Levy 0.128% based on cost of work	TBA
Council Request for Information	\$51.20/\$64.10/\$140.00
Council Lodgement fee	\$38.30

Regardless of any Certification, our experience and expertise, we can offer no guarantee as after considering the submission, Council’s determination may be that:

- a) The work does not comply and it has to be demolished; or
- b) The work complies and it may be permitted to remain; or
- c) The work, in its current form, does not fully comply and the owner is given the options to either alter the work to reach compliance under a Building Permit or demolish it.
- d) If Council is not satisfied it will elevate the matter to the next level of conformity (and penalties).
- e) Magistrates court penalties previously averaged \$16,000 but some Councils are now seeking \$80,000 penalty.

We look forward to helping you with the initial preliminary advice site meeting.

Drew Wadsworth

Form C Notices 9-16