

## Building permits

A Building Permit is a document that confirms a Building Surveyor has approved the plans and other documentation for the proposed building works prior to its commencement and authorizes the construction or demolition of a building structure if it complies with the building regulations. (Note: Some Council's have Building Surveyors on staff who can therefore issue Building Permits).

It is a serious offence and severe penalties may result if building works is undertaken without obtaining the necessary building permit.

Building Permits create, preserve and advance standards for the construction and maintenance of buildings. Permits also enhance the amenity of buildings and protect people using them.

When applying for a Building Permit at least 3 copies of drawings, specifications and allotment plans with the completed application form is required together with the relevant application fee (which is determined by the cost of building works).

## Lapsed building permits

A commencement date and a completion date for building work will be stated on the Building Permit.

If for some reason conditions prevent the commencement and completion of building work by the nominated dates you must:

- Prior to the expiry date passing, apply to the relevant building surveyor for an extension of time to your building permit; or
- Apply to the Building Appeals board to modify regulation 315 of the building regulations 2006 and extend the time limit of the building permit.

A new Building permit will be required to be issued for any unfinished Building Work if the original Building Permit lapses and the Building Work is not completed. The application for a new Building Permit must be made to the same Building Surveyor unless termination of his or her appointment has been obtained. Plans showing the work to be completed as well as a payment of fees and levies relative to that work will need to be paid to the relevant Building Surveyor.

## Lapsed planning permits

A commencement date and completion date will also be on the Planning Permit. Generally a Planning Permit allows two years to commence building and two years to complete works once construction has started.

If an extension to your Planning Permit is required, an application may be made to Council together with the relevant fee, prior to or 3 months after the expiry date and an extension may be granted.

If the time lapsed is greater than 3 months after the original expiry date the application is no longer relevant and a new application will need to be lodged to continue with further building works.