

As at 28/10/2009.

Owner-Builders and Home Owner Incentive Schemes

Incentive Schemes

This fact sheet provides information to owner-builders wanting to take advantage of various home owner incentive schemes (grants) currently being administered by the NT Government. These schemes include the First Home Owners Grant and Buildstart Grant provided by the NT Government, and the First Home Owner Boost (FHOB) provided by the Commonwealth Government and administered by NT Treasury. Information on these schemes, including eligibility criteria and other conditions, can be found at http://www.nt.gov.au/ntt/revenue/home_incentives.shtml.

Key dates for owner-builders

First Home Owners Grant

- \$7 000 ongoing (no cut-off date).

First Home Owners Boost

- \$14 000 where building works commence before 30 September 2009.
- \$7 000 where building works commence between 1 Oct. and 31 Dec. 2009
- Not available after 31 December 2009.

Buildstart Grant

- \$14 000 where building works commence before 31 December 2009
- Not available after 31 December 2009.

Current building laws require an owner-builder to obtain an Owner-Builder Certificate and building approval in Building Control Areas before commencing works.

Applying to be an Owner Builder

Individuals wanting to become owner-builders must apply to the Building Practitioners Board for an Owner-Builder Certificate. Applicants must own the property where building works will occur and provide a title search from the Lands Titles Office, and must sign a declaration that they have read and understood the NT Owner-Builders Manual.

The Board's website and contact details for obtaining application forms, Owner-Builders Manual and further information can be found over the page.

The Board typically meets on a monthly basis and all properly completed applications must be lodged two weeks prior to the meeting date. Contact the Board Registrar to confirm meeting dates as these may change from time to time.

In recognition that there are persons wanting to obtain Owner-Builder Certificates to take advantage of schemes before they cease to be available, the Board is able to assess applications out of session should the scheduled meeting dates not meet your time-frame. In these cases you should explain your circumstances to the Board Registrar.

For further information about building rules and regulations contact the Building Advisory Services Branch in your region or visit our website : www.nt.gov.au/building

DARWIN

Ground Floor, Cavenagh House
38 Cavenagh Street
DARWIN NT 0800

Ph: 8999 8965 or 8999 8966

KATHERINE

1st Floor, Government Centre
First Street
KATHERINE NT 0850

Ph: 8973 8926

TENNANT CREEK

Transport and Works Building
Leichardt Street
TENNANT CREEK NT 0860

Ph: 8951 9235 (Alice Springs)

ALICE SPRINGS

First Floor, Alice Springs Plaza
Todd Mall / Parsons St
ALICE SPRINGS NT 0870

Ph: 8951 9235

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Building Approval

The incentive schemes require proof that building works have commenced within certain dates and that building works have been completed (e.g. through the issue of an Occupancy Permit). The laying of foundations is taken to indicate the commencement of works.

Before starting any works within a Building Control Area you must engage a private building certifier and obtain a building permit. Follow the link shown below to find out if you are in a Building Control Area.

A building certifier cannot issue a building permit to an owner-builder unless all plans comply with the relevant legislation AND the certifier is provided with the Owner-Builder Certificate issued by the Building Practitioners Board.

To prevent or minimise delays in the issue of a building permit which may prevent you from starting building works and accessing the incentive schemes currently available, you should select and engage a building certifier as soon as possible. See below for a link to a list of building certifiers or look up Building Surveyors in the Yellow Pages.

Explain to your certifier your circumstances and, where he or she can meet your time frame, provide them with your plans for evaluation and approval.

Further Information

Building Control Areas:

<http://www.nt.gov.au/lands/building/regulations/areas/index.shtml>

Building Practitioners Board:

Telephone: 08 8923 9309
Fax: 08 8923 9318
Email: bpb@nt.gov.au
Website: <http://www.nt.gov.au/bpb>
Postal: GPO Box 1680, DARWIN NT 0801
Location: NT Build, Charlton Court, Woolner NT 0820

Building Certifiers:

<http://www.ntlis.nt.gov.au/building-practitioners/>