

As at 28/07/2009

Moratorium

For Existing Buildings to Achieve Compliance

The moratorium covers all declared Building Control Areas and applies to all buildings which:

- were built before 28 April 2009;
- do not have a building permit (ie the structure is unauthorised); or
- have a building permit but not an occupancy permit or builder's declaration (ie certification is incomplete).

During the moratorium, existing buildings will continue to be subject to emergency orders and upgrading for fire protection if assessed as being a hazard to people.

The moratorium ends on 30 June 2011.

Purpose

The purpose of the moratorium is to allow owners of existing buildings which are unauthorised or have incomplete certification to achieve compliance. Enforcement action under the *Building Act* will be suspended during this time.

The moratorium is an announcement of Government policy and does not remove obligations under the *Building Act*.

Requirements

Unauthorised buildings will require a building permit, evidence of construction to current building standards and an occupancy permit or builder's declaration.

Buildings with **incomplete certification** will require evidence of construction in accordance with the building permit and an occupancy permit or builder's declaration.

A builder's declaration completes the certification for houses built since 2006 in declared Tier 2 Building Control Areas.

A partly constructed building with an expired building permit may require the current building standards to be met for any further work.

What should you do?

If you are uncertain about the certification status of a building owned by you, you can check your building file at the relevant office listed below.

If your building is unauthorised you should engage a building certifier to advise you of your obligations. If you have a building with incomplete certification you should engage the building certifier who issued the relevant building permit to advise you.

Subsidy

To assist with certification of buildings in regional and remote Building Control Areas (Tier 2) the NT government has introduced a subsidy for building certifiers travelling to these locations. The subsidy will apply to travel carried out from 1 July 2009 until 30 June 2011. See 'Subsidy' fact sheet for details.

After the Moratorium

Building owners are encouraged to use the opportunity given by the moratorium to achieve certification for building works. Following the moratorium, enforcement action may be taken under the *Building Act* to ensure compliance.

New Buildings

New building work (ie after 28 April 2009) must meet all certification requirements during the moratorium and enforcement action may apply for any found in breach.

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