

As at 25/05/2009.

Tier 1 / Tier 2 Building Control Areas

In recognition of the difficulties and costs related to engaging building certifiers in areas distant from Darwin and Alice Springs, from 3 July 2006 the NT Government established a two-tier Building Control Area system, which amended the application of the provisions of the Act for the following areas:

In the Darwin (Greater Area), Alice Springs (Greater Area) and Lake Bennett building control areas, where building certifiers are based or are in reasonable proximity, full certification and mandatory staged inspections of building work apply.

In areas distant from Darwin and Alice Springs, the requirements for mandatory inspections and occupancy permits do not apply in respect of Class 1a detached houses and, in most cases, Class 10 non habitable buildings (sheds, carports, stand alone or retaining walls etc).

To see if your property is within a building control area, check the moratorium webpage.

The following table provides details of the certification requirements.

TIER 1 Darwin, Lake Bennett and Alice Springs Building Control Areas	TIER 2 All other Building Control Areas
<ul style="list-style-type: none"> • Full certification process applies for all buildings. • For prescribed building works* full certification includes: <ul style="list-style-type: none"> ▪ building permit; ▪ mandatory inspections ▪ builders declaration; and ▪ occupancy permit. • Prescribed building works* must be built by a registered building contractor residential or an approved owner-builder. • Building Code of Australia (BCA) and technical regulations apply in full • Home warranty insurance (HWI)** will be required. 	<ul style="list-style-type: none"> • Full certification process for all buildings other than those specified below. • For prescribed building works* except for Class 1a attached duplexes etc and Class 2 attached units etc the following part certification applies: <ul style="list-style-type: none"> ▪ building permit; ▪ no mandatory inspections; ▪ builder's declaration; ▪ no occupancy permit. • Prescribed building works* must be built by a registered building contractor residential or an approved owner-builder. • Building Code of Australia (BCA) and technical regulations apply in full. • Home warranty insurance (HWI)** will not be required.

*Prescribed building works are works worth more than \$12,000 on:

- Class 1a detached single house and attached duplexes etc;
- Class 2 attached units, flats etc;
- Class 10 garage, carport, etc attached to and built at the same time as the Class 1a or Class 2 and
- a retaining wall that is not attached but is integral to the structural integrity of the building.

** Home Warranty Insurance has not been introduced to date - Home Building Certification Fund requirements apply.

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

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ALICE SPRINGS NT 0870

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