



NT GOVERNMENT TASKFORCE REPORT

FIRST PROGRESS REPORT –

OUTSTANDING BUILDING PERMITS FOR GOVERNMENT OWNED AND LEASED BUILDINGS

August 2009

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INTRODUCTION

As part of a public announcement titled *“Building Certification Assistance for Regions”* on 9 March 2009, The Hon Delia Lawrie MLA Minister for Planning and Lands announced that there would *“be an immediate pursuit of any outstanding certifications for buildings owned or leased by Northern Territory Government agencies.”*

To undertake the above work, a Taskforce comprising the majority of Government Agencies has been established to identify the number of outstanding Certificates of Occupancy or equivalent (CoOC) relating to each Agency and commence the necessary steps to bring these outstanding CoOC to closure.

The outstanding CoOC cover Tier 1 and 2 Building Control areas and the Highways Control Plan.

This is the first report to the Minister and Government on the activities of the Taskforce in determining the number of outstanding Building Permits and details surrounding the distribution across Agencies, Building Control Areas, length of period for outstanding permits and class of building structures as classified under the Australian Building Codes Board.

The conduct of this audit has been to interrogate the Integrated Land Information System (ILIS) to determine the number of outstanding Building Permits that relate to government owned and leased buildings and does not represent an investigation of the respective building/s or project files or a physical inspection of the property. These activities form part of Phase Two of the Taskforce’s work and will be part of the resolution process.

The potential exists that during the Phase Two work, some of these outstanding Building Permits in ILIS may be found to be irrelevant because they will have been superseded or work not commenced or that some of these buildings no longer exist.

In addition, this is the first time Government has comprehensively reviewed outstanding Government building Certificates of Occupancy and compliance in the Territory.

EXECUTIVE SUMMARY

The Government Taskforce established to review Government owned and leased building compliance comprises of representatives from a majority of Government agencies. A comprehensive list of all agencies with building assets who form part of the Taskforce are detailed in the report.

The first phase of the project and work undertaken by the Taskforce has now been finalised. Specifically this initial phase has involved conducting an audit of data in ILIS to determine the number of outstanding CoOC or equivalent. Activity of the Taskforce has now progressed to phase two which is aimed at resolving all outstanding CoOC and identifying resource requirements to finalise the outstanding.

The number of outstanding CoOC for the Public Sector are 2,074 since 1964 with approximately 75% occurring prior to 2001.

The analysis of the outstanding CoOC data indicates that the non closure of issued Permits has been a long standing issue and not a recent phenomenon. The earliest outstanding CoOC in Departmental records relating to Government owned or leased buildings has been identified as occurring in 1964.

The highest concentration of outstanding CoOC relates to the 1980's i.e. 38.2% and in the period between self government and the transfer of the certification process to the private sector i.e. 46.3% which also includes the 1980's. This increase may be attributed to increased building activity during that time.

A review of the distribution of the outstanding CoOC by building control area indicates that the majority of the outstanding permits are located in building control area Tier 1 i.e. Darwin, Alice Springs and Lake Bennett, with a total of 1,705 or 82.2%.

The largest concentration of outstanding CoOC is contained within the Department of Local Government and Housing with 1,187 or 57.2% of all outstanding CoOC.

The balance of the outstanding CoOC are in the Departments of Education and Training, Business and Employment, Natural Resources Environment the Arts and Sport (NRETAS), Health and Families, Department of Planning and Infrastructure (DPI) and Police, Fire and Emergency Services.

On commencement of the project all Government Departments have been encouraged to undertake any urgent building works to resolve any outstanding CoOC that may relate to safety concerns. Priority works have been identified as part of this report.

Causes that may have led to outstanding Government CoOC are as follows:

- Works certified and granted a CoOC placed on Agency files but not registered with the Department of Planning and Infrastructure's Building Advisory Services Branch (BASB).
- Works identified by building certifier completed but final inspection not undertaken.
- Works identified by building certifier not undertaken.
- A CoOC has not been sought.
- Some CoOC submitted but not registered in the system.

The potential exists that further additions may be made to the current list if unauthorised works are identified by certifiers during their inspections to resolve outstanding CoOC.

In relation to the public sector the rate of outstanding CoOC is similar to the private sector at around 28%.

In relation to the distribution of outstanding CoOC across Building Code of Australia (BCA) classifications, the following comprise the main groupings:

- Non-habitable building/structures (classification 10) such as sheds, carports, garages, fences etc represent the largest group of outstanding CoOC with a combined total of 804 or 38.8%.
- Dwellings (classifications 1 & 2) represent the next largest segment with a combined total of 642 or 31% outstanding CoOC. Both the above are consistent with the number of outstanding CoOC for the Department of Local Government and Housing.
- Offices, office fit-outs and alterations represent the third largest group of 262 or 12.6% outstanding CoOC.

A total of 1,066 or 51.4% of the total outstanding CoOC relate to the sum of classification 5 “Office buildings and fit-outs” and classification 10 “Non-habitable buildings” such as garages, sheds, fences etc...

The BCA does not contain a specific classification for fire safety related works. It has been identified that at 18 locations (lots) there are outstanding CoOC that relate to works on fire alarms, fire detection system upgrades, fire stairs etc.

A further analysis of the outstanding CoOC indicates that at 56 locations (lots) there are outstanding CoOC of a high priority to resolve relating to works on facilities of a nature such as new primary and secondary schools, the birthing centre and RPU at RDH, laboratory, significant communications facilities etc...

In order to actively progress resolution of the outstanding CoOC the Taskforce and Departments have progressed ahead of the initial phase. A preliminary priority listing has been constructed as follows to instigate a staged approach to expedite works towards obtaining compliance:

- 1 Fire safety works (as per attachment 6);
- 2 Specific works (as per attachment 7);
- 3 Classification 9 Buildings of a public nature e.g. schools, health-care, aged care;
- 4 Classification 3 Residential of long term or transient living of unrelated persons e.g. boarding houses and Classifications 1 & 2 & 4 Dwellings e.g. houses, units;
- 5 Classifications 5 & 6 & 8 e.g. commercial, sales, office, repairs; and
- 6 Classifications 7 & 10 non-habitable buildings, storage facilities although some within this category may need to be prioritised to a higher level if they are located in cyclone prone regions.

Whilst the works identified under items 1 & 2 above may also fall under one of the other categories, these outstanding CoOC are being addressed as a matter of priority for the Taskforce.

Departments are in the process of classifying the priority for resolution on each of their outstanding CoOC.

In addition, the Taskforce has noted that agencies have instigated and achieved the following:

- Verified Issued Building Permits and developed a data base developed to manage outstanding CoOC.
- 105 Reserved Permits cancelled in the ILIS system.
- 46 Superseded or non activated Permits cancelled.
- 23 CoOC registered in the period of the Taskforce.
- Coordinator appointed in Construction Division to respond to the request for assistance from Departments.
- Additional staff at Construction Division being recruited to source files to address the fire related and sensitive outstanding CoOC.
- Additional staff member being sought at the Department of Local Government and Housing.
- Introduction of a new protocol over past months that requires Construction Division Project Directors to sign off that CoOC have been obtained before a project is closed.
- Ensuring that leasing process includes securing Certificates of Occupancy from landowner.

System improvements in the management of reserved Permits and a notification to landowners on impending expiry of Building Permits are suggested for consideration by BASB.

As part of phase two, the building certifiers who have commenced works on Government building projects and who are linked to each project will be approached to seek resolution of outstanding CoOC.

TERMS OF REFERENCE

The Objectives of the Taskforce are to:

- Actively participate in undertaking a review and audit of all Government owned and leased assets.
- Strategically identify a program of priority works that Government must undertake to ensure buildings meet certification requirements.
- Ensure that all agencies with responsibility for Government owned and leased assets have processes in place to ensure due diligence as it relates to Building Act requirements.
- Monitor and report back to Government on the strategic program of rectification works to be undertaken (monthly reporting).

- Contribute to the development of an action plan to address Government owned and leased building certification and more widely initiatives to improve private building certification across the Territory.
- Ensure that all agencies have sound repairs and maintenance programs in place for the ongoing safety and integrity of Government owned and leased buildings.

The first activities of the Taskforce have been focused on determining the number of outstanding CoOC that relate to the Public Sector and specific Agencies and establishing the foundations to commence action to resolve the outstanding CoOC.

The Taskforce is required to provide to the Minister a report on the results of the review and audit and a further report in three months (i.e. September 2009), with a strategic program of prioritised building works to be undertaken to achieve compliance. Monthly progress reports are also to be provided.

Through this initiative Departments are required to resolve outstanding CoOC relating to them within 12 months or by 30 June 2010.

MEMBERSHIP OF TASKFORCE

Membership of the Taskforce includes representatives from the following Departments:

- Department of Planning and Infrastructure
- Department of Business and Employment
- Department of Health and Families
- Department of Education and Training
- Department of Local Government and Housing
- Northern Territory Treasury
- NT Police, Fire and Emergency Services
- Department of Natural Resources, Environment, The Arts and Sport
- Department of Chief Minister
- Department of Justice
- Department of Regional Development, Primary Industry, Fisheries and Resources
- Office of the Commissioner of Public Employment
- Power and Water Corporation

Technical input, advice, coordination and administrative support has been provided by the Department of Planning and Infrastructure (DPI) Officers.

The Taskforce has met regularly since its formation with the first meeting held on 22 May 2009.

REASONS FOR OUTSTANDING CERTIFICATE OF OCCUPANCY

There are a number of reasons that have been put forward as to why there are outstanding CoOC for public sector facilities. Some of the reasons that have been provided are as follows:

- Works certified with CoOC on Agency files but not registered with BASB.
- Works identified by building certifier completed and final inspection not undertaken.
- Works identified by building certifier not undertaken.
- No CoOC sought.
- Some CoOC submitted but not registered in the system.

The changing regimes in building certification pre and post self government in the Northern Territory will also be a contributing cause for the number of outstanding CoOC. For example the then Housing Commission and Public Works Agencies had different requirements for certification than currently apply prior to 1978, 1983 and 1993. As another example, pre 2004 schools could apply for grants for works and appoint a project manager to complete the works with variable knowledge of what was required to close Building Permits.

Details will be obtained as part of the resolution process (phase two) i.e. through the investigation of each file, on how many of the outstanding CoOC fall into each of the above categories.

ACTIONS ADDRESSING TERMS OF REFERENCE

A range of actions have been taken to determine and commence resolution of outstanding CoOC relating to Government owned and leased buildings.

The first priority of the Taskforce has been directed towards establishing the number of outstanding CoOC relating to Government owned and leased buildings and linking them to specific Government Agencies (audit process).

The scope of work for the first phase of the project and report of the Taskforce includes:

- Only outstanding building permits **within building control areas including the Highways Control Plan**; and
- Only outstanding building permits for **currently Government owned and leased** buildings.

The area covered by the Highways Control Plan is 500 metres each side of the centre line of the road reserve on major highways outside gazetted town boundaries.

Not included in the scope of the project are:

- Outstanding building permits for **current works in progress** as they are not unauthorised or finalised; and
- **Reserved** building permits not issued as they do not reflect actual works.

AUDIT PROCESS

To determine the number of outstanding CoOC, data was generated for each Government Agency from the Integrated Land Information System (ILIS) and cross referenced with the Building Management System (BAMS) to identify the outstanding CoOC that related to Government owned and leased buildings across the eligible building control areas.

As the ILIS system is constantly changing to reflect normal day to day operations, a separate data base has been established that includes all the original listing of the outstanding CoOC attributed to Government owned and leased buildings. This data base provides a stable reference point from which to track progress in resolving the outstanding CoOC. The data base will also be updated from ILIS on a daily basis to reflect resolution of the outstanding CoOC as they commence and any additions through the identification of unauthorised works.

OUTCOME OF AUDIT PROCESS

The major data audit process has now been undertaken and although some further deletions and some cross agency transfers are expected, these are not expected to be significant in number.

The results of the data verification process and audit have enabled Departments and BASB to refine the number of outstanding CoOC by identifying:

- those outstanding CoOC that related to the private sector and transferring them out of their list;
- outstanding CoOC that related to other Government agencies and transferring them across to other agencies;
- those Building Permits that had been superseded;
- duplicated Building Permits;
- reserved Building Permits not issued; and
- those Building Permits for current works in progress.

The total number of outstanding CoOC for Government owned and leased buildings are 2074 (updated as at 13/7/2009) across 1,362 individual lots/properties since 1964, but this number is likely to be less once further investigations are undertaken as part of Phase 2.

The audit process identified 105 of the outstanding CoOC had been reserved for future use but had not been issued within a reasonable period of time. These permits have now been cancelled.

FINDINGS

Public Sector Permits in Comparison to Total Permits Issued.

Approximately 121,000 building permits have been issued across all sectors (private and public) from commencement of registrations to 2009 with approximately 36,000 of the Permits or 29.8% remaining outstanding.

In relation to the public sector a similar outstanding rate has occurred with approximately 7,400 permits issued (or 6.1% of total permits issued) with 2,074 or 28% unresolved.

Time-Span of Outstanding CoOC for Public Sector

The analysis of the outstanding CoOC data indicates that the non closure of issued Building Permits has been a long standing issue and not a recent phenomenon. The earliest outstanding CoOC in Departmental records relating to Government owned or leased buildings has been identified as occurring in 1964.

The age of many of the outstanding CoOC raises issues in relation to establishing why they have remained outstanding. This is complicated by:

- the time that has elapsed;
- the many changes in the certification process;
- changes in the certifiers; and,
- the difficulty that will be encountered in finding the necessary paperwork.

Since the 1960's the certification regimes have changed a number of times from requirements under Commonwealth Jurisdiction which carried through until 1983 when the Territory introduced its own Building Act. This Act was replaced in 1993, which amongst other changes, transferred the certification process to the private sector. Similarly the responsibility for certification has altered between and within the Public Sector agencies and the private sector.

Attachment 1 provides the number of outstanding CoOC per year. The following summary table aggregates the outstanding CoOC by decade and also by key dates of significant changes in the certification responsibility and governance of the Northern Territory building regime.

Table 1
Summary of Outstanding CoOC for Government Agencies

By Decade			
Years	Number	% of Total	Avge per year
1960's (6 years)	36	1.7	6.0
1970's (10 years)	195	9.4	19.5
1980's (10 years)	793	38.2	79.3
1990's (10 years)	314	15.1	31.4
2000's (10 years)	569	27.4	56.9
Other	167	8.1	
Total (46 years)	2074	100.0	45.1

By Significant Dates			
Years	Number	% of Total	Avge per year
To 1978 Self Government (15 years)	181	8.7	12.1
1979 to 1993 Certification transferred to private sector (15 years)	961	46.3	64.1
1994 to Current (16 years)	765	36.9	47.8
Other	167	8.1	
Total (46 Years)	2074	100.0	45.1

As can be seen from the information in Table 1, the highest concentration of outstanding CoOC relates to the 1980's i.e. 38.2% and in the period between self government and the transfer of the certification process to the private sector i.e. 46.3% which also includes the 1980's. This increase may be attributed to increased building activity during that time.

Outstanding CoOC by Building Control Area

The main concentration of building certifiers is in Darwin and Alice Springs which would suggest that there would be difficulties in more remote areas to obtain certification.

A review of the distribution of the outstanding CoOC by building control area (see Attachment 2) indicates that the majority of the outstanding CoOC are located in building control area Tier 1 with a total of 1,705 or 82.2%.

The balance of 369 or 17.8% are spread across the remainder of the building control areas with Katherine and Tennant Creek representing the main concentrations of the Tier 2 locations i.e. 273 outstanding CoOC, as would be expected given the size of those population centres.

The above information however needs to recognise that the majority of building work is centred in Tier 1 and until further analysis is undertaken to determine the percentage of outstanding CoOC to total issued Permits, a true picture cannot be obtained.

Distribution of outstanding CoOC by Government Departments

Table 2 provides a summary of the number of outstanding CoOC by Department. Attachment 3 provides a breakdown of the outstanding CoOC and the number of properties involved by each Department and related Agency.

The largest concentration of outstanding CoOC is contained within the Department of Local Government and Housing with 1,187 outstanding CoOC or 57.2% of the total.

The balance of the outstanding CoOC are in the Departments of Education and Training, Business and Employment, NRETAS, Health and Families, DPI and Police, Fire and Emergency Services.

Table 2

Outstanding CoOC By Department

Department	BP Count
Department of Local Government and Housing	1187
Department of Education and Training	279
Department of Business and Employment	197
Natural Resources, Environment, The Arts and Sport	108
Department of Health and Families	100
Department of Planning and Infrastructure	51
Police, Fire and Emergency Services	59
Department of Justice	35
Power Water Corporation	29
Department of Primary Industry, Fisheries and Mines	17
Darwin Port Corporation	5
Department of the Chief Minister	4
Land Development Corporation	3
Report Total:	2074

Type of Work Relating to Outstanding CoOC

At the time of registration of Building Permits, the building certifiers record the classification of the work in accordance with Principles of Classification outlined in Part A3 of the Australian Building Codes Board "*Classification of Buildings and Structures*" (BCA).

The BCA also provides the option for multiple codes to be given to works where multiple structures are created for different purposes as part of a single works project. In these circumstances each structure must comply with all the relevant provisions of the BCA for each classification.

Attachment 4 provides a copy of this part of the BCA.

Attachment 5 provides a table of the number of outstanding CoOC by each BCA classification and the various combinations registered in the ILIS system. These main classifications provide a perspective of the use of the facility e.g. workshops, schools and potentially the complexity of the facility e.g. hospitals, police stations of the structure where the work was undertaken.

In relation to the distribution of outstanding CoOC across BCA classifications, the following are the main groupings:

- Non-habitable building/structures (classification 10) such as sheds, carports, garages, fences etc represent the largest group of outstanding CoOC with a combined total of 804 or 38.8%.
- Dwellings (classifications 1 & 2) represent the next largest segment with a combined total of 642 or 31% outstanding CoOC.
- Offices, office fit-outs and alterations represent the third largest group of 262 or 12.6% outstanding CoOC.

A total of 1,066 or 51.4% of the total outstanding CoOC relate to the sum of classification 5 "Office buildings and fit-outs" and classification 10 "Non-habitable buildings" such as garages, sheds, fences etc

Priorities for Resolving Outstanding CoOC

The BCA classifications provide a guide to the priority that should be set in resolving the outstanding CoOC however the final priorities are still to be determined by the Taskforce and each Department.

The BCA does not contain a specific classification for fire safety related works. It has been identified through the audit process that at 18 locations (lots) there are outstanding CoOC relate to works on fire alarms, fire detection system upgrades; fire stairs etc (see Attachment 6 for a list of these locations). Whilst it may be found through a more in-depth investigation that the work related to these outstanding CoOC have been completed or a mitigation strategy implemented to cope with delays in resolution e.g. Alice Springs Hospital Remediation works, the resolution of these Permits should be considered as the highest priority.

A further analysis of the outstanding CoOC indicates that at 56 locations (lots) there are outstanding CoOC of a high priority to resolve relating to works on facilities such as new primary and secondary schools, the birthing centre and RPU at RDH, laboratory, significant communications facilities etc. These locations are outlined in Attachment 7.

Although the resolution of all outstanding CoOC should be undertaken quickly, it is necessary that a priority be set to focus attention on the most urgent. Individual Agencies will have a more in-depth understanding of the risks associated with the works undertaken under each Building Permit and will be able to rearrange priorities based upon that

knowledge.

A preliminary priority listing has been constructed as follows to instigate a staged approach to expedite works towards obtaining compliance:

- 1 Fire safety works (as per attachment 6);
- 2 Specific works (as per attachment 7);
- 3 Classification 9 Buildings of a public nature e.g. schools, health-care, aged care;
- 4 Classification 3 Residential of long term or transient living of unrelated persons e.g. boarding houses and Classifications 1 & 2 & 4 Dwellings e.g. houses, units;
- 5 Classifications 5 & 6 & 8 e.g. commercial, sales, office, repairs; and
- 6 Classifications 7 & 10 non-habitable buildings, storage facilities although some within this category may need to be prioritised to a higher level if they are located in cyclone prone regions.

Government Agencies are in the process of prioritising the outstanding CoOC into high, medium and low. Some work has already been undertaken on the basis of this listing.

ACHIEVEMENTS TO DATE

Since the formation of the Taskforce a substantial amount of work has been undertaken to establish a base line of the outstanding CoOC relating to Government owned and leased buildings, as well as preparing to resolve them and tightening up systems to avoid the future recurrence of the current situation.

During the term of the Taskforce 23 CoOC have been registered and more are being identified as project files are being reviewed.

All Departments have been requested to ensure that their internal building certification processes comply with requirements in respect to securing CoOC for new completed works.

In summary the following actions have been taken:

- Verified Issued Building Permits and developed a data base developed to manage outstanding CoOC.
- 105 Reserved Permits cancelled in the ILIS system.
- 46 Superseded or non activated Permits cancelled.
- 23 CoOC registered in the period of the Taskforce.
- Coordinator appointed in Construction Division to respond to the request for assistance from Departments.
- Additional staff at Construction Division being recruited to source files to address the fire related and sensitive outstanding CoOC.
- Additional staff member being sought at the Department of Local Government and Housing.

- Introduction of a new protocol over past months that requires Construction Division Project Directors to sign off that CoOC have been obtained before a project is closed.
- Ensuring that leasing process includes securing Certificates of Occupancy from landowner.

THE NEXT STEPS

The major data verification process and system audit has now been finalised by Departments and additional capabilities are being established to manage the resolution process and certification.

Departments have already commenced investigating the reasons why specific CoOC have not been closed and are liaising with the Construction Division of DPI. Once the steps needed to resolve outstanding CoOC are identified through the investigations of the relevant files, action will commence to rectify or assess what is needed to resolve the outstanding CoOC.

As part of phase two, the building certifiers linked to each project will be approached to seek resolution of outstanding CoOC.

There are a couple of systems improvements and enhancements that have been identified and which may be considered by Building Advisory Services Branch (BASB):

- 1 **Closing the Loop** - to instigate a process within BASB to close the loop that includes CoOC. The option to achieve this is for the ILIS system to be refined to issue a notice to the landowner 6 months prior to expiry of the current Building Permit. The notice would inform the landowner that the Building Permit will expire in the near future and prompt action for the landowner to seek an extension of time or ensure that the works are completed and certified rather than breaching the Building Act. Whilst this will create some additional administrative overhead on BASB and may require additional resources, this approach ensures that BASB provides consumers with an enhanced service by alerting them to a potential problem well before it arises.

The above notification process is similar to other government registers and notifications e.g. driving licenses.

- 2 **Reserved Permits** - another refinement is for BASB to undertake a periodic purge of reserved Building Permits if work has not commenced within three months of reservation of the Building Permit.

The Taskforce will continue to meet on a regular basis to finalise the requirements of the project and will continue to report back to Government on progress as outlined in the Terms of Reference.

ATTACHMENT 1

Age Analysis of Outstanding Certificates of Occupancy *

Government Owned and Leased Buildings *

Year	Permits Still Unresolved	% of Total	Building Regime
1964	5	0.2	Commonwealth Requirements
1965	7	0.3	Commonwealth Requirements
1966	6	0.3	Commonwealth Requirements
1967	9	0.4	Commonwealth Requirements
1968	2	0.1	Commonwealth Requirements
1969	7	0.3	Commonwealth Requirements
Total	36	1.7	
1970	6	0.3	Commonwealth Requirements
1971	10	0.5	Commonwealth Requirements
1972	19	0.9	Commonwealth Requirements
1973	7	0.3	Commonwealth Requirements
1974	4	0.2	Commonwealth Requirements
1975	14	0.7	Commonwealth Requirements
1976	16	0.8	Commonwealth Requirements
1977	21	1.0	Commonwealth Requirements
1978	48	2.3	Maintained Commonwealth Requirements
1979	50	2.4	Maintained Commonwealth Requirements
Total	195	9.4	
1980	39	1.9	Maintained Commonwealth Requirements
1981	33	1.6	Maintained Commonwealth Requirements
1982	31	1.5	Maintained Commonwealth Requirements
1983	72	3.5	Maintained Commonwealth Requirements
1984	141	6.8	NT Building Act 1983
1985	133	6.4	NT Building Act 1983
1986	128	6.2	NT Building Act 1983
1987	122	5.9	NT Building Act 1983
1988	41	2.0	NT Building Act 1983
1989	53	2.6	NT Building Act 1983
Total	793	38.2	
1990	36	1.7	NT Building Act 1983
1991	38	1.8	NT Building Act 1983
1992	17	0.8	NT Building Act 1983
1993	27	1.3	NT Building Act 1993 (Sept '93)
1994	20	1.0	NT Building Act 1993
1995	25	1.2	NT Building Act 1993
1996	26	1.3	NT Building Act 1993
1997	37	1.8	NT Building Act 1993
1998	42	2.0	NT Building Act 1993
1999	46	2.2	NT Building Act 1993
Total	314	15.1	
2000	45	2.2	NT Building Act 1993
2001	51	2.5	NT Building Act 1993
2002	53	2.6	NT Building Act 1993
2003	53	2.6	NT Building Act 1993
2004	72	3.5	NT Building Act 1993
2005	87	4.2	NT Building Act 1993
2006	81	3.9	NT Building Act 1993
2007	48	2.3	NT Building Act 1993
2008	54	2.6	NT Building Act 1993
2009	25	1.2	NT Building Act 1993
Total	569	27.4	
Other	167	8.1	
Report Total:	2074	100	

*

NOTE: The data included in these tables and in the report is obtained from registrations on the Integrated Land Information System (ILIS). These data do not represent an investigation of the respective building/s or project files or a physical inspection of the property which are activities to be undertaken as part of the Phase Two of the Taskforce requirements.

Outstanding Certificates of Occupancy By Building Control Areas ***Government Owned and Leased Buildings ***

Area	Permits Still Unresolved	Bldg Control Area	% of Total
ALICE SPRINGS BUILDING AREA	448	1	21.6
DARWIN BUILDING AREA	1257	1	60.6
Total	1705		82.2
ADELAIDE RIVER BUILDING AREA	7	2	0.3
BATCHELOR BUILDING AREA	12	2	0.6
BORROLOOLA BUILDING AREA	21	2	1.0
ELLIOTT BUILDING AREA	7	2	0.3
JABIRU BUILDING AREA	3	2	0.1
KATHERINE BUILDING AREA	204	2	9.8
KATHERINE BUILDING AREA : NITMILUK (4	2	0.2
MATARANKA BUILDING AREA	6	2	0.3
NAMARADA BUILDING AREA	1	2	0.0
PINE CREEK BUILDING AREA	8	2	0.4
TENNANT CREEK BUILDING AREA	69	2	3.3
TI TREE BUILDING AREA	5	2	0.2
TIMBER CREEK BUILDING AREA	8	2	0.4
YULARA BUILDING AREA	2	2	0.1
Total	357		17.2
other	12	3	0.6
Report Total:	2074		100

*

NOTE: The data included in these tables and in the report is obtained from registrations on the Integrated Land Information System (ILIS). These data do not represent an investigation of the report or project files or a physical inspection of the property which are activities to be undertaken as per Phase Two of the Taskforce requirements.

Outstanding Certificates of Occupancy By Government Departments and Agencies *

Pre and Post 2001 (adjustments are to reconcile between current total and position as at 2,074)

ATTACHMENT 3

Government Owned and Leased Buildings *

Agency	Unresolved BP	% of Total	No. Properties	% of Total
<u>Darwin Port Corporation</u>	5	0.24	3	0.2
<u>Dept of Business & Employment</u>				
NT Property Management	197	9.50	91	6.8
<u>Dept of Education & Training</u>				
NTETA	2	0.10	3	0.2
School Education	277	13.36	85	6.3
Total	279	13.45	88	6.5
<u>Dept of Health & Families</u>				
Health & Families - Hospitals	77	3.71	4	0.3
Health & Families - Rural	2	0.10	7	0.5
Health & Families - Urban	21	1.01	12	0.9
Total	100	4.82	23	1.7
<u>Dept of Justice</u>				
Correctional Services	20	0.96	3	0.2
Courts Administration	13	0.63	5	0.4
NT Legal Aid Commission	2	0.10	1	0.1
Total	35	1.69	9	0.7
<u>Dept of Local Government and Housing</u>				
Government Employee Housing	68	3.28	71	5.3
Public Housing	1119	53.95	927	69.0
Total	1187	57.23	998	74.3
<u>Dept of Planning & Infrastructure</u>				
Construction Division	6	0.29	10	0.7
Infrastructure & Services	3	0.14	4	0.3
Lands	33	1.59	21	1.6
Public Transport	2	0.10	2	0.1
Road Transport	4	0.19	3	0.2
Transport Safety	3	0.14	3	0.2
Total	51	2.46	43	3.2
<u>Dept of Primary Industry, Fisheries & Mines</u>				
Mines	2	0.10	1	0.1
Primary Industries	15	0.72	6	0.4
Total	17	0.82	7	0.5
<u>Dept of Chief Minister</u>				
Attorney General	1	0.05	1	0.1
Legislative Assembly	3	0.14	2	0.1
Total	4	0.19	3	0.2
<u>Land Development Corp</u>	3	0.14	2	0.1
<u>Natural Resources, Environment, The Arts & Sport</u>				
Alice Springs Desert Park	9	0.43	1	0.1
Arts & Museums	23	1.11	11	0.8
Bio Parks	2	0.10	1	0.1
Environment & Heritage	1	0.05	1	0.1
Natural Resources	12	0.58	4	0.3
Parks & Wildlife (Services)	13	0.63	18	1.3
Sport And Recreation	32	1.54	8	0.6
Territory Wildlife Park	16	0.77	1	0.1
Total	108	5.21	45	3.3
<u>Police Fire & Emergency Services</u>	59	2.84	30	2.2
<u>Power Water Coproration</u>	29	1.40	2	0.1
Total	2074	100.00	1344	100

*

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Outstanding Building Permits by Building Code Classification *

Classification Number	Number Outstanding	Total Per Classification	% of Total
1 one or more buildings	446		
1a single dwelling	54		
1b boarding/guest house etc			
Multiples Classifications			
1 & 10a	1		
1a & 6	1		
1a & 6 & 1b	1		
1a & 10a	12		
1a & 10a & 9b	1		
1a & 10a & 10b	8		
1a & 10b	1	525	25.3
2 buildings containing units	117	117	5.6
3 residential other than in 1 or 2 of long term or transient living of unrelated persons	11		
Multiples Classifications			
3 & 5	1		
3 & 5 & 7b	1		
3&10a	1	14	0.7
4 dwelling in class 5,6,7,8 or 9 if it is the only dwelling in the building	2	2	0.1
5 office building for professional or commercial purposes	238		
Multiples Classifications			
5 & 1	1		
5 & 10a	3		
5 & 10a & 10b	1		
5 & 10b	1		
5 & 6	1		
5 & 7	1		
5 & 7a	1		
5 & 7b	1		
5 & 7b & 8	1		
5 & 8	2		
5 & 9a	1		
5 & 9b	10	262	12.6
6 shop or building for sale of goods direct to public	33		
Multiples Classifications			
6 & 7	1		
6 & 10B	1	35	1.7
7 building which is	18		
7a carpark	1		
7b storage or display of goods wholesale	8		
Multiples Classifications			
7 & 9b	1		
7 & 10a	1		
7a & 10a	1	30	1.4
8 building laboratory, handicraft or process for production, repair, packing or produce for trade, sale, or gain	21	21	1.0
9 building of a public nature	16		
9a health-care incl laboratory	37		
9b assembly building incl schools, trade workshop, laboratory or like in schools	124		
9c aged care building	1		
Multiples Classifications			
9b & 5	2		
9b & 7b	1		
9b & 10a	3		
9b & 10b	1	185	8.9
10 non-habitable building	564		
10a private garage, carport, shed or like	203		
10b fence, mast, antenna, retaining or free-standing wall, swimming pool or like	34		
Multiples Classifications			
10 & 1	1		
10a & 10b	2	804	38.8
No Classification	79	79	3.8
Total	2074	2074	100.0

*

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Table 3 Outstanding Building Permits by Building Code Classification

Classification Number	Number Outstanding	% of Total
1 one or more buildings	535	24.9
1a single dwelling		
1b boarding/guest house etc		
2 buildings containing units	117	5.5
3 residential other than in 1 or 2 of long term or transient living of unrelated persons	13	0.6
4 dwelling in class 5,6,7,8 or 9 if it is the only dwelling in the building	3	0.1
5 office building for professional or commercial purposes	286	13.3
6 shop or building for sale of goods direct to public	35	1.6
7 building which is	30	1.4
7a carpark		
7b storage or display of goods wholesale		
8 building laboratory, handicraft or process for production, repair, packing or produce for trade, sale, or gain	18	0.8
9 building of a public nature	189	8.8
9a health-care incl laboratory		
9b assembly building incl schools, trade workshop, laboratory or like in schools		
9c aged care building		
10 non-habitable building	829	38.6
10a private garage, carport, shed or like		
10b fence, mast, antenna, retaining or free-standing wall, swimming pool or like		
No Classification	91	4.2
Total	2146	100

Government Owned and Leased Buildings *

**FIRE INSPECTION SERVICES:
Inspected every 6 months**

All inspections according to Australian Standards

Under panel contract all fire hose reels, hydrants, blankets & extinguishers in Govt owned and leased buildings

Attachment 6

Outstanding Certificates of Occupancy related to works with a potential Fire Safety matter *

Inspected Monthly

Under panel contract electrical fire alarms connected to NT Fast which link into radio system linked to Fire Services to notify Fire Brigade in case of an alarm

Inspected Weekly

Under panel contract electrical fire alarms that are not connected to NT Fast

Inspected 3 monthly

Under panel contract remote locations/facilities to alert occupants that a possible fire has started.

Sorted by by Location *

Department	Agency	Building Control Area	Number of Bldg Permits	Parcel Address	Name of Location	Bldg Type & Class	Work Type	Building Permit Purpose	Status	Last Fire System Inspection
NRETAS Education and Training	Sports & Recreation School Education	Darwin	1	10 Abala Rd Marrara	Marrara Sporting Complex	9B	Altr/Additn	Fire detection upgrade	see inspection process above	May 2009
		Darwin	2	10 Atkins Dr The Gardens	Darwin High School	9B	Altr/Additn	Fire detection system	see inspection process above	Equipment May 09, Alarm July 09
Health and Families Education and Training P&WC	Health and Families - Hospitals School Education P&WC	Darwin	1	105 Rocklands Dr Tiwi	Occupational Therapy and Clinic	9A	Altr/Additn	Roller Fire Shutter	see inspection process above	Equipment July/Aug 09, Alarm July 09
		Darwin	1	114 Leanyer Dr Leanyer	Leanyer Primary School	5:9B	Repair/maint	Upgrade fire detection system	see inspection process above	Equipment Aug 09, Alarm July 09
		Darwin	1	15 Iliffe St Woolner	PAWC Depot		New Building	Fire Main Upgrade	see inspection process above	7/8/2009
Health and Families	Health and Families - Hospitals	Katherine	1	185 Giles St Katherine	Katherine Hospital		Altr/Additn	Fire hydrant upgrade	see inspection process above Current Works in Progress. Building Permit not outside two year period thus resolution not due.	Alarm July 09, Equipment all with current compliance
Education and Training	School Education	Darwin	1	19 Chrisp St Rapid Creek	Open Education Centre		5 Repair/maint	Fire detection system upgrade	see inspection process above	Equipment Aug 09
NRETAS	Arts & Museums	Darwin	1	19 Conacher St The Gardens	Museum	9B	Repair/maint	Fire detection & suppression system upgrade	see inspection process above	Equipment May 09, Alarm Aug 09
Education and Training	School Education	Darwin	1	22 Victoria Dr Gray	Gray Primary School	9B	Repair/maint	Fire Detection Upgrade	see inspection process above	Equipment Aug 09, Alarm July 09
PF&ES	PF&ES	Darwin	1	3 Vereker St Humpty Doo	NTF&ES		10 New Building	Shed to store fire fight equipment	Containers removed Permit to be cancelled	Not Applicable
Education and Training	School Education	Darwin	1	41 Bagot Rd Ludmilla	Ludmilla Primary School	9B	Repair/maint	Upgrade fire protection system	see inspection process above	Equipment May 09, Alarm July 09
Health and Families	Health and Families - Hospitals	Tennant Creek	8	45 Schmidt St Tennant Creek	Tennant Creek Hospital	9B	Altr/Additn	fire upgrade of hospital	see inspection process above	Equipment July 09, Alarm July 09
Health and Families	Health and Families - Hospitals	Alice Springs	14	6 Gap Rd The Gap	Alice Springs Hospital	9A	Repair/maint	Fire Upgrade	see inspection process above	Regular contact with Fire Service during remediation works. Tender being finalised to provide all aspects of fire detection & protection - expected to go out in Sept/Oct 09
NRETAS	Arts & Museums	Alice Springs	1	61 Larapinta Dr Araluen	Art Centre	9B	Altr/Additn	Alterations to internal & external walls & doors; fire services upgrade	see inspection process above	Alarm Aug 09, sprinlers tested weekly Equipment tested 6 monthly and is current.
Business and Employment	NT Property Management	Darwin	1	76 Esplanade Darwin City	Development House		5 Altr/Additn	Fire alarm system @ development house	see inspection process above	Equipment June 09, Alarm July 09
Business and Employment	NT Property Management	Darwin	1	8 Cavenagh St Darwin City	Palm Court		5 Altr/Additn	Fire Escape Stairs	see inspection process above	Equipment June 09, Alarm July 09
PF&ES	PF&ES	Darwin	1	814 McMillians Rd Knuckey Lagoon	Peter McAulay Centre	10A	Altr/Additn	Fire training containers	see inspection process above	Equipment July 09, Alarm July 09
Education and Training	School Education	Darwin	1	90 Aralia St Rapid Creek	Nightcliff High School	9B	Altr/Additn	Fire detection system upgrade - gym bldg - nightcliff high school	see inspection process above	Equipment March 09, Alarm July 09

*
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Priority Works to Resolve *

Attachment 7

Outstanding Certificates of Occupancy *

Government Owned and Leased Buildings *

Sorted by Location

Department	Agency	Building Control Area	Number of Bldg Permits	Parcel Address	Name of Location	Bldg Type & Class	Work Type	Building Permit Purpose
Education & Training	School Education	Darwin	1	10 Tilston Ave Driver	Palmerston High School	9B	New Building	New Senior secondary school building
Health & Families	Hospitals	Darwin	7	105 Rocklands Dr Tiwi	Royal Darwin Hospital	10B	Alter/additn	Various works inc Hyperbaric room,RAPU, Birthing Centre
Education & Training	School Education	Darwin	1	114 Leanyer Dr Leanyer	Leanyer Primary School	9B	New Building	New classrooms, alteration to pre-school etc
Education & Training	School Education	Darwin	1	12 Sattler Cres Freds Pass	Freds Pass Pre School	9B	New Building	P School
Education & Training	School Education	Katherine	1	123 Casuarina St Katherine	New Primary School			New Primary School
Health & Families	Rural	Mataranka	1	13 Gunn St Mataranka	Community Health Centre		5 New Building	Community Health Centre
Business & Employment	NT Property Management	Darwin	1	17 University Ave Palmerston City	Motor Vehicle Registration Office		5 Alter/additn	Security upgrade for MVR
Planning & Infrastructure	Road Transport	Darwin	1	18 Goyder Rd Parap	Motor Vehicle Registration Office		5 Alter/additn	Security upgrade for MVR
Health & Families	Urban	Darwin	1	182 Dick Ward dr Coconut Grove	Nightcliff Dialysis Unit	9A	New Building	Dialyses treatment facility
Health & Families	Hospitals	Katherine	4	185 Giles St Katherine	Katherine Hospital	9A	Alter/additn	Various works inc Renal Unit Extensions, CSSD etc
Education & Training	School Education	Tennat Creek	1	20 Maloney St Tennat Creek	Bulk Storage Facility		8 New Building	Transport Terminal
Education & Training	School Education	Alice Springs	1	22 Albrecht Dr Larapinta	Larapinta Primary School	9B	New Building	Larapinta Primary School
Education & Training	School Education	Elliott	1	24 Bray St Elliott	Elliot Pre School	9B	New Building	Pre-School
Natural Resources, Environment, The Arts & Sport	Sport & Recreation	Katherine	1	24 Chambers Dr Katherine East	Sporting Facility	10A	New Building	Flying Fox Burmese Tower
Police, Fire & Emergency Services	Police, Fire & Emergency Services	Darwin	1	25 Chung Wah Tce Palmerston City	Palmerston Police Centre		5 Alter/additn	Palmerston Police Centre
Business & Employment	NT Property Management	Darwin	1	258 Trower Rd Casuarina	Caz Plaza		9 New Building	Clinic
Education & Training	School Education	Alice Springs	1	26 Schwarz Cres, Alice Springs	Anzac Hill High School		10 Alter/additn	Security Fence
Police, Fire & Emergency Services	Police, Fire & Emergency Services	Alice Springs	1	27 Bath St Alice Springs	Police Station		3 Alter/additn	Generator in police cell block
Business & Employment	NT Property Management	Darwin	1	270 Trower Rd Casuarina	Motor Vehicle Registration Office		5 Alter/additn	Security upgrade for MVR
Police, Fire & Emergency Services	Police, Fire & Emergency Services	Darwin	1	28 Dripstone Rd Casuarina	New Police Station		5 New Building	New Police Station
Natural Resources, Environment, The Arts & Sport	Arts & Sport	Darwin	1	29 Stokes Hill Rd Darwin City	Substation (2791)	10A	New Building	Substation (2791)
Justice	Correctional Services	Darwin	2	30 Tivendale Rd Berrimah	Gaol		5 New Building	Minimum Security Buildings
Local Government & Housing	Public Housing	Darwin	1	32 Henry Ellis St Alawa	House/ To be confirmed		10 New Building	Radio Tower
Local Government & Housing	Public Housing	Alice Springs	1	34 South Tce The Gap	Flats	9B: 10B	Repair/maint	Internal Renovations, Security Fence
Education & Training	School Education	Darwin	2	35 Nakara Tce Nakara	Nakara Primary School		9 New Building	Class room/reroof preschool
Police, Fire & Emergency Services	Police, Fire & Emergency Services	Darwin	1	36 Dripstone Rd Casuarina	NTFRS	10B	New Building	Antenna Mast
Education & Training	School Education	Darwin	2	37 Livistona Rd Karama	Karama Primary School	9B	New Building	Class room
Natural Resources, Environment, The Arts & Sport	Arts & Museums	Alice Springs	1	4 Memorial Ave Araluen	Museum	5:9B	New Building	Museum, office, library
Education & Training	School Education	Darwin	1	41 Bagot Rd Ludmilla	Ludmilla Primary School	10B	Alter/additn	Upgrade of inground hydrant system
Local Government & Housing	Public Housing	Alice Springs	2	41 Telegraph Tc The Gap	Women's refuge centre/children Resc Bldg	9A	New Building	Women's refuge centre/children Resc Bldg
Education & Training	School Education	Katherine	1	42 Grevillea Rd Katherine East	Katherine East High School	9B	New Building	New School Block
Planning & Infrastructure	Lands	Katherine	1	43 Chardon St Katherine East	Grain Depot		10 New Building	Weigh Station
Business & Employment	NT Property Management	Alice Springs	2	44 Bath St Alice Springs	Offices nad Medical Clinic		Alter/additn	Optus GSm Network Equipment
Education & Training	School Education	Darwin	1	5 Hutchison tce Bakewell	Bakewell School			School
Land Development Corporation	Land Development Corporation	Darwin	1	5 Salloo St East Arm	Passenger Rail Terminal	9B	New Building	Passenger Rail Terminal
Education & Training	School Education	Darwin	2	50 Woodlake Bvd Durack	Durack Primary School	9B	New Building	2 class rooms
Education & Training	School Education	Darwin	2	52 Parap Rd Parap	Parap Primary School	9B	New Building	Temporary Classroom/chiller enclosure
Planning & Infrastructure	Lands	Katherine	1	55 Chardon St	Grain Grading Shed		8 New Building	Grain Grading Shed
Education & Training	School Education	Alice Springs	1	56 Milner Rd Gillen	Alice Springs High School		9 New Building	Class room
Health & Families	Hospitals	Alice Springs	2	6 Gap Rd The Gap	Alice Springs High Hospital	9A	Alter/additn	Alterations to Endoscopy Room/procedure room
Local Government & Housing	Public Housing	Alice Springs	1	61 Nelson Tce Araluen	PAWC		10 New Building	Switching Station for N.T.E.C
Education & Training	School Education	Darwin	1	61 Parer Dr Moil	Casuarina Secondary College	9B	New Building	Trwo transportable classroom buildings
Education & Training	School Education	Ti Tree	1	7 Hese St Ti Tree	Renal Facility	9B	New Building	New Renal Dialysis Facility
Natural Resources, Environment, The Arts & Sport	Sport & Recreation	Darwin	3	70 Abala Rd Marrara	Sporting Complex	10A	New Building	Pump Shed/alt stadium/grandstand alteration
Local Government & Housing	Public Housing	Darwin	2	8 Chapman Rd Rapid Creek	House/ To be confirmed		10 New Building	Cyclone Shelter/radio mast
Education & Training	School Education	Katherine	1	80 Callistemon Dr Katherine East	Katherine House Boarding Facility			B/House
Education & Training	School Education	Alice Springs	1	80 Spearwood Rd Sadadeen	Sadadeen Pre, Primary and Special School	9B	Alter/additn	Assembly Hall
Police, Fire & Emergency Services	Police, Fire & Emergency Services	Darwin	2	814 McMillans Rd Knuckey Lagoon	Peter Macaulay Centre		8 New Building	Laboratory/digital radio server room
Business & Employment	NT Property Management	Darwin	1	84 Smith St Darwin City	Rainbow Building	10B	Alter/additn	Satelite Dish
Business & Employment	NT Property Management	Darwin	1	87 Mitchell St Darwin City	Health House		5 Alter/additn	Security Fence
Darwin Port Corporation	Darwin Port Corporation	Darwin	1	870 Berrimah Rd East Arm	Port Corporation		6 New Building	Recreation Building
Business & Employment	NT Property Management	Tennat Creek	1	99 Paterson St Tennat Creek	Barkly House		5 Alter/additn	Laboratory
Primary Industry, Fisheries & Mines	Primary Industry		1	Stuart Hwy Anmatjere	Chemical Store & wind break		10 New Building	Chemical Store & wind break
Police, Fire & Emergency Services	Police, Fire & Emergency Services	Ti Tree	1	Stuart Hwy Ti Tree	Police Station	9B	Alter/additn	Modify & upgrade Police Cells
Education & Training	School Education	Darwin	1	The Gardens	Darwin High School		9 Alter/additn	School Gym & Dance Drama Facility
Education & Training	School Education		1	44 Matthew Flinders Way Nhulunbuy	Childcare Building	9B	Alter/additn	Alt to child care building

*

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PART A3 CLASSIFICATION OF BUILDINGS AND STRUCTURES

A3.1 Principles of classification

The classification of a building or part of a building is determined by the purpose for which it is designed, constructed or adapted to be used.

A3.2 Classifications

Buildings are classified as follows:

Class 1: one or more buildings which in association constitute—

- (a) **Class 1a** — a single dwelling being—
 - (i) a detached house; or
 - (ii) one of a group of two or more attached dwellings, each being a building, separated by a *fire-resisting* wall, including a row house, terrace house, town house or villa unit; or
- (b) **Class 1b** — a boarding house, guest house, hostel or the like—
 - (i) with a total area of all floors not exceeding 300 m² measured over the enclosing walls of the Class 1b; and
 - (ii) in which not more than 12 persons would ordinarily be resident,

which is not located above or below another dwelling or another Class of building other than a *private garage*.

Class 2: a building containing 2 or more *sole-occupancy units* each being a separate dwelling.

Class 3: a residential building, other than a building of Class 1 or 2, which is a common place of long term or transient living for a number of unrelated persons, including—

- (a) a boarding-house, guest house, hostel, lodging-house or backpackers accommodation; or
- (b) a residential part of a hotel or motel; or
- (c) a residential part of a *school*; or
- (d) accommodation for the aged, children or people with disabilities; or
- (e) a residential part of a *health-care building* which accommodates members of staff; or
- (f) a residential part of a *detention centre*.

Class 4: a dwelling in a building that is Class 5, 6, 7, 8 or 9 if it is the only dwelling in the building.

Class 5: an office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8 or 9.

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Class 6: a shop or other building for the sale of goods by retail or the supply of services direct to the public, including—

- (a) an eating room, cafe, restaurant, milk or soft-drink bar; or
- (b) a dining room, bar area that is not an *assembly building*, shop or kiosk part of a hotel or motel; or
- (c) a hairdresser's or barber's shop, public laundry, or undertaker's establishment; or
- (d) market or sale room, showroom, or *service station*.

Class 7: a building which is—

- (a) **Class 7a** — a *carpark*; or
- (b) **Class 7b** — for storage, or display of goods or produce for sale by wholesale.

Class 8: a laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale, or gain.

Class 9: a building of a public nature—

- (a) **Class 9a** — a *health-care building*, including those parts of the building set aside as a laboratory; or
- (b) **Class 9b** — an *assembly building*, including a trade workshop, laboratory or the like in a primary or secondary *school*, but excluding any other parts of the building that are of another Class; or
- (c) **Class 9c** — an *aged care building*.

Class 10: a non-habitable building or structure—

- (a) **Class 10a** — a non-habitable building being a *private garage*, carport, shed, or the like; or
- (b) **Class 10b** — a structure being a fence, mast, antenna, retaining or free-standing wall, *swimming pool*, or the like.

A3.3 Multiple classification

Each part of a building must be classified separately, and—

- (a)
 - (i) where parts have different purposes — if not more than 10% of the *floor area* of a *storey*, being the minor use, is used for a purpose which is a different classification, the classification applying to the major use may apply to the whole storey; and
 - (ii) the provisions of (i) do not apply when the minor use is a laboratory or Class 2, 3 or 4 part; and
- (b) Classes 1a, 1b, 7a, 7b, 9a, 9b, 9c, 10a and 10b are separate classifications; and
- (c) a reference to—
 - (i) Class 1 — is to Class 1a and 1b; and

(ii) Cla

(iii) Cla

(iv) Cla

(d) A plant rc
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A3.4 Parts

(a) Notwithsta
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(b) If a buildir
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- (ii) Class 7 — is to Class 7a and 7b; and
- (iii) Class 9 — is to Class 9a, 9b and 9c; and
- (iv) Class 10 — is to Class 10a and 10b; and
- (d) A plant room, machinery room, lift motor room, boiler room or the like must have the same classification as the part of the building in which it is situated.

A3.4 Parts with more than one classification

- (a) Notwithstanding **A3.3**, a building or part of a building may have more than one classification applying to the whole building or to the whole of that part of the building.
- (b) If a building or part of a building has more than one classification applying to the whole building or part in accordance with (a), that building or part must comply with all the relevant provisions of the BCA for each classification.

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