

Being an Owner-Builder

Introduction

An owner-builder is an individual that holds a permit to do relevant owner-builder work as specified on that permit.

What is Owner-Builder Work

Owner-builder work is basically any residential building work to your dwelling it also includes the supervision and or coordination of those works.

Owner-Builder Scope of Work

The scope of works includes the construction, alteration, repairs or additions to the following:

- Houses.
- Terraces.
- Townhouse.
- Garage.
- Swimming Pool.
- Certain other for structures and improvements.

Size of Owner-Builder Work (In Dollars)

The size of works is defined as follows:

- Where the reasonable market cost (i.e. labour and material) exceeds \$5,000, and
- Which relates to single dwelling or dual occupancy.

The above circumstances must also adhere to the conditions that the proposed works require development consent under Part 4 of The Environment and Planning Assessment Act 1979, or that it is a complying development within the meaning of that Act.

Obtaining an Owner-Builder Permit

To obtain an owner-builder permit, one must apply with the Office of Fair Trading with the following information:

- Proof of age that you are over 18 years old,
- Proof of ownership or have a prescribed interest in the land where the proposed works are to be carried out (e.g. certificate of title or rates notice),
- Show cause that you live or intend to live in the completed home or one of the dual occupancy dwellings as a principal place of residence,
- A description and address of the proposed works,
- Copy of plans and councils development application number or complying development certificate number,
- An owner-builder permit application fee, and
- Evidence that you have completed an approved owner-builder course where the value of works are over \$12,000.

Responsibilities of an Owner-Builder

As an owner-builder you are responsible for:

- Overseeing and supervising all tradespeople.
- The ordering of supplies.
- Materials handling and site management.
- The scheduling and coordination of all trades and suppliers pertaining to the project.
- Obtaining all the required Council & statutory authority approvals, bonds and certifications.
- That all relevant insurances are current and in place.
- That all financial and taxation obligations are met.
- Adhering to relevant OH&S regulations including induction processes as per The Workers Compensation Act 1987 and the Occupation Health & Safety Act 2000.
- Ensure that all speciality contractors have the appropriate qualifications, license and insurances in place to warrant the material and labour is suitable for its intended purpose.

Responsibilities of an Owner-Builder (Cont.)

You can not do the following, for it is an offence under the Home Building Act to:

- Knowingly engage an unlicensed contractor.
- Lend your permit to another person.

Limitations of an Owner-Builder

Firstly, one must understand that an owner-builder permit is not a building license. It does not allow the following:

- Do work other than the project stipulated in the permit application.
- Do specialty work, such as electrical, plumbing gas fitting etc unless you hold a relevant license.
- Undertake licensed building work on other projects.