

Fact Sheet

Development Information Guide

Owner and Builder Information

If you are undertaking building work (that requires development approval) on your own property, please be aware of the following important information.

Before you start you need to know whether you will require the service of:

- a) a **registered building work supervisor** or **private certifier** to sign off your *Statement of Compliance* at the completion of the work (this doesn't apply to domestic verandahs, carports, sheds).

Building Indemnity Insurance

Regulation 36 of the Planning Development and Infrastructure Regulations 2016 requires that if domestic building work over \$20,000 in value is to be undertaken on your land you must ensure that a *certificate of building indemnity insurance* in relation to that work is lodged with the Council.

In the case of "owner builders" the insurance applies to each individual contract with a value of \$12,000 or more including (if applicable) any contract by a person with a builders licence engaged to supervise the building work.

Mandatory notifications for inspection – work involving roof framing

Councils are now legally required to inspect 90% of building work (involving roof framing) that is undertaken by "owner builders" (and 66% in other instances). Consequently your application may be selected for compliance inspections and "mandatory notification" requirements apply.

A licensed building work contractor carrying out, or in charge of carrying out building work (including building owner if there is no contractor) must give the Council one business day notification of the following stages of work:

- a) Commencement of building work on the site
- b) Completion of steel reinforcement prior to placement of concrete into a footing or other structural member that will transfer load directly to a foundation
- c) Completion of wall and roof framing* (both steel frame and timber frame)
- d) Completion of building work.

Note: these stages may vary (depending on the type of work you are undertaking) and you should refer to your Development Approval (once issued) for confirmation. See also Mandatory notifications for inspection – swimming pools and spas.



Statement of Compliance

Regulation 104 of the Planning Development & Infrastructure Regulations 2017 requires a *Statement of Compliance* for all building work (excludes carports, verandahs, pools). A blank *Statement of Compliance* will be provided by the authority issuing your Building Consent. The completed statement must be provided to the Council within 10 days of occupation of the house or building (or completion of the additions to an existing house or building).

Normally Part A of the *Statement of Compliance* is required to be completed by the building work contractor responsible for carrying out the relevant building work or if there is no such person (i.e. "owner builder"), by a *registered building work supervisor* or *private certifier*. Refer [here](#) for a list of registered building work supervisors or refer [here](#) for a list of registered private certifiers.

The owner must complete part B of the Statement of Compliance.

It is the owner of the land that is liable for non compliance with this requirement and a maximum penalty of \$10000 applies.

Mandatory notifications for inspection – swimming pools and spas

Council also inspects a percentage of approved private swimming pools and spas because of the safety risk.

A licensed building work contractor carrying out, or in charge of carrying out building work (including building owner if there is no contractor) must give the Council one business day notification of the following stages of work:

- a) Commencement of building work on the site
- b) Completion of steel reinforcement prior to placement of concrete into the swimming pool or placement of a fibreglass pool or above ground pool
- c) Completion of safety fence and gate prior to water filling of the swimming pool.

Enforcement fines may apply for non-compliance with these requirements.

For further information or clarification please contact the SA Building Policy Branch on 8303 0602, email dpti.pdbuildingbranch@sa.gov.au or contact Council on 8563 8444.