

BUILDING INSPECTIONS

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1. OBJECTIVE

To provide staff and the community with a scope of inspections that may be carried out on buildings and structures under construction or completed within the district, based on risk management principles, legal advice and legislative obligations.

2. PRINCIPLES

Inspections shall be carried out with the consent of the owner of the property or the Builder who is in possession of the building site, unless power is given under the provisions of the *Local Government (Miscellaneous Provisions) Act 1960* or other legislation to enter the site without that permission being sought.

An inspection of a property may be carried out upon receipt of a complaint or advice that a Building or Structure is or may be in breach of the *Local Government (Miscellaneous Provisions) Act 1960* or the *Building Regulations 1989*.

An inspection of a property may be carried out if the Building Surveyor suspects that a Building or Structure is or may be in breach of the *Local Government (Miscellaneous Provisions) Act 1960* or the *Building Regulations 1989*.

An inspection of a property may be carried out by the Building Surveyor to carry out a survey of a building in relation to the following sections of the *Local Government (Miscellaneous Provisions) Act 1960*:

- | | |
|--------------------------------------|------------------------------------|
| 401 – Notice of Required Alteration; | 409A - Uncompleted Building; |
| 403 - Dangerous Building; | 413 - Fire Escapes; |
| 408 - Neglected Building; | 415 - Survey of a Public Building. |

An inspection of the property may be carried out for the purposes of determining a Building Licence Application to construct or alter a building on the property.

An inspection of the property may be carried out for the purposes of determining an application to demolish a building or erect a Sign on a property.

An inspection of a property may be carried out to determine compliance with the Building regulations, in relation to swimming pool, and spa enclosures, as permitted by section 245A of the *Local Government (Miscellaneous Provisions) Act 1960*.

An inspection of the property may be carried out for the purposes of determining the issue of a Certificate of Local Government, as required under the *Strata Titles Act 1985*.

3. CONSEQUENCES

This policy represents the formal policy and expected standards of the Council. Appropriate approvals need to be obtained prior to any deviation from the policy. It is imperative that Councillors and Officers retain appropriate documentation to substantiate their expenditure. Elected Members and Employees are reminded of their obligations under the Council's Code of Conduct to give full effect to the lawful policies, decisions and practices of the Council.

4. REFERENCES TO RELATED DOCUMENTS

- *Local Government (Miscellaneous Provisions) Act 1960;*
- *Building Regulations 1989;*
- *Strata Titles Act 1985*

Policy Number:	DR-01
Previous Policy Number:	DB-01, TS-22
Resolution Numbers:	13694-Jun 2005; 14223-Oct 2007
Last Review:	October 2007
Next Review:	October 2008
Responsible Officer:	Manager Regulatory Services

This Policy takes effect from the date of adoption by Council and shall remain valid until it is amended or deleted.