



DEPARTMENT OF LANDS, PLANNING AND ENVIRONMENT

BUILDING ADVISORY SERVICES BRANCH

BUILDING NOTE

Contact Officer: Richard Williams

Edition Number: 18-8/1/97

REPORTS FOR UNIT TITLING

Prior to commencement of private certification, the Building Branch inspected buildings and issued reports on the suitability of the building for unit titling. As part of that process, upgrading of certain aspects of the building to the current Building Code of Australia (BCA) was required.

Although this is not a legislated function under the Building Act, building certifiers may now be asked to provide reports for the purpose of unit titling. The following advice is provided to assist building certifiers in assessing existing buildings.

The Title Production area of the Registrar Generals Department, when processing an application for unit titling, will request the applicant to provide a report from a registered building certifier where more than 12 months have lapsed since the issue of a Certificate of Occupancy for buildings on the site. The purpose of the report is to ensure that:

there are no unauthorised buildings or alterations to approved buildings which would affect compliance with the building permit and Certificate of Occupancy, ie the building complies with the approved plans;

fire separation complies with current BCA requirements irrespective of the age of the building, and;

the proposed unit titling will not affect compliance of the building with the BCA. Particular attention should be paid to access to common amenities (including laundry facilities in class 2 buildings) by all unit owners.

Advice on the requirements of previous building codes/manuals can be obtained from the Building Advisory Services Branch.

FABIO FINOCCHIARO

Director

Building Control

8 January 1997