

# BUILDING IN THE NORTHERN TERRITORY

**YOU NEED APPROVAL TO BUILD OR RENOVATE IN MOST OF THE NT.  
YOU ALSO NEED APPROVAL TO OCCUPY BUILDINGS.**

## OCCUPANCY CERTIFICATION

On 1 May 2016, the Northern Territory Government amended the *Building Act* to introduce two new alternative pathways to occupancy certification, in addition to the existing Occupancy Permit.

This follows a building certification moratorium introduced on 28 April 2009 that expired on 30 June 2016.

The three levels of occupancy certification allow for differing levels of compliance with the *Building Act* and Regulations, to enhance transparency and confidence in the building certification system and encourage a greater level of compliance.

The three levels of occupancy certification are:

### **Occupancy Permit**

This category of occupancy certification has existed since 1993 and remains the highest level. An Occupancy Permit can be issued by a building certifier where the construction and certification process have been complied with in full.

### **Certificate of Substantial Compliance**

This is a new category of occupancy certification and can be issued by a building certifier where building works occur under a valid Building Permit and meet the relevant technical standards, but minor variations to the approved plans or the certification process has occurred.

### **Certificate of Existence**

This is a new category of occupancy certification. This certification can only be issued for building works that were completed before 1 May 2016 where the building works can be shown to meet a reasonable level of safety, health and amenity sufficient for occupancy, and other applicable technical standards. This category of certification can only be issued by the Director of Building Control on the recommendation of a building certifier.

**For further information,  
contact the Building  
Advisory Services team  
on 1300 301 059 or visit  
[nt.gov.au/building](http://nt.gov.au/building).**

