

BUILDING CERTIFICATE (SECTION 149A) APPLICATION

About this form

Use this form to apply for a Building Certificate issued under Section 149 of the EP & A Act indicating as to whether Council will take any action about any unauthorised building work.

How to lodge this form

This form is in five parts. Please ensure all fields have been filled out. Fields marked with an asterisk * must be completed otherwise Council will be unable to process your application.

Once completed, forms can be submitted:

In person Ryde Planning and Business Centre,
1 Pope Street, Ryde

Via post Locked Bag 2069, North Ryde NSW 1670

By email cityofryde@ryde.nsw.gov.au

By fax (02) 9952 8070

Additional information: For more information visit www.ryde.nsw.gov.au or call the Ryde Planning and Business Centre on 9952 8222.

PART 1 : APPLICANT DETAILS

The applicant is the person lodging the form and the only person the City will communicate with.

Company / Organisation If applicable		<input type="text"/>	
Title*	<input type="checkbox"/> Mr	<input type="checkbox"/> Mrs	<input type="checkbox"/> Ms
	<input type="checkbox"/> Miss	Other: <input type="text"/>	
Given Name*	<input type="text"/>		Family Name* <input type="text"/>
Unit / Suite No.	<input type="text"/>	House No.* <input type="text"/>	Cross Street * <input type="text"/>
Street Name* <input type="text"/>			
Suburb*	<input type="text"/>		Postcode* <input type="text"/>
Postal Address If different from above <input type="text"/>			
Suburb	<input type="text"/>		Postcode <input type="text"/>
Preferred Contact*	<input type="checkbox"/> Mobile	<input type="checkbox"/> Business	<input type="checkbox"/> Home
Mobile	<input type="text"/>		Fax <input type="text"/>
Business Phone	<input type="text"/>		Home Phone <input type="text"/>
Email*	<input type="text"/>		

PART 2 : LOCATION OF THE PROPERTY

Site details of the proposed development.

Unit / Suite No.	<input type="text"/>	House No.*	<input type="text"/>
Street Name* <input type="text"/>			
Suburb*	<input type="text"/>		Postcode* <input type="text"/>
Lot No.*	<input type="text"/>		DP/SP* <input type="text"/>
Is access to the site available?*	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If No, state why? eg dog, locked gates <input type="text"/>
Contact name for access to the site*	<input type="text"/>		Contact phone <input type="text"/>

PART 3 : CONSENT

3.a) The applicant listed on this form is*

- a) The owner of the land on which the building is erected
- b) The purchaser under a contract for the sale of property that comprises or includes the building or part, or by the purchaser's solicitor or agent
- c) A public authority that has notified the owner of its intention to apply for the certificate

- d) A person, with the consent of the owner of the land. Owners to complete the following declaration:

I, the owner (insert name)
consent to the submission of this application.

Signature

Date

PART 4 : ABOUT THE BUILDING WORKS

4.a) Is the building certificate for *

- House only (Whole) All buildings on the property
- House only (Part) - please specify: Some parts of the buildings on the property - please specify:

4.b) Is this certificate required for unauthorised or uncertified work?*

- Yes No Not sure

4.c) Type of work*

4.d) Market value of work* \$

Applications for Building Certificate

The following matters must be observed with respect to making application for a building certificate.

- The application must take the form of Council's "Building Certificate Application" form
- Submission of a current Survey Report & Plan by a registered surveyor
- Fees relative to the application are to be paid as set out under the provisions of the Environmental Planning & Assessment Regulation, these provisions are set out below.
- For illegal and unauthorised work the following documents must be lodged with the application:
 - 4 copies of the architectural plans
 - A Building Code of Australia Compliance Report
 - Drainage Plans
 - Statement of Environmental Effects
 - Structural certificates from a professional engineer

Fee for Building Certificate - Application Fee:

For the purpose of Section 149B (2) of the Act, the approved fee to accompany an application for a

Building Certificate in relation to the whole or a part of a building is -

- (a) In the case of a Class I building (together with any Class 10 Buildings on the site) or a Class 10 Building - \$250 for each dwelling contained in the building or in any other Building on the allotment, or
- (b) In the case of any other class of building - as follows:

Floor area of Building or part	Fee
Not exceeding 200 square metres	\$250
Exceeding 200 square metres but not exceeding 2,000 square metres	\$250, plus an additional \$0.50 per square metre for each square metre over 200.
Exceeding 2,000 square metres	\$1165, plus an additional \$0.075 per square metre for each square metre over 2,000.

- (c) In any case where the application relates to a part of a building and that part consists of an external wall only or does not otherwise have a floor area - \$250.

Additional fees

- Inspection for work that is unauthorised or uncertified: \$250 (GST included) plus the fee equivalent to the Development Application fee and Construction Certificate fee or Complying Development Application fee (whichever is relevant), plus the Environmental Enforcement Levy.
- If more than one (1) inspection is required before issuing the certificate: \$90 per inspection (GST exempt).
- Certified Copy of Building Certificate: \$53.00 (GST included).

PART 5: DECLARATION

5.a) I declare that all the information in the application and checklist is, to the best of my knowledge, true and correct.

Signature (s)*

Date*