

<b>Policy Number:</b>	BLD 4
<b>Policy Type:</b>	Health
<b>Policy Name:</b>	<b>Relocated Dwellings</b>
<b>Policy Owner:</b>	Chief Executive Officer

**Authority:** Shire of Nannup  
Health (Asbestos) Regulations 1992  
Building Act 2011  
Health (Miscellaneous Provisions) Act 1911  
Building Regulations 2012  
Building Code of Australia

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## **OBJECTIVES**

The objectives of the policy is to:

1. Control the type of materials used and the standard of finish of relocatable/transportable buildings within the Shire of Nannup to ensure that they do not detract from the amenity of the surrounding buildings and/or properties.
2. Ensure no hazardous materials are brought into the Shire of Nannup that are damaged as part of the relocation process and not remedied in accordance with the relevant legislation.

## **DEFINITIONS**

Nil

## **POLICY**

Re-sited dwellings within the local government area are subject to the following conditions as part of the building permit approval process:

1. The dwelling is to be inspected by a practicing Structural Engineer, who is to issue a full report to the satisfaction of the Building Surveyor stating that the proposed dwelling is in a sound condition, and can be transported and relocated. The report must also detail any defects in relation to cladding, roofing and any other repairs necessary to bring the house up to standard in accordance with this policy. The report is to be accompanied by photographs of each elevation of the house.
2. Dwellings clad with asbestos cement sheeting will be permitted, provided that the cladding is undamaged and the relocation complies with the Health (Asbestos) Regulations, 1992.

3. Building plans of the dwelling must be provided per the Building Regulations 2012 as part of the building permit application to the local government.
4. A building permit application is to be completed by the applicant and submitted to the local government to enable a building permit to be issued. The building permit fee must be paid prior to the house being relocated.
5. Dwelling relocation into the local government prior to a building permit being issued may result in prosecution with the offender being required to remove the dwelling and relocate it outside the local government boundary.
6. A septic tank application form or a notice of intent to connect to the Nannup infill sewerage scheme shall accompany each application.
7. Approved building permits will be void if the work covered by the license is not substantially commenced within 6 months of the date of issue of the license. The building must be completed to the satisfaction of the local government's Building Surveyor within 12 months of the date of issue of the building permit.

Note:

*The local government can institute action under the Building Regulations 2012 and the Building Act 2011 if the building is not completed within the specified time. Non-compliance with any of the conditions imposed on the building permit will render the building incomplete.*

8. All work carried out on the dwelling is to comply with the provisions of the Building Code of Australia and the Health (Miscellaneous Provisions) Act 1911.
9. All damage is to be repaired as below:
  - 9.1. Any damaged sections of external cladding to be replaced by new full sheets (or boards of timber) to match existing.
  - 9.2. Any damaged roofing sheets, gutters and ridge-caps are to be replaced with new roofing materials.
  - 9.3. Any damaged or rusted gutters or downpipes are to be replaced with new materials.
  - 9.4. Any damaged tiles are to be replaced with new tiles of the same colour and design of the existing tiles.
  - 9.5. Second hand materials are not to be used without the prior approval of the MDS.
10. All external fixtures such as architraves, fascias, barge boards etc are to be replaced where necessary through damage incurred in transit, splitting rot or other reason to the satisfaction of the Building Surveyor.

11. Any broken glass in the dwelling is to be replaced with all windows and doors to open freely. Locks and catches are to be easily operable.
12. All ablution facilities are to be contained within the main structure. Wet area floors and walls are to be of concrete or other approved impervious material complying with the Building Code of Australia (BCA).
13. On completion, the dwelling is to be painted or otherwise treated to present a neat appearance to the satisfaction of the Building Surveyor.
14. The WC door is to open out, or be easily removable from outside in accordance with the BCA.
15. The kitchen stove is to be provided with an approved fume hood or an exhaust fan in accordance with the BCA
16. All electrical work is to be certified by a licensed electrician.
17. A suitable supply of potable water for all domestic purposes is to be provided.
18. The building is not to be occupied prior to final inspection being undertaken by the Building Surveyor.

Related Policies:	LPP 009 (Adopted 22/4/2010 Revoked 25/6/2015)
Related Procedures/ Documents	
Delegation Level:	CEO, Executive Officer, Building Surveyor
Adopted:	OM 25 June 2015 #9218
Reviewed:	<a href="#">OM 25 January 2018</a>