

Threshold amount for a certificate of consent

This fact sheet explains what's different about section 24A(3) of the *Building Act 1993* (the Act) from 4 July 2016.

THE CHANGE

From 4 July 2016, the prescribed amount of the cost of work for domestic building work not carried out under a domestic building contract increases from \$12,000 to \$16,000.

This change only applies to section 24A(3) of the Act and does not apply to the requirement for an owner builder to obtain a certificate of consent under section 25B.

WHAT THE CHANGE MEANS

Building surveyors

When considering an application for a building permit relating to domestic building work, where the cost of the work is greater than \$16,000 and the work is not to be carried out under a major domestic building contract, you must not issue a building permit unless you are satisfied that

- the work is to be carried out by a registered builder or an architect, or
- the applicant has been issued with a certificate of consent, or
- the applicant is the Director of Housing.

Want to know more?

Please [submit an enquiry](#) or call us on 1300 815 127.

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Revised section 24A(3)

(3) *The relevant building surveyor may consider an application for a building permit for domestic building work where the cost of the work (estimated under Subdivision 4 of Division 2 of Part 12) is more than the prescribed amount and the work is not to be carried out under a major domestic building contract but must not issue the permit unless he or she is satisfied that—*

(a) *the work is to be carried out by—*

(i) *a builder who is registered under Part 11; or*

(ii) *an architect who is registered under the Architects Act 1991; or*

(b) *the applicant has been issued with a certificate of consent for the work; or*

(c) *the applicant is the Director of Housing within the meaning of the Housing Act 1983.*

(4) *In this section—*

prescribed amount means—

(a) *....*

(b) *in relation to subsection (3)—*

(i) *the amount prescribed by the regulations (if any); or*

(ii) *if an amount is not prescribed, \$16 000.*