

Estimates Committee 2015
Questions Taken On Notice

(26/05/2015 to 4/06/2015)

Date: 26/05/2015 Output: Opening Statement
Sub Output:
Subject: Building certifications

From:Ms Natasha Fyles to Hon David Tollner
Lands & Planning

Question: 2-5
Minister, how many buildings are still not certified in the Northern Territory? What is the breakdown of government owned, or leased, and private?

Answer:
Answered On: 15/06/2015

ESTIMATES COMMITTEE

Question Taken on Notice

Date: 26 May 2015 **Output:** Land Services
Subject: Building Moratorium
From: Member for Nightcliff
To: Minister for Lands and Planning
Agency: Department of Lands, Planning and the Environment

Number: 2.5

Question: Minister, how many buildings are still not certified in the Northern Territory? What is the breakdown of government owned, or leased, and private?

Answer:

Building works in Declared Building Control Areas in the Northern Territory are authorised through the issue of a building permit, which may be for a whole building or part of a building e.g. an extension or renovation to an existing building. The Building Permit Register only records individual permits and whether these have been finalised through the issue of an occupancy permit or a builder's declaration in Tier 2 building control areas.

It is important to note that a building permit which has not been finalised does not in itself indicate uncertified works. An audit of a sample of building permits has shown that in the order of half of building permits did not result in actual works, or that the works have since been demolished or superseded by more recent works, or that the works were finalised but the documentation was not submitted. Whilst the question is in reference to the certification of buildings, the available information relates to all categories of building works.

In April 2009, Government declared a Moratorium against prosecution for unlawful building works where it was identified that in the order of 36 000 building permits remained outstanding. A report run on 27 May 2015 shows there are 31 200 issued building permits not closed off through the issue of an occupancy permit or a builder's declaration. This represents a reduction of 4800 or 13% from the commencement of the Moratorium.

In terms of Government buildings, at the commencement of the Moratorium there were 1006 outstanding building permits, which has now reduced to 180 across Department of Infrastructure client agencies. The approach of Government has been to undertake a risk-based approach to prioritise works, and certification works incorporated into agencies annual work plans.