

# NEW BUILDING REGULATIONS

As of 1 October 2020



## What are the changes?

Amendments to the Queensland Building Act 1975 and Queensland Building Regulation 2006 under the Building Industry Fairness (Security of Payment) and Other Legislation Amendment Act 2020.

### Important changes to Section 44, replacement of s143 include:

1. Terminology - Certificate of Classification has been changed to Certificate of Occupancy.
2. An owner may request additional Building Certifier functions, even if they are not the applicant for the building application.
3. Where the applicant, for a building application, is not the owner - the applicant must inform the private Building Certifier of the owner details and also provide the owner the opportunity to carry out additional Building Certifier functions (These additional functions would normally be additional inspections. Time limits apply when this can occur - generally within 10 days of engaging a Building Certifier).
4. Should an owner consider that our Company may carry out additional functions, a separate formal agreement in writing between the owner and our Company will be required.

## How will these changes impact me?

### Provide owner details and inform owner of their rights

- We strongly advise all clients when engaging our company to perform certification of any project, to continue to provide ownership details as part of the building application and also inform the owner of their right to request additional certifying functions.

### New process for Owner / Builder Certifier additional functions

If an owner does request additional functions be undertaken as part of the certification:

- An owner will need to do so in writing firstly to you, our client, outlining what certifying function is requested.
- Please then forward this request to [mail@thomas-tic.com.au](mailto:mail@thomas-tic.com.au) within 5 days.
- We will respond and provide the necessary forms, fees, and applications required.

Agreements will outline:

- Functions to be carried out
- Costs for such functions
- Form of response to such functions including timing
- Form of request for such functions including timing

## Where can I find more information on these changes?

We recommend you read the full details, which can be found within the below links.

[Building Act 1975, as of 1st of October 2020](#)

[Amendments of Building Act 1975](#)

We're here to help.  
Please don't hesitate to reach out to discuss.

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