

# Building applications

## Assessment manager

Building applications are managed by **private building certifiers**. This means they are the assessment manager for the building application.

The building process was changed in **1998** when Queensland introduced its own private building certification system, offering a choice of service providers.

Redland City Council no longer assesses building applications. Instead, private building certifiers manage the building approval and inspection process.

## City Plan

Your building certifier will advise whether a building approval is needed or if other applications are required prior to their approval process.

Some building proposals may require a material change of use or building works assessable against City Plan from Council prior to building approval.

The need for other approvals, such as the above, are site specific and will always depend on site constraints such as zoning and overlays.

## Queensland Development Code (QDC)

The design and siting of residential structures are outlined in the QDC.

When a residential structure does not adopt one or more the relevant acceptable solutions in the QDC, the building application needs to be referred to Council for assessment. This application is known as a **concurrence agency referral (CAR)** and Council will assess whether the proposal can meet the associated performance criteria of the QDC.

### Myth busted

*"I need to submit my building application to Council"*

Council is **not** the assessment manager for building applications assessed under the *Building Act 1975*. Private building certifiers are responsible for these applications.

### Myth busted

*"I need a relaxation on my building approval"*

No policy is 'relaxed'. The QDC contains a number of 'deemed to comply' criteria termed acceptable solutions. A referral of the building application to Council is required when a proposed building or structure does not adopt an acceptable solution. Council, in its role as a concurrence agency, assesses these referral applications against the performance criteria.

## Where can I find a private certifier?

All building certifiers must be licenced with the Queensland Building and Construction Commission (QBCC). You can check with the QBCC for the accreditation history of a building certifier.

<https://www.qbcc.qld.gov.au/onsite-building-requirements/building-inspections-approvals>

## Complaints relating to a building certifier

The QBCC conducts audits of building certifiers' work and investigates complaints made against building certifiers.

## Further assistance

To discuss building approvals, you should contact a private building certifier.

If you need further assistance, Council officers may be able to provide guidance. You can contact us on 07 3829 8999 or by email at [rcc@redland.qld.gov.au](mailto:rcc@redland.qld.gov.au)

