

Notice and request for consent to encroach or adversely affect

Building Act 2011, section 76, 77, 85
Building Regulations 2012, regulation 4

PERMIT AUTHORITY
USE ONLY

Reference number

BUILDER / DEMOLITION
CONTRACTOR USE

Reference number

Information for the owner of affected land

Under the *Building Act 2011*, a person responsible for building or demolition work must not encroach or adversely affect adjoining land (refer definitions in section 3 of that Act), **unless** they have the required consent of the affected adjoining owner(s) prior to a building or demolition permit being granted or the work commencing.

If the consent sought by this notice is not given by the affected adjoining owner(s) within 28 days, the person responsible for the work may apply under section 86 of the *Building Act 2011* to the Magistrate's Court for a court order.

This response notice must be completed and returned to the person responsible for the work, usually the builder/demolition contractor, (refer part 6 below for details). Please keep a copy for yourself or ask the person responsible for the work to provide you with one.

The person responsible for the work may also request your consent to arrange for access to your property in order to carry out a survey of the affected land. You may indicate your consent at part 7 below.

For further information refer to the Building Commission's brochure 'Work affecting other land' available at www.commerce.wa.gov.au/building-commission.

1. Name and postal address of owner(s) of affected land

Name of owner(s)
of affected land

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Street address
(provide lot number
where street number
is not known)

Unit no	Street no	Level	Lot no
Street name		Street type	Street suffix
Suburb	State	Postcode	Country (if not Australia)

OR

PO Box address

PO Box no			
Suburb	State	Postcode	Country (if not Australia)

2. Land where work is proposed

Property street
address (provide lot
number where street
number is not
known)

Unit no	Street no	Level	Lot no
Street name		Street type	Street suffix
Suburb	State	Postcode	

3. Adjoining land affected by work

Property street address (provide lot number where street number is not known)

Unit no	Street no	Level	Lot no
Street name		Street type	Street suffix
Suburb		State	Postcode

4. Notifiable event

A. Encroachment (section 76 of the *Building Act 2011*)

Encroachment is when part of a building or an associated structure is constructed or placed beyond the boundaries of the land on which work is being carried out.

Details of the part of the building or structure that will:

- encroach on other land, the expected impact and (if applicable) any remedial work following the work being carried out; or
- encroaches for the purposes of section 58(1)(e)

B. Adversely affecting (section 77 of the *Building Act 2011*)

Adversely affecting other land includes:

- reducing the stability or load bearing capacity of adjoining land or a building or structure on the land;
- damaging or reducing the structural adequacy of a building or structure on adjoining land; or
- changing the natural site drainage in a way that reduces the effectiveness of drainage or affects buildings or structures on adjoining land.

Details of the part of the building or structure that will adversely affect other land, the expected impact and (if applicable) any remedial work following the work being carried out

***Note:** For other types of notifiable events affecting other land use form BA20A.

When is the work likely to occur? (if known, please provide date, time and duration)

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Please attach to this notice:

- Plans and specifications for the proposed building or incidental structure showing how the building work/demolition work will encroach or adversely affect the other land.
- Any relevant technical documents in respect of the building work/demolition work.

5. Access for survey

- I do request consent to access the property to carry out a survey of the affected land; or
- I do not request consent to access the property to carry out a survey of the affected land.

Details of proposed survey

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6. Person responsible for work details

Builder / demolition contractor / owner's name

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Street address
(provide lot number where street number is not known)

Unit no	Street no	Level	Lot no
Street name		Street type	Street suffix
Suburb	State	Postcode	Country (if not Australia)

OR

PO Box address

PO Box no			
Suburb	State	Postcode	Country (if not Australia)

Email address

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Phone/fax

Phone no	Fax
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Registration details
(if applicable)

Registration number / licence number / owner-builder approval number

Builder / demolition contractor / owner's signature

Name (print)	
Signature	Date

7. Consent (response notice)

In accordance with section 85 of the *Building Act 2011*, I hereby respond to the notice provided to me in respect to the land detailed in part 3 of this form and:

- I consent to what is proposed in parts 4 and 5 of this notice; or
- I do not consent to what is proposed in parts 4 and 5 of this notice.

Owner's signature

Name (print)	
Signature	Date