

Council Building Certifiers & Private Building Certifiers

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This factsheet provides information to South Burnett residents on building certifiers.

What is a building certifier?

Building work requires a building approval, prior to the commencement of work. South Burnett Regional Council ('Council') has a Building branch, consisting of two (2) building certifiers, which provides building approvals and inspections for all classes of buildings across the South Burnett region

Licensed building certifiers assess building applications, decide whether to issue building approvals and inspect and certify building works. The certifier ensures the building works comply with the building assessment provisions, in accordance with the *Building Act 1975* and the approval. Since 1998 certifiers in Queensland can work for local government or in private practice.

What do building certifiers do?

- carry out building assessment work relating to new, altered and existing building work;
- issue a Compliance Certificate stating building work complies with the building assessment provisions;
- under a building approval, inspect the building work to assess compliance, including mandatory stages in accordance with the *Building Regulation 2021*;
- request any designs, inspections, certificates and documentation to determine the building work is compliant with the National Construction Code and relevant planning laws and legislation;
- issue a certificate for a stage of the building work; and
- issue a final inspection certificate for Class 1 and 10 buildings or a certificate of occupancy for a building of another class.

What don't building certifiers do?

- design the building or structure or carry out any of the building work;
- ensure a builder or subcontractor is complying with their contract;
- take responsibility for quality control and material finishes (for example, quality of paintwork or finishes on a project, wrong coloured timber treads);
- supervise the job site;
- enforce workplace health and safety measures for building sites that is under the *Work Health and Safety Act 2011*;
- meet the cost of referral agency assessment and inspection fees (for example, Queensland Fire Department, local government and the like); and
- ensure a subcontractor is complying with their contract with the owner.

How long does a building approval take?

The assessment time for a building application can vary, depending on the complexity of the development and the completeness of the initial application. Short turnaround times on approvals can be expected for most complete applications.

How much are Council's fees for a building application?

The fees vary, depending on the type and complexity of the building. Council's Register of Fees and Charges can be found on [Councils website](#):

Council's building application fees cover the entire development from application to final certificate, with no hidden costs.

What is the difference between a Council certifier and private certifier?

The only difference between a Council certifier and a private certifier is that one is employed by local government, and one is a private business.

All certifiers, Council and private, are bound by the same legislation, regulations and standards.

Does Council regulate private certifiers?

No. Local government has no authority over private certifiers, who are deemed to be a quasi-government approval authority. Council has no ability to act on a complaint regarding a privately certified development. Complaints about privately certified development must be made to the [Queensland Building and Construction Commission](#) (QBCC).

If I engage a private certifier, can I still get advice from Council certifiers about the development?

No. Council certifiers are not permitted to provide advice to an owner, tradesperson, building designer and the like, about a development where a private certifier has been engaged.

This means that once a private certifier has been engaged for a development, the owner is unable to contact Council certifiers for advice.

Similarly, once a Council certifier has been engaged for a development, the owner is unable to contact a private certifier for advice.

Further Information

For further information in relation to Council or private certifiers or you would like to speak with a Council officer, you can contact Council via one of the following methods:

- ✉ South Burnett Regional Council
PO Box 336
KINGAROY QLD 4610
- ☎ (07) 4189 9100
- @ info@sbrc.qld.gov.au
- 👤 Visit a Customer Service Centre