

Notice and request for consent – protection structures, party walls, removal of fences, access to land

Building Act 2011, section 78, 79, 80, 81 84, 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, without the notification and consent of the adjoining land owner(s):

- place a protection structure beyond the boundaries of the land on which work is being carried out; or
- carry out certain works that would affect a party wall; or
- remove fences or gates (note that consent is not required in some circumstances - refer section 80(d) of that Act); or
- access adjoining land to do the work or conduct a survey (consent is not required if the adjoining land is vacant, however this does not affect the exercise and enforcement of any right that a person has to stop, restrict or prevent a person going on to the other land).

Note: this notice and request for consent forms an agreement between the affected landowner and the person responsible for the work (usually the builder/demolition contractor).

Please note that if the consent sought by this notice is not given within 28 days, a person responsible for the work may under section 86 of the *Building Act 2011*, apply to the Magistrate's Court for a court order. The completed response notice must be returned to the person responsible for the work (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 can 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

- Requirement for protection structures** (section 78 of the *Building Act 2011*)

Provide details of each protection structure that would be required to be placed into or onto the affected land including the reason for, and nature, location and duration of, the protection structure and the estimated time for doing the protection work

- Party wall, substantial dividing fence, boundary retaining wall** (section 79 of the *Building Act 2011*)

Provide details of how the structural, waterproofing or noise insulation capacity of a party wall, substantial dividing fence or boundary retaining wall that protects the adjoining land would be affected

Removal of fences (section 80 of the *Building Act 2011*)

Specify the fence, gate or other barrier shared by, or located on, the affected land that would be removed; the reasons for its removal and details of any temporary barrier that is proposed to be erected

Access to land (section 81 of the *Building Act 2011*)

Provide reasons for the requirement to access adjoining land

***Note:** For encroachment or adversely affecting adjoining land, use Form BA20.

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

Please attach to this notice:

- Plans and specifications for the proposed building or incidental structure showing how the building work/demolition work will adversely affect the other land.
- Any relevant reports 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

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
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Builder / demolition contractor / owner's signature

Name (print)	
Signature	Date

7. Consent (response notice)

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