

OWNER BUILDER APPROVAL IN WESTERN AUSTRALIA

Are you considering taking on the challenge of building or renovating your own home? As an Owner-Builder, you have the opportunity to manage and participate in the construction of your residential property. This guide outlines everything you need to know about Owner-Builder approval in Western Australia.

WHAT IS OWNER-BUILDER APPROVAL?

Owner-Builder approval allows you to assume the role of a builder for constructing or renovating a residential property that you plan to live in. This special approval grants you the authority to manage the building process and undertake certain tasks on your own.

WHAT CAN YOU DO WITH OWNER-BUILDER APPROVAL?

- **Project Management:** Oversee the entire building process, from planning to completion.
- **Supervision:** Ensure all work complies with the Building Code of Australia (BCA), Australian Standards, Planning Laws, Health Laws, Legal Requirements and Local Regulations.
- **DIY Tasks:** Perform non-licensed building tasks such as carpentry, tiling, and painting.
- **Licensed Work:** Hire licensed professionals for tasks requiring specific qualifications, such as electrical, plumbing, and gas fitting.
- **Hiring Tradespeople:** Contract specialists for specific tasks you can't or don't want to perform yourself.
- **Contractor Supervision:** Ensure all subcontracted work meets regulatory standards.
- **Building Permits:** Apply for and secure building permits from your local council before starting work.
- **Mandatory Inspections:** Schedule and pass inspections at critical stages of construction.
- **Safety Management:** Maintain a safe worksite by adhering to occupational health and safety regulations.
- **Insurance:** Obtain required insurances, such as public liability insurance, to cover risks.
- **Occupancy Requirement:** You must reside in the property once construction is complete.



WHAT CAN'T YOU DO AS AN OWNER-BUILDER?

While Owner-Builder approval gives you significant control over your project, there are limitations:

- **Perform Licensed Work:** You are not allowed to perform any work that requires a licensed professional, such as electrical, plumbing, or gas fitting, unless you hold the appropriate licences yourself. These tasks must be completed by licensed contractors.
- **Engage in Commercial Construction:** Owner-Builder approval is intended solely for personal residential projects. You cannot use it for commercial construction or property development (some exemptions apply).
- **Undertake Multiple Projects:** You are generally limited to one Owner-Builder project every six years. This restriction ensures that Owner-Builder approval is used for genuine personal residential projects rather than ongoing development activities.
- **Avoid Safety and Structural Requirements:** You cannot bypass safety or structural requirements. Certain complex or critical tasks may require oversight or completion by licensed builders or engineers to meet regulatory standards.
- **Sell the Property Without Restrictions:** You may face restrictions on selling the property within a certain period after the project is completed unless you obtain approval from the Building Services Board. This helps ensure that the work done meets quality standards for future owners. This includes taking out Home Indemnity Insurance if you choose to sell the property within seven years from the date the building permit was granted.

HOW TO APPLY FOR OWNER BUILDER APPROVAL

Eligibility Check: Confirm your eligibility to become an Owner-Builder in Western Australia.

Application Submission: Submit your application through the Building Service Board, including all necessary documentation and fees, either online here:

[DEMIRS - Owner-Builder Approval - Form 75 \(dmirs.wa.gov.au\)](https://dmirs.wa.gov.au), or in person or by post.

If applying by post or in person, your application also needs to be accompanied by a completed application payment form, found here:

[Form 75 Owner-builder application form | Department of Energy, Mines, Industry Regulation and Safety](#)

Details of eligibility requirements and how to apply in person or by post are included in the FORM 75 application form.

