

Owner-Builder Approval in Western Australia

What you need to know before taking responsibility for your own building project

THE SHORT VERSION

An Owner-Builder takes on many of the legal responsibilities of a registered builder. You manage and supervise the work, obtain the required approvals, engage licensed trades where required and remain responsible for the building work and compliance.

YOUR PROJECT IN 5 SIMPLE STEPS

1	2	3	4	5
Check eligibility Make sure you meet the current Owner-Builder requirements.	Apply for approval Submit the current Form 75 and supporting evidence.	Get your permit Obtain the Building Permit before building work starts.	Manage the build Supervise the work and use licensed trades where required.	Finish & comply Complete required notices, inspections and ongoing obligations.

What is an Owner-Builder?

Owner-Builder approval allows an eligible individual to take responsibility for managing and supervising certain building work on land they own or otherwise have the required interest in. It is intended for genuine owner projects only - not as a way to operate as an unregistered building contractor.

WHO	WHEN	CLASS 10a
Eligible individual You must meet the ownership, knowledge and occupancy/use requirements.	Usually \$20,000+ Approval is generally required where Class 1 building work requiring a permit exceeds \$20,000.	\$50,000 threshold For sheds, carports and private garages, the current threshold is \$50,000.

What does the Owner-Builder actually take on?

- Managing and supervising the building project from start to completion.
- Obtaining required planning and building approvals and complying with their conditions.
- Ensuring the work complies with the NCC/BCA, relevant Australian Standards and all other applicable laws.
- Engaging appropriately licensed/registered trades for work that legally requires a licence, such as electrical, gas and plumbing work.
- Managing site safety and the people working on the project.
- Ensuring required inspections, certificates and notices are completed.

IMPORTANT

Owner-Builder approval does not make you a registered builder. It gives you approval to take responsibility for a particular owner-builder project. Your statutory responsibilities cannot simply be handed to a contractor.

Are you eligible?

The main requirements and restrictions

You generally need to be able to demonstrate that:

- You are an individual with the required ownership or interest in the land.
- You have sufficient knowledge of the duties and responsibilities of an Owner-Builder.
- At least one applicant supervising the work has the required construction induction card and either relevant building practitioner/registered professional status or completed WA-specific Owner-Builder training within the required period.
- You intend to reside in, occupy or use the land when the work is completed, depending on the type of project.
- You have not been granted a building permit as an Owner-Builder within the previous six years, unless the six-year restriction is waived.

What can you do?

YOU CAN

- Manage and supervise the project.
- Carry out building tasks that do not require a licence, if you are competent to do so.
- Engage registered builders or contractors for parts of the work.
- Engage licensed electricians, plumbers and other licensed trades for work that requires a licence.
- Apply for the Building Permit as the approved Owner-Builder.

YOU CANNOT

- Carry out licensed electrical, plumbing or gas work unless you personally hold the required licence.
- Use Owner-Builder approval as a way to carry out ongoing commercial construction or property development.
- Split one substantially single building project into separate jobs to avoid occupational licensing requirements.
- Ignore structural, fire, safety, NCC or other building requirements.
- Assume employing a contractor removes your responsibility as the Owner-Builder.

The six-year rule

ONE PROJECT EVERY SIX YEARS

An Owner-Builder generally cannot be granted another Owner-Builder building permit within six years of the previous Owner-Builder permit being granted. A waiver may be available in limited circumstances, including hardship or where the new permit relates to the same land.

Living in the property matters

For a house, you must intend to reside on the land when the work is complete. For Class 10 buildings and certain small commercial buildings, you must intend to occupy or use the land. If your real intention is to develop the property for immediate sale, the Owner-Builder pathway is generally not appropriate.

Selling the property

If you sell or otherwise dispose of an owner-built home within seven years of the Building Permit being granted, additional requirements apply. Home Indemnity Insurance must be obtained where required and provided to the purchaser.

Selling without the required insurance can be an offence.

THINK CAREFULLY BEFORE YOU START

As an Owner-Builder, you are taking on responsibilities that would normally sit with a registered builder. Make sure you understand and are confident in the role before committing to the project.

How to apply

What you need to do before the Building Permit application

Owner-Builder approval

1 Check Confirm eligibility and project value.	2 Prepare Gather ownership, training and identification evidence.	3 Form 75 Complete the current Owner-Builder application.	4 Submit Apply online, or use the approved postal/in-person process.	5 Wait Allow time for approval before applying for the Building Permit.
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Once Owner-Builder approval is granted

- ☐ Apply for the required Building Permit with the Shire.
- ☐ Do not commence building work until the Building Permit has been issued.
- ☐ Ensure the Building Permit application identifies you correctly as the Owner-Builder where applicable.
- ☐ Arrange required inspections and provide completion documentation, including the BA7 where required.
- ☐ Keep records of contracts, invoices, certificates, inspections and other project documentation.

Your responsibilities during construction

- ☐ Supervise and manage the entire project.
- ☐ Make sure subcontractors and trades comply with approved plans and legal requirements.
- ☐ Use licensed trades for licensed work.
- ☐ Maintain a safe workplace and comply with applicable work health and safety requirements.
- ☐ Ensure changes to approved work are dealt with through the appropriate approval process.
- ☐ Ensure the completed building complies with the Building Permit, NCC and applicable legislation.

APPROVAL IS NOT THE SAME AS A BUILDING PERMIT

Owner-Builder approval allows you to take on the role. It does not authorise construction by itself. You still need the required Building Permit and any planning or other approvals before work starts.

Need the application?

Building and Energy provides the current Owner-Builder application process and Form 75. [Start with the official Owner-Builder Approval page](#) before lodging. Applications can be submitted online or by the approved postal/in-person process. Check the current requirements as forms, fees and evidence requirements can change.

Useful links

BUILDING AND ENERGY — OWNER-BUILDER INFORMATION

The Owner-Builder approval process is administered by the WA Department of Local Government, Industry Regulation and Safety (Building and Energy). Use the links below for the current application process, forms, fees and licensing information.

- [Owner-Builder Approval - application, eligibility, requirements and current process](#)
- [Form 75 - current Owner-Builder approval application](#)
- [Building and Energy - Licensing & Registration](#)
- [Building approvals - forms and building approval information](#)
- [Building and Energy fees - current owner-builder application fees](#)

GUIDE ONLY This information sheet is intended as a plain-English guide only. Owner-Builder approval is administered by the State building regulator, not the Shire. Eligibility, application requirements, fees and statutory obligations are determined under State legislation and may change. Always check the current Building and Energy requirements before applying.