



CITY OF VINCENT

## DEMOLITION OF BUILDINGS

### When is a Demolition Permit Required?

Any person demolishing a building or part of a building/structure must ensure that they obtain a Demolition Permit prior to commencing any demolition works.

To apply for a Demolition Permit, a Demolition Permit Application Form BA5 and fees (see fee details) together with three copies of the site plan clearly indicating the building/s to be demolished and also indicating those structures being retained is to be submitted to the City's Building Service along with all other required information as listed on this Demolition information sheet.

If the proposed demolition works are likely to adversely affect adjoining land or buildings beyond the boundaries of the demolition site then a fully completed Form BA20 "Notice and Request for Consent of Work Affecting other Land" must be submitted with the application for demolition. If the affected adjoining land owner refuses their consent then the person responsible for the proposed demolition works must obtain a Court Order to carry out the works.

Once the demolition contractor has completed the works approved by the Demolition Permit they must notify the City **within 7 days** of completion by submitting a "Notice of Completion" Form BA7.

If a person/contractor who has been issued a Demolition Permit ceases or fails to complete the works then they must notify the City **within 7 days** of ceasing the works by submitting a "Notice of Cessation" Form BA8.

It is required that all buildings to be demolished be rat baited. There are also specific requirements in regard to demolishing buildings containing asbestos products and buildings connected to on site effluent disposal systems (septic tanks).

Further advice in regard to these issues can be obtained from the City's Health web page, information sheets or on 9273 6000 or by email to [mail@vincent.wa.gov.au](mailto:mail@vincent.wa.gov.au)

- Information on asbestos removal
- Information on septic tank decommissioning

Other Authorities are also required to be notified of the intention to carryout demolition works, Authorities such as but not limited to:

- Water Corporation Ph: 13 13 95
- Western Power Ph: 13 13 53
- Alinta Gas Ph: 13 13 52
- Telstra Ph: 13 22 00
- Worksafe Ph: 1300 307 877
- Heritage Council WA (State Heritage Office) Ph: (08) 6552 4000

## **Requirements**

To obtain a demolition permit the following documents, fees and information must be submitted to the City of Vincent Building Services.

## **Forms**

- ☐ Completed Application for Demolition Permit **Form BA5**
- ☐ Completed Construction Training Fund
- ☐ Three copies of a full site plan clearly indicating all existing buildings and those building/s or portion of buildings that are being demolished.
- ☐ Demolition Permit fee - Residential buildings (Class 1 & 10) \$90 and Commercial buildings (Class 2 - 9) \$90 for each storey
- ☐ Building Services Levy - must be tendered at the rate of 0.9% of the value of the demolition work but not less than \$40.50.
- ☐ Construction Training Fund Levy - Where the value of the demolition works exceeds \$20,000 (including GST) the Construction Training Fund (CTF) levy must be paid, by submission of the standard Levy Payment Form and fee. The fee is calculated at a rate of 0.2% of the demolition work value. Alternatively the Levy can be paid directly to the CTF but evidence of payment must be submitted with your application.
- ☐ Worksafe Registration -The Demolition Contractor must provide evidence that they have the required Worksafe Registration and capability to carry out the works or proof of a valid legislative exemption.
- ☐ Provide **Form BA20** "Notice and Request for Consent of Work affecting other Land" or a Court Order - If the works proposed are likely to adversely affect adjoining land or buildings beyond the boundaries of the demolition site (land), proof of notification of affected land owners' must be submitted on a Form BA20 (the original fully completed and signed Form must be submitted to the City) or a copy of any court order.
- ☐ Clear indication or confirmation of any retaining structures or similar that are proposed to remain onsite at the completion of works.
- ☐ Heritage listed buildings - Evidence of notification given (where applicable) to the Heritage Council of WA in accordance with s.21 of the Building Act 2011 and Regulation 16 and 19 of the Building Regulations 2012.
- ☐ Proof of notification to Worksafe under the Occupational Safety and Health Regulations 1996, Regulation 3.119 Applicable to Class 1, 2 & 3 demolition work. (This is not applicable to a single storey residence, other than a residence with more than 200m2 of roof covering of brittle or fragile roof covering).
- ☐ Submit licensed Pest Exterminators Certificate confirming rat baiting has been completed.
- ☐ Planning Approval.
- ☐ Demolition Management Plan.
- ☐ Proof of notification of intended demolition to the following Agencies:
  - Electricity
  - Water
  - Gas
  - Telephone

**Any further information regarding planning issues can be obtained from the City's Statutory Planning Services on 9273 6000.**