

## ARE YOU THINKING OF BUYING OR SELLING PROPERTY?



Knowing what you are buying will help make your property ownership journey smoother. Here are a few things to consider.

### EXISTING DEVELOPMENT:

Does existing development have approval? Are approvals still current & do they still apply after property sale? Some approvals expire on sale of the property eg, Home business approvals.

## DEVELOPMENTAL APPROVAL

There are a number of issues to investigate before purchasing your new home and/or land. Below is a list to consider but we encourage you to seek further advice and information in addition to the below:

**ZONING:** Permitted setbacks, land uses and development will be guided by property zoning and any policies that apply to that property.

**BUSHFIRE PRONE AREA:** Is the property in a bushfire prone area & what does this mean for future development/buildings?

**FLOOD PRONE AREA:** Earthwork restrictions and construction requirements may apply. Insurance policies may be affected.

**HERITAGE:** If the property is heritage listed this may impact land use & development.

**RURAL PROPERTIES:** Before purchasing in rural areas it is important to consider a number of issues including:

- ◇ noise and/or odour from local farming activities;
- ◇ regulations regarding native vegetation clearing on private property;
- ◇ your obligations to manage bushfire fuel load, weeds & pest animals.



## BUILDING APPROVALS

The City of Albany's Building Services team is responsible for ensuring that State Government building regulations, for residential and business, are administered in accordance with the Building Code of Australia.

**Building permits are all about ensuring the safety, health and structural stability of buildings and structures.** Important questions to ask prior to purchasing property with built structures include:

- ◇ Was an approved Building Permit issued for the structure?
- ◇ Was the structure built as per an approved Building Permit?

You can request the seller provide a copy of approved building plans prior to purchase or as a condition of sale. You will then be able to check if the structures have been built as approved.

Already bought the property? Complete a Building Search Request form available from our website or email [builders@albany.wa.gov.au](mailto:builders@albany.wa.gov.au) to request a form.

## UNAPPROVED DEVELOPMENT &/ OR STRUCTURES

### THE PATH TO APPROVAL

**DEVELOPMENT APPROVAL:** Contact City of Albany planning to find out if Development Approval is required for the land use or structure.

**Submit a Development Application:** A Development Application form and checklist, outlining documents required to be submitted with your application, can be found on the City of Albany website, picked up from our North Rd Office, or email [planning@albany.wa.gov.au](mailto:planning@albany.wa.gov.au).

Please note compliance Development Applications incur a fee three times greater than the standard fee. Fees are available at our website, see Planning Services.

**BUILDING APPROVAL:** Engage a private Building Surveyor to assess the structure for compliance and advice on any remedial works required to bring it up to required building standards

**Bring structure up to standard:** Once the private Building Surveyor is satisfied that the structure is compliant, they will issue you with a Certificate of Building Compliance (CBC).

**Submit an application for approval:** Once you have obtained the CBC you will need to submit this, along with associated documents, to the City of Albany with an Application for Building Approval Certificate (BA13).

Applications can be lodged in person or email to [building@albany.wa.gov.au](mailto:building@albany.wa.gov.au) . Fees are available at our website, see Building Services.



## OTHER ITEMS TO CONSIDER

### UTILITIES AND ESSENTIAL SERVICES

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Not all services may be available, or may incur a fee to connect. This may be particularly important in rural areas where some services are not available or connection fees may be higher than expected due to distances.

### EASEMENTS, COVENANTS & OTHER INTERESTS

Individual properties may be subject to restrictions including easements, memorials or covenants.

Contact the real estate agent or Landgate for information regarding any Certificate of Title encumbrances or notifications.

### A QUICK WORD ON SUBDIVISIONS

The WA Department of Planning, Lands & Heritage is responsible for approving all subdivision applications. A number of factors can influence subdivision approval including utility and essential services availability, environmental factors, and zoning.

Certain zones do not support subdivision. If you are considering buying property to subdivide, please seek further advice by contacting:

***Know what you are buying. Remediating unapproved works can be very costly and may hinder further development like home improvements.***

## THE CITY OF ALBANY IS HERE TO HELP!

We have a 'One Stop Shop' service available which can be accessed:

**PHONE:** 08 6820 3040

**EMAIL:** [PLANNING@ALBANY.WA.GOV.AU](mailto:PLANNING@ALBANY.WA.GOV.AU)

**ADDRESS:** 102 NORTH RD, YAKAMIA, ALBANY WA, 6331

**BUILDING & PLANNING COUNTER** | 9AM - 4PM MON - FRI

**WEBSITE:** [ALBANY.WA.GOV.AU](http://ALBANY.WA.GOV.AU)

Please contact us to discuss your property and we can advise the best way forward for your individual circumstances.

