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Avant
Townhomes
at Aureus
regulations
overview

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AVANT
TOWNHOMES

At Avant Townhomes, we're driven to give our customers the best expertise, commitment and professional service. Additionally, Avant Townhomes must ensure all of its homes comply with a range of regulations that are set and administered by local, state and federal government.

The following information provides buyers with an overview of the regulations that influence the design and construction of residential homes by Avant Townhomes in New South Wales:

PLANNING CONTROLS

Source of Power & Objective

Planning controls are designed to ensure the proper development of the built environment. Planning Schemes are managed on a state basis by the relevant state governments and administered by local councils.

Planning controls span from the very broad (e.g. the growth of a city) to the minute (e.g. circulation clearances required in a bathroom). All Avant Townhomes projects require a consent to a development application. The responsibility to obtain consent and to comply with its requirements rests with Avant Townhomes

Planning Controls (NSW): planning.nsw.gov.au

Administered By

Generally **Local Councils** are responsible for the administration of planning regulation in their area.

Critical Compliance Document

Development Consent

BUILDING CONTROLS

Source of Power & Objective

The design and construction of buildings in Australia is controlled through the **National Construction Code** (NCC). The NCC is managed on a national basis by the federal government. The overall objective of the NCC is to ensure buildings are built properly and safely for their occupants. The responsibility to obtain a **Construction Certificate** and to comply with its requirements rests with Avant Townhomes.

National Construction Code: abc.gov.au

Administered By

To gain a **Construction Certificate** an applicant must submit the documentation for their project to a **Principal Certifying Authority** (PCA). The PCA will then assess the project against all of the requirements set out in the Development Consent relevant legislation and the NCC. For larger projects this process is typically iterative with the PCA providing a list of items that require change for compliance to be achieved. When the PCA is satisfied the documentation complies with all regulatory requirements a Construction Certificate is issued.

As an integral part of their engagement the PCA must also carry out various inspections during construction to ensure the works are proceeding in accord with the approved documentation. When the PCA is satisfied a dwelling is "Fit for Habitation", the PCA issues an **Occupancy Certificate**. The Handover Manual provided at completion of each new home includes a copy of the Occupancy Certificate.

Critical Compliance Documents

Construction Certificate
Occupancy Certificate

STANDARDS AND CODES OF PRACTICE

Source of Power & Objective	<p>Many aspects of commerce in Australia are controlled by Australian and International Standards and Codes of Practice. Compliance with some of these standards and codes is mandatory and some are voluntary. The design and construction of residential buildings in Australia is influenced by more than 100 individual Australian Standards. Mandatory standards are administered by the Australian Competition and Consumer Commission (ACCC.).</p> <p>Standards Australia: standards.org.au</p>
Administered By	<p>The application of Standards and Codes of Practice arises through the Development Consent process, the Construction Certificate process and through the expertise invested by Avant Townhomes' consultants in designing the project.</p>
Critical Compliance Document	<p>Not Applicable</p>

HOME BUILDING COMPENSATION FUND

Source of Power & Objective	<p>Generally, residential buildings less than four levels high must have Home Building Compensation Fund (HBCF) protection provided to the owners. The obligation to provide HBCF and the cover provided by HBCF is mandated under various state Building Acts. HBCF generally protects owners when their builder becomes unable to complete building work they have contracted to undertake. The providers of HBCF place strict controls on the builders whose work they insure. These controls mean that builders have to be financially sound and have a good track record to be able to have their work covered by HBCF. Whilst it is highly unlikely an Avant Townhome customer will ever have cause to make a claim under their HBCF the framework that mandates and administers this insurance scheme does embed greater competence and financial resilience in the whole residential building industry.</p> <p>Home Building Compensation Fund (NSW): icare.nsw.gov.au</p>
Administered By	<p>The Registered Builder for the project must procure the HBCF certificate for each dwelling and provide it to the owner prior to commencement of construction. The responsibility to ensure compliance with this requirement rests with Avant Townhomes. The Handover Manual provided at completion of each new home includes a copy of the HBCF certificate.</p>
Critical Compliance Document	<p>HBCF Certificate of Insurance</p>

TRADE BASED CERTIFICATIONS

Source of Power & Objective

Various elements of works on site must be carried out by **certified trades people** and at completion these tradespeople must provide certificates evidencing their work has been completed in compliance with applicable standards and regulations. Trade certification required for issuance of an Occupancy Certificate typically includes:

- Electrical – Electricity Safety Act and Regulations
- Plumbing – Building Act
- Termite Protection – Australian Standard AS3660
- Windows & Doors – Australian Standards AS2047 & AS1288
- Waterproofing – Australian Standard AS 3740
- Insulation – Australian Standard AS3999

Administered By

Trade certificates are required by the **Principal Certifying Authority** to allow issuance of the Occupancy Certificate. The responsibility to ensure the engagement of competent trades that are able to properly satisfy this requirement rests with Avant Townhomes. The Handover Manual provided at completion of each new home includes copies of the necessary trade certificates.

Critical Compliance Document

Occupancy Certificate
Trade Certificates

BUILDER REGISTRATION

Source of Power & Objective

The system of registering builders is designed to ensure that only suitably qualified and experienced people can contract to do building works. There are different types and levels of registration. Construction must be carried out by a suitably registered builder. Avant Townhomes is not a building company contracts a suitably qualified and registered builder to undertake construction.

Builder Registration: fairtrading.nsw.gov.au

Administered By

Builder registration (in NSW) is administered by **NSW Fair Trading**. The Construction Certificate for a project is issued by the **Principal Certifying Authority** to the **Registered Builder** contracted to do the work.

Critical Compliance Document

Construction Certificate
