

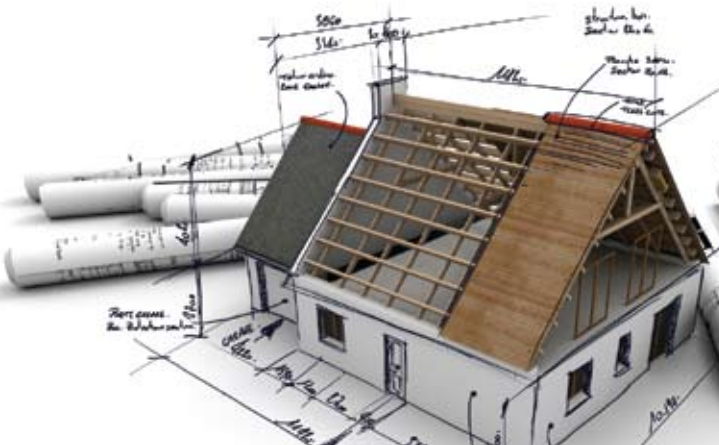
# Our core services....

Domestic building certification for:

- ✓ Sheds, carports
- ✓ Decks and renovations
- ✓ New houses
- ✓ Underpinning
- ✓ Inspections
- ✓ Relaxations
- ✓ Request for assessments - demolitions and removals
- ✓ Build over sewer applications in Brisbane City Council area

Other services we can arrange....

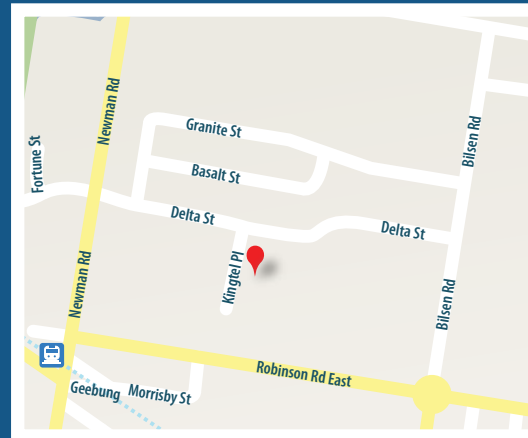
- ✓ Plumbing applications
- ✓ Energy efficiency reports



## Over 30 years industry experience

Our insight and  
knowledge of the  
approval process  
is second to none

Office location - 18 Kingtel Place Geebung



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## Advice You Can Build On



Private certification for  
residential building applications.

# Approvals & Advice

“Advice you can build on” truly reflects the ethos of the company director and founder, Peter Tyrrell. Peter has more than 40 years experience in domestic construction certification.

Our customer centered attitude has helped our company grow from humble, sole operator beginnings in 2003. Now we employ a team of staff and are expanding into new areas.

Keeping the “advice you can build on” motto at heart has helped maintain our focus during this period of expansion and keeps customer satisfaction high. This is reflected in our high rate of repeat customers. We are focussed firmly on domestic certification, Approvals and Advice consists of a QBSA accredited certifier, a building surveying technician, a cadet, and an efficient administration team. We can deal with all types of domestic building projects.

No domestic building project is too small or too big for our team of dedicated staff.



## BA step by step process

- 1 Call for advice regarding your building application (BA) and building work or email or post plans with proposed building works to Approvals and Advice. You will need to provide your contact details for a quote for the certification and outline the services you require.
- 2 Receive the quote back from Approvals and Advice by email or post and discuss any queries. Upon payment of the fee we will process your BA.
- 3 Once the quote is made into a building application, your plans will be assessed and you will be advised of the information required to approve the plans. This assessment will be valid for six months. The information required may include:

✓ **QBSA insurance**

If the project is being built by a builder and value of the project is over \$3300.

✓ **Q Leave**

If the project value is more than \$80,000.

✓ **QBSA Owner Builder ticket**

If the project value is over \$11,000.

✓ **Form 15**

If a structural engineer has completed any designs on the project.

✓ **Development Approval (DA)**

If one has been granted by town planning.

✓ **Siting variation**

Required if work does not conform to Standard Building By Laws.

✓ **Energy Efficiency report**

For work carried out on habitable rooms of the house.

4 When all the information has been received, and the plans have been checked by the certifier for boundary clearances, being clear of sewers/ storm water, checking for demolition control areas, the plans will be approved and lodged with council. Once the BA has been granted, a copy will be sent out to the owner and work can start on site. Any work which takes place before the approved plans are received is illegal under local building regulations and could be stopped by Council and may incur fines.

5 Book inspections by Approvals and Advice, (please provide at least two days notice). Footings and final inspections are required to be inspected by a building certifier under the current legislation. If an engineer carries out the structural inspection a certifier will be required to carry out a nonstructural inspection. A form 16 will be left with the builder/owner for that inspection, indicating whether it has been approved, approved with comments or not satisfactory. If the inspection is not satisfactory another inspection will be required (at the cost of the applicant).

6 Building work must to be completed within twelve months or six months for demolitions. Before a final inspection the certificates, (form 16 and 15), will be required for work carried out on the project. This may include termite protection, glazing, trusses, wet seal, electrical, energy efficiency and engineer inspections. Compiled forms including the form 21 (Final) will be issued to the council, and the owner thereby completing the building application process.



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