



## IPSWICH CITY COUNCIL

## REINSTATEMENT OF A REMOVAL BUILDING

## OVERVIEW

This fact sheet is intended to assist Ipswich residents with reinstating a removal building on their property.

## APPROVALS REQUIRED

**Building Approval**

Reinstatement of a building requires building approval in accordance with the *Building Act 1975*. This can be obtained from Council or a Private Building Certifier. For assistance with lodging a building application with Council, refer to the [Building Application Lodgement Checklist](#).

**Note: No movement of the building into the Ipswich area shall occur prior to the issue of a building approval.**

**Plumbing Approval**

Plumbing approval with Council is required for any reinstatement building in accordance with the *Plumbing and Drainage Act 2002*. For assistance with lodging a plumbing application with Council, refer to the [Plumbing Application Lodgement Checklist](#).

**Referral Agency Approval**

Reinstatement of a removal building will require [amenity and aesthetics consideration assessment](#) and [reinstatement building security amount assessment](#) by way of a [Referral Agency Assessment Application](#) to Council.

## OTHER APPROVALS

**Town Planning**

The proposed site may also be subject to a planning approval, if the site is subject to heritage/character requirements, affected by past underground mining, affected by flooding, reconfiguring a lot (subdivisions), dual occupancy (two dwelling on a site) etc. To determine whether an application under the current Ipswich Planning Scheme is required for the proposed site contact Council's Development Planning Section on (07) 3810 6888.

**Note: If an application under the Ipswich Planning Scheme is required, approval will need to be obtained prior to the issue of the building approval.**

## BUILDING REINSTATEMENT PROCESS

Reinstatement of a removal building requires the following:

1. Lodgement of a [Referral Agency Assessment Application](#) with Council.
2. Payment of the following associated fees if the removal building is located:
 

• inside Ipswich City boundaries	<b>\$710.00</b>
• outside Ipswich City boundaries (within 50km of Ipswich City boundary)	<b>\$915.00</b>
• outside Ipswich City boundaries (more than 50km of Ipswich City boundary)	<b>\$1,045.00 plus</b>
○ add \$2.10 per additional km beyond 50km from the Ipswich City Boundary	<b>\$2.15/km</b>
3. Once a referral agency assessment application has been lodged and fees paid, Council will contact you to arrange for an inspection of the building you propose to reinstate prior to its removal.
4. Having inspected the building and determined it to be a suitable building to be relocated to Ipswich, Council will determine the amount of security bond. Unless extenuating circumstances\* exist the fee associated with this security bond will be:
 

• Administration fee	<b>\$380.00</b>
• Minimum security bond amount	<b>\$85,000.00</b>

\* Extenuating circumstances may exist where the proposed building is in immaculate condition or where an applicant can provide to Council written quotes from licensed trades persons for the complete reinstatement and these quotes amount to less than the minimum security bond amount.



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**BUILDING REINSTATEMENT PROCESS**

## 4. Continued

***During the reinstatement process a request can be made for incremental returns of the security bond after completion of certain stages of the reinstatement process. Any such return will be subject to a satisfactory inspection by Council, however the security bond will not be reduced below the value of any remaining works required to be undertaken.***

5. After determining the security bond, a referral agency response will be issued with any conditions for the building reinstatement, including security bonds to be paid, to form part of your building approval. All fees associated with the security bond will need to be paid prior to the issue of the building approval.
6. Once the referral agency response has been issued and the applicable security bond and fees paid, the building certifier (Council or a Private Building Certifier) will be able to discuss with you all the aspects necessary for the issuing of the building approval.
7. After completion of the reinstatement of the building and all finals (building and plumbing) have been obtained, contact Council for a final inspection so that all remaining security bond monies being held by council can be released.

***Note: Full return of the security bond will only occur once the building has final building approval issued (and plumbing approval if required).***

**ADJOINING PROPERTIES**

If the proposed building or structure has the potential to impact on a neighbour, it is recommended that you consult with that neighbour before starting any work. Consultation with your neighbour may help to avoid disputes later. Further information about avoiding disputes can be found on the [Queensland Government](#) website.

If the adjoining property owner is Council, **contact Council's Property Team on (07) 3810 7725** to initially discuss your proposal.

**FURTHER INFORMATION**

All reinstatement work should be carried out by suitably qualified persons.

Additional links:

- Ipswich City Council applicable [fees and charges](#).
- [Building or renovating](#) information from the Queensland Building and Construction Commission (QBCC).
- [Forms, fact sheets and publications](#) page on the QBCC website.

**DISCLAIMER**

The information contained in this document is general in nature, and before relying on the material in any important matters, users should carefully evaluate its accuracy, currency, completeness and relevance for their purpose. This document is not intended as a substitute for consulting the relevant legislation or for obtaining appropriate professional advice relevant to your particular circumstances. The Ipswich City Council does not accept responsibility or liability for any loss, damage, cost or expense incurred as a result of the use of, or reliance on, information contained in this document. These guidelines are not intended to be, and should not be relied upon as, the ultimate and complete source of information on reinstatement of a dwelling.

For further information, please contact Council's Planning and Development Department on (07) 3810 6888.