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| **STRATA TITLE**  **BUILDING AND PLUMBING WORK REPORT** | **Section**  **31(3)(b)**  **31(3)(c)**  **31(3)(d)** |
|  | |

Form **S3**

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| To: | **Hobart City Council** | *Council* |

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|  | **16 Elizabeth Street** | *Address* |

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|  | **Hobart** |  | **7000** | *Suburb/postcode* |

All relevant Building and Plumbing Permits must be finalised. Details are to be provided as requested in this report.

Failure to provide adequate information in relation to building and plumbing matters may result in a Request for Additional Information and delay assessment of the strata application until it has been provided to Council’s satisfaction.

Council will undertake an assessment and review of this property (including past permits, building works and a site inspection by Council’s appointed Building Surveyor).

Note that for a strata development that includes existing buildings, if applicable, Council will need to assess these buildings as well as new building work.

Should outstanding matters need to be addressed, your Building Surveyor or Plumber may need to provide additional information during the strata application assessment to enable the application to proceed.

Outstanding matters could also mean that Council is unable to provide a certificate of approval for the strata plan until such time all outstanding building and plumbing matters have been resolved to Council’s satisfaction.

Submission of this completed form is required by Council to meet the minimum requirements of evidence, satisfactory to Council of building and plumbing matters in relation to the strata application.

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| **Contact details :** |  |
| (For Council’s appointed Building Surveyor to arrange a site inspection) |  |

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| **Contact Person**: |  | Phone Number |  |

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| Email: |  |  |
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| **Details of building:** |  |

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| Type of building: | Building works under *Building Act 2016* |  | Existing building(s) |  |

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| |  |  |  |  | | --- | --- | --- | --- | | Address: |  | Lot No: |  | |  | Certificate of title No: |  |

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| Description of building: |  |

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| Use of building: *(main use)* |  | Building class(es): |  |

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| **Documents and certificates provided:** |  |

The following specified documents and certificates were relied on in the preparation of this building work report. Provide details including reference numbers of existing permits or approvals.

Please provide copies of Certificates of Completion for Building Work.

*For a proposed strata lot which has not yet been developed, e.g. a vacant lot in a staged strata scheme, that will rely on any* *approval under the* Building Act 2016 *(including a building permit) please provide the expiry date of that approval and details of any application to extend the period for which the approval is in effect.*

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| Document or certificate description: | Prepared by: (Licence No. if applicable) |
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| **Inspection (if applicable):** |  |

The following inspections were carried out in the preparation of this report:

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| Details of inspection including any limitations (eg non-invasive, visual only etc): | Date: |
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| **Other information:** |  |

The following other information is relied upon in the preparation of this report:

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| Details of information (eg archives searches carried out, interviews with property owners etc): |
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| **Building Work Advice:** |  |

The aforementioned building works:

* are complete;
* are completed in accordance with required approvals;
* have a relevant Occupancy Permit or deemed to have a relevant Occupancy Permit;
* the use of the building is in accordance with the Occupancy Permit;
* for classes 2 – 9 buildings have had essential safety features maintained so that the level of safety has not been diminished in accordance with the approvals;
* for class 1 buildings the fire separation has not been diminished in accordance with the approvals;

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| **Details of Plumbing:** |  |

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| Type of plumbing: | Plumbing works under *Building Act 2016* |  | Existing plumbing |  |

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| Description of Plumbing: |  |

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| **Documents and certificates provided:** |  |

The following specified documents and certificates were relied on in the preparation of this plumbing work report. Provide details including reference numbers of existing permits or approvals.

Please provide copies of Certificates of Completion for Plumbing Work.

*For a proposed strata lot which has not yet been developed, e.g. a vacant lot in a staged strata scheme, that will rely on any* *approval under the* Building Act 2016 *(including a plumbing permit) please provide the expiry date of that approval and details of any application to extend the period for which the approval is in effect*

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| Document or certificate description: | Prepared by: (Licence No. if applicable) |
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| **Inspection (if applicable):** |  |

The following inspections were carried out in the preparation of this report:

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| Details of inspection including any limitations: | Date: |
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| **Other information:** |  |

The following other information is relied upon in the preparation of this report:

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| Details of information (eg archives searches carried out, interviews with property owners etc): |
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| |  |  | | --- | --- | | **Plumbing Work Advice:** |  |   The aforementioned plumbing works:   * are complete; * are completed in accordance with required approvals |

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| |  |  |  |  | | --- | --- | --- | --- | | Signed: |  |  |  | |  | Position: |  |