



Inquiry into Appropriation Bill 2026–2027 and Appropriation (Office of the Legislative Assembly) Bill 2026–2027

Answer to question on notice

Asked by: Ms Fiona Carrick MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning – City and Environment Directorate

Hearing: 23 July 2026

In relation to: Certifier roles

Question received: 31 July 2026

Answer Due: 7 August 2026

If a private certifier approves the Building Approval, conducts the stage inspections, assesses compliance during construction and determines whether work complies with approved plans, what independent government process exists to verify that the Building Approval accurately reflects the approved Development Approval?

Chris Steel MLA: The answer to the Member's question is as follows:

Under the *Building Act 2004*, a certifier cannot issue a Building Approval unless they have verified that the plans provided by the owner comply with the approved DA or are DA-exempt. The certifier is then accountable for checking throughout the construction process that the building works comply with the Building Approval.

The Construction Occupations Registrar undertakes regular auditing of building works, so that non-compliance is identified and addressed before a Certificate of Occupancy and Use is issued by the Registrar. These audits ensure that construction is undertaken in accordance with the approved plans under the Building Approval, thereby holding both the private building certifier and the licensed builder accountable for consistency with the DA through Building Approval compliance.

Approved for circulation to the Select Committee on Estimates 2026–2027

Signature:

Date:

7/8/26

By the Minister for Planning and Sustainable Development, Chris Steel MLA