

Owner builder permit checklist

There's a lot to be on top of if you're an owner builder. Not only are you doing the hard yards, you've got to make sure you're doing it right and your project will ultimately be safe, look fabulous, and feel like a great achievement.

We've broadly summarised what you can do and what you'll need if you want to build as an owner builder. This is guidance only and the [Administrator's Determination – Occupational Licensing – Owner Builder Permit](#) provides the full details. But feel free to give us a call on 6295 5563 if you're unsure.

Low risk work

- If you're conducting low risk work, you won't need an owner builder (OB) permit.
- The [Director's Determination – Categories of Building and Demolition Work](#) provides detailed descriptions of the types of projects you can do as an OB without a permit (Category 1 Low Risk work).

Dwellings (Class 1a), sheds and decks (Class 10a), and farm sheds (Class 8)

- New dwellings and renovations, sheds and decks larger than those allowed for Low Risk Work, and Class 8 farm sheds can be done with an OB permit and a building permit. You can't do OB building work on any commercial properties (e.g. guesthouse, shop, workshop, apartment dwelling, etc.).
- You must be a natural person and own the premises, and must be doing or managing the work yourself.
- You must not have conducted OB work on more than 2 buildings in the last 10 years, unless the buildings were Class 10 sheds, decks or retaining walls.
- You must have \$5 million public liability insurance, the OB course and a White Card to be eligible for an OB permit (OB permit application form available [here](#)), unless it's for a Class 10 shed, deck or retaining wall, in which case you don't need the OB course.
- Complete building documentation for building surveyor certification and building permit (see our [Building approval checklist](#) for details on the documentation needed).

Class 7b farm storage sheds

- You don't need an OB permit.
- If it's over 200 m² you need complete building documentation for building surveyor certification (see our [Building approval checklist](#) for details on the documentation needed).

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