

BUYING OR IMPORTING A SMALL DWELLING?

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Make sure you do thorough research beforehand – otherwise, you could risk unnecessary costs or delays.

Across Australia, there has been an increase in small imported buildings, including fold-out models. However, many of these do **not** meet the requirements needed to obtain Building Approval.

The City of Albany supports the use of small, prefabricated dwellings, provided they are designed and constructed in accordance with the **National Construction Code (NCC) Volume Two** and all relevant **Australian Standards**.

There are several reputable Australian companies that manufacture fully compliant prefabricated dwellings and buildings that can be transported directly to site.

All construction elements must be approved and certified by registered or accredited professionals in Australia. You will need documented evidence demonstrating compliance for the following:

- Certification by a Structural Engineer
- Roof and wall cladding to Australian Standards
- Internal lining materials to Australian Standards
- Energy Efficiency Report
- Energy-efficiency materials to Australian Standards
- If the location is in bushfire prone areas:
 - * Bushfire Attack Level (BAL) Report
 - * Bushfire construction details to Australian Standards
- Plumbing pipework and fixtures to Australian Standards
- Electrical cables and fixtures to Australian Standards
- Glazing to Australian Standards
- Concrete components to Australian Standards
- Structural steel components to Australian Standards
- Timber construction to Australian Standards
- Termite management system

Do your research and ask plenty of questions before committing. A little checking now can save significant time, money and stress later. Always ensure your supplier can provide proof that their product meets all NCC and Australian Standards requirements **before** you buy.

NEED MORE INFORMATION?

Contact our Building Services team via builders@albany.wa.gov.au (08) 6820 3041
102 North Road, Yakamia, Albany (9am – 4.00pm Mon – Fri)