



## **7. BUILDING POLICIES**

### **7.1 BUILDING STATUTORY**

#### **7.1.6 Sub Standard Dwellings – Rural**

That as the existence of sub standard dwellings on any rural location throughout the Shire becomes known to Council officers either through the normal course of events or as the basis of a complaint, that appropriate orders, subject to the provisions of the Health and/or Local Government Acts be issued by the Chief Executive Officer and served on the owners of the properties concerned.

In the case of there being more than two dwellings on any location, the matter to be referred to Council for consideration.

The times allowed for compliance with notice mentioned above to be as follows:

1. Where only minor building additions or alterations are required, and the majority of required works are the provision of toilet and ablution facilities, works to be completed within one year.
2. Where substantial building alterations, or complete re-building together with the provision of toilet and ablution facilities is required, the following to apply:
  - a. Satisfactory plans and specifications are to be submitted to Council, and a building licence obtained within three months.
  - b. Works are to be substantially commenced within one year.
  - c. All works to be completed within a period of two years of issue of the original notice.
3. That as a matter of policy, Ward Councillors be encouraged to advise the Chief Executive Officer of any circumstances where buildings (in particular more than one building on the one lot) are being constructed without the prior approval of Council.

**REVIEWED AND ADOPTED 26 SEPTEMBER 2002  
REVIEWED 9 JULY 2009**

**NEXT DUE FOR REVIEW JULY 2013**

**The Administration of this Policy is by Statutory Services.**