

Have you ever been in a situation where people tell you that you can do the work without a consent because it’s like for like?

Be careful as we have been noticing that homeowners are continually being given the wrong information and consequently carrying out unauthorised work that would have required a consent.

This can be a very stressful situation and potentially can leave a well-meaning homeowner with a large repair bill and additional cost to meet compliance.

We recommend that if in doubt contact your local (BCA) building controls authority to ask the question, and we also recommend you get the answer to your question in writing as sometimes customer service representatives give the public the wrong answer.

We also recommend you speak to a building controls officer as we have seen work carried out on incorrect advice.

We recommend in the first instance do your homework and good starting point is schedule 1 and a guide to work that can be carried out without a consent. This document is easily navigated and a good user-friendly resource to enable the public to understand any requirements and help you make an informed decision. Tap the link to check the guide out. <https://www.building.govt.nz/assets/Uploads/projects-and-consents/building-work-consent-not-required-guidance.pdf>

We also noted another great guide can be found by following this link.

<https://canibuildit.govt.nz/>

If you want to save yourself a lot of hassle, stress and money make sure you know the rules.

If you’re struggling the team at asset property inspections can help.