

Certificate of Occupancy – Class 1a buildings



Government of South Australia
Department for Housing
and Urban Development

What is a Certificate of Occupancy?

A Certificate of Occupancy is a document that says a property is safe to occupy. A Certificate of Occupancy confirms that the building meets the requirements of the Building Code relevant to habitation and usage requirements based on building class.

A Certificate of Occupancy must be issued in the [form](#) approved by the Minister for Planning and includes:

- description of the building and building work
- building classification
- confirmation that the duly completed statement/s of compliance for the completed building work has been received
- confirmation that requirements have been met (based on building class)
- applicable conditions and/or limitations.

This is a new process for Class 1a buildings

Process and Form Updates



There were several updates to forms and documents in preparation for [Certificate of Occupancy for Class 1a buildings](#):

[Statement of Compliance](#)

STATEMENT OF COMPLIANCE
Planning, Development and Infrastructure Act 2016

This form constitutes a Statement of Compliance under section 149(2) of the Planning, Development and Infrastructure Act 2016 (the Act) and is the form approved for that Statement in accordance with regulation 104(3) of the Planning, Development and Infrastructure (General) Regulations 2017 (the Regulations).

This Statement of Compliance is provided for the building or building work described below:

Address or location of building: Click here to enter text.	
Description of building work: Click here to enter text.	
Date of development approval: Click here to enter text.	Development number: Click here to enter text.
Date of building consent: Click here to enter text.	

In accordance with the Decision Notification Form issued in accordance with section 126 of the Act and regulation 57 of the Regulations for the building consent, this Statement is accompanied by the following attached certificates, reports or other documents:
[Click here to enter text.](#)

Part A – Licensed building work contractor’s statement:
This part of the Statement must be completed and signed by the main building work contractor responsible for carrying out the relevant building work, or if there is no such person, by a registered building work supervisor (which includes a registered architect) or a building certifier. The person signing Part A must not be the same person who is signing Part B of the Statement.

I certify the following:

- The building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness of the building, or on the health of the occupants of the building, or any variation undertaken with the consent of the relevant authority) has been performed in accordance with the endorsed set of approved plans (including satisfying all conditions relevant to the building work the subject of this Statement of Compliance) and other relevant documentation under regulation 57(4)(a) of the Regulations, including:

For a Class 1 building, the building:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Yes <input type="checkbox"/>	N/A <input type="checkbox"/>	To be completed by owner* <input type="checkbox"/>
(a) has required fire separation between the adjacent building(s) or adjoining building(s) and allotment boundaries to ensure setbacks are achieved	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) has all construction associated with fire separation in place as required by the building rules	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) has all required smoke alarms installed, interconnected (where required) and operational	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) has all relevant bushfire protection requirements installed and operational as approved, including on-site water supply, pumps, pipework, hoses and fittings as applicable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

[Statement of Building Occupancy Requirements](#)

STATEMENT OF BUILDING OCCUPANCY REQUIREMENTS FOR CLASS 1a BUILDINGS
Planning, Development and Infrastructure Act 2016

This Statement constitutes the Statement of Building Occupancy Requirements for Class 1a Buildings under the Building Code for the purposes of regulation 103B of the Planning, Development and Infrastructure (General) Regulations 2017 (the Regulations) and the requirements in the Regulations for the purposes of section 152(6) of the Planning, Development and Infrastructure Act 2016 (the Act).

This statement of building occupancy requirements will take effect on 1 October 2024.

PART A – Chief Executive’s occupancy requirements for class 1a buildings

For the purposes of section 152 of the Act and regulation 103B of the Regulations, the Chief Executive has determined that a building must comply with the following requirements before a Certificate of Occupancy may be issued:

- Other than where regulation 103A(3) of the Regulations applies, the building must have a duly completed Statement/s of Compliance, which means that:
 - Part A has been signed by the licensed building work contractor responsible for carrying out the relevant building work or, if there is no such person, by a registered building work supervisor or a building certifier; and
 - Part B has been signed by the owner of the relevant land, or by someone acting on his or her behalf; and
 - All aspects have been completed (meaning all items in Part A have either been marked as ‘Yes’, ‘N/A’ or ‘To be completed by owner’ as the case may be); and
- Non-conformances or issues identified during construction of the building through council inspection that are relevant to the suitability of the building for occupation have been rectified or satisfactorily addressed; and
- Where the building is in the Hazards (Bushfire – High Risk) Overlay of the Planning and Design Code and item (d) relating to class 1a buildings in Part A clause 1 of the Statement of Compliance (regarding bushfire protection) has been identified as ‘To be Completed by owner’, the owner has provided a statutory declaration and/or such other evidence to the satisfaction of the relevant authority confirming all relevant bushfire protection requirements have been installed and are operational as approved, including on-site water supply, pumps, pipework, hoses and fittings as applicable; and
- Where item (e) relating to class 1a buildings in Part A clause 1 of the Statement of Compliance (regarding smoke alarms) has been identified as ‘To be Completed by owner’, the owner has provided a statutory declaration and/or such other evidence to the satisfaction of the relevant authority confirming the smoke alarms have been installed, are interconnected (where required) and are operational.

[Certificate of Occupancy](#)

CERTIFICATE OF OCCUPANCY
Planning, Development and Infrastructure Act 2016

This form is the approved form for a certificate of occupancy as determined by the Chief Executive in accordance with regulation 103E(4) of the Planning, Development and Infrastructure (General) Regulations 2017 (the Regulations).

This Certificate of Occupancy is issued for the building described below:

Address or location of building: Click here to enter text.	
Description of building work: Click here to enter text.	
Date of development authorisation: Click here to enter text.	Development number: Click here to enter text.
Date of previous Certificate of Occupancy issued (if relevant): Click here to enter text.	
Date the previous Certificate of Occupancy was revoked (if relevant): Click here to enter text.	
Building classification: Click here to enter text.	
Maximum number of building occupants (not required to be completed for class 1a building): Click here to enter text.	

Before signing and issuing a Certificate of Occupancy, the following checks must be completed:

The following requirements have been met (tick the relevant boxes):

For all classes of buildings:

Other than where regulation 103A(3) of the Regulations applies, duly completed Statement/s of Compliance for the completed building work has been received

Part A of the Statement was signed by [Click here to enter text.](#) who is:

a licensed building work contractor; or

registered building work supervisor; or

a building certifier.

Part B of the Statement was signed by [Click here to enter text.](#) who is:

the owner; or

the owner’s agent.

Note: If multiple Statements of Compliance have been prepared then all statements must be correctly completed.

All certificates, reports or other documentation listed in the decision notification form for the building consent issued in accordance with section 126 of the Act and regulation 57 of the Regulations for the building have been received by the relevant authority issuing the Certificate of Occupancy.

- A Certificate of Occupancy is required for all **Class 1a buildings and building work** unless the application for building consent was verified before **1 October 2024**.
- A **Class 10 building** (shed/garage/verandah) does not require a Certificate of Occupancy.
- A Certificate of Occupancy is required for applications involving **alterations and additions** where building work involves the construction, demolition or removal of a building including where there are:
 - additions to the existing floor area; and/or
 - where there is a change in building classification (i.e. conversion of a shed to a habitable room).

Even where a Certificate of Occupancy is not required for **Class 1a buildings and building work** (where the application for building consent was verified prior to 1 October 2024), there are general requirements under **Regulation 103H – Occupation of Class 1a buildings** that must be satisfied before occupation (penalties apply).

- ✓ The building is structurally sound and weatherproof.
- ✓ All approved health and amenity facilities have been installed in accordance with the Building Code.
- ✓ The building conforms with the relevant requirements of the Building Rules for bushfire protection.
- ✓ All smoke alarms required under the Building Code have been installed and tested.
- ✓ All service connections have been made in accordance with the requirements of the relevant service provider and regulating authority.

Certificate of Occupancy – Key Information



Banks may withhold issuing final payments until a Certificate of Occupancy has been issued.

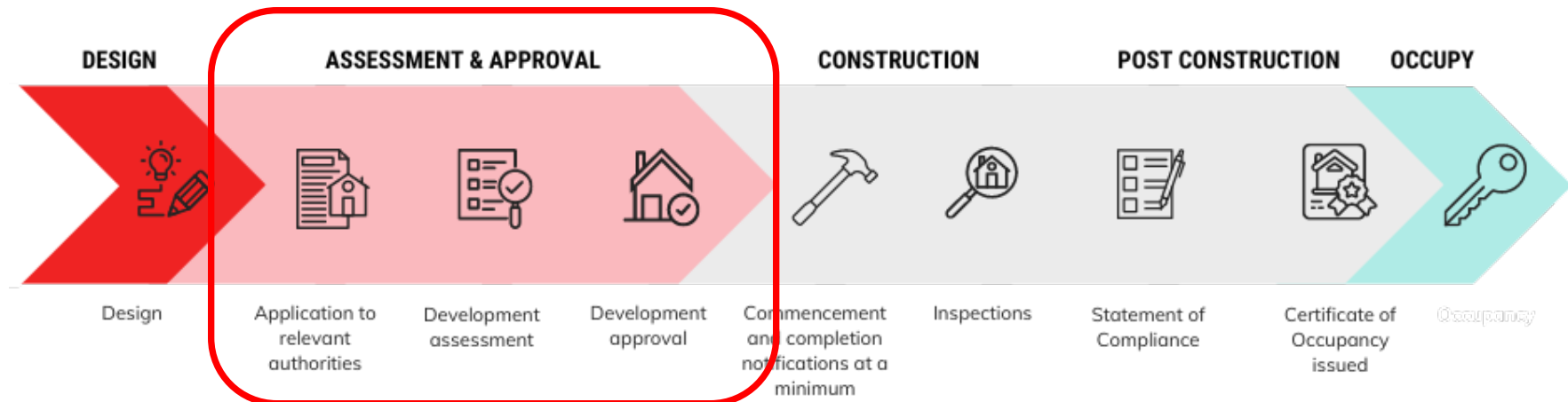


Owners that occupy a house prior to a certificate being issued may be subject to penalties of up to \$10,000 and may not be covered for any insurance claims.



This may add additional time to the completion/handover process. Ensure that homeowners are aware of this as soon as possible.

Building Consent Assessment



A Certificate of Occupancy is required for all Class 1a buildings unless the application for building consent was verified in the SA Planning Portal before the **1 October 2024**. A **Certificate of Occupancy** can be issued by the council or building certifier.

What does verification of Building Consent mean?

Verification is process where the assessor of the building consent (building certifier or council) confirm the following in the DAP system:

- they are the correct person to assess the building consent;
- all mandatory plans and information has been provided; and
- fees to be paid (if relevant).

Once this is completed, notification is emailed to the primary contact/applicant to confirm that verification has occurred. The date of the building consent verification can also be confirmed on the [public development application register](#).

Certificate of Occupancy for Class 1a Buildings

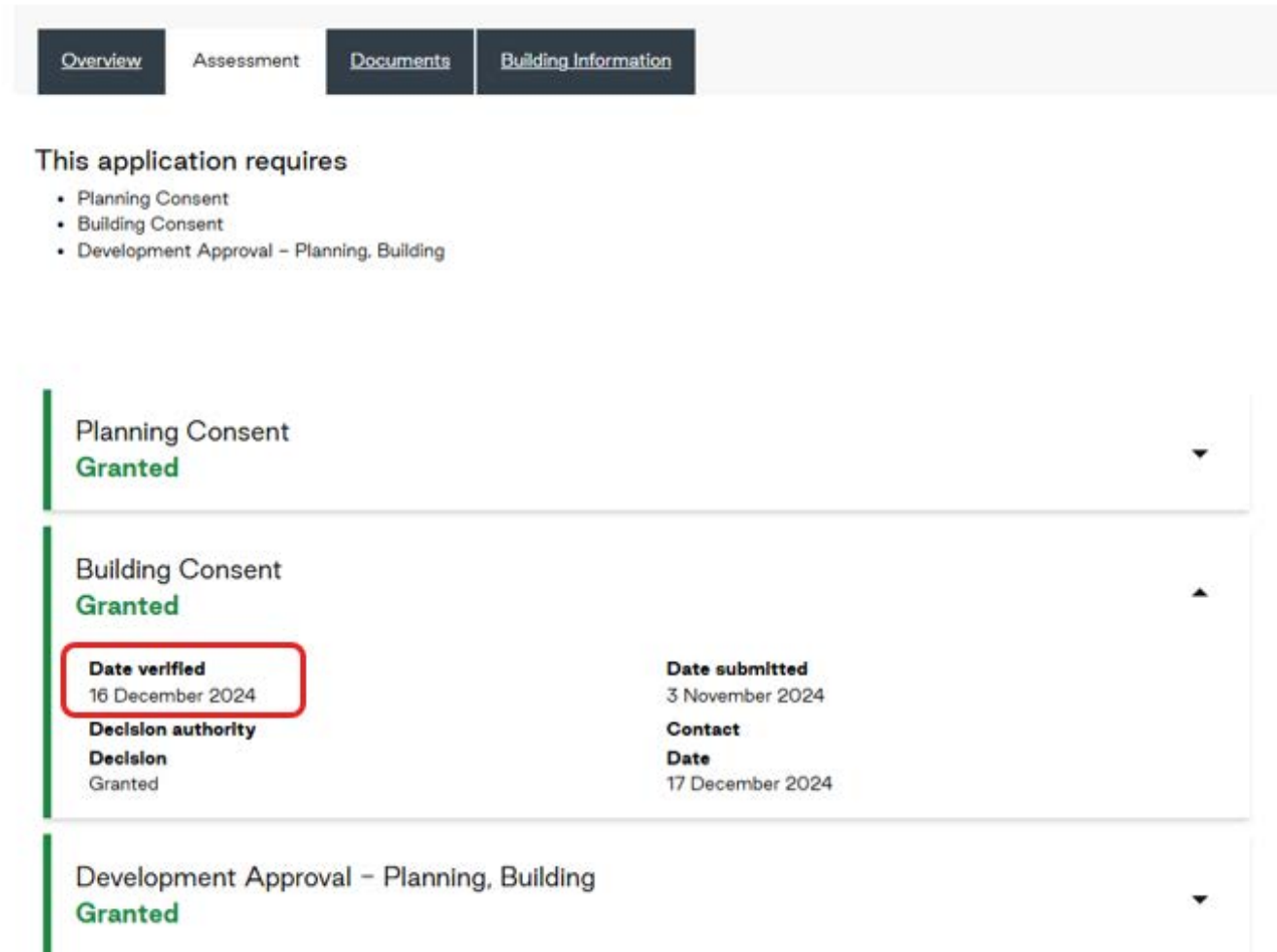
Requirements for a Certificate of Occupancy

Question: From what date is a Certificate of Occupancy required for Class 1a buildings?

Answer: A Certificate of Occupancy is required for any development where the application for Building Consent is verified on or after 1 October 2024.

When the building consent is initiated in the Development Application Processing (DAP) system, the assessor assigned the application is required to confirm that they are the correct person to assess the building consent, that all mandatory plans and information have been submitted and request any fees (if required) – this is called verification.

Once this is completed, notification is emailed to the primary contact/applicant to confirm that verification has occurred. The date of the verification also appears in the [public development application register](#) as shown.



The screenshot displays a web interface for the PlanSA application register. At the top, there are four navigation tabs: 'Overview', 'Assessment', 'Documents', and 'Building Information'. Below the tabs, the text reads 'This application requires' followed by a list of requirements: 'Planning Consent', 'Building Consent', and 'Development Approval - Planning, Building'. The main content area shows three application entries, each with a status of 'Granted'. The first entry is 'Planning Consent', the second is 'Building Consent', and the third is 'Development Approval - Planning, Building'. The 'Building Consent' entry is expanded to show details: 'Date verified' (16 December 2024), 'Date submitted' (3 November 2024), 'Decision authority' (Granted), and 'Contact Date' (17 December 2024). The 'Date verified' field is highlighted with a red border.

Application Type	Status	Date verified	Date submitted	Contact Date
Planning Consent	Granted			
Building Consent	Granted	16 December 2024	3 November 2024	17 December 2024
Development Approval - Planning, Building	Granted			

Details relevant to a Certificate of Occupancy are populated on the **Decision Notification Form**.

Each building work listed will confirm:

- Whether a Certificate of Occupancy is required; and
- Who the Certificate of Occupancy will be issued by.

To submit the requested notifications, log in to the SA planning portal and select [Submit mandatory building notifications](#).

STATEMENT OF COMPLIANCE

A Statement of Compliance is required at the completion of all building work, except in respect of a Class 10 building other than a swimming pool or private bushfire shelter.

Building Work Dwelling

The following certificates, reports or other documents must be provided to the building certifier or council (as relevant) with the completed Statement of Compliance under regulation 57(8)(c).

- Fire Certificate

Building Work Granny Flat

The following certificates, reports or other documents must be provided to the building certifier or council (as relevant) with the completed Statement of Compliance under regulation 57(8)(c).

(None specified)

A blank copy of the Statement of Compliance is available on the SA planning portal. The Statement of Compliance and other required documents may be uploaded to the SA planning portal on completion.

BUILDING OCCUPATION/COMPLETION

Building work Dwelling

Building classification 1A - Detached house/ Fire separated attached dwelling

A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: Yes

The Certificate of Occupancy will be issued by: The council

Building work Granny Flat

Building classification 1A - Detached house/ Fire separated attached dwelling

A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: Yes

The Certificate of Occupancy will be issued by: The building certifier

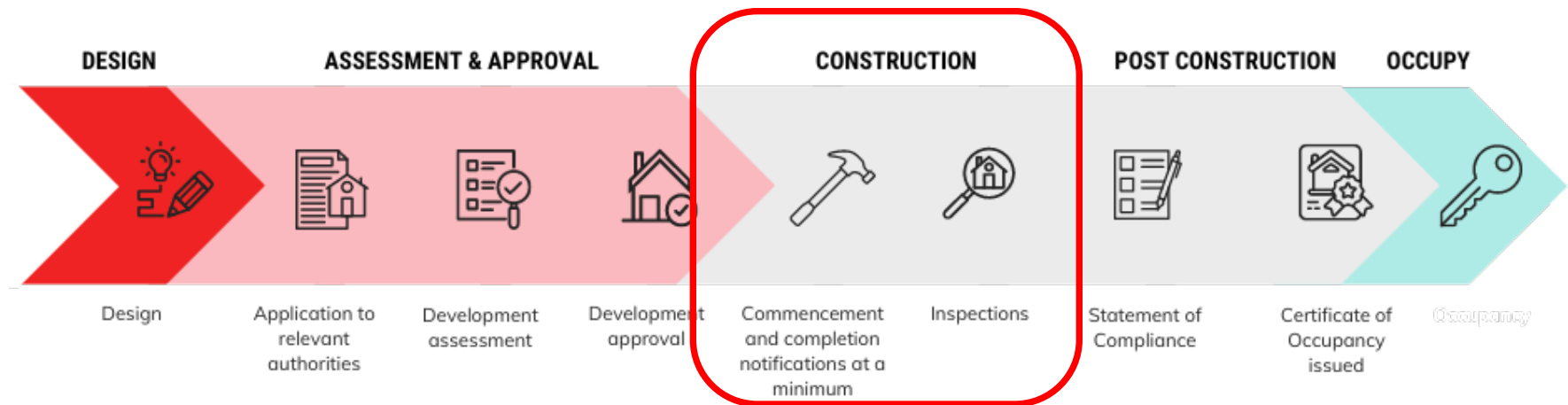
Note section 152 of the Act and regulation 103, requires a Certificate of Occupancy to be issued before a building can be occupied. A Certificate of Occupancy is not required for a Class 10 building or for a Class 1a building where the application for building consent is lodged and verified within the SA planning portal before 1 October 2024. In the meantime, a person must not occupy a Class 1a building for which a Certificate of Occupancy is not required unless it meets the minimum standards for occupancy under regulation 103H(2).

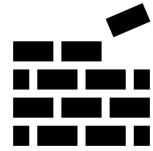
Completion of a building will be signalled by the receipt of the Statement of Compliance required for that building, or the final Statement of Compliance where multiple statements are required.

Section 152(2) of the Act states that 'a certificate of occupancy will be issued by council', noting that section 154 allows a building certifier to exercise this power should they elect to, where either: the building is owned occupied by the Crown or an agency or instrumentality of the Crown; or if they issued the building rules consent for that building.

The authority above – either building certifier or council – will therefore be responsible for issuing this Certificate following receipt of the Statement of Compliance and other documentation as required to provide assurance that the building is suitable for occupation.

During Construction





During construction, builders, homeowners and councils should be aware that any unsatisfactory inspections recorded and not rectified/addressed at the time may impact on a Certificate of Occupancy following completion of building work.



It is recommended that any rectification works completed as a result of an unsatisfactory inspection are well documented.

Certificate of Occupancy for Class 1a Buildings

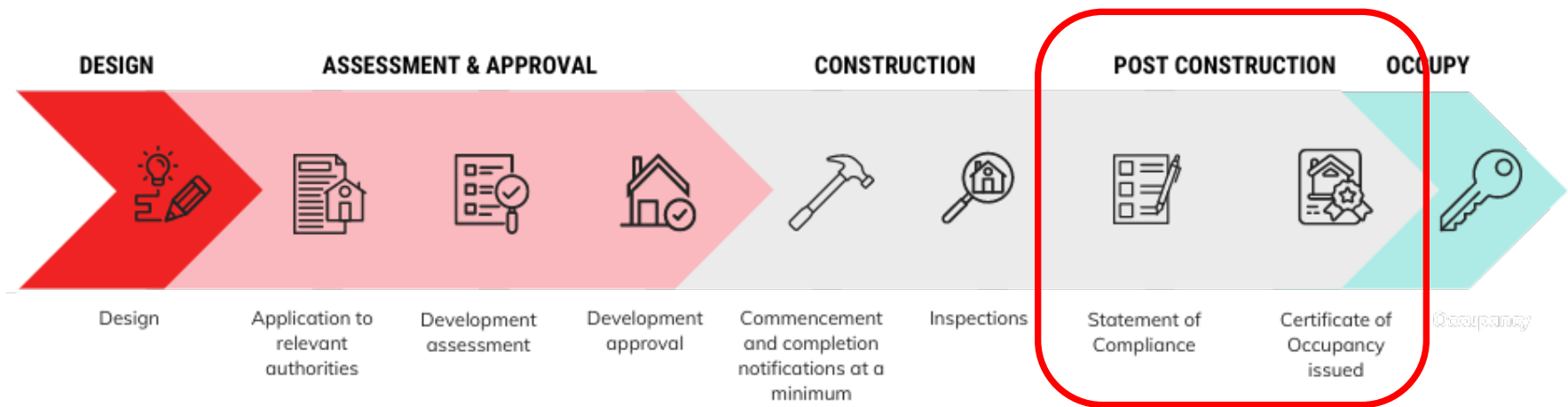
Outstanding rectification notifications

Question: What happens if during a building inspection the council identify a structural issue, and the builder did not notify that rectification works had occurred. An application for Certificate of Occupancy has now been received. How is this resolved?

Answer: The Certificate of Occupancy cannot be issued until the council is satisfied that the outstanding structural defects have been addressed. This may involve seeking a structural engineering report or by requiring the builder to expose the work that was rectified so that the council can adequately undertake a reinspection.

To avoid delays in the council or building certifier issuing a Certificate of Occupancy, builders are encouraged to document the work undertaken to resolve an unsatisfactory inspection outcome and notify council as soon as any rectification work has been completed and ready for inspection.

Post Construction



Applications for a Certificate of Occupancy can be made through the SA Planning Portal (DAP) once the final completion notification has been submitted. Applicants/builders or anyone with access to the application in DAP can apply for the Certificate of Occupancy.



Fees exist to cover the administrative costs of processing of applications for Certificate of Occupancy. For councils issuing a Certificate of Occupancy, these are set out under the [Planning, Development and Infrastructure \(Fees\) Notice](#). Building Certifiers can set their own fees.



The timeframe for issuing a Certificate of Occupancy is **five (5) business days** from receipt of the council / builder certifier receiving a valid application for a Certificate of Occupancy.

Note! Longer timeframes will apply in circumstances where a building has been nominated for a completion inspection by council. In this instance the inspection and rectification work required must be completed prior to the Certificate being issued.

Applying for a Certificate of Occupancy

For your action

ID	Owner	Location	Nature Of Development	Relevant Authority	Lodged	Action	Days
23034019	Penny Public	LOT 101 BLUEBERRY RD PARADISE SA 5075, LOT 102 BLU...	Construction of a light industry building- Stage 1- Construction of the office	City of Campbelltown	1 Aug 2023	Apply for a Certificate of Occupancy	1

STATUS DETAIL CONTACTS SUMMARY

Application 23034019

This application currently requires 1 action from you

Apply for a Certificate of Occupancy 2

Need to confirm:

- Address of building
- The Building/building work
- The classification of the building; and
- Upload any relevant documentation

Documents to be categorised as either **Building** or **Occupancy** documents and uploads should include:

- Statement of Compliance
- Relevant certificates of compliance; and
- Evidence conditions relevant to occupation have been satisfied

[Guide - Apply for a Certificate of Occupancy \(plan.sa.gov.au\)](https://plan.sa.gov.au)

Summary Documents Sharing access Notifications & Inspections **Certificate of Occupancy** Related Actions

Certificate of Occupancy

Certificate ID	Location	Building Work(s)	Description	Initiated	Decision Date	Status
1213	4 JAMES ST CAMPBELLTOWN SA 5074	Workers' quarters for shearers or fruit pickers	Workers' quarters for shearers or fruit pickers	13 Sept 2024		Awaiting Validation

- ✓ Statement of Compliance(s) have been duly completed and provided.
- ✓ Any non-conformances (where relevant to occupation) identified through inspection have been rectified.
- ✓ Statement of building occupancy requirements for Class 1a satisfied.
- ✓ Conditions listed on the Decision Notification Form (where relevant to occupation) met.

Further information may be requested if plans and details are missing from the application for Certificate of Occupancy.

A Statement of Compliance is a document signed by the owner and building work contractor. The statement certifies that building work has been carried out to relevant building standards and according to the specifications and plans approved by the relevant authority before development began.

A Statement of Compliance must be accompanied by any certificates, reports or other documents that the relevant authority noted at the time building rules consent was given.

The statement must be signed by the owner or by someone acting on their behalf (Part B). Part A must be signed by the main licensed building work contractor responsible for carrying out the work, or if there is no such person, by:

- a registered building work supervisor (which includes a registered architect); or
- a building certifier.

The Statement of Compliance is an approved form for the purpose of Regulation 104(3) of the [Planning, Development and Infrastructure \(General\) Regulations 2017](#).



Key updates to the form that came into effect from 5 April 2024

I certify the following:

1. The building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness of the building, or on the health of the occupants of the building, or any variation undertaken with the consent of the relevant authority) has been performed in accordance with the endorsed set of approved plans (including satisfying all conditions relevant to the building work the subject of this Statement of Compliance) and other relevant documentation under regulation 57(4)(a) of the Regulations; including:

For a Class 1 building, the building: Yes No

	Yes	N/A	To be completed by owner*
(a) has required fire separation between the adjacent building(s) or adjoining building(s) and allotment boundaries to ensure setbacks are achieved	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) has all construction associated with fire separation in place as required by the building rules	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) has all required smoke alarms installed, interconnected (where required) and operational	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) has all relevant bushfire protection requirements installed and operational as approved, including on-site water supply, pumps, pipework, hoses and fittings as applicable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) is structurally sound and weatherproof, with all major structural components completed, including any barriers required to prevent falls as applicable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) has all approved health and amenity facilities installed, including a working kitchen, bathroom, water closet and laundry as a minimum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) has all required service connections made in accordance with the requirements of the relevant service provider and relevant regulating authority under regulation 104(8) excluding internet connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) has downpipes connected to avoid surface water damaging or entering the building. Surface water must be disposed of in a way that avoids the likelihood of damage or nuisance to any other property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**This means the owner is responsible for engaging another suitably qualified licensed building work contractor to complete the works or for completing the works themselves if they are suitably qualified to do so.*

Part A – Licensed building work contractor’s statement

- Includes new requirements for all Class 1 buildings
- Now specifies items relevant to a Class 1 building that are to be completed by the owner.

Part B – Owner’s statement

- Owners required to certify that where a building is a Class 1a, they understand they are required to complete any of the items in Part A identified as ‘To be completed by owner’.

If the development has been approved subject to conditions, evidence should be provided that any conditions relevant to the suitability of the building for occupation have been satisfied.

What types of conditions are likely to be considered relevant to occupation?

Would be considered relevant	Should be considered irrelevant
Installation of bushfire tanks in High-Risk areas	Obscuring of upper-level windows
Installation of smoke alarms	Installation of landscaping
Site remediation (where applicable)	Tree planting

Even if conditions are not relevant to issuing a Certificate of Occupancy, councils can still undertake enforcement action against property owners for not complying with conditions of approval.

If unsure about what conditions are relevant to Certificate of Occupancy, check with the council or building certifier responsible for issuing the certificate.

Requirements came into effect from 1 October 2024

STATEMENT OF BUILDING OCCUPANCY REQUIREMENTS FOR CLASS 1a BUILDINGS

Planning, Development and Infrastructure Act 2016

This Statement constitutes the **Statement of Building Occupancy Requirements for Class 1a Buildings under the Building Code** for the purposes of regulation 103B of the *Planning, Development and Infrastructure (General) Regulations 2017* (the Regulations) and the requirements in this Statement are prescribed requirements for the purposes of section 152(6) of the *Planning, Development and Infrastructure Act 2016* (the Act).

This statement of building occupancy requirements will take effect on 1 October 2024.

PART A – Chief Executive's occupancy requirements for class 1a buildings

For the purposes of section 152 of the Act and regulation 103B of the Regulations, the Chief Executive has determined that a building must comply with the following requirements before a Certificate of Occupancy may be issued:

1. Other than where regulation 103A(3) of the Regulations applies, the building must have a duly completed Statement/s of Compliance, which means that:
 - a. Part A has been signed by the licensed building work contractor responsible for carrying out the relevant building work or, if there is no such person, by a registered building work supervisor or a building certifier; and
 - b. Part B has been signed by the owner of the relevant land, or by someone acting on his or her behalf; and
 - c. All aspects have been completed (meaning all items in Part A have either been marked as 'Yes', 'N/A' or 'To be completed by owner' as the case may be); and
2. Non-conformances or issues identified during construction of the building through council inspection that are relevant to the suitability of the building for occupation have been rectified or satisfactorily addressed; and
3. Where the building is in the *Hazards (Bushfire – High Risk) Overlay* of the Planning and Design Code and item (d) relating to class 1a buildings in Part A clause 1 of the Statement of Compliance (regarding bushfire protection) has been identified as 'To be Completed by owner', the owner has provided a statutory declaration and/or such other evidence to the satisfaction of the relevant authority confirming all relevant bushfire protection requirements have been installed and are operational as approved, including on-site water supply, pumps, pipework, hoses and fittings as applicable; and
4. Where item (c) relating to class 1a buildings in Part A clause 1 of the Statement of Compliance (regarding smoke alarms) has been identified as 'To be Completed by owner', the owner has provided a statutory declaration and/or such other evidence to the satisfaction of the relevant authority confirming the smoke alarms have been installed, are interconnected (where required) and are operational.

Appendix A – Template Statutory Declaration

PART B – Regulatory requirements relevant to class 1a buildings

In addition to Part A, the following regulatory requirements must be satisfied before a Certificate of Occupancy is issued for all classes of buildings:

1. As required under regulation 103C of the Regulations, where Schedule 8 clause 2A of the Regulations applies and remediation had not been undertaken, a Certificate of Occupancy must not be issued unless a statement of site suitability in the form prescribed by the State Planning Commission in *State Planning Commission Practice Direction 14 (Site Contamination Assessment)* is received certifying that the required remediation has since been undertaken and the land is suitable for the proposed use; and

A building must not be occupied until a Certificate of Occupancy has been completed and signed and a copy has been provided to the building owner. A copy must also be provided to the council.

Items listed **MUST** be completed prior to applying for a Certificate of Occupancy:

- relevant Statement(s) of Compliance provided
- unsatisfactory council inspections addressed (where relevant to occupation)
- bushfire tanks installed and operational in high bushfire risk areas
- smoke alarms installed and operational
- statement of site suitability (where site contamination or more sensitive use proposed).



The Statement of Building Occupancy requirements specifies that:

Non-conformances or issues identified during construction of the building through council inspection that are relevant to the suitability of the building for occupation have been rectified or satisfactorily addressed.

DAP System

- Entities responsible for issuing a Certificate of Occupancy have access to building notification and inspection outcomes
- Certificates of Occupancy cannot be issued through the DAP if there are unsatisfactory inspection results at completion



Where the building is located in the Hazards (Bushfire – High Risk) Overlay in the [Planning and Design Code](#) – all relevant bushfire protection requirements are installed and operational as approved, including on-site water supply, pumps, pipework, hoses and fittings.



All smoke alarms installed, interconnected (where required) and operational.



Where a site has been identified as being subject to site contamination, a Statement of Site Suitability (issued by a site contamination consultant or auditor) must be provided prior to a Certificate of Occupancy being issued (if not provided prior to Planning Consent being issued).

Certificate of Occupancy Decision



Certificate of Occupancy

Planning, Development and Infrastructure Act 2016

This form is an approved form for the purposes of issuing a certificate of occupancy under regulation 103E(4) of the Planning, Development and Infrastructure (General) Regulations 2017.

This certificate of occupancy **1122** is issued for the building described below:

Description of building: Single-storey dwelling	
Address of building: 44 FIRST AV PAYNEHAM SOUTH SA 5070	
Date of development authorisation: 23 Jul 2024	Development application no.: 24000889
Date of previous certificate of occupancy issued <i>(if relevant)</i> :	
Date the previous certificate of occupancy was revoked <i>(if relevant)</i> :	

Building Classification	Max Number of Occupants
1A - Detached house/ Fire separated attached dwelling	

The following legislative requirements have been met:

A duly completed Statement of Compliance for the completed building work has been received:

Yes

Statement of Compliance 245495

Part A of the Statement was signed by Teamlead Testfour who is:

Builder

Part B of the Statement was signed by Cassia Byrne who is:

Owner's Agent

ESP compliance certificates required under regulation 94(7) have been received *(if relevant)*:

All certificates, reports or other documentation listed in the decision notification to be provided to the relevant authority with this Statement have been received *(as per regulation 57(8)(c))*:

Certificates of Occupancy are issued through the DAP and via email.

Once the Certificate of Occupancy is issued, homeowners can move into their new home!



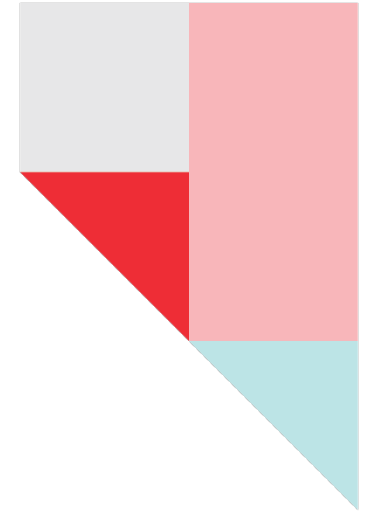
[Certificate of Occupancy form | PlanSA](#)



A council may revoke a Certificate of Occupancy in circumstances where:

- There is a change in the use of the building
- There is a change in classification of the building
- The council considers that the building is no longer suitable for occupation because of building work undertaken or some other circumstance
- If a condition of a relevant development authorisation has not been met or contravened
- Where a condition attached to a certificate of occupancy has not yet been met, contravened or no longer appropriate.

PlanSA



Training and Resources

Training and Resources

- Regular updates will be made to the Certificate of Occupancy page on the PlanSA website, including:
 - training opportunities
 - FAQ & guides for building professionals and homeowners
 - updates within Planning Ahead and Building Standard newsletters – subscribe on the PlanSA website.

Contact Us:

If you have any questions, please contact us on 1800 752 664 or email PlanSA@sa.gov.au