

BUILDING CONTROL

In NSW local councils control building construction in various ways. However, in the ACT it is the ACT Government that controls building through BEPCON. The ACT is the only place in Australia where the control goes as far as the actual title to own the land. It is a term of the Crown Lease that there be no unapproved buildings on the land. This is the reason why your solicitor is concerned to establish that there are no unapproved structures on the land you are buying. He may ask you to be responsible for checking what is actually built against the approved plans. He may recommend an independent expert be engaged for this purpose.