

NORTHERN TERRITORY OF AUSTRALIA

BUILDING AMENDMENT REGULATIONS 2025

Subordinate Legislation No. 13 of 2025

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NORTHERN TERRITORY OF AUSTRALIA

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Building Amendment Regulations 2025

I, Hugh Crosby Heggie, Administrator of the Northern Territory of Australia, acting with the advice of the Executive Council, make the following regulations under the *Building Act 1993*.

Responsible Minister:

J. R. BURGOYNE
Minister for Lands, Planning and Environment

H. C. HEGGIE
Administrator

Date of making: 23 October 2025

1 Title

These Regulations may be cited as the *Building Amendment Regulations 2025*.

2 Commencement

These Regulations commence on the day after the day on which they are made.

3 Regulations amended

These Regulations amend the *Building Regulations 1993*.

4 Regulation 2 amended (Interpretation)

(1) Regulation 2(1), definitions ***effective height, flood prone area, natural disaster*** and ***performance requirement***
omit

(2) Regulation 2(1)
insert
electrical installation connection work, for Part 9A, see regulation 36A.

5 Part 2AB heading inserted and regulation 15 replaced

Regulation 15

repeal, insert

Part 2AB Access to documents held by Director

15 Access to documents held by Director

- (1) The owner, or the agent of the owner, of a building in relation to which a building permit or occupancy certification has been granted may do any of the following:
- (a) request access, in physical or digital form, to any documents relating to the building that are maintained by the Director;
 - (b) request a copy of any documents relating to the building that are maintained by the Director;
 - (c) request the Director to certify a copy of any documents relating to the building that are maintained by the Director.

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- (2) The Director must grant a request under subregulation (1) if the owner or agent has paid the prescribed fee relating to the request.

6 Regulation 15AB replaced

Regulation 15AB

repeal, insert

15AB Meaning of *significant and complex building work*

- (1) ***Significant and complex building work*** means building work:
- (a) for the construction of a significant and complex building; or
 - (b) that involves altering a building so as to make it a significant and complex building; or
 - (c) that involves altering or removing a primary or critical structural element of a significant and complex building; or
 - (d) determined to be significant and complex building work under subregulation (2).
- (2) The Minister may, by *Gazette* notice, determine that a type of building work is significant and complex building work.

7 Regulation 18AD amended (Change of use)

Regulation 18AD(4)(a)

omit, insert

- (a) the building certifier is satisfied that the building is suitable for the proposed use, having regard to any requirements in the National Construction Code relating to the following:
 - (i) the structural adequacy of the building and the ability of the building to withstand any actions likely to arise from the proposed use;
 - (ii) health, amenity and accessibility;
 - (iii) fire safety, including any requirements relating to means of egress and the prevention, suppression or containment of fire.

8 Regulation 34 repealed (Minimum distance for a Class 1 building in Municipality of Palmerston)

Regulation 34

repeal

9 Regulation 36A amended (Definitions)

(1) Regulation 36A

insert

electrical installation connection work means electrical work, as defined in section 9 of the *Electrical Safety Act 2022*, for connecting an approved Class 1a Building that has been relocated to approved rural land to an electricity supply for the land.

*Note for definition **electrical installation connection work***

A certificate of compliance may be required under section 41 of the Electrical Safety Act 2022 for electrical installation connection work.

(2) Regulation 36A, definition **post-relocation building work**, paragraph (c)

omit, insert

(c) electrical installation connection work.

10 Regulation 36F repealed (Electrical installation connection work)

Regulation 36F

repeal

11 Regulation 36G amended (Occupancy permit and structural report)

Regulation 36G(1)

omit

all words after "accompanied"

insert

by:

- (a) a report by a registered certifying engineer (structural):
 - (i) made after completion of the footings and fixture work for the building, as defined in regulation 36D(4); and
 - (ii) stating the approved Class 1a Building has not been structurally compromised during its relocation to the approved rural land; and
- (b) if electrical installation connection work requiring a certificate of compliance under section 41 of the *Electrical Safety Act 2022* has been carried out – that certificate.

12 Part 10 repealed (Areas liable to flooding)

Part 10

repeal

13 Schedule 2 amended (Reporting authorities)

Schedule 2, entry for "An independent review engineer"

omit, insert

An independent review engineer	Any building that will be a significant and complex building or any significant and complex building work	The suitability of the following structural elements, as proposed in design drawings of the building: (a) adopted design loads; (b) load paths; (c) primary and critical footings; (d) primary and critical columns; (e) primary and critical load-bearing walls; (f) primary and critical shear walls and other
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- (g) bracing elements;
primary and critical roof beams and floor beams;
 - (h) transfer slabs;
 - (i) typical suspended slabs.

14 Schedule 4 repealed (Flood prone areas)

Schedule 4

repeal

15 Regulations further amended

The Schedule has effect.

16 Repeal of Regulations

These Regulations are repealed on the day after they commence.

Schedule Regulations further amended

regulation 15

Provision	Amendment	
	<i>omit</i>	<i>insert</i>
regulation 5B(c)	F2	F4
regulation 5D(1)	the Building Code, Part E, Table E3.6(b),	clause E3D8(b) of the Building Code
regulation 5E(1)	the Building Code, Part F2.4(c) and (e), to the extent that they require compliance with AS1428.1-2009	clause F4D5(c) and (e) of the Building Code, to the extent that they require compliance with AS1428.1
regulation 5E(2)(b)	AS1428.1-2001	AS1428.1
regulation 15AA	Volume 1, Schedule 1 of the Building Code	the National Construction Code
regulation 21	40(1)(a)	40(a)
Schedule 1, item 9, after "Act"		or regulation 15(1)(c)