

This information sheet provides general information about fences, excluding fences surrounding a regulated swimming pool (refer to our fact sheet on Swimming Pools).

The fencing between adjoining properties provides the demarcation and separation of the properties. A common boundary fence is in joint ownership of the abutting property owners.

The cost of constructing and maintaining appropriate fencing is the responsibility of the owners of the properties.

Owners usually share the cost of a standard fence. The [Neighbourhood Disputes \(Dividing Fences and Trees\) Act](#) states that neighbouring property owners must contribute equally to the costs of building and maintaining a dividing fence unless otherwise arranged.

Where a fence is located inside the common boundary on one property, it is the property owner's responsibility.

### Building a fence between neighbours (rights, procedure, disagreements, etc.)

This matter is under the jurisdiction of the [Neighbourhood Disputes \(Dividing Fences and Trees\) Act](#). Neighbours should discuss the fence, how it will be built, and estimated costs for each party, and arrange an agreement.

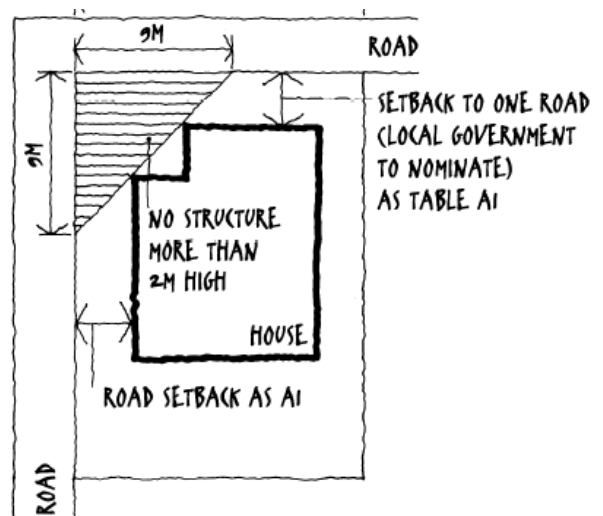
Disputes regarding dividing fences should be solved directly between neighbours. Where this is not possible, you may wish to seek legal advice or mediation through dispute resolution, as Council does not resolve matters.

### Building a fence on a boundary adjoining land owned by Government Authorities

The local, state and Commonwealth Governments are not bound by the [Neighbourhood Disputes \(Dividing Fences and Trees\) Act](#).

### Fence heights overview

- The maximum acceptable height is 2 m for dividing fences and fences located on the road boundary.
- Corner lots:
  - On the 9 m truncated corner boundary facing into the road junction, the fence height may be a maximum of 2 m high along the truncated section only (see diagram below).
- Where a fence is constructed on a retaining wall:
  - A fence, screen, retaining wall, or a combination of these is not to be more than 2 m in height from natural ground height.



### What if the fence height does not comply with the Queensland Development Code?

If a fence is outside of the acceptable solutions of the applicable [Queensland Development Code](#), then a request for a relaxation (referral agency response) is required to be obtained from the local authority. In addition to the referral agency application, a Building Permit is required to construct the fence.

The referral agency response must be provided to the assessment manager for the fence building approval.

## Lodging an application

To lodge your application with Council for a fence, the following documentation will be required:

- DA Form 2
- Site Plan (fully dimensioned)
- Elevation and Section Plans (fully dimensioned)
- QBCC Home Warranty Insurance (if the builder is a registered builder and the project value is greater than \$3,300)
- PLSL Receipt (if project value is greater than \$150,000)
- Owner Builder Permit (if the value is greater than \$11,000 and the applicant is not a licensed builder)
- Wind Category Design Certification (only if requested)
- Engineer drawings/specifications/design certification (timber schedule, connection fixing details, etc.). If connected to a building, then connection details will also be required.

For further information regarding QBCC Home Warranty Insurance or Owner Building, please visit:  
<http://www.qbcc.qld.gov.au>.

## Where to lodge your application

**Email:** [bpadmin@maranoa.qld.gov.au](mailto:bpadmin@maranoa.qld.gov.au)

**Post:** PO Box 620, Roma QLD 4455

**Visit:** Council Customer Service Centre.

## Customer Service Centres:

- Roma Operating Area: Cnr Bungil and Quintin Street, Roma
- Warroo Operating Area: 73 Burrowes Street, Surat
- Bungil Operating Area: 32 Hutton Street, Injune
- Bendemere Operating Area: 20 Stephenson Street, Yuleba
- Booringa Office: 100 Cambridge Street, Mitchell

## Related Websites

*Neighbourhood Disputes (Dividing Fences and Trees) Act*  
[www.legislation.qld.gov.au](http://www.legislation.qld.gov.au)

*Building Act 1975*  
[www.legislation.qld.gov.au](http://www.legislation.qld.gov.au)

Queensland Development Code QDC – Current Parts  
[www.hpw.qld.gov.au](http://www.hpw.qld.gov.au)

*Building Regulation 2021*  
[www.legislation.qld.gov.au](http://www.legislation.qld.gov.au)

Queensland Building and Construction Commission (QBCC)  
[www.qbcc.qld.gov.au](http://www.qbcc.qld.gov.au)