

## Subordinate Local Law 1.3 'Establishment or Occupation of a Temporary Home 2011'

While carrying out building works to create a permanent residence within the Maranoa Region, you may live in a temporary home on the land. This requires a Temporary Home Permit.

An application for a Temporary Home Permit must be accompanied by the Building Approval for the permanent dwelling on the same site, approved by a Building Certifier.

The Permit is not required if the temporary home is only being stored on the land and is not being used as a place of residence.

While the Subordinate Local Law 1.3 'Establishment or Occupation of a Temporary Home 2011' does not provide a definition of what a Temporary Home is, the following are examples:

- caravan
- bus
- mobile home
- shed

## Term of Permit

A Temporary Home Permit may be granted for a maximum period of up to 18 months.

The term of the Temporary Home Permit cannot exceed the term of the relevant Building Approval.

## Renewing a Permit

An approval cannot be renewed. However, Council may extend the term of an approval to coincide with the expected completion date of the building work.

## Lodging an Application

When applying for a Temporary Home Permit, you will need to provide:

- Temporary Home Permit Application Form.
- A copy of the development approval for the permanent residence or permanent structure.
- If the applicant is not the owner of the land on which the temporary home is or will be located, the written consent of the owner.
- If the applicant is an owner/builder- evidence that the applicant is registered as an owner/builder with the Queensland Building Services Authority.
- A progress chart or timeline showing significant construction milestones for construction of both the temporary home and the permanent

residence, to enable Council to assess the term of the Permit.

- Name of each person who is to occupy the temporary home.
- A drawing showing the design, dimensions, structural details, construction materials, and location of the proposed temporary home.
- Details of the water supply, sanitation, and waste management for the proposed temporary home, including toilet, bathing, laundry, water storage and refuse facilities.
- An independent itemised valuation of the construction cost for both the temporary home and the permanent building, using current building industry rates. This must include the outstanding cost of the land purchase, and construction costs for both the temporary home and the permanent building.
- Proof that the applicant has enough financial resources to fund the construction for both the temporary home and the permanent building.
- If the applicant is an owner/builder- verification that the applicant's cash flow will be sufficient to fund the construction of both the temporary home and the permanent building.

## Criteria for granting a Permit

The criteria for granting a Temporary Home Permit are:

- The temporary home will not be occupied as a place of residence permanently or indefinitely.
- You have plans and Building Approval to either:
  - erect or convert an existing structure into a permanent residence, or
  - carry out building work on a permanent residence that will make the residence temporarily unfit to use as a place of residence.
- You will supply an adequate source of potable water to the proposed temporary home.
- You will supply an adequate means of waste disposal and sanitation to maintain reasonable standards of health and hygiene.
- The temporary home will not impact adversely on the owner or occupier of any adjoining land.
- The temporary home can only be occupied during the construction phase of the permanent dwelling, or while the existing dwelling is unfit to live in during approved building works.

## Conditions on a Permit

Conditions may be imposed on approval of a Temporary Home Permit to:

- Regulate the construction and external appearance of the temporary home, and ensure it is kept in good order and is not unsightly or unhygienic.
- Ensure that the temporary home is adequately supplied with water and has facilities for personal hygiene and sanitation, and for washing and drying clothes.
- Regulate the disposal of wastewater and refuse from the temporary home.
- Restrict the number of people who occupy the temporary home, and for Council to be informed of any changes in those living there.
- Require the Permit holder to dismantle and remove the temporary home by a specified date.

## 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

## Refusing a Temporary Home Permit

The request may be refused if the above criteria cannot be fulfilled prior to or during the construction of the permanent dwelling.

## Related websites

*Building Act 1975*

[www.legislation.qld.gov.au](http://www.legislation.qld.gov.au)

Temporary Home Permit Application Form

[www.maranoa.qld.gov.au](http://www.maranoa.qld.gov.au)

*Building Regulation 2006*

[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)