

THE TERRITORY FOR THE SEAT OF GOVERNMENT.

FEDERAL CAPITAL COMMISSION.

Regulations under the Building and Services Ordinance 1924-1925.

PURSUANT to the powers conferred upon it by the *Building and Services Ordinance 1924-1925*, the Federal Capital Commission, appointed under the *Seat of Government (Administration) Act 1924*, hereby makes the following Regulations, to come into operation forthwith.

Dated this twentieth day of September, 1926.

The Common Seal of the Federal Capital
Commission was hereunto duly affixed (L.S.)
in the presence of—

C. S. DALEY,
Secretary.

AMENDMENT OF CANBERRA BUILDING REGULATIONS.

1. Regulation 2 of the Canberra Building Regulations is amended by inserting after the words "Part VI.—Hotels and lodging houses" the words "Part VIA.—Occupation of buildings".

2. Regulation 4 of the Canberra Building Regulations is amended—

(a) by adding after the definition of "the proper authority" the words ", and any reference to a form shall be read as a reference to a form in the Schedule to these Regulations"; and

(b) by adding at the end thereof the following sub-regulation:—

"(2.) Strict compliance with the forms in the Schedule shall not be required and substantial compliance shall be sufficient for the purposes of these Regulations."

3. Regulation 5 of the Canberra Building Regulations is amended—

(a) by inserting in sub-regulation (1.) after the word "Licence" the words "in accordance with Form C.";

(b) by inserting after sub-regulation (1.) the following sub-regulation:—

"(1A.) An application for an Architect's Licence shall be in accordance with Form A and shall be accompanied by a certificate in accordance with Form B and by the prescribed fee for the issue of such a licence:

Provided that the proper authority may in any case, if he thinks fit, dispense with the production of the certificate in accordance with Form B."; and

(c) by omitting from sub-regulation (2.) the words "for a further period of one year on payment of the prescribed fee" and inserting in their stead the words "from time to time upon application in writing accompanied by the prescribed fee for such renewal."

4. Regulation 6 of the Canberra Building Regulations is repealed and the following regulation inserted in its stead:—

Evidence of qualifications &c.

"6. Before issuing any Architect's Licence, the proper authority may require the applicant to produce such evidence as the proper authority considers necessary as to his qualifications and character."

5. Regulation 7 of the Canberra Building Regulations is amended—

(a) by inserting in sub-regulation (1.) after the word "Licences" (first occurring) the words "in accordance with Form E"; and

(b) by inserting after sub-regulation (1.) the following sub-regulation:—

"(1A.) An application for the issue of a Builder's Licence shall be in accordance with Form D and shall be accompanied by a certificate in accordance with Form B."

6. After regulation 8 of the Canberra Building Regulations the following regulation is inserted:—

Return of licence fee where licence refused.

"8A. Where an application for the issue or renewal of a licence under these Regulations is refused, the fee paid for the issue or renewal, as the case may be, of the licence shall be repaid to the applicant."

7. Regulation 11 of the Canberra Building Regulations is amended—

(a) by omitting sub-regulation (1.) and inserting in its stead the following sub-regulation:—

"(1.) No person shall commence any building unless he is a builder and has obtained from the proper authority a written permit, in accordance with Form G, to erect the building.";

(b) by inserting in sub-regulation (2.) after the word "builder" the words "and shall be in accordance with Form F";

(c) by adding at the end of sub-regulation (3.) the following proviso:—

"Provided that, if the design of the building has been approved in pursuance of the next succeeding regulation, a copy of the drawings and specification returned in pursuance of that regulation shall be forwarded with the application in lieu of the two copies referred to in this sub-regulation.";

(d) by inserting in sub-regulation (5.), after the word "design", the word "sections"; and

(e) by inserting in sub-regulation (6.), after the word "shall", the words ", upon payment of the prescribed fee,".

8. After regulation 11 of the Canberra Building Regulations the following regulations are inserted:—

Application for approval of design.

"11A.—(1.) Any architect or builder may, prior to the making of any application under the last preceding regulation, submit to the proper authority, for approval as to the design only, an application in accordance with Form H, and two copies of the drawings and specification required to accompany the application under the last preceding regulation.

"(2.) The application shall be accompanied by the prescribed fee.

"(3.) If the design is approved by the proper authority, he shall endorse his approval thereon, retain one copy of the drawings and specification, and return the other copy to the person who submitted them for his approval.

"11B.—(1.) Where a building is in course of erection or to be erected adjacent to the boundaries of the land comprised in a lease, no builder shall continue the erection of the building above the ground level without the approval in writing of the proper authority first obtained.

Authority for continuing erection of building above ground level.

"(2.) The approval of the proper authority shall not be given until a check survey, for the purpose of ascertaining whether there are any encroachments on land adjoining the land comprised in the lease, has been made by a surveyor authorized by the proper authority.

"(3.) The fee to be paid for a check survey under this regulation shall be £1 11s. 6d."

9. Regulation 14 of the Canberra Building Regulations is amended—

(a) by omitting sub-regulation (1.) and inserting in its stead the following sub-regulations:—

"(1.) Subject to the next succeeding sub-regulation, the fee payable on an application under regulation 11 or 11A of these Regulations shall be as follows:—

	£	s.	d.
Where the building with its appurtenances has a total floor area not exceeding 400 square feet	0	5	0
For each additional 400 square feet up to 3,600 square feet	0	5	0
Where the building with its appurtenances has a total floor area exceeding 3,600 square feet but not exceeding 5,000 square feet	2	10	0
Where the building with its appurtenances has a total floor area exceeding 5,000 square feet	5	0	0

"(1A.) Where the fee prescribed by the last preceding sub-regulation has been paid on an application made under regulation 11A of these Regulations, and the proper authority has approved the design of the building to which the application relates, no fee shall be payable on an application under regulation 11 of these Regulations in respect of that building.

"(1B.) The fee payable on the issue of a permit under sub-regulation (6.) of regulation 11 of these Regulations shall be as follows:—

	£	s.	d.
Where the building with its appurtenances has a total floor area not exceeding 3,600 square feet	0	10	6
Where the building with its appurtenances has a total floor area exceeding 3,600 square feet	1	1	0

and

(b) by omitting from sub-regulation (2.) the words "fee paid" and inserting in their stead the words "fees paid under this regulation".

10. Regulation 20 of the Canberra Building Regulations is amended by inserting at the commencement of sub-regulation (1.) the words "Except with the permission of the Commission,".

11. Regulation 24 of the Canberra Building Regulations is amended by adding at the end thereof the following sub-regulation:—

"(4.) No person shall commence the erection of any wall until the excavations for the footings, and the footings on which the wall is to rest, have been approved by the proper authority."

12. Regulation 25 of the Canberra Building Regulations is amended by inserting in sub-regulation (1.), after the word "walls" (first occurring), the words "and piers".

13. Regulation 32 of the Canberra Building Regulations is amended by omitting the figures "1000" and inserting in their stead the figures "900".

14. Regulation 35 of the Canberra Building Regulations is amended by omitting the figures "1000" and inserting in their stead the figures "900".

15. Regulation 37 of the Canberra Building Regulations is amended—

- (a) by omitting from sub-regulation (2.) the words "near the" and inserting in their stead the words "within twenty feet of the";
- (b) by omitting from that sub-regulation the words "that of the crown of the adjoining roadway" and inserting in their stead the words "the level of that part of the footpath which adjoins the parcel of land on which the building is erected"; and
- (c) by inserting in sub-regulation (3.), after the word "building" (secondly occurring), the words "to such street channel as the proper authority directs".

16. After regulation 43 of the Canberra Building Regulations the following regulation is inserted:—

Erection of manure bins.

"43A. No person shall erect any stable or manure bin within fifty feet of a dwelling house."

17. After regulation 69 of the Canberra Building Regulations the following Part and regulations are inserted:—

"PART VIA.—OCCUPATION OF BUILDINGS.

Certificate of completion of building.

"69A. No person shall occupy, or use for any public purpose, any building or dwelling house or any addition to or extension of any building or dwelling house, unless the proper authority has certified in writing, in accordance with Form I, that the building has been completed in accordance with these Regulations.

Conditions of issue of certificate.

"69B. The proper authority shall not issue a certificate under the last preceding regulation unless he has received—

- (a) a certificate under the hand of a surveyor specially licensed under the *Real Property Ordinance* 1925-1926 that all structures stand wholly within the boundaries of the land comprised in the lease on which the building or dwelling house or addition or extension is constructed;
- (b) a certificate under the hand of an engineer thereto authorized by the proper authority that the provisions of the Canberra Sewerage and Water Supply Regulations have been complied with in the execution of the work;
- (c) a certificate under the hand of an engineer thereto authorized by the proper authority that the provisions of the Canberra Electric Supply Regulations have been complied with in the execution of the work; and
- (d) a certificate under the hand of an architect thereto authorized by the proper authority that the provisions of these Regulations have been complied with in the execution of the work,

and until the persons authorized to carry out any work have filed in the office of the proper authority a statement in accordance with regulation 22 of the Canberra Sewerage and Water Supply Regulations.

Fees.

"69c. The fees to be paid in connexion with the issue of certificates under the last preceding regulation shall be as follows:—

	£	s.	d.
For certificate under regulation 69B (a) ..	1	11	6
For certificate under regulation 69B (a) where a check survey has been made under regulation 11A ..	1	1	0
For certificate under regulation 69B (b), 69B (c) or 69B (d) ..	1	1	0

18. Regulation 71 of the Canberra Building Regulations is amended by inserting in sub-regulation (2.) after the words "comply with" the words "or contravenes."

19. The Canberra Building Regulations are amended by adding at the end thereof the following Schedule:—

Form A.

"THE SCHEDULE.
The Territory for the Seat of Government.
FEDERAL CAPITAL COMMISSION.
Building and Services Ordinance 1924-1925.
CANBERRA BUILDING REGULATIONS.
Application for Architect's Licence.

To—
The Secretary,
Federal Capital Commission,
Canberra.

I (a) hereby apply for a licence to practise as an Architect in the Territory for the Seat of Government of the Commonwealth. (a) Insert full name and address of applicant.
*My qualifications to practise as an architect are as follows:—

I enclose certificate in accordance with Form B in the Schedule to the above-mentioned Regulations.

I enclose the sum of Ten shillings and sixpence (10s. 6d.) being the prescribed fee payable for the issue of an Architect's Licence.

I undertake that, in the event of a licence being issued to me, I will faithfully comply with the conditions of the licence and observe the provisions of the Canberra Building Regulations and any regulations amending or in substitution for those regulations and all other laws from time to time in force governing the design, erection or execution of buildings and works in the Territory for the Seat of Government. Amount due—
£0 10s. 6d.

Dated this _____ day of _____ 19 _____

(Signature)—

Witness—

* Evidence of registration as an architect in any State or of membership of an institute or association of architects approved by the proper authority will be sufficient evidence of qualifications.

Form B.

The Territory for the Seat of Government.
FEDERAL CAPITAL COMMISSION.
Building and Services Ordinance 1924-1925.
CANBERRA BUILDING REGULATIONS.

Certificate of Three Householders to Accompany Form A or D.

To—
The Secretary,
Federal Capital Commission,
Canberra.

We, the undersigned householders, resident in _____ hereby certify that we have known _____, who now resides at _____ for _____ years. We believe him to be a person of good fame and character, and to be a fit person to have (a) Licence under the above-mentioned Regulations. (a) Insert 'an architect's' or 'a builder's' as the case requires.

Dated this _____ day of _____ 19 _____

(Signatures)—

Form C.

The Territory for the Seat of Government.
FEDERAL CAPITAL COMMISSION.
Building and Services Ordinance 1924-1925.
CANBERRA BUILDING REGULATIONS.
Architect's Licence.

Pursuant to the provisions of the Canberra Building Regulations made under the *Building and Services Ordinance 1924-1925* of _____ is hereby authorized to practise as an Architect in the Territory for the Seat of Government of the Commonwealth until the thirty-first day of December next following the date hereof.

Dated this _____ day of _____ 19 _____

Proper Authority.

NOTE.—1. This Licence may be renewed from time to time upon payment of the prescribed renewal fee of 2s. 6d.
2. This Licence is subject to cancellation or suspension at the discretion of the proper authority.

The Territory for the Seat of Government.
FEDERAL CAPITAL COMMISSION.
Building and Services Ordinance 1924-1925.
CANBERRA BUILDING REGULATIONS.
Application for Builder's Licence.

To—
The Secretary,
Federal Capital Commission,
Canberra.

(a) Insert full name and address of applicant.

I(a) hereby apply for a Licence to carry on the business of a Building Contractor in the Territory for the Seat of Government of the Commonwealth.
*My qualifications to carry on the business of a Building Contractor are as follows:—

Amount due—
£0 10s. 6d.

I enclose certificate in accordance with Form B in the Schedule to the above-mentioned Regulations.

I enclose the sum of Ten shillings and sixpence (10s. 6d.), being the prescribed fee for the issue of a Builder's Licence.

I undertake that, in the event of a licence being issued to me, I will faithfully comply with the conditions of the licence and observe the provisions of the Canberra Building Regulations and any regulations amending or in substitution for those Regulations and all other laws from time to time in force governing the design, erection or execution of buildings and works in the Territory for the Seat of Government.

Dated this _____ day of _____ 19 . . .

(Signature)—

Witness—

*NOTE.—This application must be accompanied by certificates as to ability of the applicant as a builder from two architects qualified to be registered under the Canberra Building Regulations and a letter from a banker indicating that the applicant's financial position is satisfactory.

Form E.

The Territory for the Seat of Government.
FEDERAL CAPITAL COMMISSION.
Building and Services Ordinance 1924-1925.
CANBERRA BUILDING REGULATIONS.
Builder's Licence.

Pursuant to the provisions of the Canberra Building Regulations made under the *Building and Services Ordinance 1924-1925* of _____ is hereby authorized to carry on the business of a Building Contractor in the Territory for the Seat of Government of the Commonwealth until the thirty-first day of December next following the date hereof.

Dated this _____ day of _____ 19 . . .

Proper Authority.

- NOTE.—1. This Licence may be renewed from time to time upon payment of the prescribed renewal fee of 2s. 6d.
2. This Licence is subject to cancellation or suspension at the discretion of the proper authority.

FORM F.

The Territory for the Seat of Government.
FEDERAL CAPITAL COMMISSION.
Building and Services Ordinance 1924-1925.
CANBERRA BUILDING REGULATIONS.
Application for Permit to Erect a Building.

To
The Secretary,
Federal Capital Commission,
Canberra.

I, _____ of _____ being the holder of a Builder's Licence under the Canberra Building Regulations, hereby apply for a permit to erect a building for use as _____ on block _____ of section _____ at _____ for _____ the lessee of the said block.

*Herewith are submitted, for approval, two copies of the drawings and specifications for the said building prepared and signed by an architect holding an Architect's Licence under the said Regulations.

†Herewith is submitted a copy of the drawings and specification for the said building. I hereby certify that that copy is a true copy of the drawings and specification previously approved by the proper authority and numbered _____

I enclose the sum of _____, being the fee payable, in respect of this application, under regulation 14 of the Canberra Building Regulations.

Dated this _____ day of _____ 192 . . .

(Signature)

* Strike out this paragraph where a copy of the drawings and specification is submitted which has been previously approved by the proper authority.
†† Strike out this paragraph where the drawings and specification have not been previously approved or where alterations have been made in the approved drawings and specification.

NOTE.—Special attention is drawn to regulations 11 and 11A. Architects are recommended to consult the proper authority before preparing drawings for building projects.

The Territory for the Seat of Government.
 FEDERAL CAPITAL COMMISSION.
Building and Services Ordinance 1924-1925.
 CANBERRA BUILDING REGULATIONS.
Permit to Erect a Building.

This is to certify that permission is hereby given to
 of for the erection of a building for use as
 on block of section at for
 the lessee of the said block, in accordance with the plans and specification
 approved therefor and numbered , and in accordance with
 the Canberra Building Regulations made under the *Building and Services
 Ordinance 1924-1925.*

This permit is issued subject to the special conditions stated in the Schedule
 hereto.

Dated this day of 192 .

Proper Authority.

THE SCHEDULE.
Special Conditions.

The Territory for the Seat of Government.
 FEDERAL CAPITAL COMMISSION.
Building and Services Ordinance 1924-1925.
 CANBERRA BUILDING REGULATIONS.
Application for Approval as to Design Only.

To
 The Secretary,
 Federal Capital Commission,
 Canberra.

I, of
 being the holder of* Licence under the Canberra Building
 Regulations, hereby apply for the approval of the proper authority to the
 design of a building proposed to be erected for use as on block
 of section at for
 the lessee of the said block.

Herewith are submitted two copies of the drawings and specification for the
 said building, prepared and signed by an architect holding an Architect's
 Licence under the said Regulations.

If the design is approved, it is desired that one copy be returned to me with
 the approval endorsed thereon.

I enclose the sum of , being the fee payable, in
 respect of this application, under Regulation 14 of the Canberra Building
 Regulations.

Dated this day of 192 .

(Signature)

* An 'architect's' or 'a builder's' as the case may be.

NOTE.—Special attention is drawn to regulations 11 and 11A. Architects are
 recommended to consult the proper authority before preparing drawings for
 building projects.

The Territory for the Seat of Government.
 FEDERAL CAPITAL COMMISSION.
Building and Services Ordinance 1924-1925.
 CANBERRA BUILDING REGULATIONS.
Certificate of Completion.

This is to certify that a building has been completed by
 on block of section at for
 the lessee of the said block in accordance with the
 plans and specification approved therefor, and in accordance with the provisions
 of the Canberra Building Regulations made under the *Building and Services
 Ordinance 1924-1925.*

Dated this day of 192 .

Proper Authority.