**owner builders**

**When do I need to become an owner builder?**

Owner Builder registration is required when a person wants to undertake building works on their own property where the cost of works is greater than $20,000 and they do not want to engage a registered builder.

Please note that a Building Permit is also required to be obtained prior to commencing building works. An Owner Builder approval does not form building approval.

**Does all building work require an owner builder approval?**

Associated building works such as patios, carports, retaining walls, timber decking, swimming pools, free standing walls and the like are exempt from Owner Builder registration or the engagement of a registered builder.

For further information on owner builder exemptions, please refer to the[*Building Services (Registration) Act 2011*](https://www.legislation.wa.gov.au/legislation/statutes.nsf/main_mrtitle_12322_homepage.html).

**How do I become an owner builder?**

To become an Owner Builder, you must apply to the [Building Commission](https://www.commerce.wa.gov.au/building-commission/owner-builders) WA. A copy of the Owner Builder approval must be submitted with a Building Permit application.

You can contact the Building Commission on 1300 489 099 for further advice on Owner Builder applications.

**Do I need home indemnity insurance as an owner builder?**

As an Owner Builder, Home Indemnity Insurance is not required to be submitted with an application for a Building Permit.

Owner Builders selling a home within seven years from the date of a Building Permit being issued are required to have in place a policy of Home Indemnity Insurance that covers any new owners for the remainder of the seven year period.