

MASTER BUILDERS

ROMINA DE SANTIS, technical adviser at Master Builders WA, answers your questions about home building



THE QUESTION

We live in a large heritage cottage and have received initial advice that we can use three bedrooms for bed and breakfast accommodation. The council has said we may also need building approval, but we are not undertaking any building work, only painting and general tidying up. We already have smoke alarms installed also.

THE ANSWER

A home with a new bed and breakfast accommodation use requires both building and planning approval from the council.

Initial discussions with council regarding the proposal have restricted you to a maximum of three bedrooms for this use.

This limits the impact on adjoining neighbours. However, this is only preliminary advice; you may need to consult with adjoining land owners as part of the formal application process.

For building, the use of part of your home to host guests requires an occupancy permit.

This is because under the Building Code of Australia, a house is a Class 1a, and a boarding house or short-term holiday accommodation of unrelated persons is a Class 1b building.

A Class 1b property cannot exceed 300sqm, so hopefully your home is not too big.

Although your home has smoke alarms installed, the minimum requirements for smoke alarms in residential buildings has recently changed.

Smoke alarms are now required to be interconnected, meaning all installed alarms will sound if one is activated.

Smoke alarms for a home need to be hard-wired and located on each storey of the building between living and sleeping areas.

For a Class 1b (bed and breakfast) building, the

requirements are slightly different.

Smoke alarms are required in each bedroom, in each corridor or area between the bedrooms and remainder of the building, on each storey and a system of lighting is required to assist the evacuation of occupants in the evening of a fire.

The lighting must be activated by the smoke alarms installed.

Because there are less than four rooms earmarked for use as bed and breakfast, you are not required to provide access for people with disabilities under the Access Standards.

However, it would be recommended you consider making your building access-friendly with smooth access ways, comfortable door widths and facilities.

In order to undertake this work, you will need a building permit and a certificate of building compliance to accompany the application for the occupancy permit.

You will need a registered building and surveying contractor.

Details of contractors are available on the Building Commission website; visit www.buildingcommission.wa.gov.au.

For more information about building, visit the Master Builders A-Z Building Information Directory at www.mbawa.com. If you have any questions about home building or purchase issues, email romina@mbawa.com

BEST SOUTH WEST BUILDERS

Each year Master Builders provides builders in the South West with the opportunity to showcase their best projects for judging by an independent panel. Master Builders director Michael McLean reports on this year's winning builders and projects.

WA'S South West comprises an area of nearly 24,000sqkm and has a population of over 125,000 residents.

It is renowned for its remarkable diversity in terms of its housing, businesses, tourist attractions and lifestyle.

Outside of Perth, the South West is the most popular region in the state and comprises an excellent selection of reputable builders.

With over 180 entries, our four registered builder judges from Perth, Geraldton, Albany and Harvey had a difficult time in deciding many of the winners and finalists.

The total value of projects entered this year equated to over \$145 million covering an area of over 47,635sqm of construction, which highlights the breadth of the South West.

The Master Builders-Bankwest Building Excellence Awards for the South West showcase the best the building industry has to offer its clients.

To each builder, their project is a winner as it reflects many months of planning, coordination of specialist trades and attention to detail in delivering the finished product.

As these awards provide an independently assessed benchmark of standards, the real winners are, of course, homebuyers and corporate clients who benefit from builders striving for continual improvement from one year to the next.

The winner of this year's Best Country Home award was Paradigm Construction for a magnificently designed home by Javier Barba, valued at over \$5 million.

Constructed from off-form concrete and stone, the soft curves of this impressive home reflect the granite outcrops and beaches that surround it.

Every aspect of this new home exudes first class workmanship and attention to detail with exquisite finishes which master builders are renowned for.

This home will compete for WA's Best Country Home award at our Housing Excellence Awards in Perth in February next year.

A full list of the winning builders can be accessed at www.mbawa.com.

AWARDS	BUILDER
Contract Homes	
Under \$180,000	Resonate Homes
\$180,000-\$200,000	Dale Alcock Homes South West
\$200,000-\$230,000	Celebration Homes South West
\$230,000-\$270,000	Dale Alcock Homes South West
\$270,000-\$300,000	Summit South West
\$300,000-\$330,000	Dale Alcock Homes South West
\$330,000-\$370,000	Summit South West
\$370,000-\$400,000	MarkB Building
\$400,000-\$500,000	Dale Alcock Homes South West
\$500,000-\$750,000	Nick Goode Construction
\$750,000-\$1 million	Built by S
\$1 million-\$1.5 million	Nick Goode Construction
\$1.5 million-\$2 million	Nick Goode Construction
\$2 million-\$5 million	Cape Constructions
Multi-Residential Developments	
Under \$750,000	Ventura iD
\$750,000-\$1 million	ProLiving Design & Construction
\$1 million-\$1.5 million	Dale Alcock Homes South West
\$1.5 million-\$2 million	BGC Construction
Over \$2 million	ProLiving Design & Construction
Display Homes	
Under \$220,000	Smart Homes for Living
\$220,000-\$260,000	Summit South West
\$260,000-\$300,000	Schlager Group
\$300,000-\$330,000	Summit South West
\$330,000-\$400,000	Dale Alcock Homes South West
\$400,000-\$500,000	Ventura Homes
Over \$500,000 & Best Display Home	Plunkett Homes South West
Residential Alterations and Additions	
Under \$250,000	Cape Constructions
\$250,000-\$500,000	Cape Construction
\$500,000-\$750,000	Cape Construction
Over \$750,000	Lodge & Co Builders