

Removal house application requirements

A removal house is a single detached dwelling (Class 1a building) that will be removed from the site that it is currently located (either in part or entirety), then transported to the new proposed location. It will then be rebuilt at that new location. Typically, a removal house takes the form of the traditional “Queenslander”, but may be another form of construction that can be separated and/or transported relatively easily.

A removal house is not a pre-fabricated modular style dwelling house that is constructed within a factory and transported to a private property for the first time.

Removal house applications are processed in 3 stages.

Stage 1

- An application for an assessment against council’s amenity and aesthetics policy must be lodged and approved by council (the conditions of approval will form part of the approval that is subsequently issued by the private building certifier).
- During the assessment a performance bond will be set by council.
- The bond is held to ensure the building work is completed to a reasonable standard.
- The bond may be used to complete the work should it not be completed to the standard within the timeframe as required.
- The partial release of the performance bond may be given upon payment of the fee for an additional statutory inspection and a written request nominating:
 - the amount to be released;
 - the percentage of work conducted to date; and
 - the work left for completion and the value of that work.

Stage 2

- A building development application must be lodged with a private building certifier.
- A plumbing application must be lodged with council.
(The private building certifier will generally coordinate the plumbing application process).

Stage 3

- In accordance with legislation administered by the Department of Main Roads, the house removalist (transporting the building), must lodge an application and pay the relevant fee to council and receive the ‘*letter of final approval*’ before the building is moved, to ensure:
 - the proposed route will not impact on council administered roads; and
 - all applicable approvals and performance bonds have been paid.

Note: In addition to council's requirements listed in stage 3, the removalist will also require an approval from the Department of Main Roads to ensure that the proposed route will not impact on roads administered by that department.