



# Thinking about buying a small dwelling or building imported from another country?

Investigate carefully, as you could be wasting your hard-earned money.

Australia wide, we are seeing these smaller imported buildings popping up (some of them fold-out), it is possible that many will not be able to obtain a Building Approval.

The Shire of Esperance fully supports the idea of small, prefabricated dwellings; however, these must be constructed in accordance with the National Construction Code and associated Australian Standards.

There are a number of companies able to provide fully compliant prefabricated dwellings/buildings in Australia which can be transported to site.

All conditions must be complied with and approved by registered and qualified professionals or accredited bodies, certified in Australia. Documental evidence of each item listed below must be accounted for-

- Certification by a Structural Engineer
- Roof & Wall Cladding to Australian Standards
- Internal Lining Materials to Australian Standards
- Energy Efficiency Report
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- Bushfire (BAL) Report (if proposed in Bushfire Prone Land)
- Bushfire Construction Details to Australian Standards (Bushfire Prone Land)
- All Plumbing Pipework and Fixtures to Australian Standards
- All Electrical Cables and Fixtures to Australian Standards
- All Glazing to Australian Standards
- Any Concrete Components to Australian Standards
- Any Structural Steel Components to Australian Standards
- Any Timber Construction to Australian Standards
- Termite Management System

We encourage you to do your research, you may be able to find a supplier who meets all construction requirements of the National Construction Code and associated Australian Standards. **Please ensure you have all of this documentation before you proceed to purchase.**

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