

# Building and Plumbing Newsflash 619

## Demolition work – stages and forms

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### Purpose

To provide advice on the stages of demolition work and what forms should be used for the partial or whole demolition of a building or structure.

### Background

The Building Regulation 2021 (BR) prescribes the stages of assessable building work. All stages must be inspected.

The *Building Act 1975* (BA) and BR require certificates to be issued at each stage of the assessable building work and generally, upon the completion of works. The use of the correct forms ensures that accurate and consistent information is officially recorded across all building assessment work.

While previously published newsflashes [Building and Plumbing Newsflash 591](#) and [Building and Plumbing Newsflash 593](#) provide guidance on the use of forms, this newsflash provides specific details on the use of forms for demolition work.

### Forms to finalise building work

In most cases, at the completion of building work, the building certifier is required to issue a final certificate, either a final inspection certificate or a certificate of occupancy.

The mandatory forms that must be used at the completion of building work include:

- [Form 11 Certificate/ Interim Certificate of Occupancy](#)
- [Form 17 Final inspection certificate – swimming pools and swimming pool fencing](#)
- [Form 21 Final inspection certificate](#) (single detached class 1a buildings and class 10 buildings or structures).

Depending on the type of work, either Form 21 or Form 17 are to be used for the purposes of BA sections 98 and 99:

- section 98 outlines the application of part 1, which refers to the giving of inspection documentation for single detached class 1a buildings and class 10 buildings or structures
- section 99 outlines the obligation to give the owner inspection documentation on the final inspection.

Form 11 is to be used for the purposes of BA sections 102(2), 103 and 104:

- section 102(2) states that the building certifier must ensure the owner of the building is given a Certificate of Occupancy that complies with the requirements under section 103
- section 103 outlines the Certificate of Occupancy requirements
- section 104 outlines the Interim Certificate of Occupancy requirements if a building is remote.

[Form 29 Compliance advice for building work](#), cannot be given as an alternative to Form 21, Form 17, or Form 11 when finalising building work as it is not a Final inspection certificate or Certificate of Occupancy.

Form 29 is limited to a compliance certificate. This means that a building certifier gives this form when performing a building certifying function under BA section 10(b), stating that proposed building work complies with the building assessment provisions.

- section 10(b) states that a building certifying function includes the giving of a certificate that states building work complies with the building assessment provisions.

Form 29 may only be used in the limited circumstances set out in BA sections 53 and 60 as part of the assessment of a building development application. It cannot be given after the development approval has been issued. Additionally, the BA does not specify any other circumstances in which a Form 29 is to be used:

- section 53 states that a local government may rely on particular compliance certificates and other documents.
- section 60 states that a building certifier may rely on particular compliance certificates and other documents.

## Demolitions

### Demolition work

**Demolition work is building work as defined under the BA section 5.**

Building work includes building, repairing, altering, underpinning (whether by vertical or lateral support), moving or demolishing a building or other structure.

Demolition of part, or the whole, of a building is assessable building work, which requires a building development approval.

### Demolition of single detached class 1a and class 10 buildings and structures

#### Partial demolitions

Demolition of a part of a single detached class 1a or class 10 building or structure is an alteration to the building.

For alterations to a single detached class 1a building, the prescribed stage is **each stage relevant to the alteration**<sup>1</sup>. The building certifier must decide which stages are relevant to the development. As a minimum, the certifier should nominate the final stage as a relevant mandatory stage.

For alterations to a class 10 building or structure (including a swimming pool), the prescribed stage is **at the completion of the alteration**<sup>2</sup>. The building certifier may, nominate in the building approval, other stages for inspection<sup>3</sup>. These nominated stages are prescribed in addition to those indicated above<sup>4</sup>.

#### Whole demolitions

The demolition of a whole single detached class 1a or class 10 building or structure is not an alteration to the building or structure and therefore for the purposes of section 44(1)(a) of the BR, the only prescribed stages are those stated in the building development approval<sup>5</sup>.

- section 44(1)(a) states that for schedule 2 of the BA, all stages at which the building development approval states the work must be inspected are prescribed.

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<sup>1</sup> s.44(1)(c) of the BR

<sup>2</sup> s.44(1)(d) of the BR for class 10 buildings and structures, excluding swimming pools, and s.44(1)(e)(ii) of the BR for swimming pools

<sup>3</sup> s.44(1)(a) of the BR

<sup>4</sup> s.44(2) of the BR

Building certifiers should nominate appropriate stages to ensure building work is completed and complies with the building development approval. At a minimum, the final stage should be nominated.

## Forms

For both partial or whole demolitions of single detached class 1a and class 10 buildings and structures, after the certifier has inspected the final stage and is satisfied that all aspects of the stage are complete and comply with the building development approval, the building certifier must give a final stage certificate – [Form 16 Inspection Certificate](#)<sup>6</sup>.

The building certifier must also give a final inspection certificate<sup>7</sup>, through either a:

- [Form 21 Final Inspection Certificate](#) - if the work is for a single detached class 1a or class 10 building or structures, other than a swimming pool, or
- [Form 17 Final Inspection Certificate - Swimming pool/swimming pool fences](#) - if the work is for a swimming pool.

## Demolition of class 2-9 buildings

### Stages

For the partial or whole demolition of a class 2-9 building, the only prescribed stages are those stated in the building development approval<sup>8</sup>.

Building certifiers should nominate appropriate stages to ensure building work is completed and complies with the building development approval.

To assist in determining which stages are appropriate, building certifiers should refer to the [Guidelines for inspection of class 2-9 buildings](#). In all cases, the final stage should be nominated as a minimum.

### Forms

For partial demolitions of class 2-9 buildings, after the building certifier has inspected the final stage and is satisfied that all aspects of the stage are complete and comply with the building development approval, the building certifier must give a final stage certificate – [Form 16 Inspection Certificate](#)<sup>9</sup>.

Additionally, if the alterations have been substantially completed, the building certifier must give a certificate of occupancy – [Form 11 Certificate of Occupancy](#).

Form 11 is a mandatory form and must be given as the demolition of part of a class 2-9 building is an alteration to the building.

For whole demolitions of class 2-9 buildings, after the building certifier has inspected the final stage and is satisfied that all aspects of the stage are complete and comply with the building development approval, the building certifier must give a final stage certificate – [Form 16 Inspection Certificate](#)<sup>10</sup>.

Form 11 is not required for a whole demolition as the building is not substantially complete<sup>11</sup>.

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<sup>6</sup> s.53 of the BR

<sup>7</sup> s.99 of the BA

<sup>8</sup> s.44(1)(a) of the BR

<sup>9</sup> s.53 of the BR

<sup>10</sup> s.53 of the BR

<sup>11</sup> s.102(1) of the BA

## Summary on the use of forms

- [Form 11 Certificate of Occupancy](#) – to be used for the purpose of certifying the completion of a building or alterations to a building other than a single detached class 1a or class 10 building or structure (given under BA sections 102(2), 103, 104). This form is not required for the whole demolition of a building.
- [Form 16 Inspection Certificate](#) – to be used for the purpose of certifying, upon inspection, that all relevant aspects of a stage have been completed and comply with the building development approval (given under BR section 53).
- [Form 17 Final inspection certificate \(swimming pools/swimming pool fences\)](#) – to be used for the purpose of certifying, upon inspection, that at the final stage, the work complies with the building development approval – Given under BA sections 98 and 99.
- [Form 21 Final inspection certificate](#) – to be used for the purpose of certifying, upon inspection, that at the final stage, the work complies with the building development approval (given under BA sections 98 and 99).
- [Form 29 Compliance advice for building work](#) – to be used for the purpose of certifying building work the subject of a building development application, not to be used post-approval (given under BA sections 10(b) and used under BA section 53 and 60 only). This form cannot be used for the purposes of Form 11, Form 17, Form 21, Form 16, Form 12 or Form 43.

## More information

For more information on the new legislation please visit the [Department of Energy and Public Works website](#).

For more building industry information please visit the [Business Queensland website](#).

To access the most up to date building forms please visit the [Business Queensland website](#).

## Contact us

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