

LANDOWNERS CONSENT

Individual Ownership and Joint Owners

- ALL owners must sign the application form; or
- Provide a letter of authority signed by all owners, including the property address and description of approved activities

Company Ownership

The application or a letter of authority must be signed by two (2) directors of the company, a director and a company secretary, or other authorised representatives. The full names and positions must be provided for each person who has signed the application form.

Where there is a joint company ownership, each company must provide the above.

Crown Land

When the application relates to Crown Land, the application form/letter of authority must be signed by an authorised officer from the Department of Planning, Lands & Heritage.

Class 1 & 10 Structures

In accordance with the ministerial order, landowners consent is not required in any instance for applications for a Building Permit in relation to a Class 1 & 10 building or incidental structures. The Shire encourages the provision of owner's consent in any instance.

Strata Plans

As Strata Plans contain areas owned wholly privately and common property managed by the strata company, the requirements for landowners consent may vary.

If the proposed works are to be undertaken wholly within the Strata lot owned by the applicant:

- Individual, Joint or Company ownership requirement apply as appropriate.
- The Shire may also request provision of consent of the Strata company for larger projects, or works which may impact other residents, at the Shire's discretion.

if the proposed works are to be undertaken within common property areas, or will be encroaching onto an adjoining strata lot:

- Individual, Joint or Company ownership requirements apply, as appropriate; and
- Consent of the Strata company.
- The Shire may also request evidence that the Strata company possesses authority to consent to the works, in the form of the relevant section of the Strata By-Laws.

Legal representative for the true owner(s)

Where a person is legally authorised to provide consent on behalf of the true owner(s) in a Power of Attorney, Executor or Trustee capacity, documented evidence of that legal authority must be attached to the application form/letter of authority or in the case of a Power of Attorney, they must provide their Power of Attorney number.