

Application for Technical Inspection

This application is used if residential building work is allegedly defective. A Technical Inspection Application requests that the Commissioner of Residential Building Disputes (the Commissioner) appoint a suitably qualified person to prepare a report in relation to the alleged defective work. **You should speak to a Northern Territory Consumer Affairs representative before lodging an application.**

If the application is accepted, the Commissioner will give Notice for a technical expert to inspect the building work and to provide a report in regard to the defective work.

When to lodge an Application

You can apply to the Commissioner for a Technical Inspection if you are a current owner or builder and you entered into a contract on or after 1 January 2013 and your dispute is in regard to defective work in relation to either:

- structural defects;
- non-structural defects;
- non-completion of building work; or
- consumer guarantee disputes

Can I apply to the Commissioner solely for a Technical Inspection?

Yes. If either party requires an inspection of the building work, even during an ongoing matter of complaint or dispute, you can make application at any time.

An application must be made within the effective period¹ for the consumer guarantee relevant to the alleged defective work.

How to Lodge an Application

Download the application form (Application for Technical Inspection) from the Northern Territory Consumer Affairs, Residential Building Disputes web page. www.consumeraffairs.nt.gov.au

Ensure the form is completed correctly and in its entirety.

¹ The effective period is the date the contract is entered into, or if there is no contract the day the building permit is granted; or within the two year period for which the building permit has been granted.

Pay the prescribed fee by attending the office of the Receiver of Territory Monies. The current fees can be viewed on the NT Consumer Affairs, Residential Building Disputes web page. The receipt must be presented to NT Consumer Affairs before any action will occur with the application.

The Receiver of Territory Monies offices are located at:

Casuarina: The Domain, 16 Scaturchio St, Casuarina NT 0801 - ph: 08 8943 6219

Darwin: Level 1, Palm Court, 8 Cavenagh St, Darwin NT 0800 – ph: 08 8999 1628

Alice Springs: Level 1 Alice Plaza, 36 Todd Mall, Alice Springs NT 0870 – ph: 08 8951 6491

The application can be lodged at NT Consumer Affairs at either:

1st Floor, The Met Building, 13 Scaturchio Street, Casuarina; or

Ground Floor, Green Well Building, 50 Bath Street, Alice Springs; or

via post to: PO Box 40946, Casuarina NT 0811, along with copies of all relevant documents.

What happens next?

The application will be assessed and if further information is required an Officer will contact you.

Once the application has been assessed the Commissioner will appoint an appropriately qualified person to perform the required inspection.

The qualified person will contact the parties to arrange the inspection.

Once an inspection report is received, the Commissioner will forward a copy of it to the parties involved.

What if I find additional defective work?

If additional defective work is identified after you have lodged your application, you can apply to the Commissioner to have the original Technical Inspection Application amended.

The form required for this is the 'Application for Amendment of Original Technical Inspection Application' form which is available from NT Consumer Affairs.

You can also obtain an additional expert report at your own cost from an independent builder, quantity surveyor or engineer.