

## Detached house (Class 1a(i) building) fact sheet

If the owner builder work relates to a house, you must intend to reside on the land on which the work is to be carried out, when the work is completed.

A registered building contractor or owner-builder approval may be necessary if estimated value of the building work exceeds \$20,000. If your unsure, you can with your relevant [Local Government](#) office (generally your shire or council) to determine if owner-builder approval is required.

### What is a detached house?

A detached house is a single, independent, Class 1a(i) dwelling that is completely separated from any other dwelling on the same or adjoining allotment.

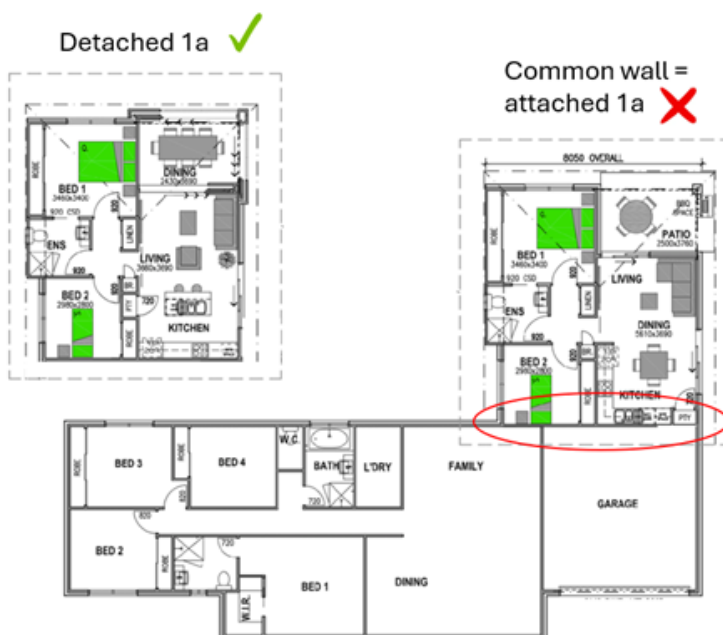
Detached houses have no common walls, shared roof, or connecting floor plates with other houses. They are not connected to any other dwelling type.

Vertical or horizontal additions and/or alterations that create a separate tenancy (including granny flats or ancillary accommodation) that share any common building elements with another residential dwelling are not considered a detached house.

A detached house can have a garage, carport or shed attached to it. The house is still detached as long as it is not connected to another dwelling.

There are no limits to the height, floor area, financial value or number of storeys allowed for an owner-built, detached house.

More information on Class 1 buildings is in [Part A6G2](#) of the Building Code of Australia (BCA), or contact the permit authority at your relevant local government for further advice on what is a detached Class 1a(i) dwelling.



### An attached house

An attached house does **not** constitute owner-builder work.

Floor plans of an attached house, such as a townhouse or duplex, typically feature shared walls with neighbouring units, while maintaining separate living spaces and independent access to each dwelling.