

Industry Bulletin 170

Updated Building Act forms for building surveyors – BA3 and BA18

The Building Commissioner has approved and published new versions of the BA3 – Certificate of design compliance (CDC) and the BA18 – Certificate of building compliance (CBC) forms.

The changes to these forms are the result of the Building Amendment Regulations (No.2) 2025 (the Amendment Regulations) relating to bushfire requirements for Class 9 vulnerable use buildings. The Amendment Regulations commence operation on 17 April 2025.

Background

The Building Regulations 2012 (the Building Regulations) prescribe the things that certain forms must contain. For a CDC or a CBC, this currently includes a statement and additional information about bushfire from the building surveyor signing the CDC or CBC in respect of a Class 1, Class 2, or Class 3 building.

Amendments have occurred to regulations 18A and 36 of the Building Regulations to require building surveyors to also make statements and provide additional bushfire information when signing a CDC or CBC in respect of a Class 9 vulnerable use building.

New notes at the end of regulations 18A(1) and 36(2) provide guidance on the relevant regulations that may affect the application of bushfire performance requirements to buildings or decks.

An opportunity has been taken to also remove reference to regulation 28 in part 5 of the CDC which related to inspection of swimming pool safety barriers. This requirement was removed from the Building Regulations in December 2023.

Using the updated BA3 and BA18 forms

How can I tell if I am looking at the updated forms?

The updated BA3 and BA18 forms can be identified by the Building Commissioner approved date of 10 April 2025 in the form's footer.

Where can I find the updated forms?

You can access the forms via the Building and Energy website – [Building approvals](#).

What format are the forms available in?

The forms are available as Word documents for typewritten completion.

Note that any changes made to the wording of a form may materially affect its substance and make it invalid for the purposes of the Building Act. If you change or vary a form or create your own, it may no longer be a Building Commissioner approved form. Building and Energy strongly suggests seeking legal advice before any changes or variations are made to the approved forms.

Can the previous version of the forms be used?

The new approved forms dated 10 April 2025 will replace the current Building Commissioner BA3 form (approved 14 April 2021) and BA18 form (approved 2 November 2023).

Building surveyors are strongly encouraged to use the new versions of the forms immediately, especially if providing certification for a Class 9 vulnerable use building, as the Amendment Regulations have commenced operation.

However, the previous versions of these forms may continue to be used in the short-term where the certification does not include a Class 9 vulnerable use building.

Have other forms been updated and approved by the Building Commissioner?

No. Only the BA3 and BA18 forms have been updated.

What if I am experiencing difficulties with any of the forms?

If you are experiencing any difficulties with the forms and their compatibility with your system, email Building and Energy at be.info@demirs.wa.gov.au with as many details of the issue as possible or phone 1300 489 099.

Disclaimer – The information contained in this fact sheet is provided as general information and a guide only. It should not be relied upon as legal advice or as an accurate statement of the relevant legislation provisions. If you are uncertain as to your legal obligations, you should obtain independent legal advice.

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