

GMA
Certification Group



PREFABRICATED TINY HOME INFORMATION PACK

www.gmacert.com.au

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Professional Standards Legislation
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Professional Standards Scheme



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ABOUT US

Elevating Building Certification since 1998! We boast an immeasurable track record of efficiency and professionalism within the certification industry. We provide certification services throughout Queensland, Northern Territory, New South Wales, Victoria and Western Australia.

No project is too big or too small - we cover all development, from Residential to Commercial and Industrial.

Based on the Gold Coast, we operate multiple offices from Kingscliff to Cairns, with additional reach into Chinchilla, Childers, Townsville, Caboolture, Port Douglas, Western Downs and Mount Isa.

Our dedicated team provides industry-leading certification services, guiding you through the process every step of the way. At GMA, we take pride in consistently delivering exceptional customer service on every project.



**PREFABRICATED TINY HOMES AND
EXPANDABLE HOMES.
A SMART SOLUTION TO THE HOUSING
CRISIS.**

**BUT, ARE THEY QUEENSLAND
COMPLIANT?**

With the growing demand for affordable, efficient housing, prefabricated tiny homes have emerged as a popular trend across Australia. However, it's critical to ensure your tiny home is compliant with Queensland's building laws and standards.



WHY PREFAB HOMES?

- Fast build times
- Lower construction costs
- Minimal environment footprint
- Innovative and flexible designs

But not all prefab homes are created equal.

THE COMPLIANCE TRAP

Many prefab homes, especially those designed or partially built overseas, may not meet the strict requirements of:

- **Australian Standards**
- **National Construction Code (NCC)**
- **Queensland Development Codes (QDC)**

RISK OF NON-COMPLIANCE

- Inability to obtain building certification
- Unsafe or substandard living conditions
- Costly retrofits, rebuilds, or legal disputes
- Potentially rendered **uninhabitable** or **non-approvable**

WHAT TO CHECK FOR

Before purchasing or placing a prefab home in Queensland, confirm that it:

- Complies with the **National Construction Code (NCC)**
- Complies with the **Queensland Development Code (QDC)**
- Is **certified by a licensed building certifier in QLD**
- Uses **materials and products that meet Australian Standards**

IF USING YOUR TINY HOME AS A GRANNY FLAT OR SECONDARY DWELLING

It must include:

- **Kitchen** including cooking facilities and a sink
- **Toilet (WC)** and separate hand basin
- **Showering or bathing** facilities
- **Laundry** facilities, including a separate tub and space for a washing machine in the same room

Always confirm with your building certifier to ensure full compliance

PRO TIP: WORK WITH QUEENSLAND BASED EXPERTS

Partnering with local professionals ensures:

- Designs suit Queensland's **climate, site, and zoning laws**
- **Faster and more efficient approvals and certifications**
- Your prefab home is **safe, legal, and built to last**

DON'T RISK YOUR DREAM HOME BECOMING A NIGHTMARE.

Ensure your prefabricated tiny home is Queensland compliant from the start.

1. Accept the Quote & Provide Critical Documents

To proceed, please accept our quote and provide the key documents required for building approval. These are essential to avoid delays or refusal of approval:

- Structural Form 12
- Waterproofing details
- Glazing details
- Confirmation of external wall and roof cladding materials

Other supporting documents can be provided progressively throughout the process.

Important: If the above documents cannot be supplied within 3 months, a new quote will need to be issued. Alternatively, you may choose to withdraw from the process.

2. Invoice & Engagement Documents

Once we receive the critical documents, an invoice will be issued.

Please complete payment along with the Contract of Engagement and Pre-Application Information Sheet to formally commence the process.

3. Submit Your Documentation

Send all documentation via email to admin@gmacert.com.au.

4. Assessment & Technical Review

A technical officer will review your submission to ensure it complies with all relevant building codes and planning provisions.

Based on the outcome, you will receive either:

- A Request for Information (if further details are required), or
- A Building Approval

5. Construction Phase

Once your approval is issued (via email), please review it carefully.

It will outline:

- Mandatory inspections
- Responsible parties
- Certificates required at each stage

6. Booking Inspections

To book inspections, email inspections@gmacert.com.au and include:

- Type of inspection
- Property address and lot number
- Preferred date
- Site contact name and phone number
- Any special instructions (e.g. access requirements)

Please allow:

- 24 hours' notice for standard areas
- 48 hours' notice for remote areas

Note: Preferred times can only be requested for Piers, Footings, and Slab inspections. While every effort is made to accommodate requests, exact times cannot be guaranteed due to travel and scheduling logistics.

When all compliance matters have been satisfied, your Final Certificate will be issued and archived with the relevant council.

It's a simple process with GMA Certification Group

PROJECT CHECKLIST

Please ensure the following items are submitted as part of your application. Tick each box as you complete them.

The following will be required for Application Submission:

- ☐ Pre-Application Information Sheet
- ☐ Terms of Engagement
- ☐ Accepted Quote and Paid Invoice

The following documentation will be required throughout the application process including but not limited too:

- ☐ Architectural Plans
- ☐ Waterproofing Certificate
- ☐ 6-Star Energy Rating (incl. insulation compliance)
- ☐ 7-Star Energy Rating for North Queensland projects
- ☐ Fixtures must be water-efficient (WELS-rated)
- ☐ Structural Certificate (for both structure and foundation)
- ☐ Smoke Alarms – hardwired and interconnected
- ☐ Glazing Certificates – including windows, doors, and shower screens
- ☐ Certificates to demonstrate compliance with (location dependent):
 - Bushfire construction
 - Noise attenuation requirements
- ☐ Internal linings must comply with the NCC (e.g. CodeMark Certificate)
- ☐ All exhaust systems must be ducted externally



Thank You



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