

inform

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Is your building site safe?

Hints for safer building



Commissioner's comments



Solid building levels of activity for the March quarter can give us all confidence in the future of Victoria's building industry.

At just under \$3 billion worth of building approvals in the first three months of 2003, within 5% of last year's record, the industry is still performing strongly across the State. At these high levels of activity, we all still need to maintain our focus on occupational health and safety.

In this issue of *Inform*, the Building Commission has collaborated with Worksafe Victoria to provide building practitioners with practical safety advice for planning or supervising building work. In particular, key problem areas such as scaffolding, forklifts and windows are covered. Improving work place practices will lead to a safer and more vibrant building industry.

The Building Regulations Advisory Committee (BRAC), of which I am Chair, is also committed to improving the building and construction industry. One of its functions is to critically review the *Building Regulations 1994*. BRAC's recent achievements and proposed regulatory amendments are featured on page 8.

In early May, I had the opportunity to present the keynote address for the Property Council of Australia's Building the Future event. My address explored a number of issues facing our building industry, including Professional Indemnity (PI) and Builders Warranty Insurance.

The Commission is continuing to liaise with the Government and industry partners to negotiate solutions to assist practitioners in obtaining appropriate insurance cover.

One initiative was the recent appointment of Trowbridge Deloitte to review and confirm that the blueprint for PI Insurance reform will address all the issues, including alternative supply options, and provide an international perspective. Feedback from Trowbridge Deloitte on these matters will form the basis of further discussions with Government and other key stakeholders.

In the meantime, the Commission has secured Government approval to change the Ministerial Order governing PI Insurance for building professionals. This will give the Building Practitioners Board more flexibility when issuing registration renewals.

I am confident that the PI Insurance environment will continue to improve through a proactive approach to reform. Regular consultation with stakeholders is an important element in achieving that goal. The June forum on *Personal Indemnity Insurance - Directions for Reform*, conducted by the Commission in association with the Australian Institute of Building (AIB) generated some constructive feedback on proposed changes. I would like to thank the key speakers including, Therese Charles of the Association of Consulting Engineers Australia and Kim Lovegrove, President of the Victorian AIB. More information from the forum is available on the Commission's internet site www.buildingcommission.com.au

Builders Warranty Insurance is also critical to the continuing confidence in our industry. I am aware that some builders are finding it difficult or frustrating in dealing with the requirements of insurers, and the change in the nature of warranty insurance is a contributing factor to this. However, it is pleasing that real progress is continuing to be made in this area. The number of insurance products are increasing and the Commission is working with building associations, practitioners and insurance providers to stabilise the market. Information about new Commission initiatives on Builders Warranty Insurance is on page 10.

A handwritten signature in black ink, appearing to read 'Tony Arnel'. The signature is stylized and written over a white background.

Tony Arnel
Commissioner



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Building Commission

The Building Commission and four statutory bodies oversee the administration of Victorian building legislation. The Commission is the regulator of the Victorian building industry and also provides whole of Government advice to the Minister for Planning. It provides a range of services to the Victorian building industry and consumers in order to improve the quality of buildings produced, increase customer satisfaction of building services and raise the attractiveness of the industry for its participants.



Sudden hazards and risks are part of life on our building sites. When the industry is busy - the March quarter saw building approvals nudge \$3 billion - large workloads and tight deadlines create extra pressure on workplace safety.

Around 180,000 Victorians now work in the building and construction industry, from registered professionals to subcontractors and labourers. Too often, workers are risking their lives by not using the right equipment. This edition of Inform looks at the potential dangers of scaffolding, forklifts and sliding windows and offers some practical safety tips.

On-site safety is no accident

From managing multi story developments to building an extension on a home - safety measures are critical. Here are some valuable tips for the use of scaffolding, forklifts and the installation of sliding doors and windows.

Building Commissioner Tony Arnel advises that, "while Victoria's building industry is seeing high levels of activity, there needs to be an ongoing commitment to ensuring safe work practices are carried out on every building site." The Commission's partnership with WorkSafe Victoria aims to lift industry standards in this area.

WorkSafe Victoria's inspectors provide advice and enforce compliance with occupational health and safety laws across the industry. Director of WorkSafe Victoria's Construction and Utilities Program, Geoff Thomas, points out that "industry practitioners are legally responsible for ensuring their business operates in a way that doesn't expose workers and others to health and safety risk." He believes that using scaffolding incorrectly, or failing to use it at all, is one of the most urgent areas to fix.

Scaffolding

Well constructed scaffolds save lives in two ways. They prevent workers from falling, over-reaching or over-exerting themselves. Their presence also forms a barrier against falling material, tools and debris - all of which could hit people below.

Appropriate scaffolds are suited to the amount of equipment and weight of the load. You also need to ensure that they are constructed and used safely and legally. Ask yourself; will this scaffold protect my workers and the public? Here are ten important tips.

Ten safety tips for scaffolding

1. Make sure your scaffolders are properly certificated

Anyone constructing or directly supervising the workers constructing a scaffold, from which a person or materials could fall more than 4 metres, needs a valid WorkSafe certificate of competency for that type of scaffold. This certification also applies to scaffold alterations or dismantling. Insist that scaffolders show you their certificates, and keep an up-to-date site register of certificate holders.

2. Ensure the scaffold is strong enough

Bricklayers, stonemasons, concreters and demolition workers need *heavy duty* scaffolds, which can safely support up to 675 kg per platform per bay. Carpenters and general trades need at least *medium duty* scaffolds, which can safely support up to 450 kg per platform per bay. For *light duty* scaffolds, the limits are 225 kg per platform per bay. Check the supplier's information for the type of system you are using.

3. Check the scaffold is stable

Scaffolds can collapse if they are built on soft ground, are without timber soleplates to properly distribute the load, are too close to trenches or excavations, not properly braced and tied to the supporting structure, or badly out of level.

4. Confirm the scaffold protects workers and others

Planks should be genuine scaffold planks in good condition, of even thickness (to prevent trip hazards) and secured against uplift. Platforms should be fully decked across their full width and free of gaps. All platforms higher than 2 metres should have guardrails, midrails and toeboards (or brickguards) fixed to each open side and end. Sheet the scaffold with shade cloth if debris from the work is a danger. Never use hessian, as it catches fire easily.

5. Ensure there is safe access to every platform

Climbing up and down the framework is very dangerous, so proper temporary stairway or ladder access is needed to all working platforms. Ladders should be securely fixed to prevent movement and pitched at a gradient between 1 in 4 and 1 in 6. They should extend at least 900 mm above the platform, so they can be safely climbed.

Ten safety tips for scaffolding (continued)

6. Check the scaffold is a safe distance from powerlines

No part of a metal scaffold should be closer than 4.6 metres to any live powerlines, unless prior authority has been given in writing by the electricity distribution company. The distribution company's requirements must be met and scaffold platforms must be hoarded to prevent inadvertent contact with powerlines.

7. Make sure your scaffolders are working safely

You must not allow work to start from a scaffold until its construction is complete, so isolate the scaffold from other workers and the public while it is being assembled. Scaffolders should work from a full deck of planks whenever possible. They should fix a guardrail for their own protection as they go, leaving it in place until that part of the scaffold is dismantled. Scaffolders' tools should be stowed in holders on their scaffold belt. Scaffolders working below should wear safety helmets. On large jobs, reduce manual handling risks when lifting scaffolding equipment. Use a crane, winch or gin wheel.

8. Ensure your scaffold users are working safely

Workers must not overload the platforms, or store material where it could be knocked off the scaffold. They should not make the scaffold unsafe by removing planks, ties or guardrails. Clear access should be maintained along the full length of platforms. Guardrails should never be climbed to gain extra height.

9. Check your scaffolds are regularly inspected

Get the scaffolder in charge of the work to fill in a handover certificate and keep it on site until the scaffold has been dismantled. Make sure a certificated scaffolder or other competent person inspects all alterations or additions to the scaffold. Have a thorough inspection done at least every month and keep a copy of the inspection record on site. Make necessary repairs to the scaffold *before* it is put back into use.

10. Don't forget to include scaffolding costs in your contract price.

By quoting the job without considering the types and quantities of scaffolding equipment needed to do the work safely and legally, you could lose money when WorkSafe makes you provide the necessary scaffolding.

More detailed advice can be found in AS-NZS 4576 *Guidelines for Scaffolding* which can be purchased from Standards Australia online at www.standards.com.au or by telephone 1300 65 46 46.

Forklifts

Forklifts carry heavy loads and can easily be unbalanced, tip over and injure bystanders or workers too close to the machine's path. Incorrect use injures around 400 people a year in this state - these are the lucky ones. Since 1985, another 48 Victorians have lost their lives in preventable accidents involving forklifts.

WorkSafe is clamping down on dangerous forklift practices, with a 'zero tolerance' policy that dramatically increases the risk of prosecution.

In the first instance, the inspector usually deals with breaches by issuing notices. WorkSafe expects employers to then review all relevant parts of their operations in light of the notice and to take prompt remedial action. If the problem is not rectified, WorkSafe investigates the matter for prosecution.

Serious cases of immediate risk, use of uncertificated forklift operators, or other forms of non-compliance may be immediately investigated for prosecution, in accordance with WorkSafe's published compliance and enforcement policy.

Forklift safety tips

- Operator caution is more important than a high visibility vest
- No-go zones must separate pedestrians and forklifts during loading and unloading
- Danger zones around forklift operating areas must be marked and supervised on the ground - ensure that pedestrians don't have access
- Make use of larger capacity forklifts, electronic systems, speed governors and other features

Sliding doors and windows

A sliding window fell four storeys from a bayside building under construction, narrowly missing those standing below. A worker inside the building was opening the window, when it came off its track and fell. WorkSafe launched an investigation. "This incident could easily have resulted in tragedy", said Geoff Thomas. "Workers we interviewed on site reported other 'near misses' where similar windows had disengaged from their tracks, but had been restrained before they fell."

As the potential danger zone included the major access and egress routes around the site, all work was prohibited until every opening window was securely fixed. WorkSafe also issued an improvement notice, requiring the builder to assess the suitability of sliding windows in multi-storey developments, and to develop a safe system of work for installing the windows.

Because of the wind loadings on this building from the seafront exposure, the windows had been constructed from typical aluminium sliding door sections to produce a 'heavy duty' window construction, with the sliding section on the outside, rather than inside the fixed section.

WorkSafe's investigation showed that the design of the window enabled the outside sliding sections to be removed from the frame without the use of tools. The sliding window could be accidentally dislodged during normal operation.

The developer, principal contractor and window manufacturer, in consultation with the site workers' health & safety representatives, agreed on design modifications to all similar windows used in this particular building:



Retro-fitted angle section to prevent the sliding window from leaving its track.

- fitting an additional internal angle to ensure that the window cannot leave the track until the angle is removed
- fitting a nylon block to the top of the window, to prevent lifting.

The manufacturer undertook to investigate this company's current product range, to see whether similar modifications were needed to other sliding doors and windows.

Architects, building designers and building products suppliers all have a legal responsibility to conduct their business in a way that does not put others at risk. As Geoff Thomas cautions, "It highlights the need for building designers to be very careful when they're assessing the suitability of building products for the job at hand".

Weekly WorkSafe updates

Many builders are keeping up with WorkSafe news via a free weekly email bulletin. You can join the list by emailing: construction@workcover.vic.gov.au

In the subject line of your email, put **"Construction Safety Circulation Service"**

- name
- organisation
- position
- telephone contact

For some builders, the fact that the Housing Guarantee Fund Ltd (HGF) is still in operation, may come as a surprise.

In 1996, when the present system of Builders Warranty Insurance commenced, HGF could not enter the new insurance market but was made responsible for all warranty liabilities it had incurred in the 12 preceding years. Since, 1996 HGF has processed and paid around 13,500 payments totalling \$48 million.

However, HGF's charter was as guarantor of a builder's performance, not an insurance company. Like any guarantor, HGF must try to recover claims costs from builders, and it has recovered over \$15 million directly from builders.

In June 2001, HGF was also appointed by the Government to administer the rescue package for home-owners who held Builders Warranty Insurance with FAI/HH. HGF will process these claims over the next six years and so far, has paid \$12 million for "HH" claims alone.

Builders should be aware that HGF is not an insurer and that they will seek recovery from builders for claims lodged. If an owner makes a claim on HGF for building defects, and HGF decides the builder is at fault, the builder has 28 days to appeal to Victorian Civil and Administrative Tribunal. So responding promptly is essential.

Remember, participating in the process can also save builders money. If a builder makes a case and/or provides further information, HGF may reject the claim. Should HGF accept a claim, the most economic solution is for the builder to rectify the problem.

However, if a builder simply ignores all HGF correspondence, they may be liable for the rectification costs, as well as legal costs, interest and any penalties handed down by the Tribunal.

Inaction costs time and money. HGF would like to remind builders to be involved, participate and resolve claims.

Building Regulations Advisory Committee

Legal update

In this issue of *Inform*, we will take a look at the Building Regulations Advisory Committee.



Tony Arnel, Chair of Building Regulations Advisory Committee (BRAC)

The Building Regulations Advisory Committee (BRAC) advises the Minister for Planning on draft regulations and provides accreditation of building products, construction methods, designs and components and systems associated with building work.

Commissioner Tony Arnel, a former architect, also chairs the BRAC.

"BRAC is at the forefront of developing controls and assessing key building products that improve the safety of our buildings."

"The Committee includes industry professionals with a range of backgrounds, such as building surveying, technical, architectural, engineering, legal and safety, who are committed to the building industry's progress in Victoria," explains Tony Arnel.

Achievements over the past 12 months

- Accreditation of the following 6 new products as compliant with the *Building Code of Australia 1996*:
 - Scandinavian Chimney Element;
 - Collins and Aikman 'Explorer Carpet' with condensed vinyl cushion, styles;

- Ontera Modular Carpet 'Echoes';
- Ontera Modular Carpet 'Colourweave';
- Carpet Tiles Jakarta with latex/glass back; and
- Flotex 150/200 Sheet Carpet and Flotex Carpet Tiles.

- Technical input into amendments to the *Building Code of Australia 1996*.
- Technical input and comment on 16 new and amended Australian Standards including building in bushfire prone areas, use of ventilation and air-conditioning in buildings, and glass in buildings.
- Development and recommendation to the Minister on the introduction of ResCode matters for inclusion into Part 4 of the *Building Regulations 1994*.
- Development of the draft Building (further amendment) Regulations 2003 following receipt of submissions from the industry and the community.
- Development and introduction of the Building (amendment) Regulations 2003 on 2 June 2003 (see Legal update).

An amendment to the *Building Regulations 1994* commenced on 2 June 2003. It introduces some minor changes or corrections to improve the operation of the regulations. Since these changes are of a machinery nature a Regulatory Impact Statement was not required.

The proposed amendment includes:

- Updated definition for the Chief Officer of the Metropolitan Fire and Emergency Services
- Definition for a 'pergola'
- Definition for a 'fence'
- Correction to cross-references to Regulation numbers in Part 4 - siting of Single dwellings
- Amendment to the requirement for self-latching and self-locking devices for doors and windows forming barriers to swimming pools and spas
- Clarification of Residential Care Buildings for Regulation 5.15.

The amendment removes the following:

- 'Grandfather' exemptions for certain building practitioners
- Requirement for a consent and report from council where a Town Planning permit has been issued with conditions relating to Flood Prone areas
- Duplication of site assessment for bush fire prone areas under the building permit process where an assessment has already been carried out under the Town Planning permit process
- Waverley Park, Victoria Park and Western Oval from the list of prescribed places of public entertainment.

For more details visit our website at www.buildingcommission.com.au.

For questions regarding the Regulations call the Technical Services unit on 1300 360 380 or email publicrelations@buildingcommission.com.au

FAQT (Frequently Asked Questions Technical)

This edition of FAQT focuses on protection requirements for adjoining properties.

If you have a technical question you would like to put to our FAQT finders, email publicrelations@buildingcommission.com.au.

Why protect an adjoining property?

If building work is close to or adjacent to adjoining property boundaries, then an owner may be required to carry out protection works in respect of that adjoining property. This is to ensure that the adjoining property is not affected or damaged by the proposed building work.

Who determines whether protection work is required?

Answer: The relevant building surveyor for the proposed building work is responsible for determining whether protection work is required to an adjoining property.

The relevant building surveyor (RBS) has determined that protection works were not required. Building work commenced and as a result of the building work the adjoining

property sustained damage. After contacting the RBS and builder no action has occurred to rectify the damage. What recourse does an adjoining owner have in these circumstances?

The adjoining owner may lodge a complaint with the Building Commission regarding the registered building practitioners involved in the project, which may result in an inquiry or prosecution regarding the registered building practitioners conduct or ability to practice. Secondly, the adjoining owner may wish to seek independent legal advice regarding a possible civil claim against the owner to recoup any financial losses etc.

The adjoining owner has not responded to the Form 6 - Protection Works Notice within the 14-day time limit. Can the adjoining owner still respond to the Form 6 - Protection Works Notice?

An adjoining owner who fails to give notice via a *Form 7 - Protection Works Response Notice* within 14 days after service of the *Form 6*, is deemed to have agreed to the proposed protection work and there is no right of appeal to the Building Appeals Board in this case.

An adjoining owner has engaged a structural engineer or other specialists to check the design documentation relating to proposed protection works. Is the adjoining owner liable for these costs incurred in assessing the proposed protection works?

Under section 97 of the *Building Act 1993*, the owner of the property where building work is to be carried out is liable for all costs and expenses necessarily incurred by the adjoining owner in assessing the proposed protection works. If either party cannot agree about the costs incurred, either party may refer the matter to the Building Appeals Board under section 155 of the *Building Act 1993*.

An owner or adjoining owner cannot agree about the nature of cover (insurance) to be provided regarding the proposed protection works or about the amount of that cover. What can either party do to reach agreement?

Either party may refer the matter to the Building Appeals Board under section 152 of the *Building Act 1993*.

BRAC accreditations

BRAC has recently accredited four products:

CSR - Bradford Cavity Wall Insulation

Suitable for brick cavity and brick veneer construction

For use in brick cavity and brick veneer construction. The product is a granulated rockwool mineral fibre, specially treated with a hydrophobic additive to make it water repellent. The product will not absorb moisture, but will still allow the wall to breathe. It will not rot, is odourless, will not sustain vermin or fungal growth. It has good thermal, acoustic and fire retardant properties.

R. & K. Fuller Staircases V03/01

3 Set Winder Landing Model

Stair landing / winder combination, for use in class 1a construction only.

The difference with this staircase compared to the requirements of the Building Code of Australia 1996 is the slope relationship of the winder landing combination, when the winder reaches 240 it then continues on at a constant 240. This is unlike the conventional winder which continues on and loses its continuity.

Interface Aust Pty Ltd – World Gamma II Carpet V03/04

The carpet is a tufted multi-level loop pile, 100% nylon carpet, on a primary backing of glasbac* composite with a latex pre-coat.

Interface Aust Pty Ltd – The Loop Carpet V03/03

The carpet is a tufted textured loop pile 100% nylon carpet, on a primary backing of glasbac* composite with a latex pre-coat.

**Glasbac is a fiberglass reinforced thermoplastic composite, the backing consisting of 3 layers. The first layer applied to carpet is a thermoplastic composite followed by a layer of fiberglass to reinforce the tile and increase dimensional stability. A second layer of thermoplastic composite is applied to secure the fiberglass and finish the process. The product is for use in relation to floor coverings in non-sprinklered Class 9a and Class 9b buildings.*

And the winner is...



Peter Devitt, Managing Director of
L U Simon Builders

L U Simon Builders

The Master Builders of Victoria 2003 Excellence in Construction Awards, held on Saturday 17 May, celebrated outstanding commercial projects.

The Building Commission was pleased to present the award for *Excellence in Construction of Commercial Buildings* under \$1 million to L U Simon Builders Pty Ltd for the Old Treasury Building Restoration.

The judges applauded the extensive repairs and restoration involved, highlighting the impressive workmanship on the stairwell.

The full list of award winners can be viewed on the Master Builders website www.mbav.com.au

New practice note

A new practice note is now available regarding community infrastructure levies. These levies are financial contributions made by landowners towards locally provided infrastructure required to meet the future needs of the community. Section 24 (5) of the *Building Act 1993* requires that before issuing a building permit, building surveyors must satisfy themselves that if a community infrastructure levy is payable, it has either been paid, or an agreement has been entered into with the municipal council to pay the levy at a later stage.

To access a copy of the entire practice note use the update section on your Building Practitioner Manual cd rom, or visit the Registered Practitioners section at www.buildingcommission.com.au to download a copy.

Building Victoria 2002

Building activity boomed in 2002 with record breaking building activity across the State. Comprehensive information and analysis is available in the new *Building Victoria 2002*. It captures the trends, analysis and number of new permits issued in Victoria over the past year.

Highlights include:

- Overview of the main features that dominated building activity in Victoria during the year 2002
- Building work by building use; building categories: domestic, residential, commercial, retail, industrial, hospital/health-care and public buildings.
- Building work by municipality: A table ranking each municipality in Victoria by value of building work in 2002

Building Victoria 2002 is a valuable tool for practitioners, it indicates the levels of activity in municipalities and can assist in projecting future trends for the industry.

For your free copy of *Building Victoria 2002* visit the Building Commission website www.buildingcommission.com.au to download the publication or call 03 9285 6400.

Builders Warranty Insurance update:

The great majority of domestic builders do have Builders Warranty Insurance. However, we are aware the situation is difficult for some, and are working with the building industry and insurers to ensure an accessible and sustainable scheme for the benefit of both consumers and builders. New initiatives from the Commission to assist with Builders Warranty Insurance include:

- Offering grants of \$50,000 each to the MBAV and HIA to assist builders with insurance-related financial planning. For information on the grants, please contact HIA or MBAV
- Initiating a Small Builders Insurance Forum to discuss issues in the Builders Warranty Insurance market. The group met for the first time on Tuesday 10 June 2003. For further information, call 03 9285 6400
- Investigating options to improve the Builders Warranty Insurance product.

The Commission continues to carefully monitor and respond to issues surrounding Builders Warranty Insurance, and to look for ways to improve supply of insurance. In fact, new warranty products are beginning to emerge onto the market.

Owner-builder update

To improve the legislation on owner-builders the Building Commission, Consumer Affairs Victoria and building industry stakeholders are currently developing new policy.

Following industry and consumer concerns about the increase of reported owner-builders, that are actually builders and developers working under the guise of owner-builders, to avoid Victoria's registration system, the Government announced new initiatives in April 2003.

These initiatives will protect the genuine owner-builder and crack down on builders who avoid insurance and registration by falsely claiming to be owner-builders.

Proposed amendments will see a number of important changes:

- There will be a limit on the number of permits an owner-builder can obtain for new houses to one every five years;
- The Government will introduce compulsory education courses for aspiring owner-builders;
- Enforcement activity will focus on identifying inappropriate owner-builder activity.

The Commission's figures indicate that owner-builder activity for new homes comprises 20 per cent of new starts. There are more owner-builders in Victoria than any other state or territory, suggesting that non genuine owner-builders are exploiting a loophole in the system.

The new owner-builder initiatives will protect genuine owner-builders. But they will also stop registered builders losing business to unscrupulous builders who are offering cheap and risky services to consumers.

The Commission will keep you informed about the progress.

Protecting our heritage through enforcement



*Chris Gallagher
Chair, Heritage Council Victoria*

A number of successful prosecutions highlight the role of Heritage Victoria in not only acting upon breaches of the Heritage Act 1995, but also in ensuring the longevity of our heritage places. Heritage Victoria currently employs an Enforcement Officer to enact the Enforcement Policy.

Offences under the Act can result in prosecution. The decision to prosecute ultimately lies with the Executive Director (ED) of Heritage Victoria. The Act enables the ED to appoint inspectors, who include the Enforcement Officer, other Heritage Victoria staff and members of the Heritage Council, to investigate possible breaches of the Act.

The most common breach of the Act is doing works on a heritage registered building without a permit. When a building or place is listed on the Victorian Heritage Register, any proposed change to that site or building must be clearly set out in a permit application and sent to Heritage Victoria. A permit may be issued if the works to be undertaken at/on registered buildings/objects are in accordance with maintaining the building's heritage values. Permits may be issued with conditions that must be adhered to.

If works are undertaken without a permit, then the following actions may include:

- Warnings
- Infringement notices
- Prosecutions
- Interim Prosecution Orders
- Repair Orders
- Orders of the Supreme Court

For the purpose of investigating the cultural heritage significance of a building or land, the Enforcement Officer or a person authorised by the Heritage Council in a particular case, may enter any building or land at any reasonable time. If it is a residence, the occupier must consent in writing to the entry. In relation to all other buildings or land, the occupier must consent in writing, or in absence of any consent, two days notice must be given to the occupier. Alternatively, the Enforcement Officer may apply for a search warrant for residence if it is believed an offence may occur in the following 72 hours.

The actions of Heritage Victoria's Enforcement Officers will depend on factors including:

- The severity of the offence/or potential harm to the registered place
- Previous history of the offender
- Cooperation of the offender with Heritage Victoria.

Further information on breaches of the *Victorian Heritage Act 1995* is available via the Commission's website www.buildingcommission.com.au. Questions regarding the Heritage Act should be directed via email to annitia.rynhart@doi.vic.gov.au or call 03 9655 6519.

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