

# Building in Victoria

## A Consumer's Guide



Victorian Municipal  
Building Surveyors Group™

*Building Commission*



# Introduction

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# Building legislation

## Is this Guide for you?

Most Victorians undertake a building project at some time in their lives. Many do so without understanding the laws and regulations that govern building activity. This Guide has been designed to give you, the consumer of building services, an overview of how building law and regulations work and how they will impact on your building project.

The Guide is likely to be of interest if:

- You are planning to build or renovate
- You are concerned about the safety or legality of an existing building
- You are simply seeking a better understanding of the building control system.

The Guide first introduces the laws and regulations governing building and construction in Victoria. It then covers matters such as permits, building surveyors, enforcement of the regulations, disputes and other problems, as well as describing the functions of the Victorian building authorities.

## Why do we have building law and regulations?

The main reasons for the legislative framework that governs the construction of buildings throughout Victoria are:

- To protect the safety and health of people who use buildings
- To establish, maintain and improve standards for the construction of buildings
- To facilitate cost-effective construction of buildings
- To provide for an efficient and effective system for issuing building permits.

## The legislation

The legislative framework for building in Victoria comprises the *Building Act 1993*, *Building Regulations* and the *Building Code of Australia*. This framework is considered the leading model among Australian States and has also been used as a model in other countries.

The Act and Regulations cover such things as:

- Building permits
- Occupancy permits/certificates
- Registered Building Practitioners
- Structural requirements
- Siting requirements
- Protection of public property
- Protection of adjoining property
- Appeal processes
- Enforcement.

**For more information please refer to the Building Commission brochure**

- [\*What you need to know about Victoria's building legislation system\*](#)

Without a strong focus on safe buildings and high standards of construction, there is the risk of:

- Death or injury as a result of poorly constructed buildings
- Expensive repair bills after construction
- People trapped in buildings that are serious fire traps.

Such events are not hypothetical – they do occur in Victoria. However, the incidence is low as a result of our strong system of building control.

# Starting out on a building project

Whether you are building or renovating your home, it is important to be well prepared. For those who don't understand the building control system, there can be many pitfalls when undertaking a building project. The law relating to building is not just designed for new houses or major renovations; it covers many smaller projects such as:

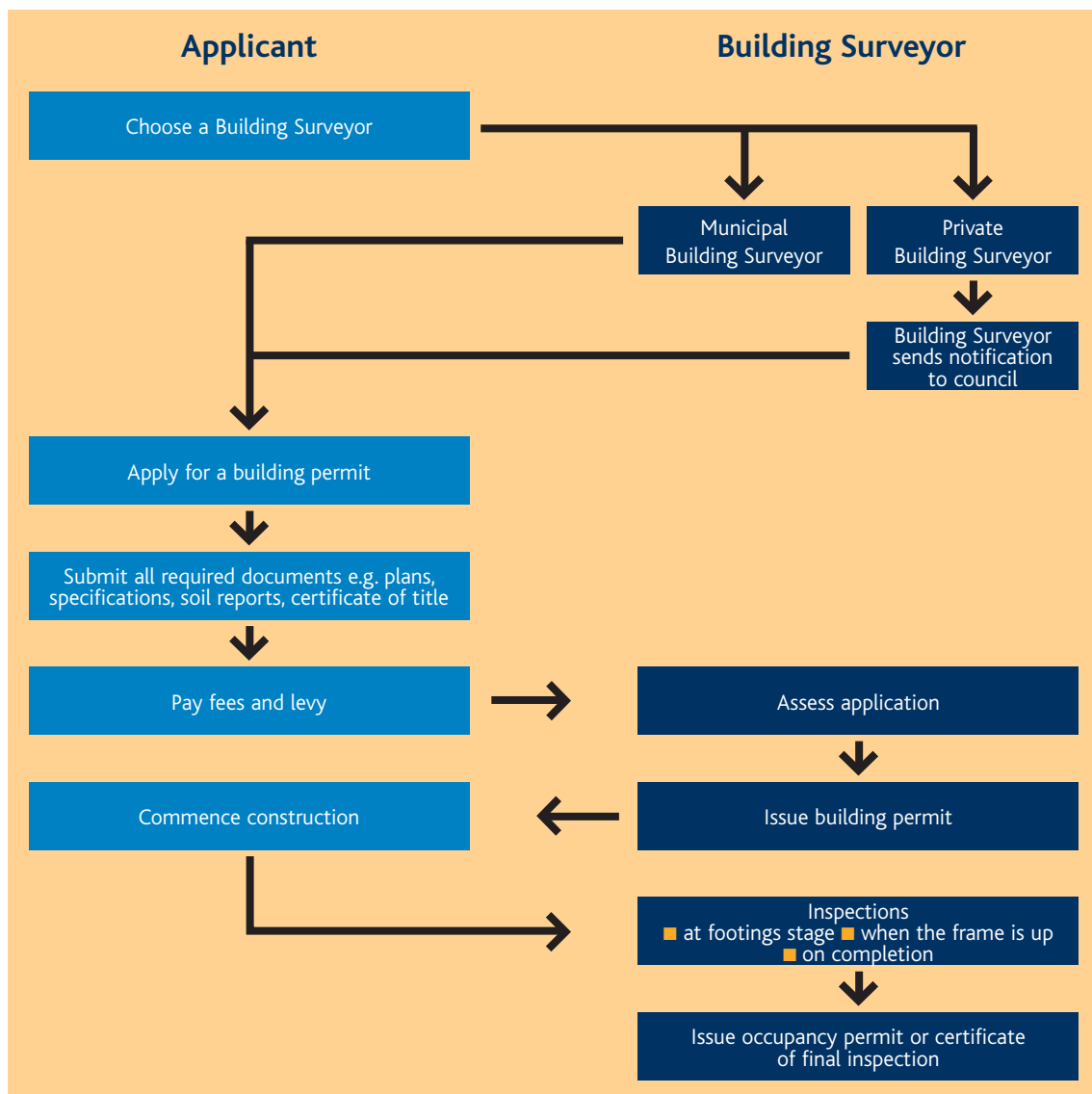
- Re-stumping
- Retaining walls
- Swimming pools, spas and safety barriers
- Boundary walls and fences

- Structural alterations
- Demolitions
- Garages, carports, verandahs and pergolas.

A good starting point is to read the brochure *Building and Renovating – A Guide for Consumers* from Consumer Affairs Victoria. It includes information about financing your project and selecting tradesmen, and covers matters such as insurance.

This guide is designed to help you understand the laws and regulations that apply to building in Victoria. The first thing to consider is whether or not you will require a permit for your project.

## The Building Permit Process



# Permits

## What permits will I need for my building project?

You may need a planning permit, a building permit or both. Your architect or builder will be able to give you some initial advice about the permits required but it is essential to get independent advice before commencing your project. Your local council is the best place to advise whether or not you will need permits.

Large fines apply if you commence building work without the correct permits and you can be compelled to demolish illegal buildings, so you should never rely on informal advice that permits are not needed.

## Planning permits

The *Planning and Environment Act 1987* is the legal basis for the town planning system in Victoria. This Act requires every municipality in Victoria to establish a planning scheme to control the use and development of land. Each of these planning schemes establishes zones, such as residential zones and industrial zones, and overlays such as heritage and vegetation protection. These have a bearing on the kinds of buildings and uses the municipality allows within its different areas.

Many new buildings, additions and renovations require a planning permit as the first step in the construction process. In some circumstances, even simple projects such as fences may require planning permits. Applications for planning permits are made to the local council.

Before undertaking any building or construction work, a good first step is to talk to a council planning officer. It is the planning department in your local council that determines whether or not you are going to need a planning permit.

## Building permits

Building law stipulates that all building work requires a building permit unless the work is specifically exempted under the regulations. A building permit is written approval from a registered building surveyor certifying that your plans comply with the *Building Regulations*. You must have this permit before any work can begin. The same rules apply to alterations, demolitions and removals. So always check with a registered building surveyor to see if you are going to need a building permit.

Special provisions apply to owner-builders and these are discussed later.

## Applying for a building permit

Before applying for a building permit, you need to choose a building surveyor. Your choice needs to be confirmed in writing - a phone call or a verbal agreement is not sufficient.

To obtain a building permit, you complete an application form (this is available from any building surveyor) and submit it to your appointed building surveyor. The architect or builder can apply on your behalf for the permit but you must first authorise the architect or builder in writing to make the application. Do not sign a blank form authorising your builder to obtain all permits for you and always check that a permit has been issued before any work commences. It is important to remember that it is the owner's responsibility to get the right permits.

Regulations covering the issuing of building permits stipulate that you have to provide evidence that your builder is registered with the Building Practitioners Board if your project is worth more than \$5,000. If the work is worth more than \$12,000, you will also need to show evidence that your builder has the correct insurance.

You can check if your Building Practitioner is registered by searching on the Building Commission website.

The application form for the building permit will need to be accompanied by three sets of plans drawn to an appropriate professional standard and, depending on the nature of the building project, a range of other documents such as:

- A copy of the current certificate of title for the land (Your certificate of title can be downloaded from [www.land.vic.gov.au](http://www.land.vic.gov.au).)
- A copy of the planning permit, if required
- Specifications
- Site analysis.

Your building surveyor will advise you which documents you need to submit. It is essential to provide all requested information as delays may occur on your project until you are able to provide all the necessary documents and details. Obtaining a building permit is not just a formality – you cannot simply buy one over the counter.

If all the information you provide is accurate and complete, a building surveyor is required to issue or refuse a permit within 15 days of receipt of the complete application. If your permit application is refused, you can either change the design to comply with the *Building Regulations*, seek a dispensation from the regulations in some limited circumstances or appeal to the Building Appeals Board.

#### **For more information please refer to the Building Commission brochure**

- [What you need to know about building permits](#)

### **Fees**

A building surveyor will charge you for issuing a building permit. While building surveyors can set their own fees, the Australian Institute of Building Surveyors has a recommended schedule of fees and it is a good idea to check recommended rates before appointing a building surveyor.

*As a guide, a building permit for an extension worth \$60,000 would cost in the range of \$500-\$700 plus GST and a permit for a new house worth \$300,000 would cost in the range of \$1,500-\$2,000 plus GST. Remember these charges can vary significantly depending on the complexity of the project.*

SOURCE: INNER EASTERN COUNCIL NOVEMBER 2004

There is also a government levy on building permits collected by the building surveyor for projects worth more than \$10,000. The levy payable is up to \$1.60 per \$1,000 of building work. This means that on a \$100,000 domestic project the levy payable would be \$160. This is in addition to the cost of the building permit itself. Levies for domestic and commercial projects are different. The levies are used to fund the system of building control in Victoria.

There are also other costs you may be expected to meet such as:

- Fees paid to council for the lodgement of certain documents
- A bond held by the council against the possibility of damage to council infrastructure such as footpaths.

### **Dispensations**

Architects and draftsmen should be very familiar with the regulations and should be able to design your building to comply with all legal requirements.

However, some building projects may involve a variation to the regulations and therefore need special approval. In some of these cases, a registered building surveyor has the authority to assess whether or not the design will achieve the intent of the regulations and, if so, still issue a permit. In some exceptional circumstances, only the local council will be able to approve a building project that is not in accordance with the regulations. In these cases you will need to seek a dispensation, known as a 'consent and report', from your local council. Your building surveyor will advise you, should this be necessary.

The need for a dispensation may occur in the following circumstances:

- Building over an easement
- Building on flood prone land
- Building a new home closer to the front boundary than your neighbours have done
- Erecting a garage on a vacant block.

If you are building a new home, or a home extension the provisions of ResCode will apply. Most of these provisions are administered by building surveyors.

# Commencement of work

## Local laws

Councils in Victoria have local laws to ensure building sites are safe, the community is not significantly inconvenienced and council property is not damaged. Local laws will normally cover such things as:

- Storage of building materials and waste on the paths, roads or nature strips
- Fencing of the building site
- Use of council rubbish bins
- Mud and other waste going into the stormwater systems
- Times of the day when building work is allowed.

Before you begin any work, you must ensure that you are fully aware of the local laws that apply in your area. As you, the property owner, are ultimately responsible for compliance with these laws, it is essential that you ensure you are correctly informed.

## Inspections

Inspections are an integral part of the permit process. With new homes, for example, the building surveyor will inspect your property:

- Prior to the placement of footings
- When the frame is up
- Other times deemed necessary by your building surveyor, and
- When your building is ready to be occupied.

Your builder will ring the building surveyor to arrange these inspections. It is vital that you ensure that your builder arranges for these inspections to occur. If they have not taken place, you may not be authorised to occupy your building once the work is completed.

Sometimes your building surveyor will issue instructions to your builder as a result of one of these inspections. Any direction from your building surveyor will be put in writing and your builder must follow that advice. Sometimes a bank will require evidence from a building surveyor about building progress in order to release further payments, in which case you should request a written report following each inspection.

If you are an owner-builder, you will need to contact the building surveyor and organise these inspections yourself.

## Occupancy permits

Once the building project is complete, the building surveyor will undertake the final inspection and issue either an occupancy permit or a certificate of final inspection depending on the nature of the project. In order to get this certificate or permit, you may need to obtain certificates from tradesmen on the project, such as:

- A plumbing certificate
- A glazing certificate
- An electrical certificate
- An insulation certificate
- A termite certificate, if in a termite area.

It is essential that you obtain a copy of either the occupancy permit or the certificate of final inspection as this signifies that you can legally occupy the building. You should retain this certificate in case you are ever asked for it.

**For more information please refer to the Building Commission brochure**

- [\*What you need to know about occupancy permits\*](#)

## Owner-builders

Many Victorians want to carry out their own renovations or construct their own project in order to use their own skills and/or save money. An owner-builder must accept the same responsibilities, risks and liabilities as a professional builder. This might include responsibility for insurance, occupational health and safety of workers on the site, arranging permits and inspections, making sure tradesmen have appropriate registration and insurance and ensuring compliance with all legislation.

For any project where the cost of work exceeds \$12,000, domestic building insurance will be required. Domestic building insurance covers structural defects for 6 years and non structural defects for 2 years. Where an owner-builder is sub-contracting and the cost of individual trades work exceeds \$12,000, domestic building insurance will be required by each of the tradesmen. In some cases, it will be necessary to ensure that sub-contractors are Registered Building Practitioners and to draw up a major domestic building contract with them.

New legislation has been passed by the Victorian Parliament to reform the law relating to owner-builders and will come into effect from 1 July 2005.

The new law requires a prospective owner-builder to first obtain a certificate of consent from the Building Practitioners Board if the building project is worth more than \$12,000. A building permit will only be issued once the owner-builder has this certificate of consent.

If you are considering becoming an owner-builder, even if just for a renovation, it is a good idea to talk to a building surveyor first so that you understand all the legal requirements. There are also courses available on how to minimise risk as an owner-builder.



# Building surveyors

A building surveyor is a professional trained in understanding and interpreting building law. He or she is authorised to assess building plans with a view to ensuring they are compliant with the *Building Regulations*. In addition to having recognised qualifications, a building surveyor must be registered with the Building Practitioners Board and must have appropriate insurance.

Building surveyors are responsible for making sure that buildings are safe, accessible and energy efficient and therefore have an impact on the design, planning and functionality of buildings. They are experts in building legislation, technical codes and construction standards; they detect and diagnose problems with design issues, construction techniques and materials, and undertake the inspection process from foundations through to completion.

Until 1994, local councils were the sole providers of building permits in Victoria. New legislation was introduced at that time to enable competition and allow private building surveyors to issue building permits. This system is known as 'private certification' and consumers now have the choice of engaging a private building surveyor or seeking the same service from a municipal building surveyor.

To find a building surveyor, contact your local council, the Australian Institute of Building Surveyors or look at the Building Commission website [www.buildingcommission.com.au](http://www.buildingcommission.com.au).

Building surveyors must be registered with the Building Practitioners Board. You can verify if your building surveyor is registered by contacting the Building Commission.

## Municipal building surveyors

Both private and municipal building surveyors have the same responsibilities in relation to the issue of building permits. However, municipal building surveyors have extensive additional functions related to community safety and the administration and enforcement of building legislation in their municipality. These responsibilities are described in more detail in the section on local government.

## Private building surveyors

Private building surveyors are independent professionals, not contractors to a council. They have the same power to issue building permits and occupancy permits as municipal building surveyors. They also have the same responsibility as municipal building surveyors to administer and enforce the *Building Regulations* on the projects to which they have been appointed.

There are also some special requirements placed on private building surveyors that help ensure an integrated system of building control within the municipality. These include a requirement for the private surveyor to notify council of their appointment on a building project within seven days of that appointment and a requirement to lodge copies of all permits and associated documentation within seven days of issue. In this way, local government is able to maintain an up-to-date publicly accessible register of all building work in the municipality.

## What does a building surveyor actually do?

Your building surveyor will have expert knowledge of the *Building Regulations* and so it is a good idea to get your surveyor involved early in your project. This may save you time and money as their advice can mean that you do not have to make significant changes to your design in order to meet the regulations.

Once appointed, it is the building surveyor's role to:

- Evaluate and assess the plans
- Help you to achieve compliance with the regulations
- Issue the building permit
- Conduct periodic inspections of the building work
- Issue an occupancy permit or certificate of final inspection once the work is finished.

A building surveyor may also:

- Approve variations from the regulations provided the plans still meet the intent of the regulations
- Assist you to seek a dispensation from your local council in certain circumstances
- Assist you to make an appeal to the Building Appeals Board in certain circumstances.

## Appointing a building surveyor

Once you have selected your building surveyor, you need to formally appoint him or her. If you are using a municipal building surveyor, you will, in effect, make the appointment when you apply for the permit. If you are using a private building surveyor, first of all you need to appoint him/her officially. In most cases private building surveyors will either ask you to sign a contract or send you a letter which confirms their appointment as the building surveyor for your project.

Once you have appointed your building surveyor, he or she remains responsible for the project until completed unless there are very special circumstances.

An important point to remember is that it is you, the owner, who engages the building surveyor, not the builder. In this way, the building surveyor acts as your representative to ensure construction is consistent with the drawings, the permits and with legislative requirements. A building surveyor is an important independent adviser throughout your building project.

## Terminating the appointment of a building surveyor

If, for any reason, a building surveyor cannot see a project through to completion, the surveyor must notify the Building Commission so that a replacement surveyor can be appointed. Consent from the Commission will be given where there is good reason (for example, the building surveyor is ill or is retiring).

Once the Building Commission has given consent, you are free to replace your building surveyor. However, it is not possible to terminate the appointment without extremely good cause.

If you are unhappy with your building surveyor, you will need to seek advice on possible courses of action from the Building Commission.

**For more information please refer to the Building Commission brochure**

- [\*What you need to know about terminating the appointment of a building surveyor\*](#)



# Enforcement of the regulations

Your building surveyor is responsible for ensuring that your building project is compliant with the law. It is important to keep this in mind as it means he or she has the power to issue instructions to the owner or the builder in order to enforce the regulations. There are several steps the building surveyor can take to ensure compliance with the *Building Regulations*.

## Building notices

A building notice is the first step in the enforcement process. The building surveyor will issue a written notice requesting the owner to 'show cause' why certain actions should not be carried out. For example, where a building surveyor considers a neighbouring property may be at risk, a building notice may be issued to show cause why protection work should not be carried out.

The owner can then respond by complying with the notice or show cause why the suggested work should not be carried out. However, in most cases, owners would be wise to follow the building surveyor's advice.

## Building order for minor work

A building order for minor work may be issued by a building surveyor without first issuing a building notice. For example, a minor work order may be issued instructing the builder to replace some faulty materials, fill gaps in a tiled area or fix a door on a wardrobe.

## Building orders

Where an owner or a builder does not follow the direction provided by the building surveyor or does not respond to a building notice, the building surveyor may issue a building order. This is the second step in the enforcement process. A building order is a direction to carry out work to ensure a project complies with the *Building Regulations*.

## Building order to stop work

Where a building surveyor has reason to believe a building is not compliant with the *Building Regulations* and this cannot be rectified through the issue of a building notice or order, a building order to stop work may be issued. For example, a municipal building surveyor may be advised that a building project is proceeding without a permit and he or she would then issue a stop work order. Failing to comply with a stop work order may result in prosecution.

## Appeals

It is possible to appeal against the issuing of a building notice or building order. Appeals are made to the Building Appeals Board and you can appear before the Board to present your case. The decision of the Building Appeals Board is final and binding.

**For more information please refer to the Building Commission brochure**

■ [What you need to know about Building Appeals Board - Appeals](#)

## Prosecution

Where an owner fails to comply with a building order issued by a private building surveyor, the matter must be referred to the Building Commission within 14 days. The owner may then be subject to prosecution.

Where an owner fails to comply with a building order issued by a municipal building surveyor, the municipal building surveyor is empowered to initiate the prosecution. This means that the matter does not have to be referred to the Building Commission.

A municipal building surveyor also has the power to intervene on any project in the municipality even if a private building surveyor is appointed for that project. This may happen where, for example, the municipal building surveyor is advised of a serious breach of the regulations on a project.

Where a builder refuses to fix defective work, the Building Commission may refer the builder to the Building Practitioners Board for disciplinary action.

## Emergency orders

Another kind of order that may be issued only by municipal building surveyors or the Building Commission is an emergency order. It is used in circumstances where the municipal building surveyor assesses a building as unsafe, that is, a risk to life or property. The municipal building surveyor has the power to issue emergency orders on any project within the municipality, not just projects for which he or she is the building surveyor.

An emergency order requires the owner or occupier to take immediate action to make the property safe.

# Disputes and other problems

Good planning will reduce the likelihood of encountering a problem in your building project but even the best planned and managed projects can go wrong.

There are many avenues open to you if you do encounter a problem. This section advises how you can get help to resolve disputes and clarifies your responsibilities in such an event.

## Building Advice and Conciliation Victoria

Building Advice and Conciliation Victoria (BACV) is a relatively new service established by the Victorian Government to provide free advice and assistance to resolve domestic building disputes. The service is a joint initiative of the Building Commission and Consumer Affairs Victoria.

Every building project is different. BACV provides individual advice, conciliation and technical inspections of building work with a view to preventing or resolving disputes between home owners and domestic builders.

*In its first year of operation, BACV handled 15,000 enquiries and is proving a very successful source of assistance and dispute resolution for both domestic builders and domestic building consumers.*

SOURCE: BUILDING COMMISSION

If you have any concerns about your building project, it is a good idea to contact BACV earlier rather than later as issues are simpler to resolve before they are compounded by further work. To initiate the process with BACV, you need to complete a complaint form. These are available from Consumer Affairs Victoria or online from [www.consumer.vic.gov.au](http://www.consumer.vic.gov.au).

## Domestic building inspections

If you believe that some of the building work on your project is defective, you can apply to the Building Commission for an independent inspection. An inspector will come and have a look at the project and prepare a written report for the builder making recommendations for any corrective action. The inspector cannot direct the builder to rectify any work on the project but if the builder fails to follow the recommendations, he or she may be referred to the Building Practitioners Board for disciplinary action. The owner can also initiate a hearing at the Building Practitioners Board.

Applications for an inspection need to be made on a form available from the Building Commission. There is a fee for the service and there may be additional expenses if specialist investigations are required.

**For more information please refer to the Building Commission brochure**

■ [What you need to know about domestic building inspections](#)

## Making a complaint about a building practitioner

Building practitioners include registered and unregistered builders, private and municipal building surveyors, demolition contractors and some other specialist contractors.

Anyone involved in a building project can make a complaint to the Building Practitioners Board or the Building Commission about the conduct of a building practitioner. The Board and the Commission take all complaints seriously. The Board or Commission will assess your complaint and determine if a formal investigation is necessary. Sometimes the complaint will be referred to another government body. This is because different government departments are responsible for different types of issues. The Board or Commission will let you know if it is referring your complaint elsewhere.

Following a formal investigation, there may be a prosecution of the practitioner. In other cases, there may be a finding that the complaint was not substantiated or not justified.

To make a complaint about a registered practitioner's professional conduct, you must write to the Building Practitioners Board and/or the Building Commission setting out the reasons for your complaint.

**For more information please refer to the Building Commission brochure**

■ ***What you need to know about making a complaint about a building practitioner***

## **Victorian Civil and Administrative Tribunal**

There is also an avenue of appeal to the Victorian Civil and Administrative Tribunal (VCAT). It is recommended that you first attempt to resolve issues through BACV as this has been specifically established to provide quick and easy access to dispute resolution services.

However, when a dispute cannot be resolved through BACV, either you as the owner or the builder can take the matter to VCAT. This avenue is available for ten years after the completion of the building project. The dispute will be heard by the Domestic Building List at VCAT which will try to resolve the dispute and can order that defective work be rectified, that terms of a contract are varied, or that compensation is paid.

Where disputes are for sums of less than \$10,000, they will be heard through the Civil Claims List at VCAT.

There is an application fee and application forms can be obtained from VCAT.

## **Neighbours' rights**

Under Victorian and local council laws, neighbours have certain rights that protect them from inappropriate development and nuisance during a building project. Keeping your neighbours fully informed about your building project is both courteous and sensible as it can help avoid problems during and after construction.

Neighbours may wish to know that you have the correct planning and building permits for your project. They can obtain this information from council but it will help maintain good neighbour relations if you provide this information yourself. In certain circumstances, you may need your neighbour's support to obtain a permit, for example, if you are building close to a boundary or if your proposed building overlooks their property.

*Building Regulations* provide strong protection for neighbouring properties. You may be required to undertake protection work to ensure your neighbour's property is not damaged, for example, you may have to install retaining walls to prevent any subsidence.

Neighbours also have the right not to be unduly inconvenienced by the building work. Local council laws set out requirements covering construction processes that protect the community from unreasonable noise, unsafe paths and roads, and inappropriate waste disposal.

A neighbour's complaint to your local council may result in an inspection of your building project by the municipal building surveyor. It makes sense, therefore, to ensure you know what is expected of you and that you comply with all regulations.

# Building authorities

## Local government

Local government plays a very significant role in building control. It implements, administers and enforces building legislation at a local level. The services provided through local government protect the community from major risks to life and property. Its importance in ensuring a safe building system in Victoria cannot be overstated.

The operational functions of local government include:

- Provision of building information and advice to the community
- Issuing building permits and occupancy permits
- Mapping of hazard areas, such as those subject to flooding
- Maintaining a register of all building work in the municipality
- Auditing the safety of places of public entertainment, such as nightclubs
- Checking that public buildings have essential fire safety measures in place
- Investigating complaints
- Issuing emergency orders in relation to dangerous buildings
- Enforcement of the *Building Act 1993* and *Building Regulations*
- Prosecuting for offences against the *Building Act 1993*.

Every council is required to have a formally appointed municipal building surveyor to oversee the building system in the municipality. Should you require any information on Victorian building services or regulations, your local government building department is a good place to start.

## Minister for Planning

The Minister for Planning is responsible for the State's building policy and legislative framework. In establishing this framework, the Minister will normally take advice from the Building Commission, statutory authorities, local government and the building industry. The Minister also has special powers under the *Building Act 1993* to exercise any powers held by a council and direct a council or its municipal building surveyor to carry out the council's functions required by the *Building Act 1993* or *Building Regulations*.

## The Building Commission

The Building Commission provides industry leadership and regulates building quality. It is a statutory authority established in 1994 to oversee building control in Victoria. The main functions of the Building Commission are to:

- Advise the Minister for Planning and the Victorian Government on building policy and building legislation
- Regulate the Victorian building industry by administering the *Building Act 1993* and the *Building Regulations*
- Communicate building legislation changes to the community, provide information and training to the industry and keep consumers informed about their rights and responsibilities
- Determine and resolve building disputes as part of the Building Advice and Conciliation Victoria service
- Promote improved building standards both nationally and internationally
- Encourage sustainable building design and construction.

There are also four statutory bodies, established by the *Building Act 1993*, that play an important role in Victoria's system of building control. They are administratively supported by the Building Commission.

## Building Advisory Council

The Building Advisory Council is an industry-based group that advises the Minister for Planning on the administration of building law. This may include advice on building levies and any other issues referred to it by the Minister.

**For more information please refer to the brochure**

- [\*What you need to know about the Building Advisory Council\*](#)

## Building Appeals Board

The Building Appeals Board hears appeals and disputes in relation to building control matters and can waive, modify or vary the provisions of particular regulations based upon the particular case. In addition, the Building Appeals Board can determine that a particular design or element of a building complies with the *Building Act 1993* and *Building Regulations*. The Board also determines appeals against decisions or actions of private and municipal building surveyors.

**For more information please refer to the Building Commission brochure**

- [What you need to know about the Building Appeals Board](#)

## Building Practitioners Board

The Building Practitioners Board oversees the quality and standard of practitioners in the Victorian building industry. All building practitioners must be registered with the Building Practitioners Board, must keep their registration current and must have appropriate insurance.

**For more information please refer to the Building Commission brochure**

- [What you need to know about the Building Practitioners Board](#)

## Building Regulations Advisory Committee

The Building Regulations Advisory Committee is a committee of building industry representatives that has two key roles. It provides advice to the Minister for Planning on draft building regulations and provides accreditation of building products, construction methods and systems.

**For more information please refer to the Building Commission brochure**

- [What you need to know about the Building Regulations Advisory Committee](#)

## Further information

The Building Commission publishes a set of brochures that provide valuable information about the building system in Victoria, including:

- Building and renovating
- Building legislation
- Building permits levy
- Protection of adjoining property
- Safe installation of basketball rings
- Smoke alarms
- Swimming pool safety barriers
- Termite management
- Building Advisory Council
- Building Advice and Conciliation Victoria
- Building Appeals Board
- Building Practitioners Board
- Building Regulations Advisory Committee.

These brochures are provided free of charge to Victorian councils and can also be downloaded from the Building Commission website.

## Contacts

### Building Commission

[www.buildingcommission.com.au](http://www.buildingcommission.com.au)

### Australian Institute of Building Surveyors

[www.aibs.com.au](http://www.aibs.com.au)

### Building Advice and Conciliation Victoria

[www.consumer.vic.gov.au](http://www.consumer.vic.gov.au)

### Consumer Affairs Victoria

[www.consumer.vic.gov.au](http://www.consumer.vic.gov.au)

### Land Victoria

[www.land.vic.gov.au](http://www.land.vic.gov.au)

### Victorian Civil and Administrative Tribunal

[www.vcat.vic.gov.au](http://www.vcat.vic.gov.au)

### Victorian Municipal Building Surveyors Group

[www.vmsg.com.au](http://www.vmsg.com.au)

## Need more information

### Melbourne office

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