

Property Services : Planning & Building Advice Information Sheet

ENGAGING A BUILDER

The Property Services Unit within Synod of Victoria assists all parts of the Church to manage properties for purchase, sale, build, lease and maintenance. The UCA Property Services team offers advice as an internal resource to ensure that risks are managed.

The advice below is provided, current as at 1st January 2018.

When undertaking Building Work it is important to have the right service provider engaged to ensure that the work performed will meet the expected quality standard, be complete within an agreed period of time and will be delivered with satisfactory warranty.

Building legislation requires a Builder to be licensed for the type of building work they are performing.

- Where building work is to a residential home and the cost of the work is more than \$10,000, the work must be carried out by a registered domestic Builder.
- Where building work is to a commercial building (including Churches and halls), the work must be carried out by a registered commercial Builder.

Domestic Builder – Residential Homes:

If a Domestic Builder intends to carry out building work where the cost is more than \$10,000, then a major domestic building contract is required to be entered into. If the work under the domestic building contract is greater than \$16,000, the works must be covered by domestic building insurance (home owners warranty insurance - HOW). If the domestic building work requires a Building Permit, this will be issued by a registered Building Surveyor conditional upon the design meeting the minimum building standards.

Commercial Builder – Churches and Halls:

If a Commercial Builder intends to carry out building work they must have the capacity to undertake the work in a competent manner and to a professional standard, to plan, manage and co-ordinate building projects. If the commercial building work requires a Building Permit this will be issued by a registered Building Surveyor conditional upon the design meeting the minimum building standards.

UCA Property Services can provide further support and advice to engaging a suitably qualified Builder.

As part the UCA, OH&S policy, The Uniting Church in Australia requires that all contractors working on or at property undertake an Online Health & Safety Induction Course. This is available on line at <http://www.inductme.com.au/uca>

For further support from The Uniting Church in Australia Property Services team, please call 9251 5949 or email property@victas.uca.org.au