



Victoria Government Gazette

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Building Act 1993

MINISTERIAL DIRECTION TO BUILDING SURVEYORS MADE UNDER SECTION 188AA OF THE **BUILDING ACT 1993** IN RELATION TO THE OPERATION OF SECTION 24A OF THAT ACT

I, the Hon. Nick Staikos MP, Minister for Housing and Building and the Minister administering the **Building Act 1993** (the Act), give the following direction under section 188AA(1) of the Act concerning the functions of municipal building surveyors and private building surveyors with respect to the limitations set out in section 24A of the Act, regarding the issue of building permits (Direction).

This Direction commences on 1 July 2026.

Dated 30 June 2026

Responsible Minister:
THE HON. NICK STAIKOS
Minister for Housing and Building

1.1. Purpose

- a. The purpose of this Direction is to clarify how section 24A of the Act applies to major domestic building contracts in relation to which:
 - i. the cost of the domestic building work exceeds \$16,000;
 - ii. the contract was entered into before 1 July 2026; and
 - iii. a relevant building surveyor decides an application for a building permit on or after 1 July 2026.

1.2. Direction

- a. This Direction applies to major domestic building contracts in respect of which:
 - i. the cost of the domestic building work exceeds \$16,000;
 - ii. the contract was entered into before 1 July 2026; and
 - iii. a relevant building surveyor decides an application for a building permit on or after 1 July 2026, irrespective of whether that building permit is a staged permit.
- b. Section 24A continues to apply as it applied immediately before 1 July 2026, in relation to the issue of a building permit for major domestic building contracts subject to this Direction.
- c. For the avoidance of doubt, in relation to a contract to which this Direction applies, a relevant building surveyor is not required to comply with section 24A as amended by the **Building Amendment (Buyer Protections) Act 2025** on 1 July 2026.

1.3 No limitations on other powers

- a. Nothing in this Direction limits the powers of a relevant building surveyor under the Act, or regulations made under that Act, including to –
 - i. request additional information;
 - ii. refuse an application; or
 - iii. exercise any other function under the Act or Regulations made under that Act.

SPECIAL

Building Act 1993**MINISTERIAL DIRECTION****Direction Under Section 195 of the Building Act 1993**

I, Nick Staikos, Minister for Housing and Building and Minister administering the **Building Act 1993** (the Act), give the following direction to the Victorian Building Authority under section 195 of the Act (Direction).

This Direction commences on 1 July 2026.

Dated 30 June 2026

Responsible Minister:
THE HON. NICK STAIKOS
Minister for Housing and Building

1. Purpose

- a. The purpose of this Direction is to guide the Victorian Building Authority (trading as the Building and Plumbing Commission) (the Authority) in its functions as a designated insurer with respect to major domestic building contracts entered into prior to 1 July 2026, in which the cost of the domestic building work is more than \$16,000 and in relation to which the required insurance is not obtained prior to 1 July 2026.

2. Interpretation

- a. ‘**builder**’ has the same meaning as it has in section 3(1) of the **Domestic Building Contracts Act 1995**;
- b. ‘**designated insurer**’ means a designated insurer under section 137AA(2) of the Act;
- c. ‘**DBI Ministerial Order**’ means a Domestic Building Insurance Ministerial Order made under section 135, 137A and 137D of the Act prior to 1 July 2026 providing for required insurance for domestic building work.

3. Authority as a designated insurer

- a. This Direction applies to a builder who, before 1 July 2026, has entered into a major domestic building contract in which the cost of the domestic building work is more than \$16,000.
- b. The Authority is directed that:
 - i. For the avoidance of doubt, the required insurance for a builder described in paragraph 3(a) of this Direction, is the insurance required by the DBI Ministerial Order that was in effect, and that had not been revoked, at the time the major domestic building contract was entered into.
 - ii. For the avoidance of doubt, the Authority, as a designated insurer under section 137AA(2)(ba) of the Act, and in accordance with section 137AAB(1) of the Act, may after 1 July 2026, issue the required insurance to a builder described at paragraph 3(a)(ii) of this Direction.

4. No limitations on other functions or powers

- a. Nothing in this Direction limits the powers or functions of the Authority under the Act or regulations made under that Act.

5. Revocation

- a. This Direction is revoked on 1 January 2027.

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