



# Building and Construction Industry Security of Payment Act 2002

Adjudication Activity Statistics

2024-2025 Financial Year





### Accessibility

For enquiries in languages other than English, contact the Translating and Interpreting Service on 131 450. Say the name of your language in English and ask the interpreter to call 1300 815 127.

If you have difficulties with hearing or speech, you can contact the **Building and Plumbing Commission** via the [National Relay Service](#). Simply enter 1300 067 088 as the number you want to call.

Users of TTY services can also contact the BPC via our direct TTY line: 133 677.

### Acknowledgment of Country

The Building and Plumbing Commission (BPC) respectfully acknowledges the Traditional Owners and custodians of the land and water upon which we rely. We pay our respects to their Elders past and present. We recognise and value the ongoing contributions of Aboriginal and Torres Strait Islander peoples and communities to Victorian life.

We embrace the spirit of reconciliation, working towards equality of outcomes and an equal voice.





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**Disclaimer** – The statistics presented in this publication are based on data provided to the Building and Plumbing Commission by Authorised Nominating Authorities. The Building and Plumbing Commission disclaims any liability (including for negligence) to any person in respect of anything done or not done by any person in reliance upon anything included or omitted in these statistics.

**Variance** – A variance in the data reported in the Victorian Building Authority Annual Report 2024-2025 and this report is the result of data notified and updated after the publication of the Victorian Building Authority Annual Report 2024-2025.



# 1. Building and Construction Industry Security of Payment Act 2002 and reporting on adjudication activity

The *Building and Construction Industry Security of Payment Act 2002* (SOP Act) is intended to provide contractors with a quick, inexpensive and non-legalistic way to recover money owed to them and to resolve payment disputes. It applies to construction contracts for work carried out in Victoria.

Adjudicators are nominated by Authorised Nominating Authorities (ANAs). ANAs are authorised to perform this service by the Building and Plumbing Commission (BPC) under section 42 of the SOP Act. The functions of an ANA include nominating adjudicators for the purposes of the SOP Act, receiving and referring adjudication applications to adjudicators and providing information to the BPC in accordance with the SOP Act.

## Adjudication activity statistics report

This report provides tabulated and graphical representations of adjudication data for the 2024-2025 financial year. The information in this report is based on data provided to the BPC by ANAs.

## Provision of information

ANAs must provide the BPC with information in relation to the activities of the ANA under the SOP Act. Information requested by the BPC may include information regarding the nomination of adjudicators, appointment of review adjudicators, the assessment of eligibility of persons to be adjudicators, the fees charged by the ANA and the fees charged by adjudicators. This information allows the BPC to monitor whether the adjudication process is meeting the object of the SOP Act.

## Publication of information

The BPC may publish information in a determination if the information does not identify any person or body referred to in the determination or disclose the address or location of that person or body and the identity, address or location of any person or body referred to in the determination cannot reasonably be determined from the information.

## Adjudication activity in this reporting period

There were 326 standard applications managed by Authorised Nominating Authorities in this reporting period. This report provides statistical reporting on the applications managed by Authorised Nominating Authorities during the reporting period.

## Notes about data

Application by region classifications are based on Australian Statistical Geography Standard (ASGS) 2011 Statistical Area Level 4 and Level 3 and determined using project site postcode information.

Where figures have been rounded, discrepancies may occur between sums of the component items and totals shown. Percentages of less than 0.5% are shown as 0%, unless otherwise stated.

All amounts are GST exclusive.

## For more information

Further information on the SOP Act can be found on the BPC website at [bpc.vic.gov.au](http://bpc.vic.gov.au).



## 2. Applications

### Application statistics

Table 1: Applications and status

Applications and status				
Applications	Jul-Dec	Jan-Jun	FY 2025	%
Applications completed	174	137	311	95%
Applications determined	101	88	189	58%
Applications not determined	73	49	122	37%
Applications not completed or not yet completed	3	12	15	5%
Determined - not released	3	1	4	1%
Applications not yet determined	0	11	11	3%
<b>Total</b>	<b>177</b>	<b>149</b>	<b>326</b>	<b>100%</b>

Table 2: Reasons applications not determined

Reasons applications not determined				
Reason not determined	Jul-Dec	Jan-Jun	FY 2025	%
Settled by parties	15	11	26	21%
Withdrawn by claimant	45	31	76	62%
Timed out	10	7	17	14%
Other	3	0	3	2%
<b>Total</b>	<b>73</b>	<b>49</b>	<b>122</b>	<b>100%</b>

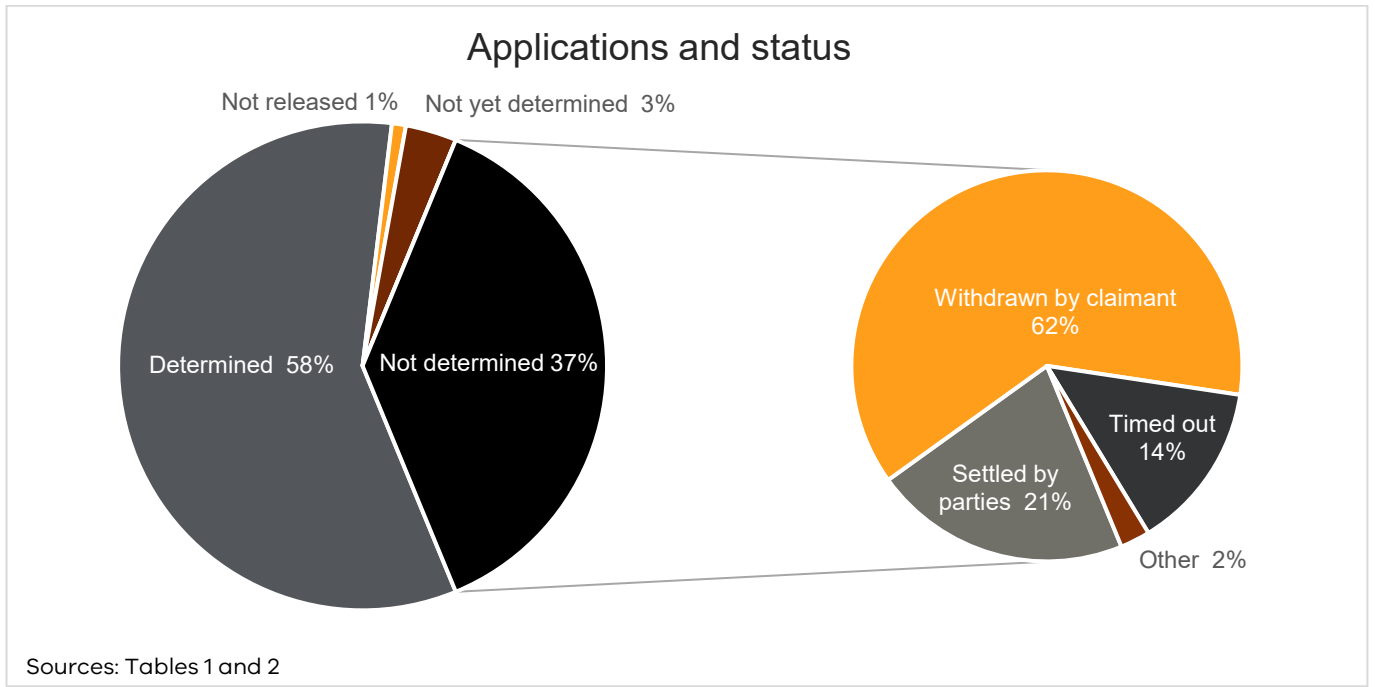


Figure 1: Applications and status

## Applications by section

Table 3: Applications by section of the SOP Act

Section of SOP Act under which application made				
Section of SOP Act	Jul-Dec	Jan-Jun	FY 2025	%
Section 18(1)(a)(i)	79	61	140	43%
Section 18(1)(a)(ii)	6	8	14	4%
Section 18(1)(b)	92	80	172	53%
<b>Total</b>	<b>177</b>	<b>149</b>	<b>326</b>	<b>100%</b>

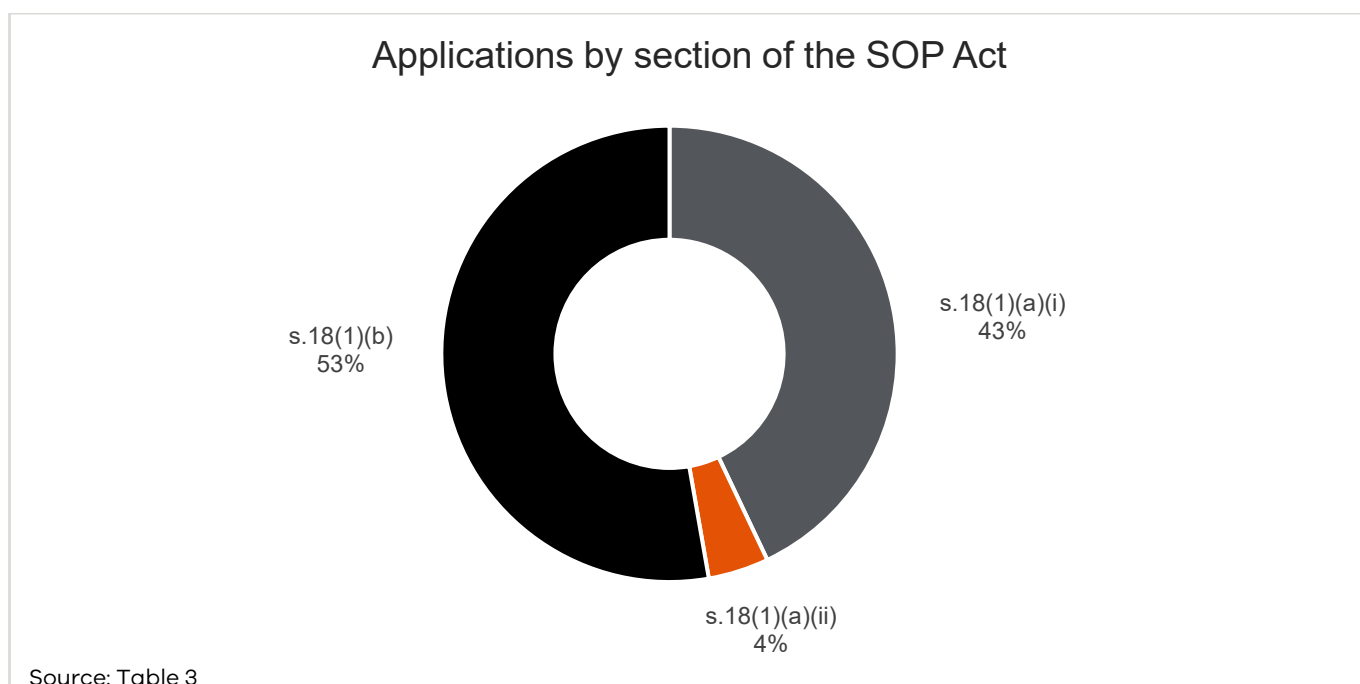


Figure 2: Section of SOP Act under which application made

Table 4: Section 18(2) notices (section 18(1)(b) applications)

Section 18(2) notices issued				
Section 18(2) notices	Jul-Dec	Jan-Jun	FY 2025	%
Notices issued	78	76	154	90%
Notices not issued	14	4	18	10%
<b>Total</b>	<b>92</b>	<b>80</b>	<b>172</b>	<b>100%</b>



## Applications by claimant and respondent type

Table 5: Claimant statistics

Claimant statistics				
Claimant type	Jul-Dec	Jan-Jun	FY 2025	%
Consultant	9	4	13	4%
Developer	1	1	2	1%
Head contractor	30	27	57	17%
Major subcontractor	34	18	52	16%
Manufacturer of building materials or components	5	1	6	2%
Other	3	2	5	2%
Project manager	1	3	4	1%
Supplier	4	2	6	2%
Trade subcontractor	90	91	181	56%
<b>Total</b>	<b>177</b>	<b>149</b>	<b>326</b>	<b>100%</b>

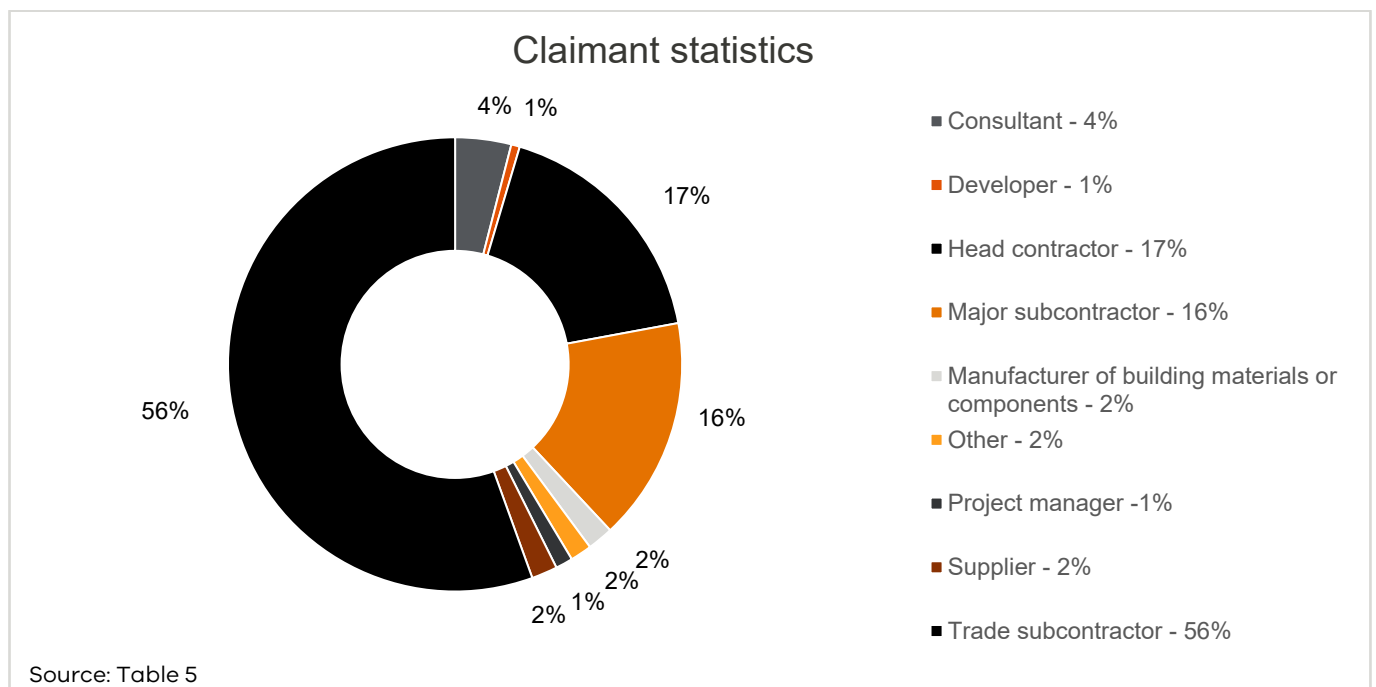


Figure 3: Claimant statistics



Table 6: Respondent statistics

Respondent statistics				
Respondent type	Jul-Dec	Jan-Jun	FY 2025	%
Developer	42	36	78	24%
Head contractor	101	93	194	60%
Major subcontractor	10	6	16	5%
Manufacturer of building materials or components	3	0	3	1%
Other	10	9	19	6%
Project manager	5	1	6	2%
Supplier	1	1	2	1%
Trade subcontractor	5	3	8	2%
<b>Total</b>	<b>177</b>	<b>149</b>	<b>326</b>	<b>100%</b>

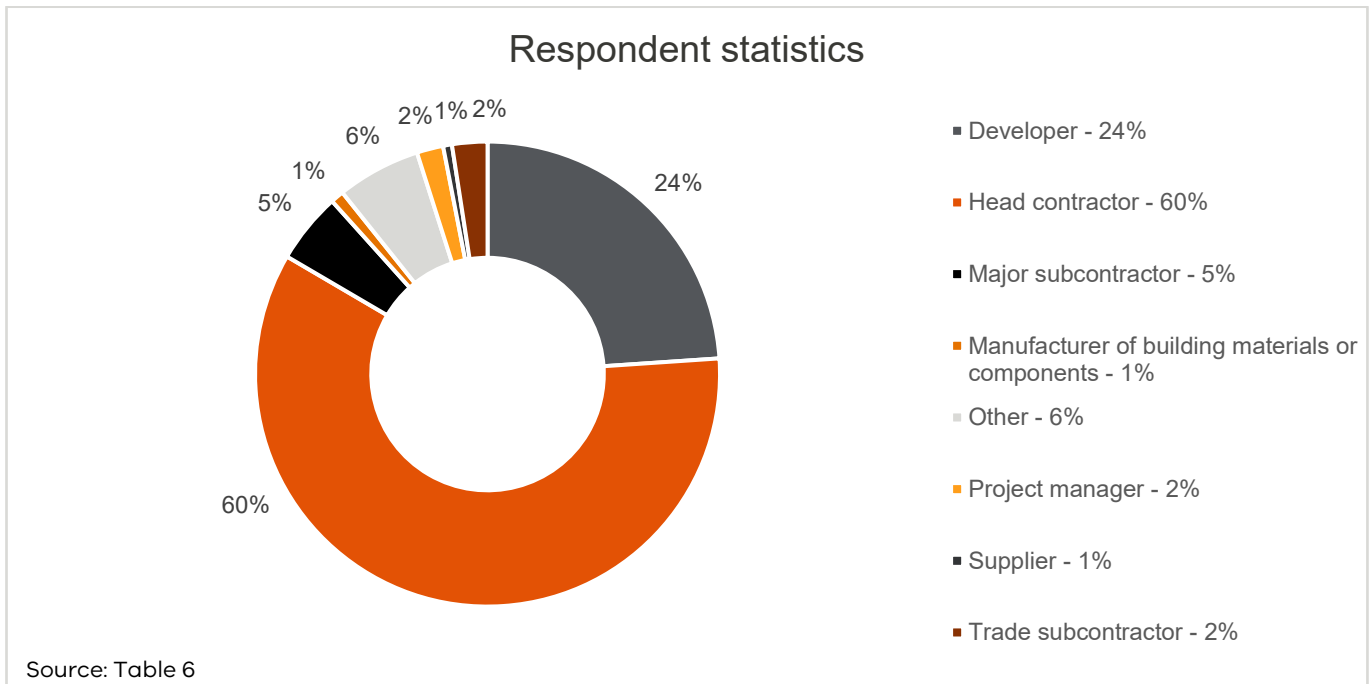


Figure 4: Respondent statistics

## Applications by region

Table 7: State-wide distribution of applications

State-wide distribution of applications				
Region	Jul-Dec	Jan-Jun	FY 2025	%
Ballarat	2	0	2	1%
Bendigo	1	0	1	0%
Geelong	9	4	13	4%
Hume	0	2	2	1%
Latrobe - Gippsland	3	1	4	1%
Melbourne - Inner	50	34	84	26%
Melbourne - Inner East	17	12	29	9%
Melbourne - Inner South	27	18	45	14%
Melbourne - North East	8	10	18	6%
Melbourne - North West	4	8	12	4%
Melbourne - Outer East	10	16	26	8%
Melbourne - South East	14	11	25	8%
Melbourne - West	18	21	39	12%
Mornington Peninsula	4	5	9	3%
North West	1	0	1	0%
Shepparton	2	2	4	1%
Warrnambool and South West	0	4	4	1%
Various	7	1	8	2%
<b>Total</b>	<b>177</b>	<b>149</b>	<b>326</b>	<b>100%</b>

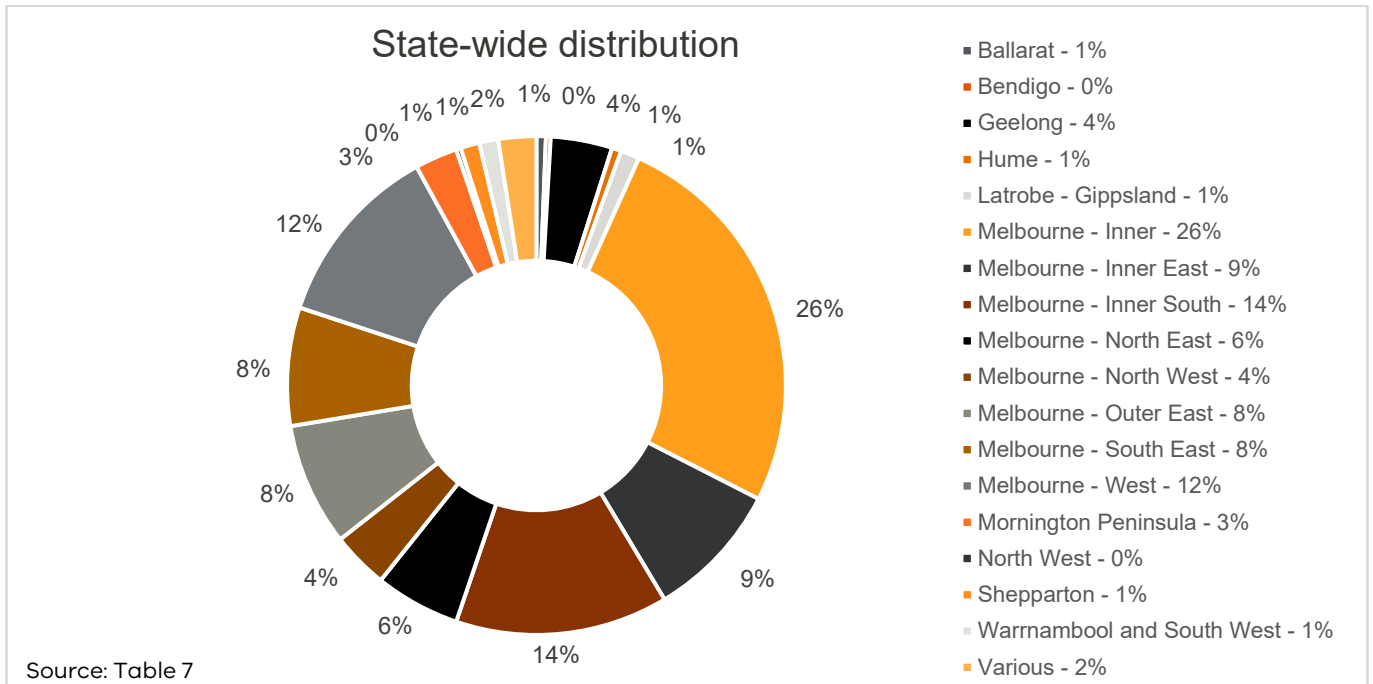


Figure 5: State-wide distribution of applications



Table 8: Inner-Melbourne distribution of applications

Inner Melbourne distribution of applications				
Inner Melbourne	Jul-Dec	Jan-Jun	FY 2025	%
Melbourne Inner	50	34	84	53%
Brunswick - Coburg	3	6	9	6%
Darebin - South	1	1	2	1%
Essendon	3	2	5	3%
Melbourne City	19	10	29	18%
Port Phillip	8	3	11	7%
Stonnington - West	13	10	23	15%
Yarra	3	2	5	3%
Melbourne - Inner East	17	12	29	18%
Boroondara	9	7	16	10%
Manningham - West	5	2	7	4%
Whitehorse - West	3	3	6	4%
Melbourne - Inner South	27	18	45	28%
Bayside	15	4	19	12%
Glen Eira	9	7	16	10%
Kingston	3	4	7	4%
Stonnington - East	0	3	3	2%
<b>Total</b>	<b>94</b>	<b>64</b>	<b>158</b>	<b>100%</b>

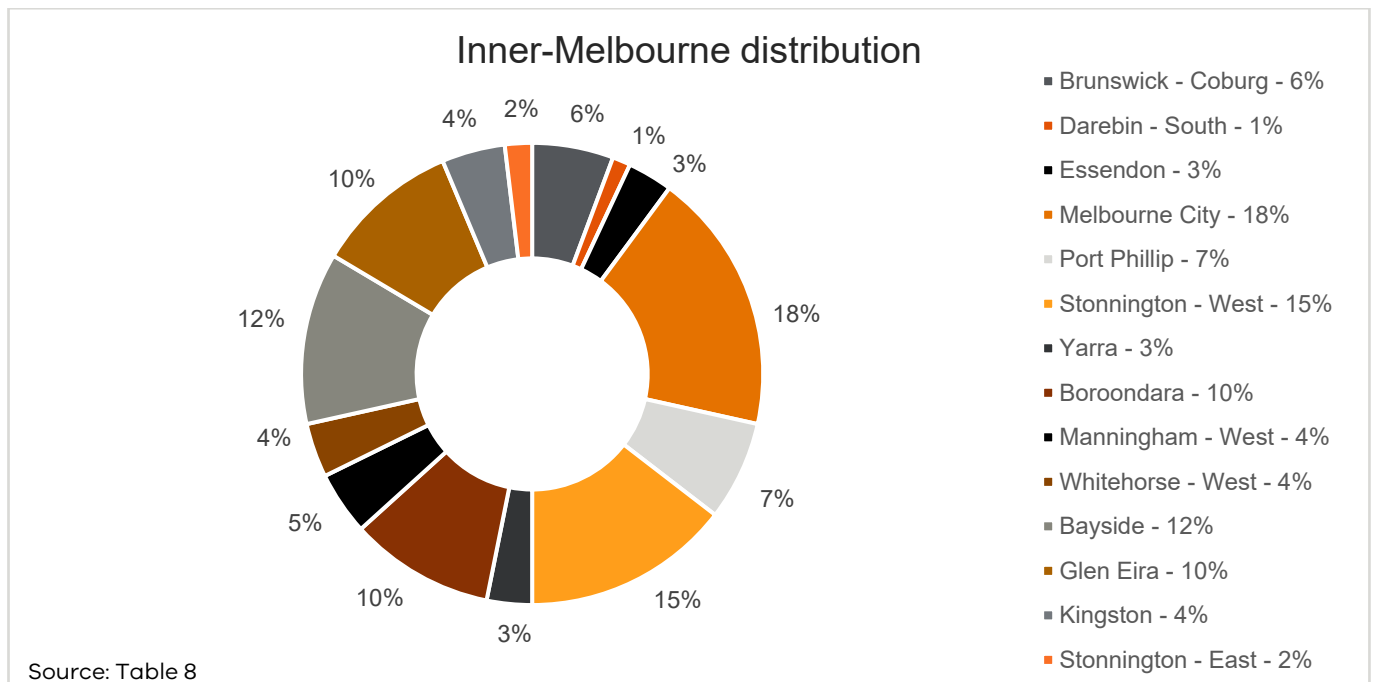


Figure 6: Inner-Melbourne distribution of applications



### 3. Claimed amounts

Table 9: Claimed amount statistics

Claimed amount statistics			
Claimed amounts (\$)	Jul-Dec	Jan-Jun	FY 2025
Sum of claimed amount	40,214,825	87,942,121	128,156,946
Maximum claimed amount	4,597,458	21,935,805	21,935,805
Minimum claimed amount	1,060	898	898
Average claimed amount	227,202	590,216	393,119

Table 10: Number of claims by claim range

Number of claims by claim range				
Range of claimed amounts (\$)	Jul-Dec	Jan-Jun	FY 2025	%
<5,000	22	7	29	9%
5,000-9,999	21	13	34	10%
10,000-24,999	31	19	50	15%
25,000-39,999	16	14	30	9%
40,000-99,999	27	39	66	20%
100,000-249,999	32	32	64	20%
250,000-499,999	11	9	20	6%
500,000-749,999	3	3	6	2%
750,000-999,999	1	0	1	0%
1,000,000-4,999,999	13	8	21	6%
5,000,000-9,999,999	0	3	3	1%
>10,000,000	0	2	2	1%
<b>Total</b>	<b>177</b>	<b>149</b>	<b>326</b>	<b>100%</b>

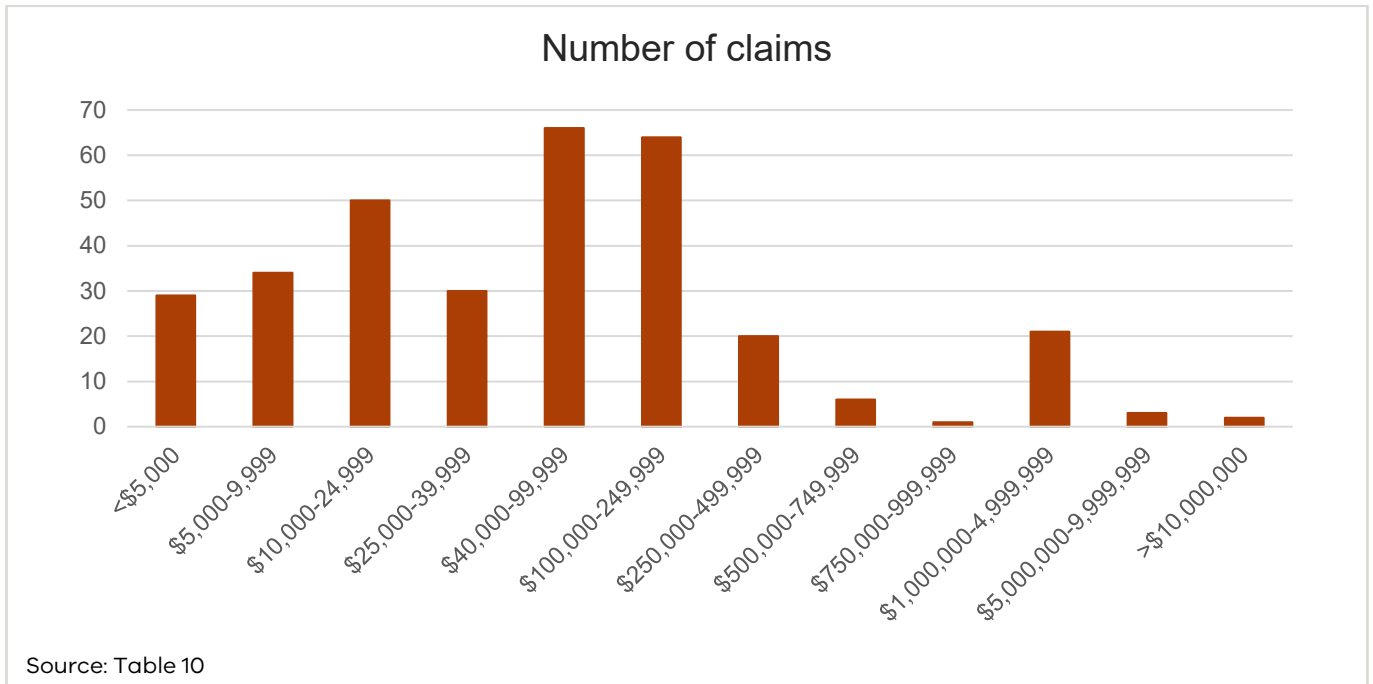


Figure 7: Number of claims by claim range

Table 11: Total claimed amounts by claim range

Sum of claimed amounts by claim range				
Range of claimed amounts (\$)	Jul-Dec	Jan-Jun	FY 2025	%
<5,000	75,705	16,795	92,500	0%
5,000-9,999	161,873	94,785	256,658	0%
10,000-24,999	537,595	309,652	847,247	1%
25,000-39,999	496,366	452,173	948,539	1%
40,000-99,999	1,836,690	2,618,374	4,455,064	3%
100,000-249,999	5,200,100	5,274,885	10,474,986	8%
250,000-499,999	3,561,573	2,986,110	6,547,683	5%
500,000-749,999	1,654,364	1,834,162	3,488,526	3%
750,000-999,999	790,855	0	790,855	1%
1,000,000-4,999,999	25,899,703	20,764,142	46,663,845	36%
5,000,000-9,999,999	0	20,581,630	20,581,630	16%
>10,000,000	0	33,009,414	33,009,414	26%
<b>Total</b>	<b>40,214,825</b>	<b>87,942,121</b>	<b>128,156,946</b>	<b>100%</b>

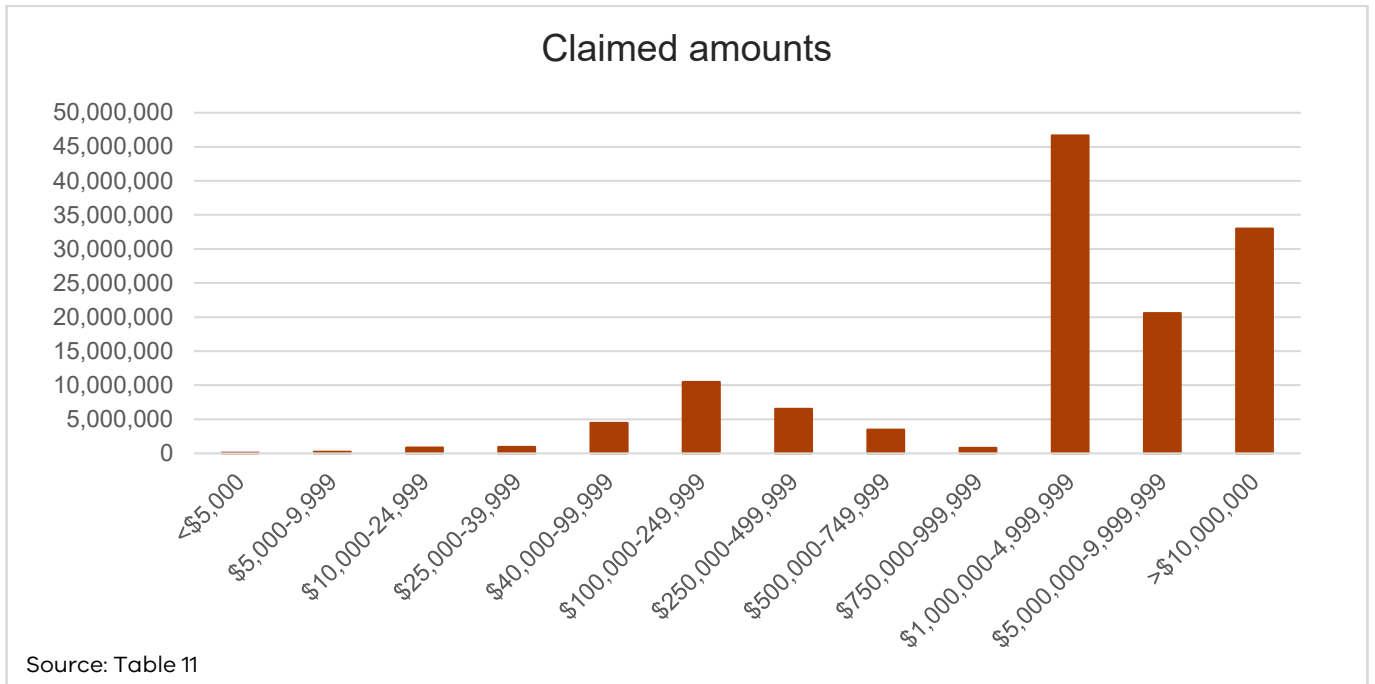


Figure 8: Total claimed amounts by claim range



## 4. Adjudicated amounts

Table 12: Adjudicated amount statistics

Adjudicated amount statistics			
Adjudicated amounts (\$)	Jul-Dec	Jan-Jun	FY 2025
Sum of adjudicated amount	13,841,584	8,013,608	21,855,192
Maximum adjudicated amount	1,513,032	1,875,242	1,875,242
Minimum adjudicated amount	0	0	0
Average adjudicated amount	134,384	89,040	113,239

Table 13: Number of adjudicated matters by adjudicated amount range

Number of adjudicated matters by adjudicated amount range				
Range of adjudicated amounts (\$)	Jul-Dec	Jan-Jun	FY 2025	%
<5,000	33	22	55	29%
5,000-9,999	9	7	16	8%
10,000-24,999	10	13	23	12%
25,000-39,999	8	7	15	8%
40,000-99,999	13	18	31	16%
100,000-249,999	14	15	29	15%
250,000-499,999	5	4	9	5%
500,000-749,999	3	1	4	2%
750,000-999,999	1	0	1	1%
1,000,000-4,999,999	5	1	6	3%
5,000,000-9,999,999	0	0	0	0%
>10,000,000	0	0	0	0%
<b>Total</b>	<b>101</b>	<b>88</b>	<b>189</b>	<b>100%</b>

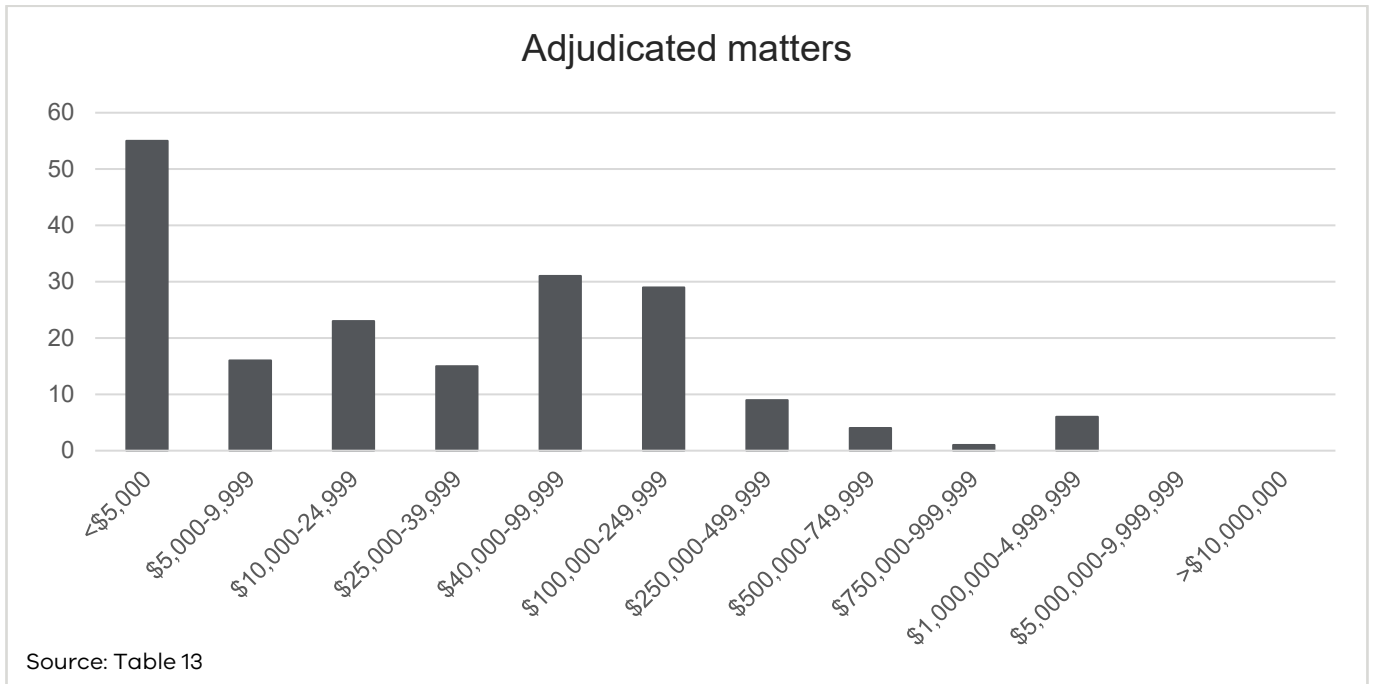


Figure 9: Number of adjudicated matters by adjudicated amount range

Table 14: Total adjudicated amounts by adjudicated amount range

Sum of adjudicated amounts by adjudicated amount range				
Range of adjudicated amounts (\$)	Jul-Dec	Jan-Jun	FY 2025	%
<5,000	13,760	19,949	33,709	0%
5,000-9,999	68,113	51,051	119,165	1%
10,000-24,999	170,201	213,870	384,071	2%
25,000-39,999	231,918	238,573	470,491	2%
40,000-99,999	820,460	1,143,908	1,964,368	9%
100,000-249,999	2,041,631	2,468,121	4,509,753	21%
250,000-499,999	1,477,738	1,288,806	2,766,544	13%
500,000-749,999	1,819,661	714,086	2,533,748	12%
750,000-999,999	978,169	0	978,169	4%
1,000,000-4,999,999	6,219,932	1,875,242	8,095,174	37%
5,000,000-9,999,999	0	0	0	0%
>10,000,000	0	0	0	0%
<b>Total</b>	<b>13,841,584</b>	<b>8,013,608</b>	<b>21,855,192</b>	<b>100%</b>

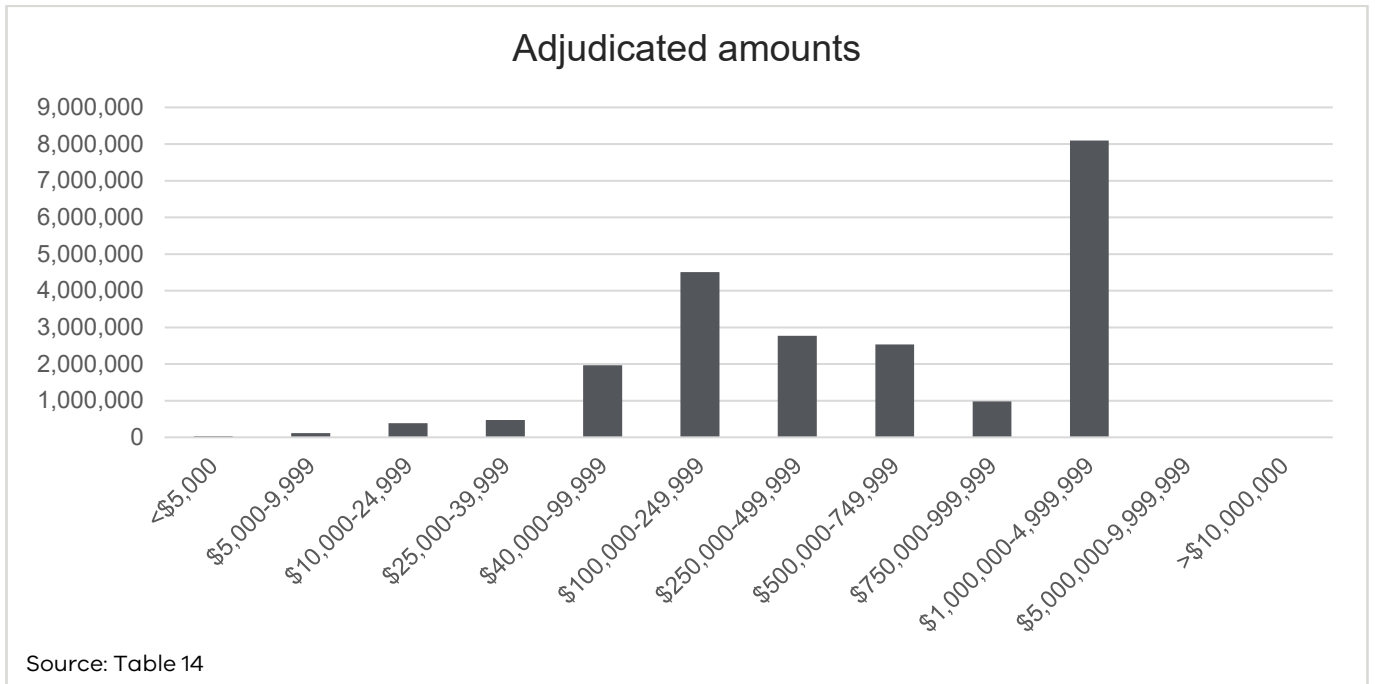


Figure 10: Total adjudicated amounts by adjudicated amount range



## 5. Adjudicated amount as a percentage of claimed amount

Table 15: Adjudicated amount as a percentage of claimed amount

Adjudicated amount as a percentage of claimed amount						
Range of claimed amounts (\$)	Number of applications	Number of determined applications	Number of adjudicated amounts equal to the claimed amount	Percentage of adjudicated amounts equal to claimed amount	Average claimed amount (\$)	Average determined amount (\$)
<5,000	29	55	6	11%	304,850	613
5,000-9,999	34	16	11	69%	18,810	7,448
10,000-24,999	50	23	13	57%	26,107	16,699
25,000-39,999	30	15	10	67%	51,325	31,366
40,000-99,999	66	31	16	52%	82,048	63,367
100,000-249,999	64	29	6	21%	290,178	155,509
250,000-499,999	20	9	1	11%	796,899	307,394
500,000-749,999	6	4	2	50%	734,711	633,437
750,000-999,999	1	1	0	0%	1,597,982	978,169
1,000,000-4,999,999	21	6	1	17%	3,094,034	1,349,196
5,000,000-9,999,999	3	0	0	0%		
>10,000,000	2	0	0	0%		
<b>Total</b>	<b>326</b>	<b>189</b>	<b>66</b>			

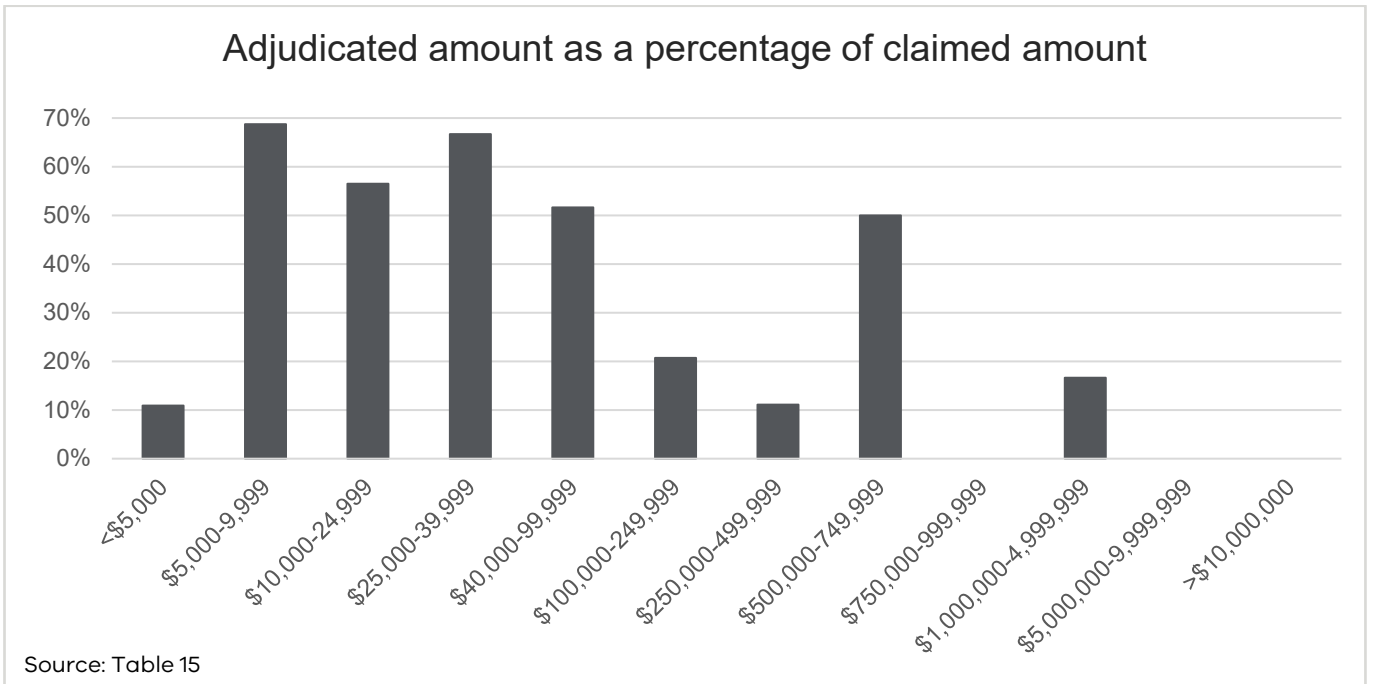


Figure 11: Adjudicated amount as a percentage of claimed amount by claim amount range

## 6. Adjudication fees

Table 16: Adjudication fees (excluding administration and adjudication certificate fees)

Total adjudication fees				
Adjudication fees (\$)	Jul-Dec	Jan-Jun	FY 2025	%
ANA fees	0	0	0	N/A
Application fees	0	0	0	N/A
Adjudicator fees	826,274	695,741	1,522,015	100%
Adjudicator share	638,858	550,668	1,189,526	78%
ANA share	187,416	145,073	332,489	22%
<b>Total</b>	<b>826,274</b>	<b>695,741</b>	<b>1,522,015</b>	<b>100%</b>

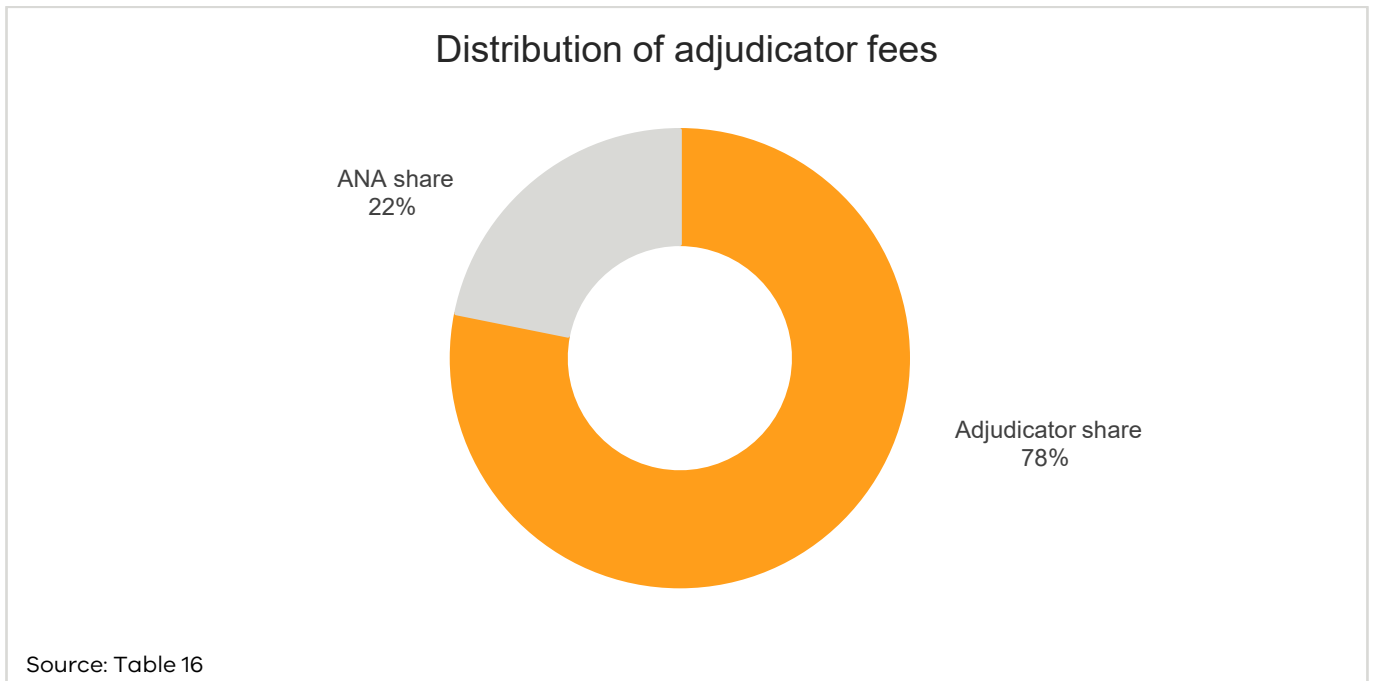


Figure 12: Distribution of adjudicator fees between adjudicator and ANA



Table 17: Average adjudicator fee as a percentage of the average claimed amount by range (determined applications only)

Average adjudicator fee as a percentage of the average claimed amount by range								
Range of claimed amounts (\$)	Number of adjudicated matters	Average claimed amount (\$)	Average adjudicator fee (\$)	Average adjudicator fee payable by claimant (\$)	Average adjudicator fee payable by respondent (\$)	Average fee as a percentage of the average claimed amount (%)	Average payable by claimant (%)	Average payable by respondent (%)
<5,000	55	304,850	3,004	2,825	180	1.0%	94%	6%
5,000-9,999	16	18,810	1,785	404	1,382	9.5%	23%	77%
10,000-24,999	23	26,107	2,679	431	2,248	10.3%	16%	84%
25,000-39,999	15	51,325	6,617	2,066	4,551	12.9%	31%	69%
40,000-99,999	31	82,048	6,515	1,151	5,363	7.9%	18%	82%
100,000-249,999	29	290,178	14,444	4,046	10,398	5.0%	28%	72%
250,000-499,999	9	796,899	19,342	6,843	12,499	2.4%	35%	65%
500,000-749,999	4	734,711	20,216	4,952	15,264	2.8%	24%	76%
750,000-999,999	1	1,597,982	18,450	0	18,450	1.2%	0%	100%
1,000,000-4,999,999	6	3,094,034	25,970	11,373	14,598	0.8%	44%	56%
5,000,000-9,999,999	0							
>10,000,000	0							
<b>Total</b>	<b>189</b>							

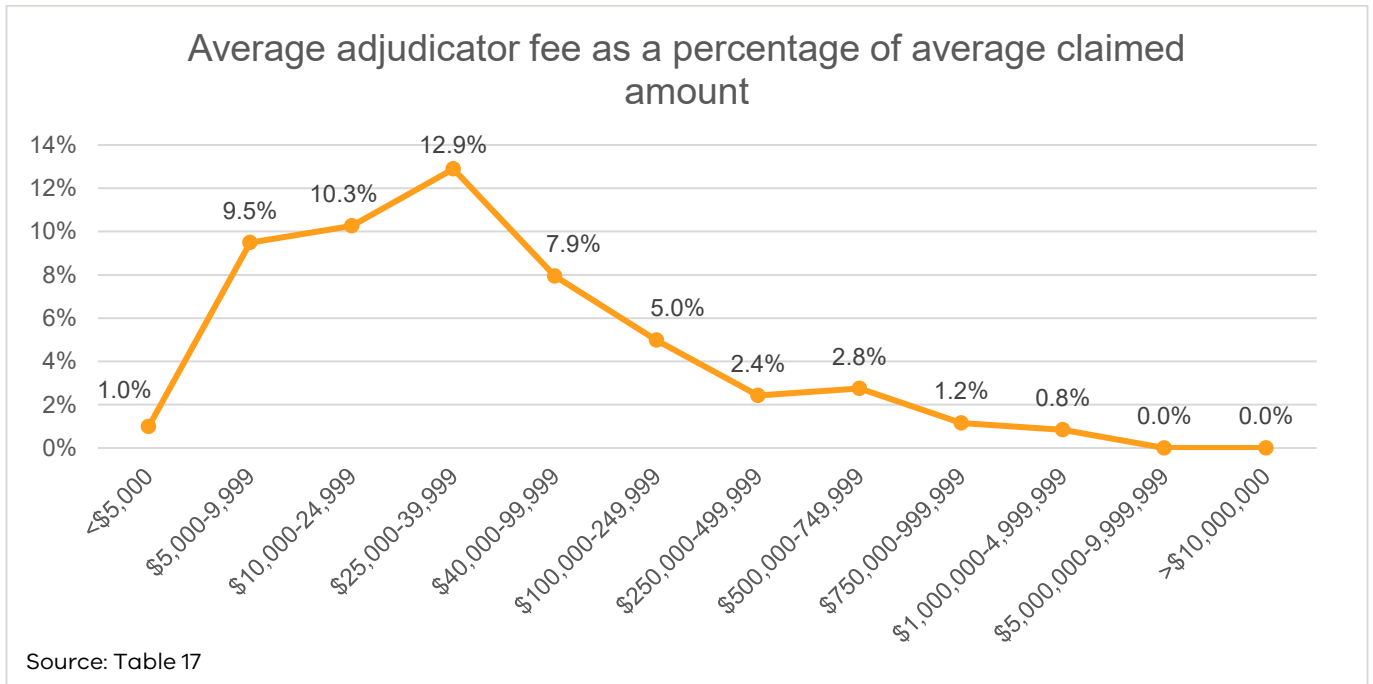


Figure 13: Average adjudicator fee as a percentage of the average claimed amount by claim range (determined applications only)



## 7. Adjudicator fees

Table 18: Total adjudicator fees by range (completed applications)

Total adjudicator fees by range					
Range of claimed amounts (\$)	Number	Total	Average	Minimum	Maximum
<5,000	29	9,777	815	200	1,364
5,000-9,999	32	20,780	1,039	0	1,364
10,000-24,999	49	61,231	2,041	338	4,636
25,000-39,999	30	56,858	2,993	0	4,636
40,000-99,999	63	201,647	4,689	0	22,500
100,000-249,999	59	338,914	7,703	0	30,600
250,000-499,999	18	253,724	16,915	1,800	29,920
500,000-749,999	6	125,198	20,866	1,760	46,440
750,000-999,999	1	5,280	5,280	5,280	5,280
1,000,000-4,999,999	20	382,491	21,250	2,640	52,800
5,000,000-9,999,999	3	66,115	22,038	0	51,040
>10,000,000	1	0			
<b>Total</b>	<b>311</b>	<b>1,522,015</b>			

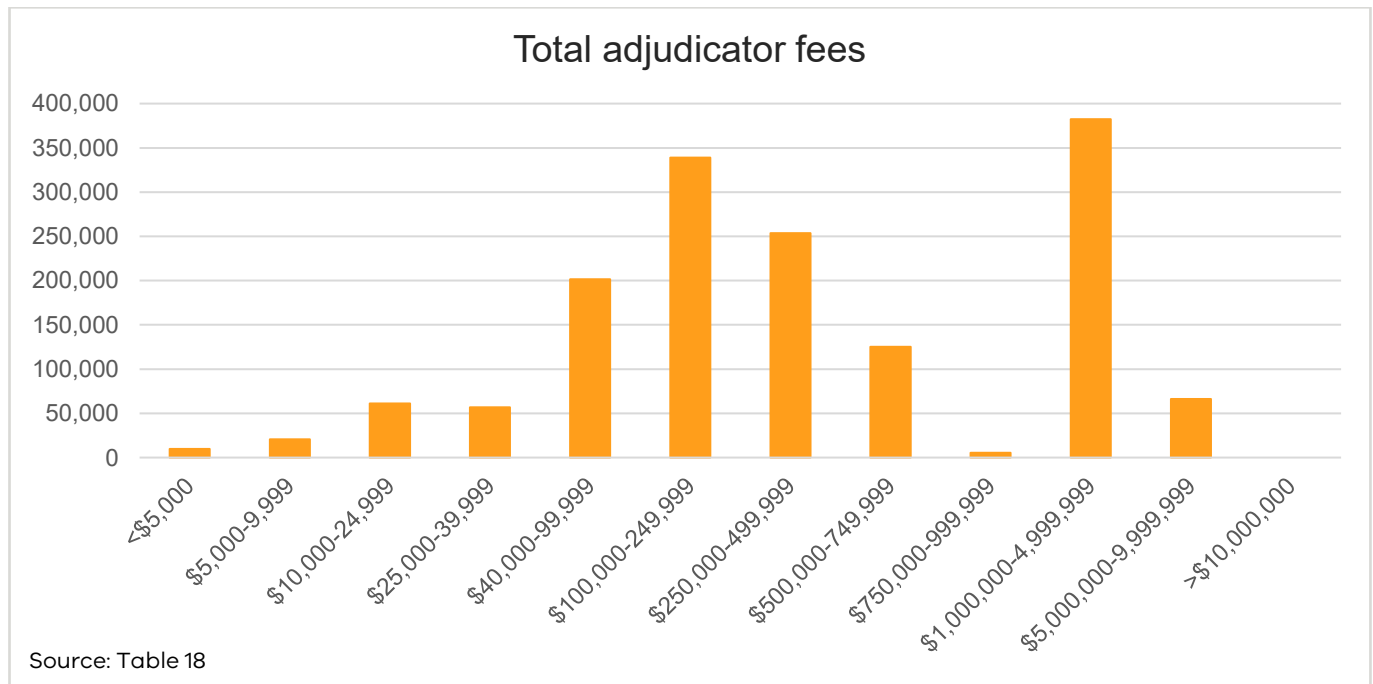


Figure 14: Total Adjudicator fees for completed applications by claim range



Table 19: Adjudicator fees payable by claimant and respondent by range (completed applications)

Apportionment of adjudicator fees between claimants and respondents						
Range of claimed amounts (\$)	Number of applications	Total adjudicator fee (\$)	Total payable by claimant (\$)	Total payable by respondent (\$)	Average payable by claimant (\$)	Average payable by respondent (\$)
<5,000	29	9,777	5,436	4,341	453	362
5,000-9,999	32	20,780	4,339	16,441	217	822
10,000-24,999	49	61,231	15,498	45,733	517	1,524
25,000-39,999	30	56,858	14,956	41,901	787	2,205
40,000-99,999	63	201,647	60,004	141,643	1,395	3,294
100,000-249,999	59	338,914	101,578	237,336	2,539	5,933
250,000-499,999	18	253,724	97,194	156,530	6,480	10,435
500,000-749,999	6	125,198	40,600	84,598	6,767	14,100
750,000-999,999	1	5,280	5,280	0	5,280	0
1,000,000-4,999,999	20	382,491	175,059	207,433	9,725	11,524
5,000,000-9,999,999	3	66,115	51,040	15,075	17,013	5,025
>10,000,000	1	0				
<b>Total</b>	<b>311</b>	<b>1,522,015</b>	<b>570,984</b>	<b>951,031</b>		

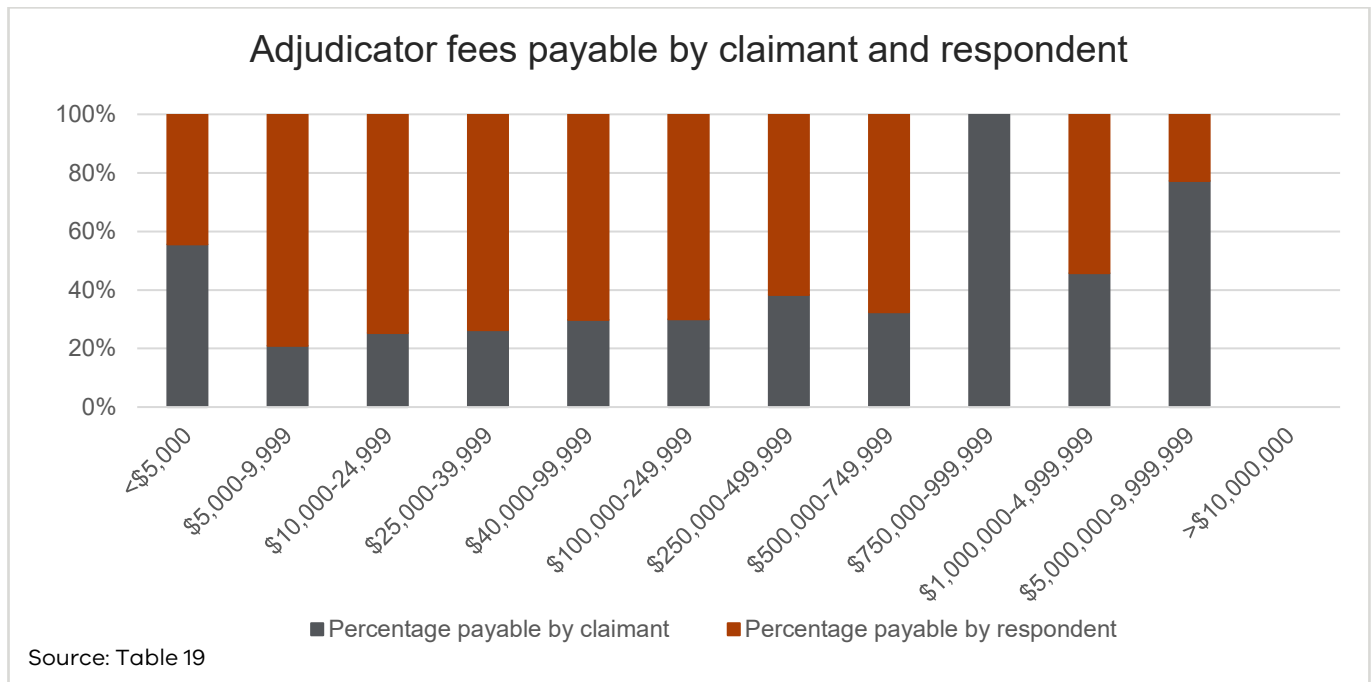


Figure 15: Apportionment of adjudicator fees payable by claimant and respondent for claim range



## 8. Adjudication certificates

Table 20: Number of adjudication certificates issued versus number of determinations (released)

Number of adjudication certificates issued versus number of determinations			
Adjudication certificates issued	Jul-Dec	Jan-Jun	FY 2025
Applications determined	101	88	189
Adjudication certificates issued	32	31	63
Certificate issued versus determinations	32%	35%	33%

Table 21: Adjudication certificate fees

Adjudication certificate fees (\$)			
Adjudication certificate fees (\$)	Jul-Dec	Jan-Jun	FY 2025
Total Adjudication certificate fees	5,650	5,000	10,650
Average Adjudication certificate fee	177	161	169

Table 22: Number of adjudication certificates by range of adjudicated amount

Number of adjudication certificates issued by range of adjudicated amount				
Range of adjudicated amounts (\$)	Jul-Dec	Jan-Jun	FY 2025	%
<5,000	4	4	8	13%
5,000-9,999	5	3	8	13%
10,000-24,999	5	6	11	17%
25,000-39,999	6	1	7	11%
40,000-99,999	3	9	12	19%
100,000-249,999	5	6	11	17%
250,000-499,999	2	2	4	6%
500,000-749,999	0	0	0	0%
750,000-999,999	0	0	0	0%
1,000,000-4,999,999	2	0	2	3%
5,000,000-9,999,999	0	0	0	0%
>10,000,000	0	0	0	0%
<b>Total</b>	<b>32</b>	<b>31</b>	<b>63</b>	<b>100%</b>

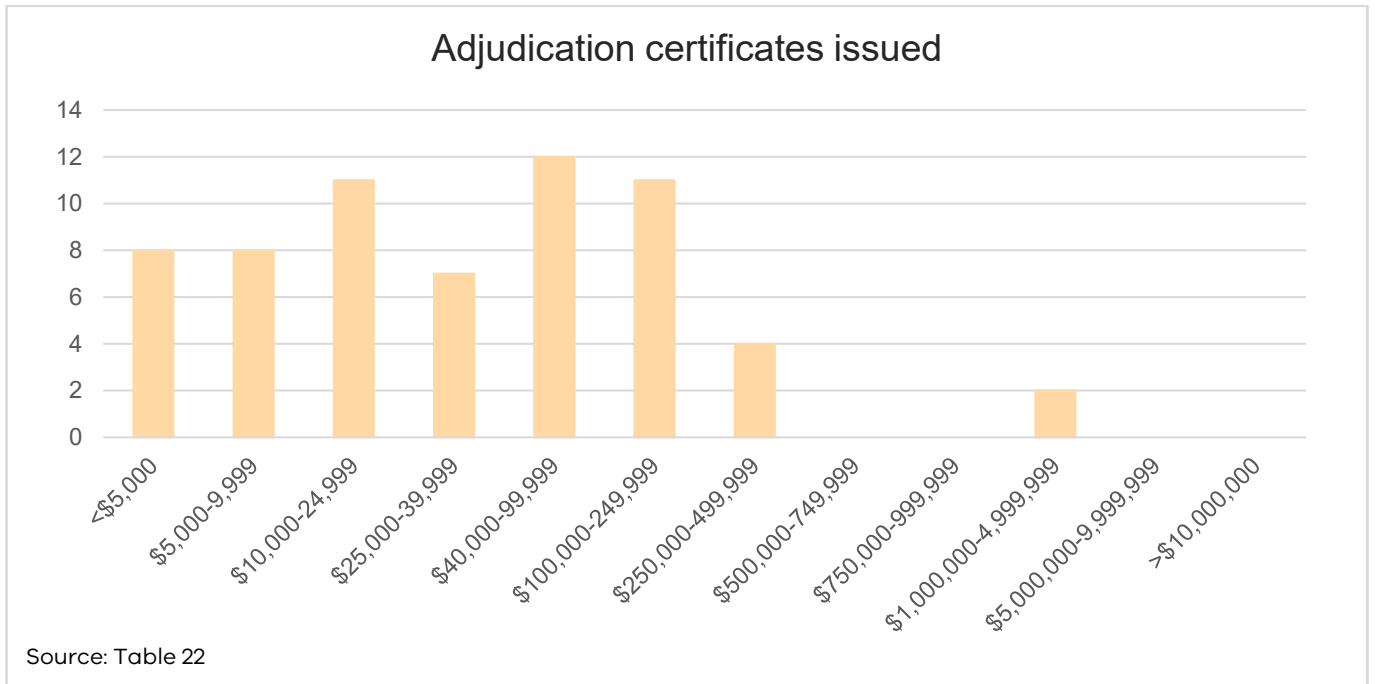


Figure 16: Number of adjudication certificates issued by adjudicated amount



## 9. List of Authorised Nominating Authorities

The following organisations were authorised as Authorised Nominating Authorities under section 42 of the SOP Act during the 2024-2025 financial year.

- Adjudicate Today Pty Limited
- Resolution Institute
- Rialto Adjudications Pty Limited
- RICS Dispute Resolution Service



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