



Building notices and orders

Learn about enforcement notices and orders issued by a Municipal Building Surveyor in Victoria

Building owners or owners corporations may receive one or more of the following documents from their Municipal Building Surveyor if the use of cladding is considered a risk.

- Building Notice
- Building Order - Minor Work
- Building Order
- Emergency Order

Building Notice

A Building Notice starts the conversation between building owners and the Municipal Building Surveyor about what issues need to be addressed to make their building safer.

Possible scenarios for addressing combustible cladding on a building include:

- complete replacement of combustible cladding with a suitable product
- partial replacement of combustible cladding around specific high-risk areas, such as balconies and exits
- other approved measures to prevent the spread of fire and ensure safe exit from the building, for example installing or upgrading sprinkler systems and removing ignition sources.

Representations from owners will be considered by the Municipal Building Surveyor before deciding whether to issue a Building Order or Building Order – Minor Work.

Building Order - Minor Work

A Building Order – Minor Work may be issued by the Municipal Building Surveyor requiring works of a minor nature to be completed to reduce the risk of a fire. Examples include:

- replacing standard doors with fire rated doors
- upgrading a standard smoke alarm with an integrated alarm system for the entire building
- establishing an alternative means of exiting the building
- making additional fire extinguishers available throughout the building
- ensuring essential safety measures such as fire hydrants and smoke alarms are tested and maintained.



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Building Order

After they have considered representations raised by the owner in response to the Building Notice, the Municipal Building Surveyor may consider it necessary to issue Building Order.

The Building Order sets out the building work that needs to be completed and the date by which the works must be completed. Once the works are completed, the Municipal Building Surveyor will inspect the building works to assess compliance.

If the Municipal Building Surveyor is satisfied with the quality and extent of works, the Building Order will be cancelled.



A worker on a scissor lift inspects cladding on a multi-storey building

Emergency Order

An Emergency Order requires work to be done quickly, with the aim of improving a building's safety. Examples of actions that might require an Emergency Order include:

- installing additional smoke alarms or clearing emergency exits
- installing smoke seals on front doors of apartments
- installing alarm signalling equipment to ensure fire indicator panels are linked to the fire brigade
- turning off items that use electricity near combustible cladding
- removing potential ignition sources from areas with combustible cladding.

In extreme circumstances, an Emergency Order may require residents to evacuate the building

Want to know more?

If you have any questions about this information, please contact the VBA.

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