

General GE-04 | Definition of building

Audience

The audience/s for this Practice Note include/s:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Architects / Designers | <input checked="" type="checkbox"/> Owner Builders |
| <input checked="" type="checkbox"/> Builders | <input checked="" type="checkbox"/> Plumbers |
| <input checked="" type="checkbox"/> Building Surveyors / Inspectors | <input checked="" type="checkbox"/> Real estate management agents |
| <input checked="" type="checkbox"/> Engineers | <input checked="" type="checkbox"/> Trades and Maintenance (inc. Electricians) |
| <input checked="" type="checkbox"/> Home Owners / Residential Tenants | |

Purpose

This Practice Note provides guidance on the definition of “building” under the Building Act 1993.

Abbreviations & Definitions

The abbreviations and definitions set out below are for guidance only. They are not intended to vary those set out in the Building Act 1993 or the Building Regulations 2018 or the National Construction Code.

- **AS** – Australian Standard
- **Building** – includes structure, temporary building, temporary structure and any part of a building or structure
- **NCC** – National Construction Code 2022
- **Regulations** – Building Regulations 2018

The scope of buildings to which the Act and the Regulations apply

Under the Act or Regulations there is no definition for a structure and in order to understand and consider the intent of the legislation, refer to the explanatory memorandum for the Building Bill. It contains the following clarification: “The definition of a building is not intended to include structures which are not in the nature of buildings such as railway viaducts and roads”. Therefore, the definition of a building was not intended to apply to all structures.

It is recommended that only a structure which can be classified under the NCC should be regarded as a building, as Schedule 3 of the Regulations exempts unclassifiable buildings from all parts of the Regulations.



Related Documentation

- Building Act 1993
- Building Regulations 2018
- National Construction Code 2022

List of Amendments

- Update of NCC reference to 2022 version
- Minor amendments to improve readability
- Update format and content review

Document history

Sector	Building
Category	General
Topic	Definition of building
Document number	04
Version	2.0
Superseded	<ul style="list-style-type: none">• Version 1.0 published (December 2021).• Supersedes Practice Note 11-2018 – Definition of Building issued June 2018.
Published	20 April 2023

Contact Us

If you have a technical enquiry, please email technicalenquiry@vba.vic.gov.au or call 1300 815 127.

Victorian Building Authority

Goods Shed North
733 Bourke Street
Docklands VIC 3008

www.vba.vic.gov.au

Copyright

© April 2023 Victorian Building Authority (VBA).

This Practice Note has been prepared and published by the VBA for general educational and information purposes only. This publication must not be copied, reproduced, published, adapted, or communicated by any person without the VBA's prior written consent or as permitted by the Copyright Act 1968 (Cth). The VBA makes no warranties or representations whatsoever about the accuracy, reliability, suitability, completeness or authenticity of any information or material contained in this resource. Any use or reliance on such information is at a person's own risk. The VBA accepts no liability whatsoever for any direct, indirect, or consequential loss or damage any person may suffer arising out of or in connection with the access or use of this resource (including any third-party material included in this resource).