



Media Release

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Proactive inspections find risk increased across Victoria

The Victorian Building Authority (VBA)'s targeted inspection approach has seen an increase in the compliance risk documented on worksites across Victoria.

Analysis of quarter one data from the VBA's Proactive Inspection Program's (PIP), collected from July to September 2022, showed that non-compliant building and plumbing issues had increased statewide, up by 14 per cent compared to the same time last year.

This was influenced by a shift in criteria targeting inspections of practitioners and sites of interest, so as to assess more sites that have progressed beyond early stage work.

A compliance risk is any non-compliant item observed in a building under construction which has the potential to cause an adverse effect on safety or financial loss for future occupants or loss of structural integrity.

More than 2400 proactive inspections of building and plumbing work were undertaken between July and September 2022.

The VBA's State Building Surveyor Andrew Cialini said that the building and plumbing regulator was continuing to develop a targeted approach to look out for Victorians who may be at highest risk.

"The VBA proactive inspections team aims to identify areas of building and plumbing non-compliance before they become an issue for homeowners, which could create potential safety risks, stress, and add time and cost impacts to projects," Mr Cialini said.

"The information and intelligence gathered through PIP also enables the VBA to provide advice on building and plumbing standards and education and training in the industry to improve future outcomes."

Overall, in the first quarter of 2022-23, the VBA conducted 2406 inspections, comprising of 1476 building and 930 plumbing inspections across the state.

Proactive site inspections were conducted in more than 58 municipalities, including the local government areas of Greater Geelong, Hume, Whittlesea and Wyndham.

Timber framing, waterproofing and unreinforced masonry were among the top non-compliant issues found by the VBA in domestic building work. Non-compliance issues related to fire separation were particularly high in domestic dual-occupancy buildings.

In commercial building work, access for people with a disability as well as damp and weatherproofing were some of the biggest compliance issues.

Roof drainage, gas installation, cold water services and sanitary plumbing systems were a few of the compliance risks highlighted in domestic and commercial plumbing.

The builder and relevant building surveyor are notified when compliance risks are identified and are required to respond.

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