



Yarra Ranges Shire Council

Instrument of Delegation and Authorisation

by

The Municipal Building Surveyor

January 2020

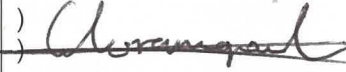
Instrument of Delegation and Authorisation

In exercise of the powers conferred by ss 216B and 228A of the *Building Act 1993* (Act), by this Instrument of Delegation and Authorisation, I, as Municipal Building Surveyor of Yarra Ranges Shire Council –

1. delegate each duty and/or function and/or power described in column 1 of the Schedule (and summarised in column 2 of the Schedule) to the member of Council staff to the member of Council staff, or person engaged by Council described opposite each such duty and/or function and/or power in column 3 of the Schedule;
2. record that a reference in the Schedule to
"DMBS" means Deputy Municipal Building Surveyor
"BS" means Building Surveyor
3. appoint the following persons to be authorised persons for the purposes of exercising the powers of the municipal building surveyor under Division 2 of Part 13 of the Act:
 - 3.1 Andreas Zimmermann (DMBS)
 - 3.2 Lawrence Slagter (DMBS)
 - 3.3 Darren Bailey
 - 3.4 John Harrison
 - 3.5 Michael Herbig
 - 3.6 Murray Eva (BS)
 - 3.7 Kevin Johnstone
 - 3.8 Robert Forsyth
 - 3.9 Virginia McCallum
 - 3.10 Steven Dempsey
 - 3.11 Robert Flynn (DMBS)
 - 3.12 Kate Campbell
 - 3.13 Lauren Stewart
4. record that on the coming into force of this Instrument of Delegation and Authorisation each delegation under the Instrument of Delegation dated 14 November 2019 and executed by the Municipal Building Surveyor is revoked;
5. declare that this Instrument of Delegation and Authorisation –
 - 5.1 comes into force immediately upon its execution;
 - 5.2 must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and
 - 5.3 is subject to any conditions and limitations set out in the Schedules.

Dated 6 January 2020

Signed by George Avramopoulos, Municipal Building Surveyor, in the presence of:

) 


.....
Witness

SCHEDULE

INDEX

BUILDING ACT 1993	1
DOMESTIC BUILDING CONTRACTS ACT 1995	15
BUILDING REGULATIONS 2018	16

BUILDING ACT 1993			
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 10(2)	Power to be satisfied and to certify in writing that substantial progress was made on the design of a building before a building regulation or amendment commenced.	DMBS, BS	
s 10(4)	Power to agree with owner of building or land that a building regulation or amendment is to apply	DMBS, BS	
s 17	Function of receiving application for a building permit	DMBS, BS	
s. 18A(2)	Duty to provide to Development Victoria without delay notice setting out information in s.18A(2)(a) and a copy of any relevant planning permit, in certain circumstances where s.18A(1) is satisfied	DMBS, BS	
s.18B(2)	Duty to give notice of an application which satisfies s. 18B(1), to the Commissioner of State Revenue	DMBS, BS	
s 19	Duty to decide application for building permit by either issuing permit, issuing permit with conditions or refusing permit	DMBS, BS	
s 21(1)	Duty to specify in building permit whether occupancy permit is required under s 21(2) for the whole or part of the building	DMBS, BS	
s.21(2)	Duty to consider whether building work is minor or does not compromise the suitability of the building for occupation	DMBS, BS	
s 23	Duty to notify the reporting authority of permit and give the reporting authority a copy of the permit, where issues a building permit which differs from or fails to implement the recommendations in the reporting authority's report under Schedule 2 on the application for the permit	DMBS, BS	Does not apply to classes of buildings set out in r 1805
s 24(1)	Duty to not issue building permit unless satisfied of matters set out in s 24(1), subject to s 24A	DMBS, BS	
s 24(2)	Duty to not issue building permit that imposes on the applicant lesser or greater standards or requirements than those prescribed by this Act or building regulations, unless permitted to do so by this Act or the building regulations.	DMBS, BS	

BUILDING ACT 1993			
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.24(3)	Duty to not issue building permit if notice is required to be given to the Development Victoria under s.18A unless the Victorian Building Authority (VBA) has notified the relevant building surveyor under s.51ZA of the <i>Development Victoria Act 2003</i> that, either charges are not payable, or if charges are payable, that they have been paid or an agreement has been entered into.	DMBS, BS	
s.24(4)	Duty to not issue a building permit for the carrying out of building work on land in respect of which there is a GAIC recording (within the meaning of Part 9B of the <i>Planning and Environment Act 1987</i>), unless the applicant produces a certificate relating to that liability as set out in (a)-(d)	DMBS, BS	
s 24(5)	Duty to not issue building permit in respect of building work unless satisfied that any community infrastructure levy payable under Part 3B of the <i>Planning and Environment Act 1987</i> has been paid to the relevant agency or an agreement has been entered for payment	DMBS, BS	
s 24(6)	Duty not to issue a building permit in relation to building work unless satisfied by the applicant of the criteria set out in s 24(6)(a) and (b)	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor' Subject to s 269 of the Building Regulations 2018
s 24(7)	Duty not to issue a building permit in relation to building work unless satisfied by the applicant of the criteria set out in s 24(7)(a) and (b)	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor' Subject to s 269 of the Building Regulations 2018
s 24A(1)	Power to consider whether satisfied of the matters set out in s 24A(1)(a) – (d)	DMBS, BS	

BUILDING ACT 1993			
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 24A(3)	Power to consider application for a building permit for domestic building work where cost of the work exceeds the prescribed amount and the work is not to be carried out under a major domestic building contract, subject to duty to not issue the permit unless satisfied of matters in s 24A(3)	DMBS, BS	For applications accepted on or before 4 July 2016, this applies to work which exceeds \$12,000, rather than the prescribed amount
s 25	Duty to notify applicant for a permit in writing without delay of refusal of permit and reasons refusal	DMBS, BS	
s 25AA(1)	Function of receiving notification that the person is the new owner of the land	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor' This provision is not yet in force. It will commence on 1 July 2019, unless proclaimed earlier
s 25A	Function of receiving notice of changes to engagement of building practitioner or architect	DMBS, BS	
s 28(1)	Power to issue building permit for carrying out of building work that does not comply with building regulations if the work is to be carried out on, or in connection with a building included on the Heritage Register, subject to s24	DMBS, BS	
s 28(3)	Duty to take into account certain matters in deciding application for a building permit in respect of a building to which s 28(1) applies	DMBS, BS	
s 29(1)	Power to refuse to issue building permit for construction of a building in certain circumstances	DMBS, BS	
s 29(2)	Duty to not refuse to issue building permit on the sole ground that the owner may without notice to the Council dispose of the land to the Crown or a public statutory body	DMBS, BS	
s 29B(1) and (3)	Function of receiving notice from the responsible authority	DMBS, BS	
s 29B(2)	Duty to suspend consideration of application for building permit upon receipt of notice under s 29B(1)	DMBS, BS	

BUILDING ACT 1993			
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 29B(5)	Duty, in making decision under s 24, to consider the requirements of the relevant planning scheme as amended when given notice of amendment under s 29B(3)(c)	DMBS, BS	
s.30(1)	Duty to give Council a copy of permit, plans and other documents lodged with permit application	DMBS, BS	
s 30(1A)	Duty to give a copy of any other prescribed documents, relating to the application for the building permit or the permit, to the relevant council	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
s.30B(a)	Duty to certify documents and lodgement fees paid on approved checklist	DMBS, BS	Only applies to building permits issued on or after 4 July 2016
s.30B(b)	Duty to give certified checklist to Council at same time as giving documents required under s 30	DMBS, BS	Only applies to building permits issued on or after 4 July 2016
s 33(1)	Function of being notified after completion of each mandatory notification stage of building work for which a permit has been issued under Part 3	DMBS, BS	
s 33(2)	Power to direct person to stop carrying out work after completion of mandatory notification stage	DMBS, BS	
s 34	Duty to cause building work to be inspected in person upon being notified of completion of mandatory notification stage of building work for which a building permit has been issued under Part 3	DMBS, BS	Where the municipal building surveyor is the relevant building surveyor
s 35	Power to cause building work for which permit issued under Part 3 to be inspected at any time, whether or not mandatory notification stage completed	DMBS, BS	
s 35A(1)	Duty to ensure that a record of the inspection is made upon completion of an inspection under ss 34 or 35	DMBS, BS	Where the municipal building surveyor is the relevant building surveyor
s 35A(2)	Duty to give a copy of the record made under s 35A(1) upon written request	DMBS, BS	Where the municipal building surveyor is the relevant building surveyor

BUILDING ACT 1993			
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 35A(2)(b)	Function to request and receive a copy of a record made under s 35A(1)	DMBS, BS	Where the municipal building surveyor is the municipal building surveyor for the municipal district in which the building work was inspected
s 35B	Duty not to cause a person to carry out an inspection under ss 34 or 35 unless the criteria in ss 35B(a) or 35B(b) is met	DMBS, BS	Where the municipal building surveyor is the relevant building surveyor
s.37A(2)	Duty to give a direction to fix building work to relevant person where reasonable belief that building work fails to comply with this Act, building regulations or building permit	DMBS, BS	
s.37A(3)	Power to authorise building surveyor or relevant building inspector to give oral direction to fix building work to relevant person	DMBS	
s.37D(2)	Duty to give written direction to fix building work where not satisfied at the end of prescribed period following an oral direction that building work complies with this Act, building regulations or building permit	DMBS, BS	
s.37G(1)	Function of receiving request to extend period to comply with building direction	DMBS, BS	
s.37G(3)	Power to grant extension of period for compliance with direction to fix building work received under s.37G(2)	DMBS, BS	
s.37G(4)	Duty to give written notice of extension of time granted under s.37G(3) to builder	DMBS, BS	
s.37HA	Power to stay operation of a direction to fix building work where subject of conciliation	DMBS, BS	
s.37I(1)	Power to revoke direction to fix building work	DMBS, BS	
s.37I(2)	Duty to give written notice of revocation of direction to fix building work	DMBS, BS	
s.37J	Duty to give prescribed documents in relation to direction to fix building work to relevant owner and any other prescribed person	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'

BUILDING ACT 1993			
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 37J	Function of receiving documents	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor' and in turn a 'prescribed person'
s.37K(1)	Duty to give written notice to VBA of failure to comply with a written direction to fix building work within 7 days of failure to comply	DMBS, BS	
s 38(1)	Duty to issue notice of final inspection following inspection of final mandatory notification stage, if occupancy permit not required and all directions complied with	DMBS, BS	
s 41	Function of receiving application for occupancy permit	DMBS, BS	
s 43	Duty to decide application for occupancy permit under Division 1 of Part 5 by either issuing permit, issuing permit with conditions or refusing permit	DMBS, BS	
s 44	Duty to not issue occupancy permit in certain circumstances	DMBS, BS	
s 47	Duty to notify the reporting authority without delay and give copy of permit to the reporting authority, if issues occupancy permit which differs from or fails to implement recommendations in the reporting authority's report under Schedule 2	DMBS, BS	Does not apply to classes of building set out in r 1805
s 48	Duty to notify applicant of refusal of permit under Division 1 of Part 5 and reasons for refusal	DMBS, BS	
s 53	Function of receiving application for an occupancy permit	DMBS, BS	
s 55	Duty to not issue occupancy permit under Division 2 of Part 5 unless the place to which the permit applies is suitable for occupation for the public entertainment or class of public entertainment for which the permit is sought	DMBS, BS	
s 56	Duty to decide application for occupancy permit under Division 2 of Part 5 by either issuing permit, issuing permit with conditions or refusing permit	DMBS, BS	

BUILDING ACT 1993			
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s57(1)(a)	Power to approve the siting of a temporary structure	DMBS, BS	
s 59	Power to issue combined occupancy permit if requirements of Division 1 and Division 2 of Part 5 are satisfied	DMBS, BS	
s 60	Duty to notify the reporting authority without delay and give copy of permit to the reporting authority, if issues occupancy permit which differs from or fails to implement recommendations in the reporting authority's report under Schedule 2	DMBS, BS	
s 62	Duty to notify applicant of refusal of permit under Division 2 of Part 5 and reasons for refusal	DMBS, BS	
s 63	Power to cause any place of public entertainment for which an occupancy permit has been issued under Division 2 of Part 5 to be inspected from time to time to determine whether or not the permit is being complied with	DMBS, BS	
s 64	Power to approve occupation on a temporary basis of a building for which there is not or could not be issued an occupancy permit appropriate to the use of the building	DMBS, BS	
s 66	Power to approve form of application under Division 3 of Part 5	DMBS, BS	
s 67	Duty to decide application for approval to occupy a building on a temporary basis by either issuing approval, issuing approval with conditions or refusing approval	DMBS, BS	
s 69	Duty to notify applicant in writing of refusal and reason for refusal of approval to occupy building on temporary basis	DMBS, BS	
s 70	Power to amend a permit or approval issued under Part 5, on an application by the owner of the building or land or if the amendment is necessary in the public interest	DMBS, BS	
s 71	Power to cancel a permit or approval if obtained by fraud or misrepresentation	DMBS, BS	
s 72	Power to cancel occupancy permit issued under Division 1 of Part 5 in certain situations	DMBS, BS	

BUILDING ACT 1993			
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 73(1)	Duty to give Council a copy of permit, approval, amendment, plans or other documents lodged with application	DMBS, BS	
s 73(1A)	Duty to give Council a copy of other prescribed documents relating to application	DMBS, BS	
s 81(4)	Duty to not complete the first private building surveyor's functions in respect of the building work without the written consent of the VBA, where the appointment of a private building surveyor is terminated under s 81(3)	DMBS, BS	
s 82	Duty to comply with direction of the VBA where appointment of private building surveyor is terminated and the MBS is to complete the private building surveyor's functions	DMBS, BS	
s 83T(2)	Function of receiving information from manager appointed by the VBA under s 83B	DMBS, BS	
s 84(1)	Function of receiving notification of proposed building work where owner is required to undertake protection work in respect of an adjoining property before or during the carrying out of building work for which a building permit is required must	DMBS, BS	
s 85(1)(b)	Function of receiving notice from adjoining building owner regarding proposed protection works	DMBS, BS	
s 87(1)	Duty to examine the proposal for protection work and determine the appropriateness or otherwise of the work upon receipt of notice under s 85(1)(b)	DMBS, BS	
s 87(2)(a)	Power, in the case of notice under s 85(b)(ii), to ask owner for more information before making determination under s 87(1)	DMBS, BS	
s 87(2)(b)	Duty to make copy of information available to adjoining owner	DMBS, BS	
s 87(3)	Power make any inquiries and not to give any person a hearing	DMBS, BS	
s87(4)	Duty to give notice of determination under s 87	DMBS, BS	

BUILDING ACT 1993			
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 92	Duty to make available to adjoining owner, on request, for inspection, without charge, plans, drawings and specifications of proposed building work at any time after notice of intention to commence building work is given under Part 7	DMBS, BS	
s 101(1)	Function of receiving plans showing protection work	DMBS, BS	
s 101(2)	Duty to give a copy of documents to Council	DMBS, BS	
s 102	Power to make an emergency order under Division 1 of Part 8 if the MBS is of the opinion that the order is necessary because of danger arising out of the condition or use or proposed use of a building, land on which building work is carried out or a place of public entertainment	DMBS, BS	
s 103(2)	Power to permit any person to enter, use or occupy a building, land or a place of public entertainment	DMBS, BS	
s 104(5)	Function of receiving the results of the destructive testing of the building product or material from an owner or builder referred to in s 104(4)	DMBS, BS	
s 105(2)	Duty to cause an emergency order to be served on the person to whom it is directed without delay after it is made	DMBS, BS	
s 105(3)	Duty to give a copy of an emergency order to any private building surveyor appointed to perform a function in relation to a building, land or place to which the order relates	DMBS, BS	
s 105B	Power to cancel an emergency order in some circumstances, by giving a written notice to the person to whom the notice was directed	DMBS, BS	
s 106	Power to cause a building notice to be served on an owner of a building, land or place of public entertainment if believes that one of the circumstances specified in s 106(a)-(d) exists	DMBS, BS	s 118A: must only cause building notice to be served if direction to fix building work not complied with, or satisfied it is not possible or appropriate to give a direction to fix the building work

BUILDING ACT 1993			
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 110	Power to cancel building notice after considering any representations made by owner under s 109	DMBS, BS	
s 111(1)	Power to make building order under s 111 after the end of the time allowed by the building notice for making representations	DMBS, BS	s 118A: must only make building order if direction to fix building work not complied with, or satisfied it is not possible or appropriate to give a direction to fix the building work
s 111(2)	Duty to consider any representations made by the owner concerned before making an order	DMBS, BS	
s 111(9)	Function of receiving the results of the destructive testing of the building product or materials from the owner or builder referred to in s 111(8)	DMBS, BS	
s 112(1)	Power to make a building order that requires an owner or other person to stop building work	DMBS, BS	Subject to s 107
s 112(6)	Power to exempt any part of the building work from a building order under s 112, if the relevant building surveyor considers that it is necessary for the building work to be carried out in accordance with s 112(6)(a)-(c)	DMBS, BS	
s 113	Power to make a building order requiring the owner of a building, land on which building work is being or is proposed to be carried out or a place of public entertainment, to carry out work without first serving a building notice if it is believed that the work required to be carried out is of a minor nature	DMBS, BS	Subject to s 107
s 114(2)	Duty to cause building order to be served on person to whom it is directed without delay	DMBS, BS	
s 116(2)	Power to amend or cancel a building order or refuse to amend or cancel a building order after considering request under s 116(1)	DMBS, BS	
s 116(4)	Duty to inform the owner in writing, without delay, of the relevant building surveyor's decision under s 116(2)	DMBS, BS	

BUILDING ACT 1993			
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 119	Power to direct a person to obtain a building permit, or to comply with the Regulations, when carrying out work in accordance with an emergency order or building order in force under Part 8 of the Act	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
s120(2)	Duty to inspect work notified as completed under s 120(1) and either report to Council that emergency order or building order has been fully complied with or require that order be fully complied with	DMBS, BS	
s 121	Power to cause work to be carried out if an owner fails to carry out work as required by an emergency order or building order	DMBS, BS	
s 122	Duty to take necessary action if required by Minister	DMBS, BS	
s 124	Power to request assistance of a member of police force, to evacuate a building, land or place of entertainment in accordance with emergency order, or in removing persons from building, land or place in which work is being carried out in accordance with emergency order	DMBS, BS	
s.125(1)	Duty to give a copy of notice or order to Council	DMBS, BS	
s.125(2)	Duty to give a written notice of the compliance, amendment or cancellation to Council	DMBS, BS	
s 150	Power to refer to Building Appeals Board any dispute with owner about exercise of powers under s 228D(6)(ab)	DMBS, BS	
s 156	Power to refer to Building Appeals Board any dispute about estimate of costs of work	DMBS, BS	
s 157	Power to refer to Building Appeals Board a dispute about a building, building work or proposed building work which concerns the application or effect of any provision of the building regulations or whether any provision of the building regulations is or has been complied with	DMBS, BS	

BUILDING ACT 1993			
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 160	Power to make application to the Building Appeals Board for a determination that a provision of the building regulations does not apply or applies with the modifications or variations specified in the application	DMBS, BS	
s 160A	Power to make application to the Building Appeals Board for a determination that a particular design of a building or an element of a building complies with this Act, the building regulations or any document applied, adopted or incorporated in the building regulations	DMBS, BS	
s 162(1)(a)(iii) and (c)	Function of being consulted by Building Appeals Board	DMBS, BS	
s 188AA(3)	Duty to comply with any relevant direction issued under s 188AA(1) in carrying out a function under the Building Act 1993 and Building Regulations 2018	DMBS, BS	
s.205H(2)	Power to consider building permit application pending payment of the building permit levy	DMBS, BS	
s.205H(3)	Duty to refuse building permit application if the circumstances described in s.205(3)(a) – (c) apply	DMBS, BS	
s.205I	Duty to estimate the cost of the building work and without delay give the applicant written notice of the estimate and the amount of levy payable	DMBS, BS	
s.205J(1)	Duty to keep certain records, make those records available, forward the amounts received to the VBA and give periodic returns to the VBA	DMBS, BS	
s.205J(2)	Power to apply to the VBA for exemption from the requirements of s.205J(1)(d)	DMBS, BS	
s.205M	Duty to follow a direction given by the VBA	DMBS, BS	
s.205M(4)	Power to make submissions to the VBA about the proposed direction or recommendation	DMBS, BS	
s.205M(5)	Function of receiving a copy of a direction or recommendation from the VBA	DMBS, BS	
s 216C(1)(a)	Function of issuing building permits where appointed for land outside the municipal district	DMBS, BS	

BUILDING ACT 1993			
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 216C(1)(b)	Function of carrying out inspections of buildings and building work under part 4 where appointed for land outside the municipal district	DMBS, BS	
s 216C(1)(c)	Function of issuing occupancy permits and temporary approvals under part 5 where appointed for land outside the municipal district	DMBS, BS	
s 216(3)	Power to use the title of municipal building surveyor in carrying out functions under s 216 of the Act	DMBS, BS	Power of a MBS appointed under s216C(1) of the Act in respect of land outside the municipal district
s 216C(2) & (4)	Power to carry out outside the municipal district any function, other than those specified in s 216C(1), conferred on a private building surveyor by this Act or the regulations	DMBS, BS	Power of a MBS appointed under s216C(1) of the Act in respect of land outside the municipal district
s 225(d)	Duty to assist the Minister and obey all directions given by the Minister in the exercise of any of the powers of the Minister under s 224	DMBS, BS	
s 227E(1)	Power to inspect, either separately or jointly with chief officer, any safety or emergency installations, equipment or services or any records or reports relating to the operation and maintenance of any safety or emergency installations, equipment or services	DMBS, BS	
s 227E(2)	Function of receiving from chief officer a report of an inspection by the chief officer under s 227E(1)	DMBS, BS	
s 227E(3)	Duty to ensure that owner of building or place of public entertainment that has been inspected under s 227E (1) is provided with inspection report signed by the MBS, within 10 business days of inspection	DMBS, BS	
s 228A(1)	Power to authorise a person to exercise all or any of the powers under Part 13 Division 2 where satisfied that the person to be authorised is appropriately qualified or has successfully completed appropriate training	DMBS, BS	

BUILDING ACT 1993			
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 228A(3)	Power to authorise a person to exercise all or any of the powers under Part 13 Subdivision 4 where satisfied that the person to be authorised is appropriately qualified or has successfully completed appropriate training	DMBS, BS	
s 228B(1)	Duty to issue documentation that complies with s 228B(4) to a person authorised by the MBS under s 228A	DMBS, BS	
s 234E(2)	Power to apply for an injunction	DMBS, BS	
s 236(7)	Function of providing consent to remove or deface an order or notice put up under s 236(4) or 236(4A)	DMBS, BS	
s 238(1)	Power to rely on certificate by a registered building practitioner in a prescribed category or class of practitioners that building work or proposed building work of a prescribed class complies with any provision of this Act or the regulations	DMBS, BS	
sch 2, cl 2(1)	Power to require applicant to provide additional information or documents or to amend application before dealing with or dealing further with application	DMBS, BS	
sch 2, cl 3(1)	Power to refuse application if additional information or document or amended application is not supplied within the time specified	DMBS, BS	
sch 2, cl 3(2)	Duty to give applicant 30 days notice in writing of intention to refuse application	DMBS, BS	
sch 2, cl 4(1)	Duty to not decide an application that is required by this Act or regulations to be reported on or consented to, without obtaining report or consent from the reporting authority	DMBS, BS	
sch 2, cl 4(2)	Duty to give copy of application to each reporting authority within prescribed time	DMBS, BS	
sch 2, cl 4(3)	Duty to forward to a reporting authority with the copy of an application, any fees paid to the building surveyor under clause 1(e)	DMBS, BS	

BUILDING ACT 1993			
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
sch 2, cl 5(3)	Power not to obtain a report or consent from a reporting authority if the applicant notifies that they have applied for or intends to apply for that report or consent, or supplies a copy of the report made in the last 12 months or of the consent	DMBS, BS	
sch 2, cl 6(1)	Power to proceed to decide an application without a report being obtained if a copy of the report is not supplied by the reporting authority (other than a Council or an officer of a Council) within the prescribed time	DMBS, BS	
sch 2, cl 6A(2)	Power to proceed to decide an application without a report being obtained if a copy of the report is not supplied by a responsible authority under the Planning and Environment Act 1987 within the prescribed time	DMBS, BS	
sch 2, cl 7(1)	Duty to consider any report of a reporting authority supplied under Schedule 2 before deciding the relevant application for a permit	DMBS, BS	
sch 2, cl 7(2)	Duty to implement recommendations of a prescribed reporting authority in relation to a prescribed matter, in deciding application	DMBS, BS	
sch 2, cl 7(3)	Power to not implement any of the recommendations in a report by a reporting authority, except as provided under cl 7(2)	DMBS, BS	

DOMESTIC BUILDING CONTRACTS ACT 1995			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.48R	Function of receiving details of alleged contraventions of building legislation	DMBS, BS	

BUILDING REGULATIONS 2018			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 13(1)	Duty to determine the classification of a building when performing a function under the Act or the Regulations	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 13(2)	Duty to classify the building as belonging to the class it most closely resembles	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 25(3)	Power to reasonably require additional copies of documents set out in r 25(1)	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 26(2)	Power to reasonably require additional copies of documents set out in r 26(1)	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 27	Power to exempt an application for a building permit in respect of building work from any requirement under rr.25 or 26	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 29	Power to request additional information to accompany application for permit	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 36A	Power to examine an extract of the major domestic building contract and a copy of the certificate of insurance	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 37(3)	Duty to include the things specified in rr.37(3)(a) and 37(3)(b) on the building permit	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 38	Duty to document determination of performance solution	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 39	Duty to provide copy of building permit	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'

BUILDING REGULATIONS 2018			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 42	Function of being notified of changes by the owner of a building or land to which a building permit relates	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 43	Function of being notified of any change in the name or address of the building practitioner specified in the permit	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 47	Duty to provide information to the VBA in the approved form within 7 days after the end of each month	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 56	Duty to give notice of an imminent lapse of building permit – commencement of work	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 57	Duty to give notice of an imminent lapse of building permit – completion of work	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 58	Duty to cause a copy of the notice of imminent lapse of building permit to be provided	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 59(1)	Function of receiving an application for an extension of the commencement date or the completion date of building work	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 59(3)	Power to extend the commencement date or completion date of the building work	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 59(4)	Duty to notify the applicant if an extension is granted under r.59(3) without delay	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 60(1)	Function of receiving an application	DMBS, BS	Where the municipal building surveyor is appointed by the 'relevant Council'

BUILDING REGULATIONS 2018			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 62	Power to request more information	DMBS, BS	
r 63(1)	Power to refuse an application if information not provided	DMBS, BS	
r 63(2)	Duty, before refusing an application under r.63(1) to give the applicant 30 days notice in writing of the municipal building surveyor's intention to refuse the application	DMBS, BS	
r 64(1)	Power to determine or refuse to determine that a combined allotment can be treated as one allotment for the purposes of the <i>Building Act 1993</i> and the Regulations	DMBS, BS	On receiving an application under r.60(1)
r 64(4)	Duty to give a copy of the determination to the applicant	DMBS, BS	
r 64(5)	Duty to notify the applicant of refusal to make a determination	DMBS, BS	
r 66(1)	Power to revoke a determination	DMBS, BS	
r 66(2)	Duty to give each owner of land in the combined allotment written notice of the revocation	DMBS, BS	
r 111(1)	Power to determine if protection work is required	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 111(2)	Duty to determine whether protection work is required when deciding an application for a building permit in relation to proposed building work	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 111(3)	Power to, at any time, determine that protection work is required	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 111(5)	Duty to provide a copy of the determination within 7 days after making a determination under r.111	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'

BUILDING REGULATIONS 2018			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 112	Duty to have regard to the items in rr.112(a) – 112(i) when determining if protection work is required	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 116(1)	Power to require precautions to be taken before and during building work to protect the safety of the public	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 116(2)	Duty to approve the precautions made under r 116(1)	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 117(1)(a)	Power to inspect and approve precautionary measures	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 117(1)(b)	Power to direct the hours during which any external wall on or within 3 m of a street alignment may be pulled down	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 117(1)(c)	Power to require protective outriggers to be installed	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 117(2)	Power to exempt minor demolition work from the requirements of r.117(1)	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 118(2)	Power to exempt requirement that all water be removed or diverted from excavations before the laying of footings	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 119(1)	Power to require the owner of an allotment to provide retaining walls or other means of maintaining the stability of the soil	DMBS, BS	
r 120(1)	Power to require that the owner or builder carrying out building work, for which a building permit has been issued, arrange for the testing of any material used in the building work	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'

BUILDING REGULATIONS 2018			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 120(2)	Power to, as a result of the tests, prohibit the use of any material which meets the criteria in rr.120(2)(a) and 120(2)(b)	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 121	Duty not to determine that a performance solution complies with a fire performance requirement of the BCA unless the municipal building surveyor meets the criteria in rr.121(a) – 121(h)	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 124(2)	Function of receiving a copy of the record prepared under r.124(1) from a registered building practitioner	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 127(b)	Function of inspecting the records of all pile-driving operations	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 127(c)	Function of receiving the complete records of the pile-driving operations	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 128(2)(d)	Power to determine if used timber is suitable to be used for structural purposes	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 129(3)	Duty to forward details of the installation of fire sprinklers to the chief officer when a building permit is issued which involves the installation of fire sprinklers and the installation does not meet the deemed-to-satisfy provisions of the BCA	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 131	Power to require a report from the relevant electricity supply authority as to whether an electricity sub-station is necessary on the allotment and, if so, the size and location of the sub-station	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor' If an application is made for a building permit for the construction of a building

BUILDING REGULATIONS 2018			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 133	Power to approve the design of every stormwater drainage system to the point of discharge from an allotment	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 156	Duty to accept the bushfire attack level in the planning scheme or site assessment for planning permit	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 157	Duty to accept bushfire attack level of 12.5	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 165	Duty not to determine that a performance solution complies with performance requirement P2.7.6 of the BCA Volume Two unless the relevant building surveyor relies on one of the items set out in rr.165(a) – 165(d)	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 170	Power to omit a mandatory notification stage set out in r.167 for building work if that stage is not relevant to the building work	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 171	Duty to specify the mandatory notification stages for building work determined under rr.167, 168, 169 and 170 in the building permit issued for that building work	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 172(1)	Duty to cause to be inspected the building work in each storey of a Class 2, 3 or 4 building	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 172(2)	Duty to cause to be inspected at least one of each type of fire protection method for each type of service penetration to any building element that is required to resist the spread of fire or smoke on each storey of a Class 2, 3, 4, 9a or 9c building	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 175	Duty to keep and make available directions to fix building work	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'

BUILDING REGULATIONS 2018			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 191	Duty to decide an application to amend an occupancy permit within the time periods set out in rr.191(a) and 191(b)	DMBS, BS	
r 193	Duty to provide copy of an occupancy permit to the applicant within 7 days after issuing the permit	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 194(1)	Duty to ensure that an occupancy permit issued in relation to a building or place of public entertainment specifies the items set out in rr.194(1)(a) – 194(1)(c)	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 194(1)(b)	Power to determine the level of performance that each essential safety measure must achieve to fulfil its purpose	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 194(2)	Duty to specify the provision of the Regulations with which the installation and operation of the essential safety measure must comply, which sets out the frequency and type of inspection, testing and maintenance required for the essential safety measure	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 198(1)	Duty to ensure that a location approved within a building, for the purposes of r 197, is in a prominent position and is accessible to the occupants of the building	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor' Subject to r 198(3)
r 198(2)	Duty to ensure that a location approved within a place of public entertainment for the purposes of r 197 is in a prominent position and is accessible to the public	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 199(2)	Power to request a copy of any current occupancy permit	DMBS, BS	
r 201(1)	Duty to notify the chief officer within 10 days after issuing the certificate of the items set out in rr.201(1)(a) and 201(1)(b)	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'

BUILDING REGULATIONS 2018			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 201(2)	Duty to notify the chief officer of the issue of the certificate within 10 days after issuing the certificate	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 205	Duty to supply information to Council	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 211(2)	Duty to have regard to the qualifications published under r.211(1)	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 214(b)	Power to designate an item as an essential safety measure	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 215(2)	Duty to determine and specify in the determination the items set out in rr.215(2)(a) – 215(2)(c)	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 218(2)	Duty to prepare or update a maintenance schedule so that it complies with r.222	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 218(3)	Power to request documents, from the owner of a building or place of public entertainment, when preparing or updating a maintenance schedule under r 218(2)	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 219(1)	Function of receiving an application for the preparation of a maintenance schedule that complies with r.222	DMBS, BS	
r 219(2)	Function of receiving all documents referred to in r.225 relating to essential safety measures for the building or place	DMBS, BS	
r 220	Power to prepare a maintenance schedule in relation to a building or place of public entertainment that complies with r.222	DMBS, BS	If the owner of the building or place has applied in accordance with r.219 for such a maintenance schedule to be prepared

BUILDING REGULATIONS 2018			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 221	Duty to provide a copy of the maintenance schedule to the owner of the building or place without delay	DMBS, BS	
r 225	Power to request documents relating to essential safety measures	DMBS, BS	
r 229(2)	Power to exempt a building or place of public entertainment from compliance with any of these Regulations applicable to the new use	DMBS, BS	
r 229(3)	Duty, when deciding whether to grant an exemption under r.229(2), to take into account the criteria set out in rr.229(3)(a) and 229(3)(b)	DMBS, BS	
r 231(2)	Power to exempt a building from all or any of the requirements of r.231(2)	DMBS, BS	
r 231(3)	Duty, when deciding whether to grant an exemption under r.231(2), to take into account the criteria set out in rr.231(3)(a) and 231(3)(b)	DMBS, BS	
r 233(3)	Power to consent to partial compliance of building work or an existing building with rr.233(1) or 233(2)	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor' subject to r.233(6)
r 233(6)	Power to only consent to partial compliance in respect of the extension if the floor area of the extension is not greater than the lesser of those in rr.233(6)(a) and 233(6)(b)	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'
r 234(2)	Power to consent to partial compliance of a building with r.234(1)	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor'

BUILDING REGULATIONS 2018			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 268	Power, when issuing a permit for building work referred to in s 24B(3) of the <i>Building Act 1993</i> , not to be required to be satisfied that the building work is to be carried out by a builder who is a registered building practitioner	DMBS, BS	Where the municipal building surveyor is the 'relevant building surveyor' If the building work is to be carried out by a builder who is solely engaged in the business of constructing Class 10 buildings other than a Class 10b structure constructed for the purpose of displaying a sign