



## OWNER BUILDER DECLARATION

**Site Address:** .....

As an owner builder, the following responsibilities may relate to my project.

1. Any building contractor/s engaged for work where the value exceeds \$10,000 are required to be registered practitioners.  
(see VBA website for details)
2. When using a building practitioner where the value of the work exceeds \$16,000 a written domestic building contract must be entered into.  
(see VBA website for details of some exclusions)
3. When using a building practitioner where the value of the work exceeds \$16,000, that practitioner must provide job specific builders warranty insurance  
(cover provides 6 years for structural and 2 years for non structural work).
4. If a new building practitioner (other than those listed on the building permit) is engaged after a building permit has been issued the owner must notify the relevant building surveyor within fourteen (14) days of the engagement. The new building practitioner must provide to the RBS the required job specific builders warranty insurance details (for work over \$16,000) as soon as practicable.
6. When property protection works are required, the owner must obtain insurance to protect the adjacent property owner(s) both during construction and for a period of twelve (12) months after completion of the work.
7. Prior to entering into a contract of sale for a home built by an owner builder, which is less than six (6) years & six (6) months old from the date of final certificate or occupancy permit, the owner must:
  - a. obtain an inspection report (137b) from a prescribed practitioner that lists the details, conditions, defects and incomplete works; and
  - b. obtain the prescribed warranty cover for the works, which will cover the time remaining of the six (6) year & six (6) month period, which commences from the completion date of the works.  
This report should be not more than six (6) months old at the time the contract of sale is signed.

**I have read and understood the above requirements of an owner builder**

PRINT NAME:.....

SIGNED:.....DATE:.....

It is now a regulatory requirement that the estimated cost of construction be justified if no contract has been entered into. This cost of works is to **include labour** as if it was constructed under contract.

Several recognized organizations produce costing guides and this is an accepted measure for the estimations within the building industry. Cost estimations can be made on a square metre basis and vary (depending on the quality of the finish) between \$1000 and \$5000 per square meter for a house. See <https://www.bmtgs.com.au/construction-cost-table> for detailed information.

If your estimate does not fall within that price bracket then the cost will need to be verified by quotations or a detailed breakdown of the estimate. A guide for estimating this cost is given below.

**Area of building (m<sup>2</sup>)**                      **Cost per metre<sup>2</sup>**                      **Total**

..... x ..... = .....

| BREAKDOWN OF COSTS     |           |                             |
|------------------------|-----------|-----------------------------|
| Description of works   | Materials | Total cost including labour |
| Earthworks/Excavations |           |                             |
| Foundations            |           |                             |
| Framework              |           |                             |
| Flooring               |           |                             |
| Plumbing               |           |                             |
| Electrical             |           |                             |
| Plastering             |           |                             |
| Linings                |           |                             |
| Brickwork              |           |                             |
| Roofing                |           |                             |
| Drainage               |           |                             |
| Windows/Doors          |           |                             |
| Steelwork              |           |                             |
| Insulation             |           |                             |
| Fittings               |           |                             |
| Fix & fitout           |           |                             |
| Painting               |           |                             |
| Floor Coverings        |           |                             |
| Appliances             |           |                             |
| Other                  |           |                             |
|                        |           | Total cost                  |

**To the best of my knowledge the above estimate is true and correct**

PRINT NAME:.....

SIGNED:.....DATE:.....

For further information see <http://www.vba.vic.gov.au/consumers/owner-builders>