

FACT SHEET 1 • THE STARTING POINT

“Are You A Registered Building Practitioner?” The First Questions You Should Ask

WHY USE A REGISTERED BUILDING PRACTITIONER?

Every building project, no matter how big or small, carries some sort of risk. By using a Registered Building Practitioner you are engaging a qualified, knowledgeable and experienced professional.

If you are building a swimming pool or spa valued over \$10,000, the first question you should always ask your builder is: “Are you a Registered Building Practitioner?” Being a Registered Building Practitioner is a mandatory requirement of SPASA Victoria Pool Builder membership.

You can check if your builder is registered by calling the Victorian Building Authority on 1300 815 127 or use the ‘Find a Practitioner’ menu at vba.vic.gov.au



DO SWIMMING POOLS AND SPAS NEED TO BE INSTALLED BY REGISTERED BUILDING PRACTITIONERS?

Yes! Installing a swimming pool or spa involves a number of specialised trades and techniques.

By using a Registered Building Practitioner to undertake the work they must provide you with a major domestic building contract for work over \$10,000. For work over \$16,000 they must also provide domestic building insurance.

Many contracts can be confusing, or in the case of unregistered pool builders, you may even find there is no contract. Only SPASA Victoria Pool Builder Members can issue you with a SPASA Victoria Contract – a consumer friendly and easy to understand contract for the construction of your swimming pool or spa.

The SPASA Victoria Contract is tailored for pool and spa construction and provides the latest consumer protection.

It is an offence for an unregistered builder to carry out building work on a swimming pool or spa where the contract is over \$10,000.

For consumer caution / warnings on owner builders, kit pools and unregistered builders go to the media section of spasavic.com.au



DO YOU NEED A BUILDING PERMIT?

Yes, all swimming pools and spas (both in ground and above ground) greater than 300mm in depth, require a building permit in order to undertake construction work.

A building permit is also required for installing and altering all swimming pool and spa safety barriers, including existing windows, doors and gates that provide potential access to a pool or spa area.

You should always check with your municipal or private building surveyor prior to undertaking any building work and obtain a copy of the building permit.

HOW DO YOU RESOLVE BUILDING ISSUES?

Your relationship with your builder is like any other business relationship. It carries certain roles and responsibilities and, as a consumer, it is important to know where to go if problems arise. There is a range of services available to advise and assist you to resolve issues or disputes, should they arise. In the first instance you should contact your builder directly to discuss and rectify the problem.

If the issue remains unresolved after you have attempted to resolve it on your own, you can visit the Domestic Building Dispute Resolution Victoria (DBDRV) website www.dbdrv.vic.gov.au to lodge an online application for dispute resolution.

The DBDRV provides building disputes resolution without the cost and time often associated with courts and tribunals, and has the power to issue legally binding dispute resolution orders and certificates.

Independent legal advice may be sought from the Law Institute on 03 9607 9550.