

Removal of Domestic Builder (Manager), introduction of Project Manager (Domestic) and transitional arrangements

This fact sheet explains changes to building regulations that introduce the new class of Project Manager (Domestic), and discusses the transitional arrangements for existing practitioners in the class of Domestic Builder (Manager).

Who should read this fact sheet?

You should read this fact sheet if you are currently registered as a Domestic Builder (Manager) or intend to apply for registration in the class of Project Manager (Domestic).

What has changed?

On 1 July 2017, as part of the *Interim Building Regulations 2017* (the Regulations), Domestic Builder (Manager) was removed as a class of building practitioner. A new category of building practitioner was created called **person responsible for a building project or any stage of a building project**, with a new class called **Project Manager (Domestic)**. The type (scope) of work covered by the class of Project Manager (Domestic) is the same as the work that was covered by the class of Domestic Builder (Manager), but the educational qualifications required have increased, with a bachelor degree or diploma now part of the prescribed qualification.

Transitional provisions are in place until 30 June 2022 to give existing practitioners time to upgrade their qualifications and apply for registration in another class of building practitioner. Existing practitioners will remain registered as Domestic Builder (Manager) until 30 June 2022 (subject to successful five year registration renewal as usual).

What is a Project Manager (Domestic)?

People registered in the class of Project Manager (Domestic) are responsible for managing and arranging for a registered building practitioner to carry out one or more components of domestic building work as specified in the practitioner's certificate of registration. For more information go to the [What is Domestic Building Work?](#) Practitioner Guide.

Qualifications and experience

The 'prescribed qualification' is the level of education and experience required for registration as a building practitioner.

The prescribed qualification for Project Manager (Domestic) is:

- the successful completion of one of the following:
 - a Bachelor of Construction Management and Economics from Holmesglen Institute,
 - a Bachelor of Construction Management (Honours) from Deakin University,
 - a Graduate Diploma of Construction Management from Swinburne University of Technology
 - a Diploma of Building and Construction (Management) (CPC50308) from a registered training organisation;
- and
- at least two years of practical experience.

The increased educational qualification reflects the high level of responsibility required to manage a building project. The educational qualifications that were required for registration as a Domestic Builder (Manager), including the Diploma of Building and Construction (Building), qualify practitioners for the technical aspects of a

building project. These include booking surveyors and technical personnel, hiring equipment, ordering materials and checking plans. The qualifications required to be registered as a Project Manager (Domestic) have a greater focus on the business aspects of a building project, and cover managing operational plans, people and budgets.

The VBA will still consider equivalent qualifications

As with all classes of building practitioner, the VBA will consider if the applicant has the knowledge and experience, equivalent to the prescribed qualification, to enable them to carry out all the functions and activities of the class of registration applied for. The VBA may register a practitioner who has the required knowledge and skills even if they have not obtained the prescribed qualification.

The new regulations state that a Project Manager (Domestic) must possess the prescribed qualification of a bachelor degree or a diploma. Is it really necessary to go to university if I want to continue to manage building projects?

The VBA may register an applicant who has the required knowledge and skills even if they have not obtained the prescribed academic qualification. Remember the 'prescribed qualification' is BOTH the education and experience. If you believe you hold the prescribed qualification or an equivalent, you will need to complete an application to be registered as a Project Manager (Domestic) to be considered. The VBA's usual assessment process will apply, and you may be asked to attend assessment testing.

Can building surveyors provide building permits to Project Manager (Domestic)s?

Building surveyors are **not** able to provide building permits to practitioners registered in the class of Project Manager (Domestic). Also, Project Manager (Domestic)s are **not** able to enter into major domestic building contracts.

This is due to legislative changes that came into effect on 1 July 2017.

This does not affect existing Domestic Builder (Manager)s remaining in the class of Domestic Builder (Manager), who can continue to enter into major domestic building contracts and receive building permits until Domestic Builder (Manager) is removed on 30 June 2022.

The VBA is actively looking for solutions to this issue and will provide further information once available.

Transitional arrangements for practitioners currently registered as Domestic Builder (Manager)

Practitioners have until 30 June 2022 to adjust to the new legislation. As part of this transitional period:

- practitioners registered as a Domestic Builder (Manager) before 1 July 2017 may remain registered as a Domestic Builder (Manager) until 30 June 2022, and
- they will have until 30 June 2022 to gain the qualifications and apply to be registered in another class of building practitioner.

The VBA will be contacting all existing Domestic Builder (Manager)s separately with advice.

Five Year Registration and existing Domestic Builder (Managers)

From 1 September 2016, the registration of building practitioners became subject to a five year registration period. The VBA is converting existing practitioners to five year registration on a staggered basis over five years. Existing Domestic Builder (Managers) should still renew their registration when prompted to avoid their registration expiring. However, they will only be registered as a Domestic Builder (Manager) until 30 June 2022 in line with the transitional arrangements above.

The VBA will provide advice to all affected practitioners separately. You can read more about five year registration renewals in the [Five year registration period fact sheet](#).

Want to know more?

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

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