



The Definition of Building Work - Do you come within the jurisdiction of the ABCC?

The definition of building work establishes the reach of the Office of the Australian Building and Construction Commissioner's jurisdiction. The definition is broad.

The definition is contained in the *Building and Construction Industry Improvement Act 2005* (BCII Act). Whether a participant in the building industry is affected by the BCII Act is dictated by whether the work concerned is defined as building work.

BUILDING WORK MEANS:

Buildings, structures or works on land (including land beneath water)

Building activities on any buildings, structures or works that form, or are to form, part of land. The result of the activities may be permanent or temporary. Activities covered are:

- construction
- alteration
- extension
- restoration
- repair
- demolition
- dismantling.

Railways and docks

Building activities on railways (but not for rolling stock) and docks. Activities covered are identical to those above.

Fit-outs on land (including land beneath water)

Building activities for fit-outs, provided that the fittings form, or are to form, part of land, and are installed in a building, structure or works. For example, installing:

- heating
- lighting
- air-conditioning
- ventilation
- power supply
- drainage
- sanitation
- water supply
- fire protection
- security
- communications systems.

Preparatory/finishing operations

Building operations that are in preparation for, or for the finishing of, any of the building activities listed on this fact sheet.

For example:

- scaffolding tasks
- excavations
- prefabrication of components whether carried out onsite or off-site
- landscaping
- road-works.

BUILDING WORK DOES NOT COVER:

Drilling and extraction

- the drilling for, or extraction of, oil or natural gas
- the extraction of, or underground works for, mining.

Domestic housing

- construction, repair, or restoration of:
 - a single-dwelling home
 - a building, structure, or work e.g. a shed, or a pool associated with a single-dwelling home
- alteration and extension of a single-dwelling home which remains so after the activity is completed
- a multi-dwelling development involving the construction of four single-dwelling homes or less.

Please note: The Australian Government has proposed changes to the building industry legislation. The contents of this fact sheet will apply until the BCII Act is amended.



Need language help?

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