



## Fact Sheet

# Definition of 'building work'

### The Scheme

The Australian Government Building and Construction OHS Accreditation Scheme (the Scheme) is established by the *Building and Construction Industry Improvement Act 2005* (the BCII Act) and the Building and Construction Industry Improvement (Accreditation Scheme) Regulations 2005 (the Regulations).

The Scheme operates such that only 'builders' who are accredited under the Scheme can enter into head contracts for 'building work' that is funded directly or indirectly by the Australian Government, subject to certain conditions (see section below on 'Other important considerations').

For the purposes of the Scheme 'building work' is defined by section 5 of the BCII Act.

### Building work includes:

**Buildings, structures or works that form, or are to form, part of land**

Activities covered are the:

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

of any building, structure or works that form, or will form part of land. Land includes land beneath water, and the buildings, structures or works may be either permanent or temporary.

### Railways and docks

Any of the following activities in relation to railways (not including rolling stock) and docks:

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

### Fit-outs

Building activities which involve the installation in any buildings, structures or works of:

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

### Preparatory/finishing operations

Building operations that are preparatory to, or finish, any of the building activities listed above, including, for example:

- site clearance
- earth-moving
- excavation
- tunnelling
- boring
- laying of foundations
- erection, maintenance and dismantling of scaffolding
- prefabrication of components, whether carried out onsite or off-site
- site restoration
- landscaping
- roadways and other access works

### Multi-dwelling developments

Any work on single-dwelling houses that form part of a project for a multi-dwelling development of at least five single-dwelling houses.

## Building work does **not** include:

### Work for obtaining oil, natural gas or minerals

Work involving the:

- drilling for, or extraction of, oil or natural gas
- extraction of minerals (whether by underground or surface work), including tunnelling, boring or constructing underground works for that purpose.

### Domestic housing work

Provided the work is not part of a multi-dwelling development of five or more houses, any work that is part of a project for the:

- construction, repair or restoration of a single-dwelling house
- construction, repair or restoration of a building, structure, or work (for example, a shed or a pool) associated with a single dwelling house
- alteration or extension of a single-dwelling house as long as it remains a single-dwelling house after the activity is completed.

### Other important considerations

In addition to the type of building work being undertaken, the value of the building work and how it is funded will also play a role in determining whether it is covered by the Scheme. For further information refer to our fact sheets titled '**Applying the Scheme to directly funded building work**' and '**Applying the Scheme to indirectly funded building work**'.

#### For further information you can:

- visit the FSC website at [fsc.gov.au](http://fsc.gov.au)
- contact the FSC Assist Line on **1800 652 500**
- contact the OFSC via email at [ofsc@deewr.gov.au](mailto:ofsc@deewr.gov.au)

This fact sheet is correct as of 18 March 2008. Produced by the Office of the Federal Safety Commissioner.

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