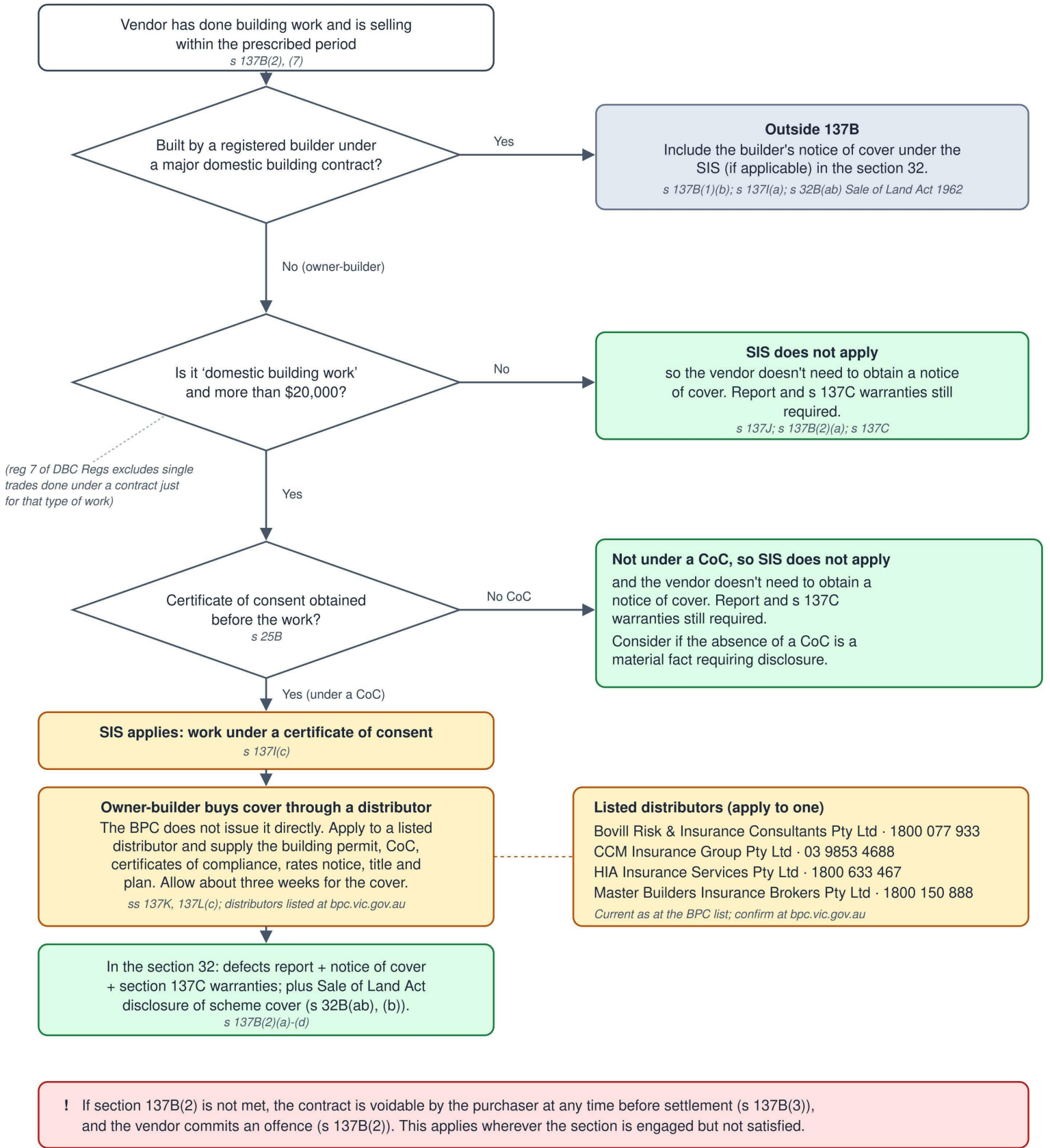


# Owner-builder sale and the section 32: decision flow (from 1 July 2026)

Building Act 1993 (Vic), Part 9A. Owner-builder cover is available via BPC-appointed distributors; the formalising regulations are still pending.



## Legend

- Outside section 137B
- Vendor can comply (report only, or cover in place)
- SIS applies; cover available via listed distributors
- Non-compliance (contract voidable; offence)
- Decision

Diagram is a navigational aid only. Section references are to the Building Act 1993 (Vic) unless stated; SIS provisions are inserted by the Building Legislation Amendment (Buyer Protections) Act 2025 (Vic) and were not yet consolidated at the date of this draft. Confirm before relying.