

Construction, building and maintenance

Can building and construction projects continue?

Building and construction projects can continue if the premises is a new build or unoccupied. Separate rules apply for unoccupied premises (see below).

The definition of building and construction project includes:

- service and maintenance essential to support the construction project
- building inspections by building inspectors that are essential to the construction project
- painting in a new build or unoccupied premises
- pool installation at a new build or unoccupied premises
- home renovations in unoccupied premises.

Site inspections by clients are not permitted.

Can an apartment be considered 'unoccupied' when other apartments in the block are occupied?

Yes, an unoccupied apartment is considered unoccupied even if other apartments in the building are occupied. Workers should avoid contact with building residents and always wear a mask.

Is a shed or granny flat considered 'unoccupied' if it does not have a tenant but it shares a block with an occupied home?

Yes, an unoccupied structure, such as a granny flat or a shed, is considered unoccupied even if it is on a property with occupied houses, if you can enter it without entering the occupied part of the property it shares a block with. Workers must avoid contact with residents of the occupied premises and wear a fitted face mask at all times to keep themselves and others safe. .

What is the definition of 'outside' for the purposes of construction, building and maintenance work?

A work space is considered 'outdoors' if it is not fully enclosed. This means renovation work, such as a house extension, that occurs in a space without a roof or wall is considered work occurring outside. The 'outdoor' work space must be entirely separated from the occupied part of the house, such that workers and residents cannot access the same space (e.g., workers must not be able to enter the occupied areas of the house, even when residents are not present).

Workers must avoid contact with residents of the building and wear a fitted face mask at all times.

What construction, building and maintenance work can occur at occupied premises?

In occupied premises, certain work can continue if:

- the service provider has an ABN
- the service is provided by five or less people, plus a supervisor
- the work occurs outside
- physical distancing can always be maintained.

Under these conditions, the following work can continue:

- maintenance, repairs, cleaning and other building work (including painting and pool maintenance)
- home renovations and installations
- home solar panel installations (if roof cavity access is required, it must have external access)
- landscaping and gardening (maximum of five people working, including supervisor).

Essential maintenance is permitted indoors or outdoors whether the premises is occupied or not (see FAQ on essential maintenance).

All workers must always wear a face mask.

What is the definition of 'outside' for the purposes of construction, building and maintenance work?

A workspace is considered 'outdoors' if it is not fully enclosed. Renovation work in a space without a roof or wall, such as a house extension, is considered to be outside. A work space must be entirely separated from the occupied part of the house (for example, workers must not be able to enter occupied areas of the house even when residents are not present).

Workers must avoid contact with residents and always wear a mask.

What is essential maintenance?

Essential maintenance is work that is essential to:

- maintain or protect human health, safety, and wellbeing at essential infrastructure and essential services (public or private), including construction, maintenance, and repairs

- conduct critical repairs to any premises, where required for emergency or safety
- support ongoing provision and regulation of electricity, gas, water, sewage and waste, and recycling services and their maintenance. This includes services to ensure solar or battery supply at off-grid premises.

Can workers who live in metropolitan Melbourne work on construction, building and maintenance projects in regional Victoria?

Yes, if:

- the work appears on the [Authorised Provider or Authorised Worker List](#)
- the work cannot be done from home.

This means a Melbourne-based office worker for a construction project in regional Victoria must only attend the regional office if their work cannot be done from home. When in regional Victoria, the restrictions travel with the Melbourne-based worker – for example, they must not dine in cafes or restaurants and must always wear a mask.

Do Authorised Workers or workers at Authorised Providers require a worker permit or employment letter to prove they can work?

No, worker permits and employment letters are not required.

Are display homes and suites allowed to open?

Display homes must not open in metropolitan Melbourne.

Display homes may open in regional Victoria in line with the retail premises rules (see table above).

Education

Is adult education (including VET) permitted face-to-face in metropolitan Melbourne?

No, adult education is not permitted face-to-face except for the following adult education providers who are permitted to teach from the workplace and/or face-to-face within Higher Education and Training facilities (RTOs), if it is not possible to do so from home:

- training and assessment for infection control, high-risk work licences, and high-risk work credentials and construction induction (white card), which ensure workplace and public safety in permitted work premises or for permitted workers;

training and assessment of apprentices in approved construction in permitted training facilities.

- study for final year pre-service early childhood and school teachers (including placements)
- final-year higher education students (i.e. in TEQSA-regulated courses), who do not have alternative options to complete their study by end of year
- first aid training where required for COVID response
- study for health care workers (including clinical placements)
- apprentices training with an Authorised Provider or Authorised Worker clinical health and biomedical science (if required to be on-site for the maintenance of essential research activities)
- aged and disability care (including clinical placements)
- mandatory assessments for VCE and VCAL students
- Police Academy
- defence and national security agencies.