

SOUTH GIPPSLAND SHIRE COUNCIL

Dilapidated Buildings

Clause 34 of the General Local Law 2024



A dilapidated building is any structure (house, garage, shed, fence or other structure) that has been allowed to deteriorate to a level that poses a safety risk. The risk may be to a person, animal, other property or the environment. A dilapidated building may be vacant or occupied. It may also include a building that has not been completed or has been abandoned.

View the clause by visiting: www.southgippsland.vic.gov.au/locallaw

Our Approach to Dilapidated Buildings

When assessing a dilapidated building, Council Officers will determine whether the exterior of the building is in such a state of disrepair, deterioration, or ruin due to age, neglect or misuse, that it poses a safety risk. The majority of safety issues raised with us come from concerned neighbours and community members.

How to Report a Dilapidated Building

You can report to Council by:



(03) 5662 9200



council@southgippsland.vic.gov.au

You can also use Snap Send Solve.



South Gippsland
Shire Council

Actions

If Council Officers determine that your property has a dilapidated building that poses a safety risk, you will be given a Notice to Comply. This will include works that need to be done and the date they need to be done by. If you need any clarification or an extension of time, please contact Council before the due date to discuss.

Examples of required works could be boarding up the building so it cannot be accessed, repairing any loose or dangerous fixings, or fencing the site to restrict access.

Tips and Hints

What you can do to avoid a dilapidated building on your property include:

- ✓ Regularly maintain your home so it is in a safe condition and no part of it can become loose and cause an injury or pose a risk.
- ✓ Keep outbuildings such as sheds and garages in a safe condition, or remove if no longer required.

Possible Penalties

Our first priority is to work with you to achieve compliance. However, if you fail to undertake the work required, or continue to allow buildings on your property to become or remain dilapidated, Council Officers may take enforcement action.

Penalty for allowing a dilapidated building:

Three penalty units (\$592 for 2024/25).

Penalty for failing to comply with a Notice to Comply:

Five penalty units (\$988 for 2024/25).

Additionally, if Council completes the required works due to non-compliance, the cost of the contractor plus an administration fee will be added to the property as compulsory works charges.

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