

WORKCOVER AUTHORITY

**** ATTENTION ALL OWNER-BUILDERS ****

Under the Workers Compensation Act 1987 owner-builders are considered to be licensed builders and as such are conducting a trade or business. Therefore owner-builders must take out a general workers compensation policy.

For many owner-builders this will only need to be a minimum policy.

Some owner-builders may find that their premium rate is higher than this if they employ workers ("deemed workers") or engage contractors in some circumstances. Deemed workers are individuals who do not employ other workers; who do not sub-let part or all of the work to be done and whose work is not part of a business or trade regularly carried out by that person in his/her own name or under a firm or business name.

Licensed tradespeople such as plumbers and electricians are not normally the deemed workers of the owner-builder and are usually required to carry their own workers compensation insurance. However an individual who agrees to do some labouring for the owner-builder is an example of the type of person likely to be a "deemed worker". The owner-builder's workers compensation Policy would cover this person if they were injured during the job. If a licensed tradesperson turned out to be a deemed worker the policy also would cover them.

Owner-builders should also be aware of their obligations under the Occupational Health & Safety Act 2000 and OH&S Reg. 2001 to provide a safe place of work for their workers and others. There is a penalty of up to \$55,000 for not having a workers compensation policy.

Contact Workcover to find out which insurers provide workers compensation cover.

If you have any questions about workers compensation, health and safety, or injury management, you can contact the **Workcover Information Centre on 131 050** from anywhere in the State.