

Under the Home Building Act, Owner Builders are discriminated against, why are they not treated equally as builders?

S95(2) Clearly warns a purchaser that an Owner Builder home, is different and must have something wrong with it "Consumer warning" as it would not be mentioned in the Building Act if something was wrong.

Where is the Registered Builder warning?

Owner Builders build and live in their home unlike Builders who are moving on, quickly, to the next job.

What this 'Consumer Warning' means is the Owner Builders have a more difficult sales process and require more discounting to compensate for the 'Consumer Warning'.

This section of the building Act unfairly discriminates against hardworking Australians, who have decided to sell, from achieving the price they would, if warranty insurance was available to the Purchaser.

Why disadvantage on section of the community?

Owner Builder Warranty works to protect the purchaser upon buying the Owner Built home, and the Owner Builder insures the whole home, thereby giving the purchaser one point of contact in the event of a problem or defect occurring and if the owner builder dies, disappears or becomes insolvent Owner Builder Warranty insurance is in place to cover them.

No gap in cover.

And for the Owner Builder having a defect inspection report in place, avoids frivolous claims by a purchaser as they have a copy of what they cannot claim on.

Reinstate mandatory Owner Builder Warranty to restore the equilibrium between builders and Owner Builders.

Other Issues.

- Liability insurance.

To protect Owner Builders, we believe that the Tasmanian system whereby the Building Surveyor checks to see that Liability insurance is in place prior to issuing the permit needs to be implemented.

Renovations in particular can be very confusing if the homeowner has cover, by having a professional check will insure the owner builder takes out the required insurance to protect him and his family.