

# Owner- Builders

Grindal Legal

## WHAT IS AN OWNER-BUILDER?

An individual who takes **sole responsibility** for the domestic building work conducted on their own land, instead of engaging a registered builder to complete the work. Several **eligibility criteria** must be met to be considered an owner-builder.

### IS SELLING MY PROPERTY AFTERWARDS ANY DIFFERENT?

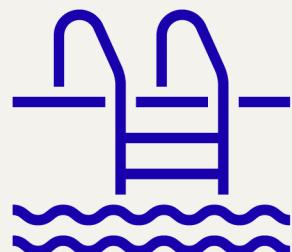
If you are not a registered building practitioner, you will need to engage one to provide you with a defects inspection report - this must be less than 6 months old when you sell your property.

**Domestic building insurance** is also required if you are selling your property within 6.5 years of the completion of the owner-builder work, if the project is valued over \$16,000.



### COMMON WORKS WHICH REQUIRE A REPORT:

- Pool installations
- Newly-built shed
- Home extensions and other significant renovations



### COMMON WORKS WHICH DO NOT REQUIRE A REPORT:

- Installing external fixtures (e.g. fly screens)
- Painting
- Tiling
- Plastering
- Electrical work
- Plumbing work

