



BUYING A NEW HOME

YOUR **FREE** GUIDE WITH COMPLIMENTS FROM **ALL ABOUT CONVEYANCING**

Buying a new home.

If you have decided to buy a new home, then there are some additional things to consider, such as:

1. Final Approval

Assuming the building is complete, the assigned certifying authority (ie. council or a private certifier) should have issued an Occupation Certificate. Have you cited it ?

2. Home Owners Warranty Insurance

This insurance must be in place if the building has been constructed by a contract builder (exemptions apply for owner builders and some strata buildings). It is important because it covers you against defective works that are deemed to be the responsibility of the builder. Have you cited it ?

Just because you are buying a new home doesn't mean that you shouldn't get a pre-purchase inspection. All builders are not equal and the quality varies between them. For your piece of mind and particularly as some defects are covered by warranty, it may be prudent to obtain a pre-purchase inspection so that you are aware of things that can be fixed before any resultant damage occurs and while you have the benefit of the warranty.

It is possible that you will view a building while it is still under construction. The benefit in doing this is that you may be able to have a say in the design, finish and inclusions of the home, but the drawbacks are that you cannot be sure when it will be completed and you can't see and touch exactly what you will get; it might be completed quite differently to what you have imagined.

