

A magnifying glass is positioned over architectural blueprints. In the foreground, a large, detailed key is shown, resting on the blueprints. The key is metallic and has a complex, multi-bit design. The blueprints show various rectangular shapes and lines, representing a floor plan or architectural drawing. The overall scene is in grayscale, with the magnifying glass and key providing a focal point.

Getting the keys and moving in

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Finally, your new home is built! All that remains is the handover process – and it's important to know what to expect at this stage. Your contract will outline the handover process that your builder performs, and it's worth checking the detail of that when you sign.

Walk-through

When your builder knows when the house will be completed, they will give you a 'notice of practical completion' at least five days before and invite you to meet on site to walk through the property with the supervisor. Some builders will alert you earlier than this, which gives you more time to arrange the visit. The final walk-through is designed to allow you to check that there are no faults in the workmanship, so it can take time. If there are any faults at this stage, the builder is obliged to rectify them within a specified time frame. Once any faults have been rectified, you'll be handed the keys.

Certification

As well as you and the supervisor, the property will also be inspected by a private certifier who will check that it has been built to the appropriate standards, and that all the trade work has been fully certified. Once the certifier is happy that the building is compliant and safe, they will issue an occupation certificate, which allows you to live in the property.

Quality

Better builders will also have their own quality control manager who will go through the property to check everything is to the builder's own standards. Your bank will also send someone to the property to make the final valuation, and they will also check that the occupation certificate is in place before releasing the final payment.

Once the bank has made the final payment, you will be given the keys and can finally move in. At this point, the responsibility for the insurance on the building will pass to you, so it's a good idea to make sure that's in place. Check also that you have been given all the warranties for the fixtures and fittings, and that you understand what is covered by the builder's warranty just in case anything goes wrong.

BetterBuilt Tips

- When you walk through with the supervisor, look carefully for any defects and call them to the attention of the supervisor
- The builder is obliged to rectify any minor defects, but it's a bad time to ask for changes!
- Make sure you have the occupation certificate, issued by the private certifier, in your handover documentation from the builder
- Make sure your home insurance is in place the day you get the keys
- Check through the documentation the builder gives you for their warranty, but also for all the warranties for the fixtures and fittings.

Useful Links



www.homeimprovementpages.com.au/article/what_is_an_occupation_certificate