



In the meantime remember:

- Get several quotes.
- Find out as much as you can about a building contractor's competence and business standards before you decide to hire them.
- Get a written contract and take time to read it.
- Check out the payments schedule.
- Ask the builder about the process for varying the contract.
- Get any changes to the works or contract in writing.
- Keep the signed contract in a safe place.
- Keep written receipts of all payments.
- Follow up on any warranty issues without delay.



IMPORTANT

Remember, all building work must comply with the Building Code, even if building work does not require a building consent. Building work must not adversely affect a building's level of compliance with the Building Code.



Ministry of Business, Innovation and Employment (MBIE) Hikina Whakatutuki

MBIE develops and delivers policy, services, advice and regulation to support economic growth and the prosperity and wellbeing of New Zealanders.

MBIE combines the former Ministries of Economic Development, Science and Innovation, and the Departments of Labour and Building and Housing.

MB 12619 version 2 - August 2014

I am a homeowner...

What does Building Amendment Act 2013 mean for me?



There have been changes to the Building Act 2004 that affect homeowners.

These changes are in Building Amendment Act 2013, which became law in November 2013.

Some changes come into force immediately and some will come into effect in 2015.

Key changes in effect now

Changes to the types of work that do not require a building consent

Schedule 1 of the Building Act lists work on homes and outbuildings (such as sheds and garages) that does not require a building consent. Schedule 1 has been rewritten and reformatted and the language is more consistent. This will help homeowners who do work on their homes to understand if they need a building consent or not.

Some exemptions have been re-worked to exempt more low-risk work and limit potentially higher-risk work. For example, all or part of a one-storey privately-owned outbuilding can be repaired or replaced without a building consent (the previous exemption was only for damaged outbuildings). Other important changes include:

- Only authorised people (as defined in the Plumbers, Gasfitters and Drainlayers Act) can do certain plumbing and drainlaying work without a consent.

Read the latest guidance
on Schedule 1 at
www.dbh.govt.nz/bc-no-consent

Key changes next year (from 1 January 2015)

New consumer protection measures come into effect from 1 January 2015. The aim is to encourage a professional, no-surprises relationship between you and your builder and enable you to make informed decisions about building work on your home. The regulations include the following:

- You will have to have a written contract for building work over \$30,000. A new home or major renovation is a big investment and this will help to protect your interests.
- Your building contractor will be required to give you information about his or her skills, qualifications, licensing status and track record. This will help you ensure you get the right people on the job.
- Building contractors can be fined if they don't comply with the law.
- There will be an automatic 12 month 'defect repair period' when builders have to fix any defects that you have told them about, 'no questions asked'.
- There are new remedies for breaches of implied warranties in the Building Act i.e. if the breach is substantial you can cancel the contract with your builder immediately.

The Ministry of Business, Innovation and Employment will release advice and information when the new consumer protection measures come into effect. Watch out for this information, it will help you to successfully manage one of the largest investments you may make in your lifetime.

Want to know more?

For more details go to www.dbh.govt.nz

