

CARING FOR YOUR HOME & RENOVATION



Produced by The Master Builders Association of Victoria

Keep This Booklet Handy

This booklet is full of helpful hints which will assist in dealing with many problems you may encounter when you purchase your new home. Keep it handy – you never know when you will need to refer to it, and it will certainly help in overcoming some of the teething problems you will experience in your new home.

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About This Publication

The Master Builders Association of Victoria is dedicated to helping the home-buying public as well as its members. To this end, the Association has produced an easy-to-follow guide to dealing with some of the problems which may be experienced once you have taken occupation of your new home.

Naturally, the House Contracts Guarantee Act 1987, which came into effect on 1 May 1988, provides protection against construction defects due to bad workmanship for a period of up to seven years after signing the contract, or the date of building approval, whichever is earlier. We have incorporated a simplified precis of the Act in an attempt to assist you to clarify your position (refer to page 20). As a member of the MBAV, your builder will have made every effort to ensure a quality construction, by employing the knowledge and skills of craftsmen and using the best materials. However, this publication is intended to assist in rectifying some of the more minor problems you may encounter which, although not serious, are nevertheless irksome.

We hope that your problems will be few but, should they occur, we are sure that the advice offered in this publication will prove invaluable.

The Association wishes you many years of joy in your new home and is happy to be of service.



A Word from MBAV's Housing Technical Services Director

Most Australians dream of owning their own home. You have turned this dream into a reality and, with a little tender loving care, you and your home may be lifelong partners. Your new home will probably be the most important and expensive personal financial transaction you will make in your lifetime. It will also be one of your best investments in terms of security and happiness, so it stands to reason that you should take every possible precaution to prevent minor problems ruining your happiness.

Prevention is always better than cure and, while your Master Builder will take care of a few continuing obligations, it is now up to you to take over and care for this assembly of materials and mechanical devices that go to make a home. You are there to **MAINTAIN** your home; the builder will rectify **DEFECTS**. Much like a car, this home will service you – and others who may one day live there – for an unlimited number of years, with proper care and maintenance.

There are over 3,000 component parts of your new home. If you have a working knowledge of some of the more important of these, it will enable you to understand more fully the usual results of use – heat, humidity, expansion, contraction – or, in other words, the normal wear and tear on your home. Of course, you should only attempt to make minor repairs; more serious problems must be referred to an expert. If in doubt contact your Master Builder, who will provide expert advice.

This booklet has been produced in an effort to help you enjoy your new home – not just today, but always. Use it and make the most of the resultant benefits.

Building Development Display Centre

If you have any building problems, or are just interested in the latest products and styles, the Building Development Display Centre at 332 Albert Street, East Melbourne [Tel: (03) 419 7488] can help you.

Open seven days a week, this free, permanent exhibition and advisory Centre allows visitors to see a wide range of building products and get unbiased, expert advice without any high pressure selling.

The Centre is in close contact with manufacturers and suppliers. This allows the Centre's staff to give accurate and up-to-date advice and information. As well as the products on display, the enquiry counter has a reference file of thousands of products and materials. Building documents such as standard contracts and specifications as well as technical publications and building books can be purchased.

Another service offered by the Centre is on-site inspections. For a small fee the Centre can arrange for a registered architect to visit your property and give you a written report on any problems that you may have. This service can also be used to inspect a house before you purchase it.

The Building Development Display Centre is open 9.00am-5.00pm weekdays and 10.00am-5.00pm weekends at 332 Albert Street, East Melbourne, 3002.

The Master Builders Association of Victoria extends its appreciation to the Building Development Display Centre for its assistance with some of the material contained in this publication.