



### ***SHS Building Consultants.***

**When constructing a new home, getting renovations done or hiring a tradesperson you are protected by legislation which requires that the building work must be undertaken in a proper and workmanlike manner, in accordance with the contract and that materials used by the builder or trade are of merchantable quality and reasonably fit for purpose.**

The legislative framework provides information on what must be attained in relation to building work, building contracts and building workmanship.

These requirements must be met by builders and individual trades involved with the construction or renovation of your home. Failure by your builder or trades to adhere to the guidelines can result in court or tribunal ordered rectification work, demolition of non-compliant structures, loss of the builders' building license and / or fines for the builder / trade.

Home Building Work must satisfy the requirements set out within:

- Home Owners Building Act 1991
- Building Act 2011
- Building Regulations 2012
- The Building Code of Australia

#### **How can SHS Building Consultants help?**

**An SHS report will inform you of which requirement has not been met with reference to the applicable legislative requirement and any implied breach of the legislative requirement. Your builder will have a chance to fix the defective work once it has been identified and / or the report may be used at the Western Australian Building Commission as an expert witness report.**

Your new building work is also protected by *consumer protection law* which states that the person or business who sold you the service –such as painting the walls of your house guarantees the service.

This means they are responsible for fixing a problem when the service does not meet a consumer guarantee.

To satisfy the consumer guarantee requirements the building work must be undertaken with due care and skill and the work must be fit for purpose.

#### **How can SHS Building Consultants help?**

**An SHS report will inform you if the work has been undertaken with due skill and whether the building component is fit for purpose with reference to accepted industry practise.**

*SHS Building Consultants September 2013.*