

## 9.0 Before construction starts

### 9.1 Checklist

- Has the contract been signed by both parties?
- Has the builder given you a complete, signed set of the contract documents?
- Have you provided proof of ownership of the land to your builder?
- Has the Building Permit been issued?
- If building in a suburb with development covenants, has the developer's approval (if applicable), been received by the builder?
- Is the proposed work on your land totally contained within the boundaries of your block; correctly positioned on your block and in relation to your block boundaries; and set out in accordance with the design plans? To be confident that the building accurately conforms to these things, employ a registered surveyor. The surveyor will visit on site and take measurements to locate block boundaries and then place markers so the builder knows exactly where to commence work;
- Has confirmation of finance approval been received? Your builder may request a copy of the finance approval; and
- Has the builder invited you to attend a 'pre-start' meeting? At that meeting you will be asked to make a number of important decisions about the types of materials and fittings and about colours. If you must make any last minute changes, make them now and not after construction starts unless the contract has been amended accordingly.

### 9.2 Building certifier

A NT registered building certifier must be engaged before any building work starts. The building certifier's role is to:

- Issue a Building Permit which is valid for two years from the date of issue. This period can be extended by applying to the building certifier **BEFORE** the expiry date;
- Inspect the works to ensure they comply with *Building Act* and regulations;

- Issue the Occupancy Permit; and
- Forward the Permit and the plans to the Regulator (Director of Building Control), Building Advisory Services, Department of Lands and Planning within seven days of issue.

Before constructions starts, the building certifier must:

- Approve all plans;
- Check that building insurance has been taken out;
- Issue the Building Permit; and
- Inform the builder of the appropriate notification stages (inspections).

You or your builder can engage a building certifier.

A list of NT registered building certifiers can be obtained from the Building Practitioners Board website: [www.nt.gov.au/bpb](http://www.nt.gov.au/bpb)

### 9.3 Insurance

You should ask your builder to provide you with a copy of a certificate of currency to ensure they have, as a minimum, the following insurances:

- Builder's all risk insurance;
- Public liability insurance; and
- Worker's compensation insurance.

Your builder is usually responsible for insuring your home during construction; however this will depend upon your contract. You should read the contract carefully to determine your responsibility.

Insurance is particularly important when renovating a home as household items can be easily damaged during the building process.

You should also check with home insurer as to whether they will cover your home for damage or loss during the construction period.