



Owner Builder Defects (137B) Reports



At The Home Inspection Hub, we understand that being asked to provide an Owner Builder Defects Report can be an unpleasant surprise. Let us explain why you need it and how we can help.

Under Section 137B of the Building Act 1993, any renovation work that has been completed within the last 6.5 years needs to be inspected by a suitably qualified person. The Owner Builder Defects Report forms part of your Section 32 documents. The purpose of the report is to protect both the purchaser and the owner, so they know the condition of the renovated property before a transaction takes place.

The report highlights any faults or defects in the building work, any incomplete work and will also identify if second-hand materials have been used. The types of renovation work we check include:



CARPORTS



GARAGE/ SHED



EXTENSIONS



KITCHEN



RETAINING WALLS



FENCES



DECKS



FULL HOUSE
RENOVATION



BATHROOM
RENOVATION



TILING



DRIVEWAY
SITUATIONS



OTHER SMALL

Why is an Owner Builder Defects Report with The Hub important?

- ✓ An Owner Builder Defects Report can only be provided by a qualified practitioner. At The Hub, we have suitably qualified Inspectors who can inspect the renovation work and prepare the 137B Report.
- ✓ We can prepare the report on our custom-built iPad inspection app and then send the report straight to the conveyancer.
- ✓ The 137B Report will enable the owner of the property to obtain Domestic Building Insurance which is required for any domestic work with trade value over \$16,000.
- ✓ Under the Building Act, it is an offence to sell your property within the 6.5-year timeframe without a Defects Report and Domestic Builders Insurance. It's important to note that heavy penalties apply for non-compliance.
- ✓ In addition, if you fail to provide an Owner Builder Defects Report, the purchaser may be able to pull out of the sale agreement without incurring penalties.





Our Qualified Inspectors



Timothy Lau

Timothy Lau is a registered architect (ARBV15355) and registered builder (DB-U 25911). Timothy established his own business in 2003 as a sole practitioner, where he completed his first multi-unit development as an owner builder. He has subsequently carried out design and construction projects, for both external clients and through joint ventures.

As a sole practitioner, Timothy handles all the documentation and has a hands-on approach regarding site supervision. From 2004 to 2017, Timothy worked as a contractor for ArchiCentre and has prepared 1400 reports across all services provided to their clients.

Alan Green

Alan is a registered architect (ARBV 12355) with over 45 years' experience in private architectural practice and construction management. He is the Managing Director and owner of Winston Green Developments (Construction).

Alan has extensive experience in design and construction, and supervising a variety of building works including factories, offices and residential developments.

Alan also acts as an Expert Witness for building disputes at the Victorian Civil and Administrative Tribunal (VCAT).

The Hub Office Team

Colin Legg - Owner and Director

Helen Legg - Owner and Director

Scott Leavy - General Manager (Sales & Business Growth)

Marie Kitch - General Manager (Operations)

Tayla Ryan - Residential Sales Coordinator

Natasha Kidman - Residential Sales Coordinator

Tracy Bratby - Residential Sales Coordinator

Zoie Miller - Residential Sales Coordinator

Ann-Maree Dunn - Marketing & Projects Assistant

The Building Inspection
Professionals
20,000+
Inspections
Completed



REGISTERED
Building Practitioner

