



# Master Build Guarantee

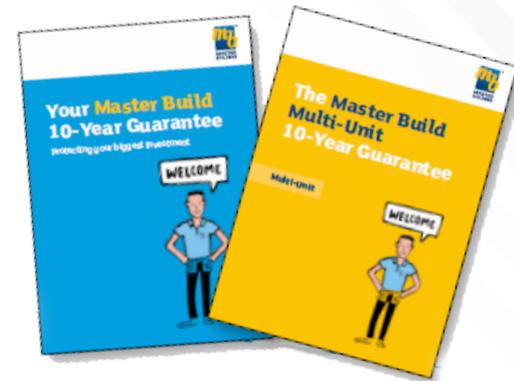
Constructive 2025



Building a Better New Zealand

# Overview of the Guarantee

- Leading provider of residential guarantees in the country for 30 years
- One of the most comprehensive residential guarantees in the market
- Stronger protection for your clients than the Building Act and Consumer Guarantees Act
- Can help finance builds
- Cover for standalone, multi units, builders own home, spec builds and renovations



# What does the 10- Year Master Build Guarantee cover?

# Before and during the build

Before building work begins



Loss of Deposit

While building work is underway



Non-Completion  
(includes remedial work)

Home owners can 'opt out' of Loss of Deposit and Non-completion cover

# After Practical Completion

After building work is completed



Materials and  
Workmanship (2 years)



Structural defects  
(including rot and  
fungal decay)



Temporary accommodation  
during remedial work

# Applying for a Guarantee

# Application



Submit application form either via email or online



Make sure you complete all the relevant fields and supporting information



Guarantee Guide can help you with completing the correct documentation



If there is missing information or questions we will be in contact – current processing times are within a week of submitting the application



If you haven't heard from us within 14 days please contact us

# Waivers

- If your client decides not to take up the offer of a Guarantee, they must sign a waiver
- Waivers must be submitted for 'New Home' contracts as well as 'Additions and Alterations' contracts (renovations)
- There **must** either be a guarantee **or** a waiver in place to enter House of the Year
- Waivers protect the builder

# After Completion of the build

A stylized silhouette of a city skyline with various building shapes and trees, rendered in shades of purple and blue, positioned below the main title.

# Notice of Practical Completion

When each build has reached Practical Completion, the builder is expected to submit a completed NPC form to MBS

This allows the Guarantee to move into the next stage of cover – Workmanship and Materials

It also provides your client with a final certificate confirming the dates of the cover

Once an NPC has been received, the Guarantee can be transferred

# Transferring the Guarantee

- There must be an NPC filed
- May be transferred to a new owner multiple times
- Transfers do not extend the period cover
- The build must be complete
- Transfer requests must be received by MBS within 90 days of settlement
- Transfers are free for the first transfer between a developer & homeowner

# Design Criteria

Keeping up to date with changes

# Standard Guarantee

- No pre-approval is required for \$2M+ builds
- Pitch of the roof is no longer an exclusion element
- Balcony/Deck over habitable accommodation can now be accepted
- Stand-alone builds can be applied for under a standard guarantee (even if they are part of a multi-unit project)
- Stacked apartments can now be accepted



# Multi Unit Guarantee

The Multi-Unit and criteria has gone through a number of changes

- Pitch of the roof is no longer an exclusion element
- RAB no longer a requirement
- Stacked apartments are no longer excluded
- Balcony/Deck over habitable accommodation are no longer excluded
- E2/AS1 risk score should be 20 or lower (increased from 13)
- Must be 3 levels or less



# We are here to help

0800 762 328

Guarantee team: [help@masterbuilder.org.nz](mailto:help@masterbuilder.org.nz)

Claims team: [claims@masterbuilder.org.nz](mailto:claims@masterbuilder.org.nz)

Membership team: [rmb@masterbuilder.org.nz](mailto:rmb@masterbuilder.org.nz)