

Handover Stage

Coordinated Handover

All efforts to expedite the hand-over process should be made. A fully completed house with no occupants is a target for an opportunistic thief. The builder should aim to hand over the keys to the house as soon as possible after the work is completed.

Check Contract Items

The builder and purchaser should check over the contract upon completion of the home. The purchaser should ask for and receive details of serial and model number of appliances/whitegoods that have been fitted.

Property Inventory

The purchaser of the new home should record the details of all valuables in the home by marking with an engraver or ultraviolet pen to deter theft. These details should be recorded on an inventory form for referral if necessary at a later date.

Review Security

As soon as possible after taking possession, the purchaser of the home should review the security measures in place. This may include the changing of lock barrels, fitting security lighting and window locks etc.

IMPORTANT POLICE CONTACTS

For reporting of crime by telephone or in person,
attend your nearest Police Station.

For an emergency, life threatening situation or
a crime in progress

**Triple Zero
000**

Report criminal or suspicious activity
anonymously

**1800 333 000
CRIME STOPPERS**

24 Hour line for reporting of crime which does not
require immediate Police presence or non urgent
incidents where there is no crime in progress

131 444

POLICE ASSISTANCE LINE (PAL)

For reporting any compliments & complaints
related to Police Work

1800 622 571

POLICE CUSTOMER ASSISTANT UNIT



Preventing Building Site Theft



NSW Police Force
www.police.nsw.gov.au



Stop, solve & prevent crime



Preventing Building Site Theft and Vandalism

Facts and Figures

Millions of dollars are lost on home building sites through theft and vandalism.

Thieves are resourceful and anything on a building site is vulnerable, e.g. tools, materials, timber and especially white goods/appliances.

Theft from residential construction sites accounts for 1% of the cost of a new home. These hidden costs are often passed onto the homebuyer.

This brochure is part of an overall package developed to assist builders/owners to reduce the incidence of building site theft and vandalism, promote site safety and reduce the associated costs of site theft to the industry and the public.

Pre-construction Stage

Importance of Neighbours

At all stages of the building process, neighbours can play an important part by reporting suspicious behaviour. Get to know immediate neighbours and make your contact details available to them.

Safety aspects

As a builder/owner, it is your responsibility to provide a safe workplace. Work cover authorities may impose heavy penalties for those who do not practice due care or where injury or death results from unsafe or negligent work practices.

Foundation Stage

Fencing

Some Local Government areas have by-laws making suitable fencing mandatory. Temporary fencing can help reduce the incidence of theft and vandalism. Information on fencing such as builder details and after-hours contacts prominently displayed on the site will assist the police in responding quickly to an incident and identifying a specific house lot construction site.

Power/Lighting

If street lighting has not yet been activated, consider placing some form of temporary lighting illuminating the front and footpath areas of the building site.

Coordinated Deliveries

Where possible coordinate deliveries of materials and goods to coincide with their use or installation by tradesmen. Most thefts occur when items such as windows and timber are left out unattended for extended periods of time.

Frame Stage

Site Safety

Materials, dirt or rubbish left on the footpath are a hazard and can leave the builder/owner subject to expensive legal action should an injury or damage take place.

On Site Storage

Consider placing an on-site storage container or compound for secure storage of tools and materials. It is also a good idea, space permitting, to park your trade vehicles within the site to prevent theft of, or from vehicles.

Marking of Materials

All materials and timber should be marked with the company name or building site lot number.

Lock-Up Stage

Windows and Door Locks

At lock-up stage, ensure the building becomes more vulnerable to theft. Ensure that all doors and windows have adequate locks fitted and that all locks are engaged when the site is unoccupied.

Delivery of Appliances

Try to coordinate the delivery of expensive appliances to coincide with their installation. Don't leave appliance packaging in view, as it provides a visible cue for potential thieves.

Access Controls

The builder/owner should ensure that all master keys are accounted for. Recover keys no longer required by tradesmen and delivery contractors as soon as possible.

Alarms

If fitted to the house, have the alarm system activated and operating as soon as possible. Monitored alarms are best as they provide a notification service to police from the monitoring agency.

Fit-out Stage

Appliances

Fit-out of major appliances and whitegoods should be delayed until the last possible opportunity. In fact, some builders now do fit-outs with the new owner present, who then takes possession of the house.

High Risk Items

High-risk items such as spas and compact hot water services should be secured in a manner making them difficult to steal. There are a range of special bonding adhesives and tamper-proof metal fasteners, which can be used to make the theft of these items more difficult.