



Maintenance Advice Report

This Maintenance Advice Report provides independent expert advice from a registered architect about the cause of an apparent building defect or defects and clear rectification recommendations.

Inspection Details

CUSTOMER DETAILS

Name	Emily Zhang		
Telephone		Booking No	1742
Advice Required		Service Scope	

INSPECTION DETAILS

Address of Property	222 Bourke St				
Suburb	Melbourne	State	VIC	Postcode	3000
Date of Inspection			Time of Inspection		
Existing use of Building					
Weather conditions					
Verbal summary to			Date		

ARCHITECT DETAILS

Name	Fafa2 Lai	Registration No	19920308
Address	526 Whitehorse Road, Mitcham, VIC 3132		
Email	fafa@adtalk.com.au	Phone	0400000000

Introduction

Archicentre Australia is Australia's independent architect's advisory service.

We have been commissioned by Emily Zhang to undertake a site assessment at the above property and to provide advice with respect to current maintenance needs.

We have engaged an Archicentre Australia architect to prepare this Report on our behalf. The architect is formally qualified, registered with the state Architects Registration Board and a member of the Australian Institute of Architects having been trained to undertake property assessments and to provide associated advice.

If it is decided that maintenance work should be undertaken we recommend the following approach to ensure an optimum outcome. We would be happy to provide further assistance required and ask that our office be contacted on 1300 13 45 13.

Archicentre Australia
Email: office@archicentreaustralia.com.au

The Scope of Assessment

Report Standard

Your Report is prepared by Archicentre Australia – a division of ArchiAdvisory Pty Ltd – in accordance with Australian Standard 4349.0-2007-Inspection of Buildings Part 0: General Requirements and to any other Australian Standards cited in these Terms and Conditions.

The architect can only assess the reasonably and safely accessible parts of the property. It is your responsibility to ensure that any inaccessible parts of the property that can be made reasonably accessible for an assessment, where appropriate for the scope of advice sought, are made so, prior to the assessment. Areas which are not reasonably and safely accessible cannot be assessed.

What is included in this Report

The Report is limited to a visual investigation of the property, item, area or matter of your concern. Where this relates to a defect or problem with a building or property element the architect will, where appropriate:

- Investigate and advise on the cause of the defect;
- Provide advice on the repair or maintenance of the defect;
- Recommend the appropriate trades, profession or technical expert to undertake further investigation and/or the repair or rectification.

What is not included in this Report

The Report will not contain advice on any matters beyond the scope of the advice sought.

- The Report is based on the condition of the property and the prevailing structural, soil and weather conditions at the time of the inspection. Prolonged periods of wet or dry weather will cause structural changes to the property as described in Archicentre Australia's Property Maintenance Guide which can be downloaded from the Archicentre Australia Supplementary Documents web page.
- Unless specifically and explicitly agreed in writing with the owner prior to the inspection the Report is based on a visual assessment of reasonably accessible parts of the property and does not cover enquiries of councils or other authorities.
- The Report will not disclose defects in inaccessible areas, defects that are not reasonably visible, defects which may be apparent in other weather conditions or defects which have not yet arisen.

- This Report does not include a pest inspection. Clients wishing to have a full timber pest infestation check should advise Archicentre Australia who will arrange for a separate timber pest inspection.
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- Unless specifically and explicitly agreed in writing with the owner prior to the assessment, the Report does not cover the identification in the Property of:

1. Asbestos related products;
2. Condition or operation of swimming pools, spas and similar facilities;
3. Condition or adequacy of underground pipes or drainage systems;
4. Condition, adequacy or compliance of electrical, gas and plumbing systems including adequacy of roof plumbing;
5. Operation, adequacy or compliance of security and communications systems, smoke detectors, building services, building automation, automatic garage door mechanisms, plant, equipment and mechanical or electrical appliances or fittings;
6. Footings below ground or soil conditions;
7. Compliance with BCA, planning, sustainability or environmental matters including but not limited to the adequacy or safety of insulation, waterproof membranes and/or other installations, or BAL assessments;
8. Timber, metal or other framing sizes and adequacy;
9. Compliance with planning/ building regulations for Occupational Health and Safety legislation requirements. Compliance should be verified with the relevant authorities or specialist consultants as required.

- The Report assumes that the existing use of the property will continue, and unless the advice is sought in respect of a change of use, the Report will not assess the fitness of the Property for any intended purpose. Any proposed change in use of the Property should be verified with the relevant authorities.

It is not a certificate of compliance for the Property within the requirements of any Act, regulation, ordinance or local by-law.

Defect definitions

	DEFINITION
Minor Defect/ Maintenance Item	Any items of repair which are common to well maintained properties of similar age or type of construction and as described in the Property Maintenance Guide, including decorative features and finishes.
Major Defect	A defect of sufficient magnitude where rectification has to be carried out without undue delay to avoid: <ul style="list-style-type: none"> • unsafe conditions, posing a threat to life or serious injury; or, • loss of utility whereby the defect is such that the whole of the relevant part of the property can no longer serve its intended function; or, • further substantial deterioration of the property.
Serious Structural Defect	A major defect in any internal or external primary load bearing component of the building which seriously affects the structural integrity of the building requiring rectification to be carried out without undue delay to avoid: <ul style="list-style-type: none"> • unsafe conditions, posing a threat to life or serious injury; or, • loss of utility, whereby the defect is such that the whole of the relevant part of the building can no longer serve its intended function; or, • further substantial deterioration of the building. <p>In the case of cracking, a serious structural defect denotes severe cracking as defined by Category 4, Appendix C – Australian Standard AS 2870-2011.</p>

Assessment Access

The architect can only assess the reasonably accessible parts of the property. It is your responsibility to ensure that any inaccessible parts of the property that can be made reasonably accessible for an assessment are made so, prior to the assessment. If parts of the property have been noted as being inaccessible during the assessment, it is important that you contact Archicentre Australia and arrange for a second assessment when access to restricted areas has been made available. Inaccessible areas cannot be assessed.

Reasonably and Safely Accessible – Accessible areas which can be accessed by a 3.6 metre ladder or those which have at least 600mm unimpeded vertical and horizontal clearance without the removal of any fixed or unfixed furniture, fittings, stored items, cladding or lining materials, plants or soil.

Reasonable Access may not be possible due to physical obstructions or conditions that may be hazardous or unsafe to the architect. Access restrictions will be noted where appropriate.

Archicentre Australia architects are unable to access areas where there is a risk of adverse disturbance or damage to the property, including garden or external areas of the site.

Workplace Health and Safety access conditions apply subject to relevant State and Territory regulations. Areas in excess of 3.0 m above ground level can only be visually assessed where safe balustrading or fall prevention barriers are permanently installed. High level access equipment may provide access where this has been explicitly requested and agreed in writing prior to the assessment.

Reasonable Access may not be possible due to physical obstructions or conditions that may be hazardous or unsafe to the architect. The inspecting architect will determine the extent of accessible areas at the time of the assessment.

Access restrictions will be noted where appropriate.

Attachments

The following selected attachments are an important part of this Report. These can be downloaded from the Archicentre Australia Supplementary Documents page – [click here](#) - or by referring to the Report cover email for downloading instructions. If you have difficulty downloading the following ticked attachments, please contact Archicentre Australia on 1300 13 45 13 immediately.

ITEM		ITEM		ITEM	
Property Management Guide	✓	Cracking in Masonry	✓	Treatment of Dampness	✓
Health & Safety Warning	✓	Roofing & Guttering	✓	Re-stumping	✓
Termites & Borers	✓			Cost Guide	✓

General Advice

- This is not a pest inspection report. Archicentre Australia recommends pre- purchase and ongoing timber pest inspection in all mainland states and territories.
- Smoke detectors must be installed in accordance with current regulations. Archicentre Australia suggests that you regularly check these to ensure proper operation.
- Drought conditions can cause buildings to crack literally overnight. Please note the precautions advised in the referred Property Maintenance Guide and any specific recommendations made in your Report.
- The condition of timber- framed or concrete decks and balconies deteriorates over time – annual assessments should be undertaken to verify their safety.
- In the interests of safety, Archicentre Australia recommends all property owners should have an electrical safety assessment undertaken by a suitably qualified specialist.

- This assessment does not include an assessment of essential safety measures and prospective purchasers/ leasers should make their own enquiries in this regard.
- If you are purchasing the property, Archicentre Australia recommends a review of all door and window locks and security systems, appliance and equipment at settlement.

For Strata, Stratum and Company Title Properties

The Assessment is limited to the nominated individual property including associated private open space. It is not the scope of this assessment to include all common or other adjacent property. Legal advice should be obtained as to the liability to contribute to the cost of repairs in respect of any common property.

Terms & Conditions

The Report has been prepared by Archicentre Australia – a division of ArchiAdvisory Pty Ltd – and the named architect and is supplied to you (the named client) on the basis of and subject to the Scope of Advice and these Terms and Conditions. Archicentre Australia accepts no responsibility to other persons relying on the Report.

The Report has been prepared in accordance with Australian Standard 4349.0-2007 Inspection of Buildings Part 0: General Requirements and to any other Australian Standards and definitions cited in the Terms and Conditions.

The Report should be read in conjunction with any other Archicentre Australia Reports issued concurrently for the Property.

The Terms and Conditions take precedence over any verbal or written representations by or on behalf of Archicentre Australia.

1. After making the booking, the client is deemed to have accepted these Terms and Conditions and the Scope of Report upon the architect arriving on site.
2. The Report is not a guarantee but is an opinion of the condition of the assessed property.
3. Archicentre Australia accepts no liability with respect to work carried out by other trades, consultants or practitioners referred by Archicentre Australia. It is your responsibility to make appropriate contractual arrangements with such persons.
4. The Report is not a certificate of compliance for the property within the requirements of any Act, regulation, ordinance or local by-law.
5. Archicentre Australia does not accept responsibility for services other than those provided in this Report.
6. Archicentre Australia's liability shall be limited to the provision of a new assessment and report or the payment of the cost of a new assessment and report, at the election of Archicentre Australia.
7. The Property Maintenance Guide and any other selected attachments referred to in this Report are a vital part of the recommendations and failure to observe the recommendations in the Report, the Property Maintenance Guide or such other referred attachments could lead to premature deterioration of the property.
8. The Health and Safety Warnings constitutes a vital part of Archicentre Australia's recommendation to you. Failure to observe the provisions of the warning sheet could jeopardise the safety of the occupants.
9. The Report and its appendices and attachments, as issued by Archicentre Australia, takes precedence over any oral advice or draft reports, to the extent of any inconsistencies, and only the Report and its appendices and attachments, which form a vital part of the architect's recommendations, shall be relied upon by you.
10. If you are dissatisfied with the Report you agree to promptly give Archicentre Australia written notice specifying the matters about which you are dissatisfied and allow Archicentre Australia to attempt to resolve the matters with you within 28 days of receipt by Archicentre Australia of such written notice before taking any remedial action or incurring any costs.
11. Reference to Archicentre Australia in this Report and any other documentation includes, where the context permits, its agents and representatives authorised to act on its behalf.
12. These Terms and Conditions are in addition to and do not replace or remove any implied guarantees or warranties conferred by the Competition and Consumer Act or any other consumer protection legislation.

Maintenance Advice Summary

PROPERTY SUMMARY - Primary construction materials and site conditions			
Sub-Structure		Floors	
Roof		Walls	
Windows		No of Storeys	
Site Grade		Furnished	
Extension / Renovations		Tree Coverage	
Estimated Age / Period			

Summary:

The following summarizes our advice with respect to particular concerns identified at the property:

Further detail can be found within the body of this report and queries may be directed to the named architect or Archicentre Australia.

Major Defect:

Significant risk or cost consequences of not proceeding with this advice are as follows:

Serious Structural Defects:

Under the circumstances our recommendations are as follows:

- NA

Advice

Observations and Analysis:

Recommendations:

Consequences:

Significant risk or cost consequences of not proceeding with this advice are as follows:

- NA

Summary:

Photographs

Address: 222 Bourke St Melbourne

Drawings

Address: 222 Bourke St Melbourne