Strategic Asset Management Report - Buildings

Introduction

Effective asset management is essential for local governments to ensure the sustainability, safety, and optimal use of public assets. This report outlines the foundational principles of asset management, focusing on long-term financial modeling, asset renewal strategies, intervention levels, and the rationale for disposing of assets that do not align with community needs or justify ongoing renewal costs. The objective is to provide a structured approach for council members and officials to make informed decisions that maximise community value and fiscal responsibility.

Asset Renewal Strategies

Asset renewal is the process of restoring or replacing assets to maintain their functionality, safety, and value to the community. Strategic renewal planning involves prioritising assets based on their condition, usage, and impact, ensuring that limited resources are directed toward those with the greatest benefit. Key principles include:

- Regular assessment of asset condition and performance
- Prioritisation of renewal projects based on risk, community value, and lifecycle costs
- Allocation of funding in alignment with long-term financial models
- Incorporation of sustainability and resilience considerations

Adhering to these principles helps local governments optimise asset lifecycles, minimise service disruptions, and deliver maximum value to constituents.

Intervention Levels: Definition and Importance

Intervention levels are predefined thresholds indicating when an asset requires significant renewal or replacement to remain safe and functional. Setting appropriate intervention levels allows councils to monitor asset conditions and allocate resources efficiently. If an asset falls below its intervention level, it may pose safety risks, incur higher maintenance costs, or fail to meet community needs.

Industry standards advocate for intervention levels that reflect both technical criteria and community expectations. Regularly reviewing and adjusting these levels ensures that asset management practices remain aligned with evolving priorities and fiscal constraints.

Figure 1 below shows the intervention level scale. The intervention level for the Shire's building assets is currently set at 4.5. In line with industry best practice, future reviews of the asset management modelling will look to review the impact of utilising lower intervention levels (improved condition) for key assets that provide core services to the community. Examples include the Library and Recreation Centre. This will impact the required spend and require greater levels of future investment.

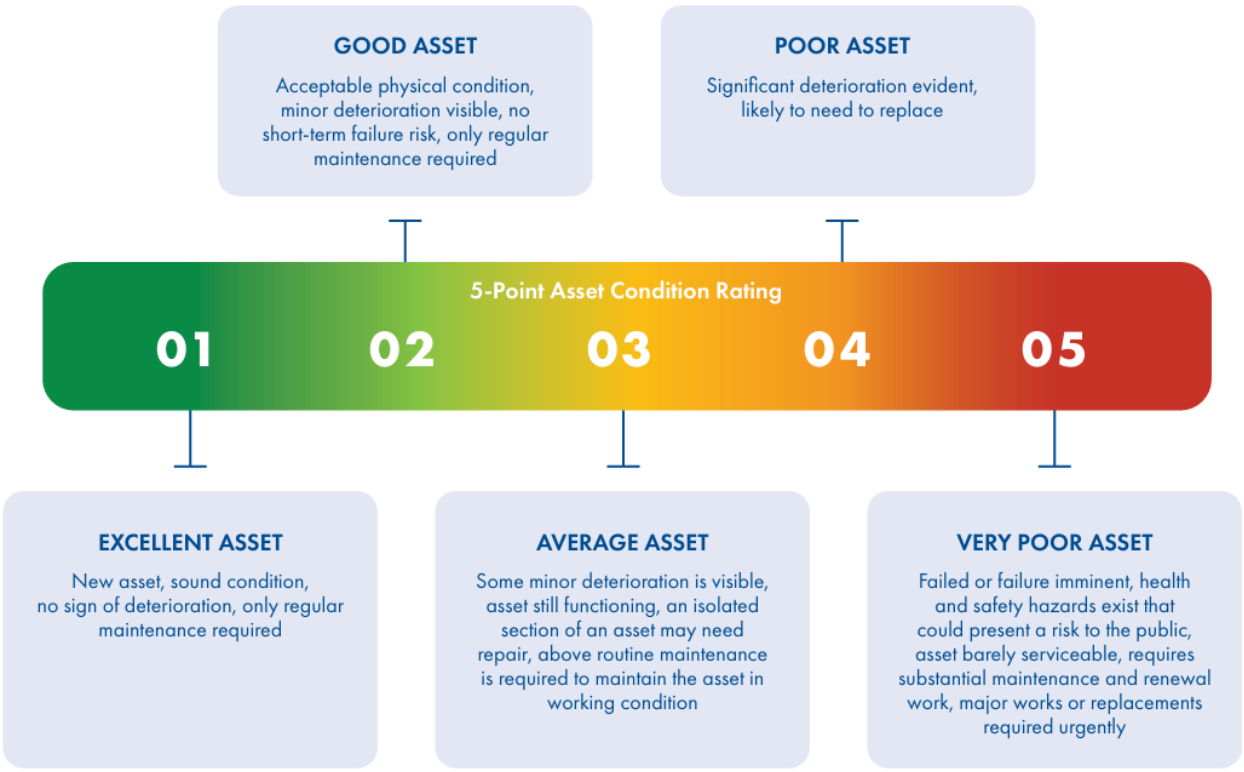

Figure 1 - Extract from Shire of Denmark's Strategic Asset Management Plan

Long-Term Financial Modelling

Long-term financial modelling is a key aspect of strategic asset management. It involves forecasting the future condition, renewal requirements, and associated costs of assets over an extended period—commonly 20 years or more. This modelling enables local governments to anticipate funding needs, prioritise investments, and maintain assets at desired service levels. By establishing clear financial targets, such as maintaining a set

percentage of assets above intervention levels, councils can proactively plan for asset renewal and avoid unexpected budget shortfalls.

The Shire of Denmark revalues and conducts condition assessments of its building assets every four years to inform financial modelling. This regular evaluation process ensures that asset data is up-to-date, enabling accurate forecasting and effective long-term planning for asset management.

The accompanying graph presents a visual summary of our long-term financial modelling for building asset renewals. It sets out a 20-year target to reduce the proportion of building assets falling below the intervention level. Within the graph, the orange bars represent the planned annual expenditure on asset renewal required to achieve this goal, consistent with the Long Term Financial Plan (years 2034-2044 esimated).

This expenditure plan is underpinned by a Council-endorsed strategy that incorporates a 2% increase above the Consumer Price Index (CPI) rate, designed to gradually restore asset conditions to the desired standard. The graph's significance lies in its ability to illustrate both the scale of the challenge and the timeline for recovery.

The building condition profile, as reflected in the modelling, indicates that a considerable number of assets are projected to fall below the intervention threshold at a similar time, creating a pronounced need for renewal. This clustering of assets in poor condition poses substantial financial challenges, as it would be unrealistic and fiscally unsustainable to address the renewal of all these assets within a single year or budget cycle. The financial capacity of the Shire, even with planned rate increases, cannot absorb such a concentrated expenditure without impacting other essential services or long-term financial health.

In practice, major expenditure on buildings and significant renewal projects typically exceed the annual baseline requirement for asset renewal. While there is a consistent level of minor renewal works each year, major building renewals tend to occur intermittently and are heavily dependent on the ability to secure adequate funding. Given the financial constraints and the likelihood that the necessary funding will not align with the predictions of the asset renewal modelling over the next six years, the strategy must acknowledge that the condition of some building assets will deteriorate further before improvements can be made. As such, the approach focuses on ensuring that any rate increases above the Consumer Price Index (CPI) are given due consideration for the renewal of building assets wherever possible.

This strategy is not without risks. Prolonged periods with assets below the intervention level can lead to increased maintenance costs, greater safety risks, and potential declines

in service quality. Furthermore, the effectiveness of the planned expenditure is susceptible to external factors such as the unpredictable escalation of construction costs, which may erode the intended impact of rate increases.

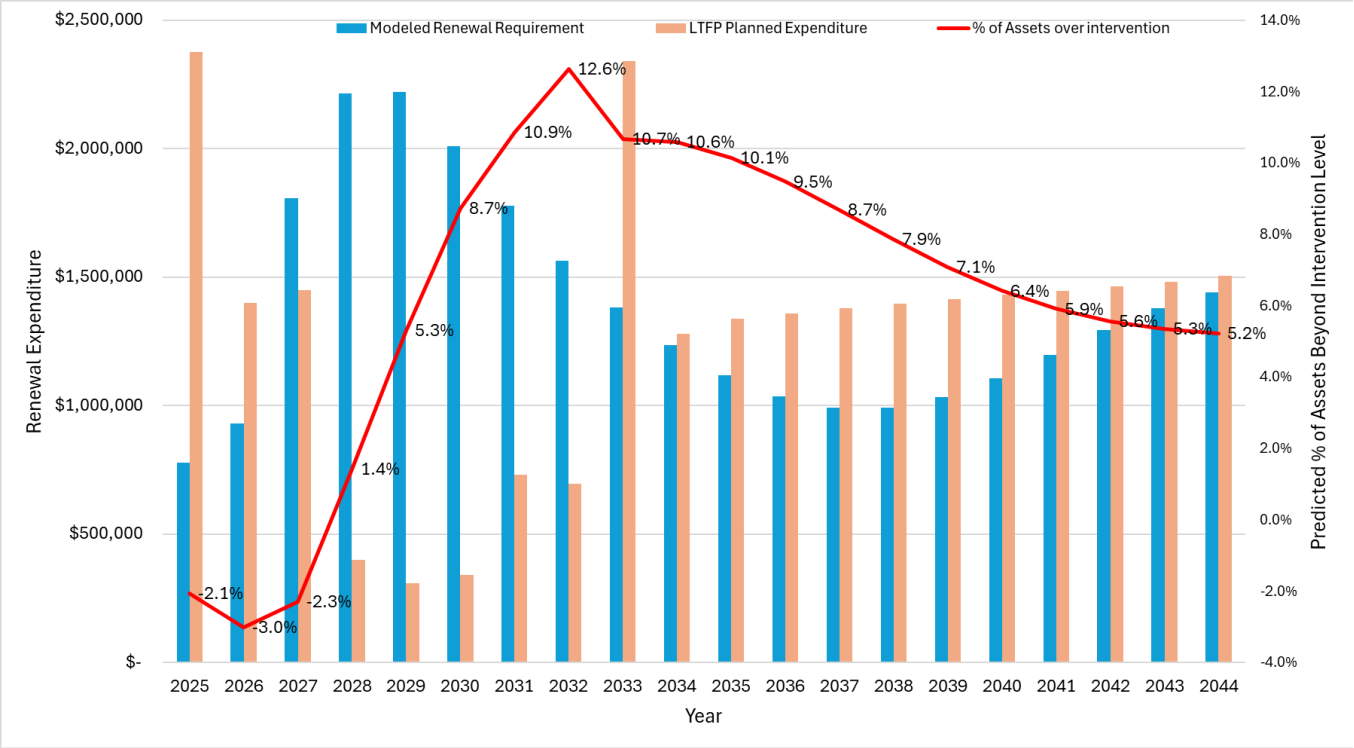

Figure 1 - 20 year building asset renewal modelling

The building assets replacement value in 2021 was valued at $49M, this is estimated to be in the order of $75M in today's value. As such, the asset renewal modelling forecasts a percentage of building assets beyond intervention level peaking at 12.6% in 2032, which is equivalent to approximately $9M at current construction cost.

Disposal of Assets: Strategic Rationale and Benefits

Disposing of assets that do not meet current community needs or do not justify the cost of renewal is a strategic approach endorsed by asset management best practices. The rationale for asset disposal includes:

- Reducing ongoing maintenance and renewal expenditures for underutilised or obsolete assets
- Focusing resources on assets that deliver the greatest community impact
- Minimising the risk of widespread deterioration across the asset portfolio

- Supporting sustainability by streamlining asset holdings to align with service delivery requirements

By strategically disposing of such assets, local governments can improve the overall condition and performance of their asset base, ensuring long-term fiscal health and community satisfaction.

Conclusion

A structured asset management approach, grounded in long-term financial modeling, targeted renewal strategies, and clear intervention levels, enables local governments to deliver safe, reliable, and valuable assets to their communities. Strategic disposal of assets that no longer serve community needs or justify renewal costs further enhances the effectiveness and sustainability of asset portfolios.

Facilities Benchmarking and Service Level Recommendations

Civic Centre Redevelopment

- The Shire operates a district-level civic hall, classified as a multi-purpose venue serving the broader local government area. It supports large-scale community events, workshops, and formal bookings.
- The facility is due for renovation and has several technical limitations:
- Restricted access to the projection booth
- Low level ICT provision
- Issues with tiered seating
- No dedicated foyer for ticketing and administrative functions

PLA WA recommends a neighbourhood-level facility of around 300m^2 for populations of approximately 7,500. Comparative analysis shows that similar-sized local governments are maintaining or upgrading civic centres of this scale.

For populations between 15,000 and 25,000, PLAWA suggests a larger venue of 900m^2.

Performing Arts / Arts and Cultural Centre

- Denmark Arts operates a district-level facility that offers regular programs and services, attracting users from across the Shire. It is managed by a not-for-profit organisation under formal agreements and includes some purpose-built infrastructure.
- The facility has had a leaking roof since its upgrade 10–15 years ago. The situation is now untenable and requires, at minimum, an urgent roof replacement. This expenditure, estimated at $300,000–$500,000, is not included in the LTFP.
- PLAWA guidelines recommend dedicated Performing Arts Centres for populations between 50,000 and 150,000.
- Albany, around 45 minutes from Denmark, has a regional Performing Arts Centre with a seating capacity exceeding 600. Supported by a population of around 41,000 and a broader regional catchment, the centre is managed by the Perth Theatre Trust due to high operational costs that exceed the local government's capacity.
- Margaret River HEART (Arts Performance Space) serves a population of approximately 20,000 with a wider regional catchment, including:
- Exhibition hall (700+ capacity)
- Main theatre (446 seats)
- Multi-purpose studio (150 seats)

- Operating costs for the Shire of Margaret River – Augusta are estimated at more than $700,000 per year

The Shire of Denmark does not currently meet the population threshold to support a large dedicated Performing Arts Centre. In the meantime, Denmark Shire benefits from proximity to Albany, which provides regional access to a high-capacity performing arts facility that regularly hosts interstate and intrastate artists. This complements local cultural opportunities.

Recommendation: The Shire should retain a facility of similar size and capacity to ensure continuity for community events and civic functions, and keep hire fees affordable.

Library Infrastructure

- The Denmark Library faces spatial and visibility constraints in its current location:
- Limited capacity for future expansion and already operating in a very constrained space
- Poor street presence and community visibility
- Fixtures and fittings are reaching the end of their asset life, signalling the need for an upgrade

PLAWA recommends a single district-level library for populations up to 50,000.

Albany (population ~41,000) operates a single-site library with:

Capacity for incremental expansion

Co-location with other community services

Potential improvements should focus on modernising library space at a location within, or close to, the Town Centre. Options should ensure the new facility can accommodate future expansions and enhance community accessibility.

Reserve Maps and Leased Areas

R 48198

Existing Chamber of Commerce Lease

Existing Woodturners Lease – Leased Building

Existing Woodturners Lease – Leased Land (Building owned by Woodturners

R 25985

Civic Centre Site and Uses

R 45623

Old Frail Lodge (Existing Denmark Arts Lease)

HOLMESBUILDINGINSPECTIONS

Member Australian Institute of Architects

PROPERTY INSPECTION REPORT

CONSTRUCTION DEFECTS & MAINTENANCE SCHEDULE

for

SHIRE OF DENMARK

Project:(1)

DENMARK ARTS

Address:

2A Strickland Street, DEMARK 6333

Job Number:

A1165.624.2

Client:

Shire of Denmark

Department:

Asset Management Office

Technical Services Assets

Email Address:

c/o Bill Byrne: bill.byrne@denmark.wa.gov.au

Clinton Lewis: Clinton.lewis@denmark.wa.gov.au

Inspection Date & Revision:

28/11/2025

Issue Date:

09/12/2025

Executive Summary

This Propertye Inspection Report is provide by a registered Architect goverened by the Architects Act of WA and is about any building or property related item or items of concern to the Client and includes design issues,construction issues and maintenance matters. The objective of the report is to proirtise the indiviadual assets of the Shire with respect to short and long term maintenance.

Instructing Party	Client Authorised Party : - Bill Bryne & Clinton Lewis
Inspector	Geoffrey St Claire Holmes FAIA Ass. Arch. WAIT Architects Board of WA; Reg No 692 WA Building Commission: Builders Registration No 3578
Client Reference	PO 2078: DENMARK ARTS
Weather Condition	Fine
Purpose	To appraise the property in accordance with the Australian Standard AS 4349.0 2007 and 4349.1 2007 for Inspections of Buildings. Visual inspection Report. To better inform the Shire of Denmark about the state of the building/asset and priorities the required maintenance.
Property Address	DENMARK ARTS: 2A Strickland Street Denmark (Located in the old hospital grounds)
Property Description	Concrete footings and ground slab, brick cavity walls, and metal roofing. Timber trussed roof frame. Timber pole posts. North lights/saw tooth roof. Bowed roof over lineal page way. Sited on cut and fill with dolerite retaining wall on northside and structural retaining walls on the southside.
Occupancy Status	Occupied: Open for limited hours.
Builder:	Unknown
Designer:	Unknown
Building Age	Estimated 40 years.
Functionality Rating	FR1: Meets Service Delivery Fully. FR2: Just meets Service Delivery. FR3: Meets Service Delivery but could be improved. FR4: Does not meet Service Delivery.

Note: refer to section heading eleven (13) for detail condition of each building element

CONTENTS

1.BUILDING INSPECTION REPORT REFERENCE N0: A1165 624.2

This Report is prepared, generally to satisfy the conditions set out in the Australian Standard for Visual Inspections.

The inspection is limited by the fact that it can only be a visual inspection, and no invasive action can be taken by the inspector unless authorised by the Client. Unless noted otherwise all areas are to be inspected that are reasonably accessible at the time of the inspection.

LIMIATATION:
This report is an overview following a two-to-three-hour site visit and does not include any detailed investigation or recommendations. E.g. research or detailed specification of an identified defect.

2.OCCUPIER DETAILS

Name:	Denmark ARTS Staff & Public
Telephone:	(08) 9848 3623
Asset:	SHIRE of DENMARK

3.INSPECTOR DETAILS5.

Inspector:	Geoffrey St C Homes Ass. Arch WAIT, FAIA
Architects Registration:	WA Board of Architects Registration No 692
Company Registration:	WA Board of Architects Registration No 1000
Builders Registration:	Building Commission Reg. No 3578
Address:	48 Stirling Terrace, ALBANY WA 6330
Postal Address	PO Box 458 ALBANY DC 6331
Email Address:	geoff@hsh.net.au
Telephone:	(08) 9847 4469
Mobile:	0415 993 322
Experience:	31 years providing building construction advice.
Builder:	51 years as a registered Architects and Reg. Builder.

4.PROPERTY & INSPECTION DETAILS

Property Address:	2A Strickland Street, DENMARK WA 6333
Weather Condition:	Fine
Inspection Date:	28/11/2025
Inspection Time	10:00am -12:15pm
Property Use:	Great Southern Regions peak community arts organisation and cultural anchor.

5.GENERAL PROPERTY DESCRIPTION

Note: Usually as a consideration our inspection assumes that the asset is in working conditions and that the appliances, chattels, information technology (IT), electrical and plumbing services are in reasonable working condition. We note that Electrical and Plumbing work and the checking of same requires a licence.

Weather on day of Inspection: Fine

Furnished: Yes

Construction Type: Concrete, brick, and metal. Single storey structure built up on retained cut and filled ground. Unique timber framed trussed roof. Timber weather board (Baltic pine).

Orientation: Built along parallel to hill contours generally facing north angled slightly to the northwest.

Site Grade: Slopes towards the south of site.

Crossover:	Bitumen driveway leading up from carpark at the north end of Strickland Street.
Driveway:	Within the arts area car parking is concrete aprons.
Parking Areas:	Part marked bitumen and concrete and one poorly marked disable parking bay.
Renovations:	Not in recent years.
Subfloor Structure:	Assume concrete on fill.
Footings:	Assume concrete strip under build up.
Number of Storeys:	One
Floors Finishes:	Varies: Carpets; broad loom/carpet squares.
Floors Wet Areas:	Ceramic tiles.
Lintels:	Steel
Walls Internal:	Hardwall plaster rendered brickwork.
Wall External:	Face brickwork. Fibre cement sheeting (FC) to rear and side walls of Library Offices. Sub floor space below side wall is pine lattice.
Ceilings/Cornice:	Plasterboard. Fixed to timber framing with limited crawl space. Cathedral Ceilings in some areas. Timber panelling to passageway with minimal roof void.
Entry External Area:	Part trusses and part structural beams supported by pole timbers. Concrete floor. Corrugated roof sheeting. Balustrade along retained south side. Brick paved along north side.
Roof Frame:	Various structure: Exposed pine trusses to cathedral roof with roof lights. Pine framed flat ceiling areas.
Roof Cover:	Corrugated Colorbond pitched roof sheeting to all areas except the connecting passageway that is a curved corrugated Zincalume.
Fascia/Barges:	Generally timber barge boards and fascia boards: also, Colorbond barge flashing.
Flashings:	Various metals to roof penetrations.
Gutters:	Metal: Colorbond.
Downpipes:	Metal: Colorbond. Special oversized downpipes.

Windows:	Aluminium sliding sashes and fixed glazed frames; finish powder coated. Includes north lights.
Doors:	Aluminium Sliding doors is part of Window/Door suite. Timber framed and glazed entry doors and flush panel internal doors.
Mirrors:	Inspected in Toilets/Bathroom suites.
Sills;	Plasterboard and timber framed lining.
Step/Stairs/Ramps:	External steps at Front Entry. Brick construction. Ramp to West Balcony
External Paving:	Some bitumen but mainly brick paviors and concrete apron slabs.
Fences:	None.
Trees:	Native planting to immediate area with large trees mostly towards the west end of the site.
Storm Water:	Is a reticulated System. Note: main sump in front apron driveway at northern edge. Actual rout is unknown.
Fire Walls:	Walls between various areas may not meet current sound and fire regulations.
Insulation:	None on ceilings. Not discovered.
Sarking:	Inspection access limited.
Retaining Walls:	Retaining walls are mostly build up to accommodate the site cross falls. Achieved by minimal cut and fill.
Joinery:	Cabinet work not inspected. However generally in good condition.
Landscape:	Site fully planted as well as native original vegetation. Dolerite wall fully developed with shrubs.
Plumbing/Gas:	Not inspected.
Plumbing:	Plumber to Check: However, supply is copper water service/deep sewerage.
Electrical generally:	Electrician to check.
Reticulation:	Not inspected.
Hot Water Unit:	Electrical storage hot water heater. Various location.
Air Conditioning:	Split systems, in various locations.
BAL Rating;	NA
Energy Rating;	NA

Meter/Power:	Yes: To be checked by electrician. Note: Located at the front Entry and has a lock.
Solar Array:	NA
Security System:	Installed but not checked.
Water Tanks;	NA
Asbestos:	Refer to Report by others if applicable.eg ACM report dated 17/3/2025 on Sof D file

6.SCOPE & CONDITION OF SERVICE PROVIDED

This report is prepared by Holmes Building Inspections a trading name of Hobbs Smith Holmes Pty Ltd.

The applicable Australian Standard 4349.1-2007 Inspection of Buildings part 1 Pre-purchase inspections – Residential Buildings forms the basis/guide of the Report and any subsequent Structural defects.

The intent of the report is to ensure the inspection is for a PROPERTY ASSET INSPECTION as required by the Shire of Denmark.

Please note that this Report is a subjective assessment carried out by the Inspector nominated above and is a visual inspection of the condition of the building and its parts that are reasonably accessible and considering the prevailing soil and weather conditions at the time of the inspection. Where structures are subject to long periods of dry or wet condition, structural changes may occur that are not predictable and therefore do not part of this report. It is imperative that the Shire of Denmark always carries out maintenance procedures that reduce the potential for future structural failure.

The following defects do not form part of the Report:

- Defects in inaccessible areas
- Concealed defects
- Defects that may be more apparent in other weather conditions, and
- Defects that arise after this report.

All building components and elements do not necessarily form part of the Report if they are normal maintenance of decorative finishes such as hairline cracks that are described in AS 2870-2011 Cat. 0- and 1 of Appendix C or where door handles, taps and electrical switched and jammed door etc. have some functional failure due to poor maintenance.

A Pest Inspection Report is not provided as it is not part of the Purchase Order. But in any event a Pest report would need to be carried out by an approved Specialist Contractor. This report will not make any recommendations in relation to Vermin and in particular, Termites as the Inspector has no

expertise in this field. However, both this Report and a Pest report should be considered together prior to carrying out any work.

If a difference in opinion or a defect in one or other of the reports is identified, then it is incumbent on the client to notify the inspector(s) prior to acceptance to allow any specific issue to be addressed.

The Client shall advise the current use of the Property, and the Inspector will report based on its present use and not any future use. The Client will be deemed to have done due diligence with the relevant authorities if another use is proposed.

Exclusion: Advice not provided is as follows:

- Seeking, and obtaining any advice from Statutory and Local Authorities that have legal control over the approval of the property will not be sought.
- This is not a certificate of Compliance within the requirements of any Act, regulation, ordinance, or local by-law.
- Invasive inspection requiring removal of any finishes or parts of the building, unless otherwise agreed in writing.
- Every stump or roof timber will not be inspected only the general state of the structure.
- Asbestos related products.
- Toxic Mould and other environmental issue, hazardous materials
- Testing and Condition of; Electrical Services & Switch board, Plumbing & Gas Service, Stormwater System, Reticulation Systems, Air Conditioning Systems and Telephone & Communication Systems and Alarms, Emergency lighting, Smoke and Heat Detectors.
- Spas, Water Tanks, Septic Tanks and Leech Drains & Vessels and their surroundings.
- Soil condition of foundations, site factors, and building elements below ground e.g. soak wells and building footings.
- Timber, metal, steel structural framing sizes, and their adequacy.
- It is assumed that all assets and chattels in the inspected building are the property of the Shire of Denmark if fixed to the fabric. Ownership is no included in this report and may require a separate inventory.

Inclusions: The Report advice as follows:

- Structure and its state of repair based on a visual inspection of the reasonably assessable parts of the building.
- The assessment is judged against the expected conditions of a well-maintained property of a similar age and construction type.
- The recommended action required for the identified defect(s).
- Advice on where to find and who is required to address the issue raised in the Report. E.g. Structural Engineer or Trade person or licensed technician.

- Any other advice the inspector deems necessary to describe in depth the scope and extent of an identified structural, common building defect and design defects with respect to safety.

Definitions

Refer to the relevant Australian Standard document for definitions of the following:

- Minor Defects & Maintenance items; A Minor defect is a defect other than a Major defect.
- Major Defects and
- Serious Structural Defects.

Access for Inspections

Inaccessible areas cannot be accessed by the inspector unless the client makes provision. If a second inspection is required due to access not being provided a further cost may be incurred.

The inspector is unable to inspect areas that are greater than three metres above ground level.

The inspector is unable to inspect areas that may lead to damage to landscapes or to the property.

Safety must be considered by the inspector when conducting his inspection. Any area that cannot be accessed by a 3.6-metre ladder or those areas which have at least 600mm unimpeded vertical and horizontal clearance without the removal of any physical obstacle shall not be included in the report.

Access restriction will be noted on the report.

WH&S access condition for WA will apply unless there is provision for fall devices and the like that ensures safe access.

7.MATERIALS AND WORKMANSHIP CONTRAL

The following is a list of materials that are usually warranted by the manufacturers or trades. This provides an idea as to when repair, maintenance or replacement is required. However, when any new product is to be used/specified by the SHIRE of DENMARK the following should be part of the consideration when entering any supply and install agreement.

1. General Product Compliance

A. Provide products which comply with requirements, and which are undamaged and unused at time of installation, and which are complete with accessories, trim, finish, and features required by regulation, and other devices and details needed for a complete installation and for intended use and effect. That is “Fit for Purpose”

B. Standard products: where available, provide standard products of types which have been produced and used previously and successfully on other projects and in similar applications.

C. Continued availability: where additional amounts of a product, by its application, are likely to be needed by the Shire later for maintenance and repair or replacement work, provide a standard, domestically produced product which is likely to be available to the Shire at such later date.

D. Manufacturer's recommendations: where installations include manufactured products, comply with manufacturer's current and applicable recommendations for installation, to whatever extent these are more explicit or more stringent than applicable requirements indicated in any Shire awarded contract documents. E.g. orders.

At completion of any maintenance work or supply of any replacement material, provide to the Shire a copy of each set of manufacturer's recommendations which have been used in the work of each trade.

E. Manufacturer's data sheets: Should be provided for any work supplied to the Shire if normally available by the suppliers/ manufacturers, obtain two (2) copies of the current data sheets issued by the manufacturer of specified component. Retain one (1) copy for use on site by the relevant trade and submit the other to the manager of the Shire's ASSET MANAGEMENT OFFICE & TECHNICAL SERVICES ASSET as a record of instructions/workmanship etc, followed on the site.

Warranty Requirements

1. The Builder or other approved Warrantors shall provide written warranties when requested.
2. Each warranty shall be in approved form and shall specifically include the provisions required in writing.
3. Warranty periods shall commence from the date of the Notice of Completion signed off by the Shire of DENMARK project manager or appointed representative.
4. In the event a warranty cannot be obtained the trade/subcontractor may provide written undertaking setting out an agreed time at which they may honour their workmanship.

TRADE NAME	NO. OF YEARS
Demolition	**5 YEARS**
Excavation & Fill	**5 YEARS**
Water Distribution	**5 YEARS**
Sanitary Sewerage	**5 YEARS**
Gas Installation	**10 YEARS**
Storm Drainage	**5 YEARS**
Bituminous Concrete Pavement	**5 YEARS**
Unit Pavers (Masonry)	**3 YEARS**
Fences & Gates	**25 YEARS**
Concrete	**28 DAYS**
Coloured Concrete Flooring	**5 YEARS**
Concrete Screeds (Granolithic)	**1 YEAR**
Brickwork	**25 YEARS**
Blockwork	**25 YEARS**
Structural Steel: Structural Engineer to determine Years	**N/A**
Cold Formed Metal Framing (Load bearing)	**20 YEARS**
Metal Stairs & Ladders: Refer to Structural Engineer.	**N/A**
Architectural Metalwork, includes a schedule.	**20 YEARS**
Carpentry, includes a schedule	**5 YEARS**
Fibre Cement Products	**5 YEARS**
Joinery (Site Built)	**5 YEARS**
Tanking (e.g. Materials to seal behind retaining walls)	**15 YEARS**
Thermal Insulation	**20 YEARS**
Roof Tiles: Concrete & Terracotta	**15 YEARS**
Membrane Roofing and Plumbing	**15 YEARS**
Metal Roofing, Siding & Plumbing (varies subject to exposure)	**MAX.25.YEARS**
Fire Rated Doors and Frames	**15 YEARS**
Doors & Door Frames, includes schedule	**5 YEARS**
Roller Shutter Doors	**10 YEARS**
Metal Windows & Glazing	**10 YEARS**
Timber Windows & Glazing	**5 YEARS**
Door Hardware, includes schedule	**5 YEARS**
Hard Plaster	**15 YEARS**
Cement Render	**15 YEARS**

TRADE NAME	NO. OF YEARS
Plasterboard	5 YEARS
Dry Wall Partitions	5 YEARS
Ceramic Tile	5 YEARS
Suspended Ceiling	10 YEARS
Stone Flooring and Wall Panels	20 YEARS
Floating Flooring	15 YEARS
Wood Strip Flooring	15 YEARS
Resilient Flooring e.g. vinyl	10 YEARS
Carpet	7 YEARS
Painting	7 YEARS
Toilet & Similar Compartments	5 YEARS
Manufactured Casework - Shop Built	N/A
Workstations	8 YEARS
Entry Surveillance	10 YEARS
Low Voltage Lighting	10 YEARS
Electrical Distribution, includes schedule	10 YEARS

Note: **The above is a guide only, check with suppliers and related entities to ensure guarantees can be provided to meet expectations.**

CERTIFICATE OF INSURANCE

Before commencing work on site, it is essential that Shire of Denmark advise their insurer in writing the time and date and the cost of the work. A standard Template is recommended for this process. Note: certain Assets may not be historically insured.

The following raft of insurances may be applicable:

1. **COST OF DEMOLITION AND REMOVAL OF RUBISH.**
2. **RESTORATION OF EXISTING OR BUILT STRUCTURES.**
3. **PERCENTAGE TO COVER FEES OF CONSULTANTS e.g. Engineer/Architect/Fire assessors.**
4. **PERCENTAGE OR AGREEMENT TO COVER ESCALATION OF COSTS**
5. **PUBLIC LIABILTY INSURANCE.**
6. **WORKER COMPENSATION AND EMPLOYERS' INSURANCE**
7. **PLANT AND EQUIPEMENT HELD BY A CONTRACTOR**

SUMMARY

When carrying out repairs and maintenance by bonafide contractors a policy needs to be set up that determines when a contract is treated as major or minor works and then the type of contract to be applied. Follow this by a "Detailed Conditions of Contract." This then can determine the standards of Materials and the standard of Workmanship required. The result of all this is to achieve the best job for the right price together with compliance in the event of future failure or the use of sub-standard materials.

To achieve the best outcome all "Request for Quotations (RFQ's) should refer to the applicable Australian Standard SAA HB42 Supp10-1993 Refer to the General Conditions of Contract AS 2124 user guide. a list of which is in the Building Code of Australia as it relates to Materials & Workmanship. Refer to the APPENDIX 1.

The above is extracted from a Guide Specification prepared by the WA Chapter of The Australian Institute of Architects.

8.DISCLAIMER

This report prepared by HOBBS SMITH & HOLMES ARCHITECTS PTY LTD trading as HOLMES ARCHITECT ALBANY (HAA). This report may be used at the client's discretion on items identified in the report, but it is solely for the use of the client and not intended to be used or relied upon by anyone else. HAA does not accept any duty of care to any other person or entity other than the Shire of Denmark.

This REPORT is prepared in accordance with the scope of work requested by the Client.

9.BUILDING INSPECTION REPORT SUMMARY

NOTE: This report Summary is a précis of the items discovered by the inspecting Architect, which are the most significant. The summary highlights the critical issues but is not the complete report. The complete report overrides the summary if a discrepancy is discovered.

Summary of the Condition of the Property:

- Visual condition of the building with respect to its age; Not well maintained.
- Minor Defects & Maintenance items: Yes

Major Defects:

- Major defects, apparent and visible: Yes

Serious Structural Defects:

- Serious structural defects, apparent and visible: No

Legend to Report

NA = Not applicable

U = Not tested or Unknown or Not accessible.

MD = Minor defect or Maintenance item

SD = Structural Defect

OK = no visible significant defect.

10.INSPECTORS MAIN OBSERVATIONS:

The report addresses the inspector's observations.
The property is structurally sound in our opinion. Maintenance, defective items, and recommendation are included in the body of the report.
Information related to offsite services are issued under separate cover.

11.NOTABLE ITEMS SUMMARY

Generally

Items observed that required attentions are listed under the appropriate subheading within the body of this report. For ease of Reading, some of these items have been listed here. This list is not to be considered complete or comprehensive. Please note, where prices have been noted, these are opinions only and are not quotes or even estimates. Independent quotations for any notable items should be obtained prior to purchase**. You must read the entire report and not rely solely on this Summary.** The order that the items may appear in this summary in not necessarily an indicator of their importance.

12.VISUAL BUILDING INSPECTION REPORT RATING

Inspected Property Description A comparison of this and other structure of similar age, construction and level of maintenance (shown in red) would rate this building as (a) Acceptable, (b) Fair, (c) Poor, (d) Above average, (e) Average, (f) Below average, (g) reasonable access. Refer to Item heading seventeen (17) at the end of the report.

Detail Condition Rating of Major Elements

A As new
B Good
C Fair
D Poor
E Failed
NA Not applicable or not checked.

Element	Condition	Element Name	Condition
External Sewer Drainage	**B**	Substructure	**B**
Storm Water Drainage	**C**	External Walls	**C**
Boundary walls fences & Gates	**NA**	External Windows	**D**
Landscape and improvements	**C**	External Doors	**D**
Roads, Footpaths and Paving	**C**	Stair/Steps Rear only	**C**
External Fire Protection	**NA**	Roof	**E**
External Gas	**NA**	Roof Eaves/Awnings/Gables	**D**
External Water Supply	**B**	Roof Fascia/Parapets	**D**
External Communications	**A**	Gutters/Downpipes	**E**
External Electrical Light/Power	**NA**	External Columns	**D**

The building rating noted above is only a generalisation considering numerous factors and should be read in conjunction with the notable items and main report. Also, refer Section 4.0 & 5.0 Definitions.

In our opinion, the buildings are structurally sound with in our opinion some significant potential structural defects that may be caused by rusting steel lintels and rot in timber beams.

In addition, the buildings have aged and therefore out of date with respect to Statutory Regulations and Australian Standards. E.g. Ramp gradients, handrail design, door openings etc with respect to Designs for the Disable that complies.

Normal annual maintenance is recommended.

13.BUILDING DEFECTS DISCOVERED & RECOMMENDATIONS

13.1 General Items:	
13.1.1 Asbestos:	**Note: Asbestos may be present in building structures built or renovated before 1990. Asbestos was banned in Australia in December 2003. Asbestos may still be present in illegal imported material. Asbestos comes in many combined forms of material e.g. Compound fibre floor tiles, electrical switch boards, and heating insulation).** **Asbestos is present in the buildings in this report, the full extent is recorded by the Shire of Denmark.** **Refer to separate Report for ACM (Asbestos Contained Material) carried out on 17/3/2025 on the attached building i.e. Denmark Arts.**
13.1.2 Appliances:	**Plant and Equipment operating instructions, warranties and guarantees should be made available if kept. All new appliances purchase to be recorded in a master file.**
13.1.3 NBN/Telecom:	**Refer to attached plans. Dial before you dig.**
13.1.4 Car Parking:	**Not investigated with respect to planning requirements. E.g. total number allowed and disabled bays required and configured to the new standard. We note that public access is tortuous given public parking is at least 150 metres away and an uphill climb to the Front Entry.**
13.1.5 Sewer	**Check: Dial before you dig.**
13.2 External Sewerage Drainage:	**Not Inspected.**
Recommendation:	**Obtain records of the existing system so that the Shire's Plumber can address any future failure. 13.1.5 above.**
13.3 Stormwater Drainage:	**Not Inspected, however the system is directed connected to a reticulated system. A concrete lidded sump is located 0n the north side of the car park concrete apron. This drains the dolerite retaining wall and the brick paved areas**

along the north side of the building. Refer photo 13.3.1 that shows the concrete lid at the far end of the building.

Photo 13.3.1 Note DP directly behind the R/hoist to be connected to the sump to the right/middle of C/yard.

Recommendation:

To allow inspections of the system all downpipes should have a grated sump that allows a visual inspection to determine a blockage in the DP or if the storm line is backing up. In certain instances, a closed system prevents air relief and therefore delays flow from the gutter causing overflowing at the eave level. Any future storm water system should be fully recorded as to its location and depth to prevent cost of discovery.
A downpipe in the intermediate courtyard (photo 13.3.1) discharges near the door and the ground/pavement are at the same level. This DP need to be connected to the SW pit in the centre of the Courtyard and via a sump at the base of the DP as explained above. The existing configuration has caused water to enter the building and rot of the timber door frame has occurred. Moisture from the above Box gutters has also contributed.
Spoon drains should be cleared of debris on a regular basis.

13.4 Balconies & Ramps:

Located on the south side of the building, constructed in timber with reeded pine decking. Handrails of stainless-steel wire with timber posts and top rail. The reeded decking on Balcony and Ramp are in a poor condition. Refer Photo's 13.4.1.

Photo 13.4.1 Decking

Photo 13.4.1 Decking

Photo 13.4.1. Ramp

Recommendation: **Clean down decking and repaint. Replace, any rotted timber. Check gradients of ramp to comply with regulations. Note handrails must be 1000mm above deck**

level. If disable access required, side rails at ramp edges are necessary. Refer to Building Code.

13.4 Boundary walls, Fencing & Gates: **The are no boundary walls or gates. A dolerite pitched wall is landscaped and is a satisfactory solution to retaining the cut into the hillside. Some safety measure may be required at the top of the wall. Eg security fencing. Handrails on the south side of the carparking area and the Entry forecourt do not meet regulation standard for height and prevention of fall. (Refer photo 13.4.1).**

Photo: 13.4.1 No safety fence at top of embankment.

Photo: 13.4.1 Metal balustrade and timber balustrade in Entry area LHS of photo.

Recommendations: **Replace fencing/handrail on south side of Entry forecourt/parking area.**
Check safety requirements at top of dolerite wall.

13.5 Landscaping & Improvements: **Generally, check paving and ramps to ensure gradients are met and handrails fitted where necessary. Ramps must have a flat rest area at prescribed intervals.**

Recommendations: **None**

13.6 Roads Footpaths and Paving: **The current bitumen and paving are in reasonable condition; however future repair should be using hot-mix bitumen to minimise long term maintenance. Pedestrian segmental paving has a working life of at least 15 years subject to pedestrian traffic movement. Line marking maintenance is required bi-annually. The disabled bay is not marked out to the current standard. Photo's 13.4.1 above.**

Photo 13.6.1 Timber rot and metal balustrade in the background.

Photo 13.6.1 Grate and spoon drain to be maintained.

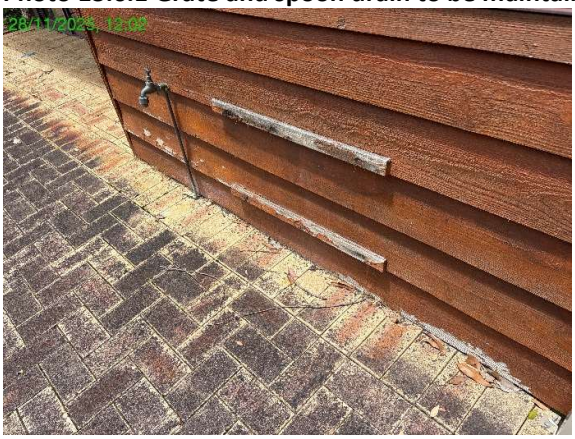

Photo 13.6.1 Discoloured paving.

Recommendation: **Paint car bays and disable parking bay as set out in the Australian Standards.**
The current car bay configuration may need to be reviewed in the long term as access /egress difficulties, given reversing into the adjacent user area. Re-signing may help by allowing only Art staff and dedicated users to enter off Strickland Steet lower carpark.

13.7 Ex & Internal Fire protection: **Not inspected. Given the proximity of the Fire Station the response time would be relatively short albeit a Volunteer Station. Internal fire protection is adequate Refer photo 13.7.1 Exit signs and Extinguishers provided. Standard Hose real cabinet Photo 13.7.1.has faded paint finish.**

Photo 13.7.1 External Fire Hose Reel Cabinet (paint required)

Recommendation: **Check the existing external firefighting system and record any relative information in the Master Plan for the building.**
Internal fire equipment to be inspected and maintained by Qualified personnel on a regular agreed basis.
Check: Exit signs operate correctly.

13.8 External Gas: **Gas reticulation not discovered. Various appliances providing Hot water are provided.**

13.9 External Water Supply: **Plumber to check if required. The size of the supply pipe is critical for assessing water rates.**

13.10 External Communication: **A telecom pit was not located. Check Dial before you dig.**

13.11 External Electrical:

No inspected. Meter/Power board locked. Refer Photo 13.11.1.

Photo 13.11.1

Recommendation:

Clean and paint.
Electrician to check.

13.12 Air Conditioning:

Provided to most areas. Extent of effectiveness unknown.

Photo 13.12.1 West end of building.

Recommendation:

A maintenance contract for all Air conditioning should in place, to ensure the system meets health and safety requirements especially in the event of a claim by the public/staff.

13.13 Sub Structure:

Concrete slab on fill supported by brick build-up, except the stump structure supporting the two southerly Balcony decks. Generally, in good condition

Recommendation:

Check if a regular vermin prevention system is installed. There appears sufficient ventilation to the Balcony sub floor area.

13.14 External & Internal Walls:

Are satisfactory, however water damage has occurred to walls in the passage. Refer Photo 13.14.1 This damage due to overflowing box gutters and external storm/surface water not being able run off to sumps/ storm water reticulation. Refer above SW recommendations. External weather boards require painting.

Photo 13.14.1 Photo is typical of water dripping down passage walls throughout the length of the passage.

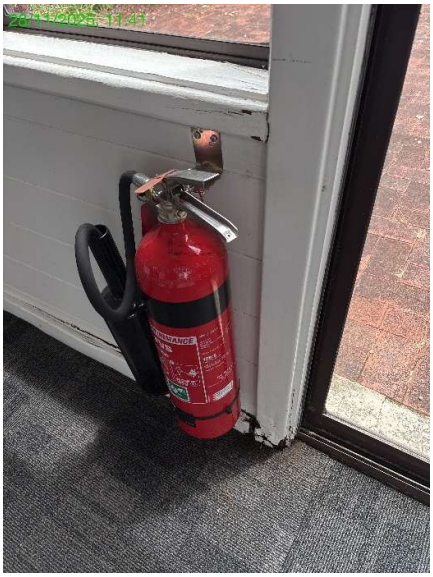

Photo 13.14.1 Skirting and timber door frame has rot. Note internal and external finishes at the same level.

Recommendation:

Replace skirting and door jamb, this may also include window frame. Carry out repainting at least every seven years. Carry out painting by a qualified painting firm. Note Painters are a licenced trade. Paint passage walls following roof box gutter remedial work.
Paint external weatherboard.

13.15 External Windows:

Are at the end of their working life and are a type usually used in domestic construction. The Powder coated finish has deteriorated and the operation of the windows in some places is poor. Cover plate rivets have failed. Flyscreen replacement may be required. Security and thermal design together with a Bush fire Alert Level (BAL) are unlikely to comply with current regulations and may be an unacceptable risk for a public occupied building. We assume the building is classified as a 9b determined by the purpose for which it is designed, constructed, or adapted to be used.

Photo 13.15.1 The same sliding door/window frame configuration has been used to all large opening.

Photo 13.15.1 North light windows were not inspected in detail, but they aluminium domestic type and aged.

Photo 13.15.1 Aluminium domestic type south light windows

Photo 13.15.1 Aluminium cover rivets have failed on several windows.

Recommendation:

Replace windows with commercial frames and glazing to meet current requirements. Ensure openable sashes are fitted with durable hardware e.g. stainless-steel chain winder arm to awning sashes. All openings to have locks and master keyed. Openable windows to be fitted with Fly screens. Security screens could be added.
Generally, windows need to comply with current regulations e.g. Thermal separated frame and glass energy rated, security protection, and BAL rating if replaced.

13.16. Insulation:

Due to changes in Energy rating if an opportunity arises to change wall cladding internally the opportunity should be taken to increase the thermal insulation in external walls. If internal framed partitions are added, then additional sound insulation may be included. Ensure sound insulation is not thermal insulation as the density of material is greater.
Roof voids fitted with insulation would not currently meet standards.

Cathedral ceiling (refer photo 13.16.1) by their nature are constructed with very narrow voids that under recent regulations do not support the level of insulation now required.

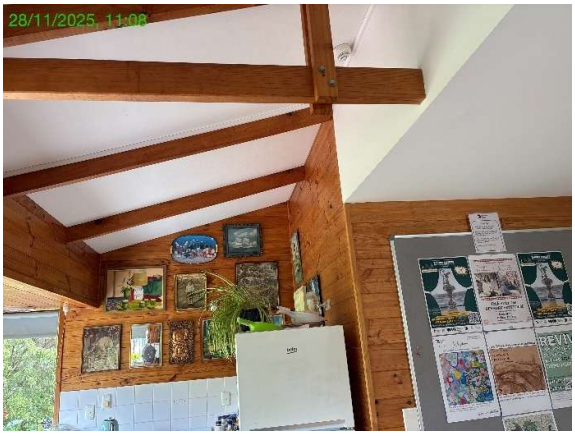

Photo 13.16.1

Recommendation: **Due to the nature of the construction, it is unlikely that the building can be altered to achieve the current levels of insulation required by regulation and thus unable to save on energy costs.**

13.17 Energy rating: **When necessary or as required, employ an Energy Consultant to recommend materials and methods to reduce existing running costs. Carrying out such methods in our opinion is going to be an expensive exercise given the building is not adaptable to constructional change.**

13.18 External & internal Doors: **External doors require compliance with Escape systems that include Exit signs, Weather seals to all perimeter rebates of the door frame. Threshold may require drop seals to provide wind and water barriers. In addition, any floor finish must comply with transition between surfaces of not more than 3 mm to comply with Access for the Disabled. Door hardware to be commercial type usually stainless steel or brass and designed for the function or escape as set out in the building Code e.g. deadlock with internal snib and "D" handles.**
Most of the external doors are Aluminium sliding type and comprise a complete window door assembly that are not in good conditions and not suitable for a Class 9b building.

Recommendation: **Review all doors and their functional requirements. Replace all sliding aluminium door/window assemblies. Ensure replaced component include s a sub tray flashing and suitable for disabled access. This may involve a sunken threshold with a stormwater grated channel.**

Universal Access:

Steps /Stairs/Ramps/Handrails are located at the rear of the building and may form part of the escape route. The ramp grade, riser and going to steps and location and height of handrails are all well defined in the building code. It is important that compliance is achieved as often it become an issue in the event of an accident that is a result of the Universal Access not meeting the code.
Refer photo 13.19.1.

Photo 13.19.1

Recommendation:

Thoroughly check compliance. Review every five years for any material failure that would or could cause an accident. Replace material and access product with durable materials that minimise maintenance.

13.20 Roof, Eaves & Awnings, Gutters & Downpipes: The roof structure inspected is apparently in reasonable condition but is of various methods of construction, given that it has cathedral ceilings, pitched roofs and north lights together with a barrel sheeted roof over the passageway.
Insulation in the walls/roof is unknown and unlikely. Current regulations require brick cavity walls to incorporate insulation in the cavity and since the building was built the insulation requirement is nor R4.1
Eaves are raking and exposed except for areas where there are no eaves only the gutter. The standards for roof fixings has changed significantly over the last 20 years. The demand for a more durable screw and design of the screw has improved. Energy Requirements: Insulation and sarking

are now high priorities in reducing running /energy cost in building.
There are two box gutters either side of the passageway connected by a corrugated barrel roof sheeting. The box gutters extend for the whole length of the building. This does not meet SCIRO's recommendation for box gutter flows and discharge to Downpipes. For example, there is no allowance for expansion and contraction of the metal over its entire length. Refer photo 13.20.1.

Photo 13.20.1

Photo.20.1

Recommendation:

The installation of ceiling insulation batts is limited due to available space in the ceiling void. Some roof voids may be fitted with R4.1 insulation batts.
We recommend that the roof screws be replaced with Class 4 screws as this will extend the life of the roofing. This should be done in conjunction with any upgrade required of the gutters, downpipes, insulation, and apron flashings.
Gutters & Downpipes: -
In any event all gutters should be cleaned of litter and debris at least once a year, but in areas exposed to leaf debris it may require at least three times a year. Whilst this is done Downpipes should be checked for blockages. Most

building are lacking the ability to achieve water runoff in extreme weather events. We therefore recommend where possible additional downpipes be installed. Another way of increasing flow is to provide a DP branch at or near eaves level that has two functions one to allow air to escape from the DP when the out flow from the gutter is high thus. allowing more water to enter the DP from the gutter. This branch can also be installed in a manner that acts as a second line of defence in the event the outlet pop become block with debris usually occurring at the first flush of winter rain. The box gutters being relatively shallow either overflow into the passage or splash up and drip off the roof sheeting that then falls inside. A way of preventing this is to install a back flashing that extends up the slope of the roof be to the pitch roof or the barrel roof. This flashing would extend up at least 50 mm above the gutters top edge.
Turn the back flashing down into the gutter say 50 mm and fit a foam open cell strip between the turn down and the gutter edge. Fix foam strip to gutter with contact adhesive.
Install expansion joints in gutters every fourteen metres (14)
The facia board and tails of fascia boards to gabled ends and elsewhere require painting. As rot occurs most often to the tail an extended metal flashing that wraps over to protects the tail is recommended.
Note: Roof construction does not meet current BAL standards

Photo 13.20.1 Paint fascia board and seal tails.

13.21 Columns/Posts:

There are posts and beams supporting the front Entry Area Of trusses etc that form an area originally used as a vehicle shelter. The post are connected to the concrete floor with bolts that are rusting, and the post support beams that in turn support trusses. The beam has rot and should be replaced in the short term. Refer Photo 13.21.1

Photo 13.21.1 Entry beam with timber rot.

Recommendation:	**Ensure structural trabeated structure of post and beams are regularly maintained. Replace bolts with hot dipped galvanised. Can be done immediately.**
13.22 Disable Access	**There are two facilities one has Disable access and is provided for the combined Staff & Public. Provision of this facility is limited to the numbers of Users prescribed in the relative codes. As a Unisex facility the Australian Standard sets out the exact details of each components provided. This should be initially reviewed and then checked regularly to ensure compliance especially when the numbers of public are in occupation that may require temporary facilities. Refer photo 13.22.1.**
13.23 Appliances:	**Plant and Equipment operating instructions, warranties and guarantees should be made available. A master set held by the Shire would allow appropriate claims under the appliance suppliers Warranty. Improvement in the efficiency of any claim should provide an economic outcome.**
13.24 Hot Water Units:	**Untested: Plumber/Electrician to check. Refer Photo 13.24.1**

Photo 13.24.1

Recommendation: **We recommend a gas/or electrical licenced trade inspect and advise their condition. Inspection dates to be recorded.**

Photo 13.24.1

13.25 Electrical Board: **To be checked by an Electrician. At time of inspection the Electrical Board was locked.**

Recommendation: **Check all RCD's and circuits and ensure all smoke alarms are regularly tested.**

13.26 Mechanical Ventilation: **Fans venting toilet areas and food preparation areas must exhaust to open air unless the roof void is unsealed.**

Recommendation: **Check and test fans on a regular basis. Especially clean ceiling mounted filters.**

13.26 Security Systems: **Provided: Extent of security cameras was not determined.**

Recommendation: **Install external security cameras synchronised to Manager mobile phone.**

13.27 NBN/Telecom: **Refer to Dial before you dig on Google.**

13.28 Gas Meters:	**Not discovered/inspected.**
13.29 Storm Water:	**Is reticulated to Strickland Street outfall. Refer to above for downpipe recommended connection.**
Recommendation:	**Reconfigure storm lines at base of downpipes to include concrete pit and grate. If required install a trap to carpark storm water pit.**
13.30 Fencing:	**None provided and not currently required.**
Recommendation:	**Rear area may need additional security by fencing in the long term. Consider safety for top of Dolerite wall.**
13.31 Car Parking:	**Not investigated with respect to planning requirements. E.g. total number allowed and disabled person car bays required and configured to the new standards.**
Recommendation:	**Limit use by signage: STAFF ONLY & DISABLE PATRONS. Reversing vehicles into the adjacent building area is not safe, so a solution to allow forward gear egress should be addressed.**
13.31 Sewer:	**Refer to WAWA plans: Refer to Dial before you dig. I.e. BYDA.**

14.SIGNED AUTHOR

Date of Inspection	**28/11/2025**
Date of Report	**09/12/2025**
Currency of Inspection	**One Year**

Building Fabric Surveyor & Inspector:

Geoffrey St C Homes

Geoffrey St Claire Holmes Architect Reg No 692

Reg Builder No 3578; Ass Arch WAIT FRAIA

Director: Hobbs Smith Holmes Pty Ltd License No 1000

Summary Note:	All the above data must be read together with the body of this report. Do not act on this summary alone. Please read any disclaimers and qualifications at the end of the report.
Contact the inspector	Please feel free to contact the abovementioned inspector. Often it is difficult to fully explain situations, problems, access difficulties, building faults, or their importance in a manner that is readily understandable by the reader. Should you have difficulty in understanding anything contained within this report, then you should immediately contact the inspector and have the matter explained.

15.TERMS & CONDITIONS: DEFINING THE SCOPE OF WORK

Report Type:	**Architectural Advice: Property Inspection Report**
Essential Terms:	This is a visual Inspection only and in accordance with AS 4349.0 and.1, this Report is "LIMITED" to a visual investigation of the item (s) or area of concern or matter requested. Important Information Regarding the Scope and Limitations of Inspection and this Report: DISCLAIMERS Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of this report. The report is prepared, in good faith, on a visual review of the property together with any documentation provided by you (the property owner) and whether in writing or verbal.
Scope of Report:	This report is limited to the component or element of the building that has a defect or problem that has been identified as requiring investigation by the Client. The inspector will exercise due diligence where appropriate to: (a) Investigate and advise on the cause of the defect. (b) Provide advice on the repair or maintenance of the defect. (c) Recommend the appropriate trades, profession, or technical expert to undertake further investigation and/ or repair or rectification. Exclusions: (d) Should any advice require further design solutions then this would be the subject of a Design Report or the engagement of the relevant Professionals to satisfy the construction issues identified in this Advice Report.
	1. **This report;** is not an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection and only with respect to the item of advice sought. Whether or not a defect is considered significant or not, depends, largely, upon the age and type of building inspected. This report attempts to assist in judging a particular part of a building according to its age and level of maintenance and in providing comparisons. It is unrealistic to expect comment on minor defects or imperfections in the "Architectural Advice Property Report." If this is required, a special Purpose Property Report is recommended, which may include invasive inspection in which the owner may well need to provide conditional approval. This report is not a Certificate of Compliances within the requirements of any Act, Regulation, Ordinance or By-Law or, as a warranty or an insurance policy against problems developing with the building in the future. It is not a Structural Report. Should you require any advice of a structural nature you should contact a structural engineer. The extent of the work of this report is limited by safely accessible parts of the property.

It is the client's responsibility to make areas required to be inspected accessible and safe prior to the inspection. Such areas not provided accessible will not be assessed and may result in additional time/costs.

2. **This report**: is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the inspector on the date of the inspection. The inspection *did not include* breaking apart, dismantling, removing, or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation/sarking, floor and wall coverings, sidings, ceilings, floor, furnishings, appliances, or personal possessions. The inspector *cannot* see inside walls, between walls, between, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector will not dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner. No detailed inspection is inferred to external areas over 3.6 metres above the natural ground level. Rural property inspections are limited to the immediate surrounds of the residence unless otherwise agreed.

3 **This report**; does not and cannot make comment upon the following unless explicitly agreed in writing with the Client prior to the inspection.
(1) Defects that may have been concealed.
(2) The assessment or detection of defects (including rising damp and leaks), which may be subject to prevailing weather conditions; and
(3) whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g. *in the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak.)*
(4) Operation, adequacy or compliance of security and communications systems, smoke detectors, building services, building automation, automatic garage door mechanism, plant, equipment and mechanical or electrical appliances or fittings.
(5) Footings below ground or soil conditions.
(6) Compliance with the Building Code of Australia (BCA), planning, sustainability, or environmental matters including but not limited to the adequacy or safety of insulation, waterproof membranes and/or other installations, or Bush Fire Attack Levels (BAL) assessments.
(7) This report is based on the current use of the property and not on any future proposed use. The local Authority would need to be consulted.
(8) This report is not a certificate of compliance within the requirements of any Act, Regulation, Ordinance or Local By-Law.

4 **This report;** does have a *CONSUMER COMPLAINTS PROCEDURE, as follows;* in the event of any controversy or claim arising out of, or relating to this Report, either part must give written NOTICE of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the NOTICE, then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the institute of Arbitrators and Mediators of Australia for resolution by arbitration.

5 **This report**; does not include inspection of *ASBESTOS* products; in particular, no inspection for asbestos was carried out at the property and nor report on the presence or absence of asbestos is provided. However, if during the inspection asbestos products happened to be noticed then this may be noted in the Additional Comments section of the report. Buildings built prior to 1982 may have wall, ceiling, eaves, gables and roof sheeting and other building elements containing asbestos. External fencing is often corrugated asbestos sheeting. Buildings built after this date may have asbestos in them, however, be weary of recycled products. In any event, all products discovered should be fully sealed. If concerned or if the building was built, prior to 1990 you should seek advice from a qualified Asbestos Removalist or Environmental Scientists, who will advise on the amount and importance of the asbestos present including the cost of sealing or removal. Any form of mechanical damage to Asbestos products can result in a high risk to people's health.

6 **This report:** does not include inspection of *LEAD* based products that may be present in the building. Further investigation would be required to determine if lead-based products are present. Environmental Scientists may then be employed to advise suitable measures.

7 **This report:** does not include inspection for *MOULD* (mildew and non-wood decay fungi) is commonly known as mould. Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. If in the course or the inspection, mould happened to be noticed it might be noted in the additional comments section of the report. If mould is noted as present within the Property or if you notice, mould and you are, concerned as to the possible health risk resulting from its presence then you should seek advice from your Local Council, State or Commonwealth Government Health Departments or a qualified Environmental Scientist or Heath Professional.

8. **This report**; does not include *EXPERT WITNESS OR GENERAL ESTIMATING* as any costing provided is merely an opinion of

probable cost that could be encountered in carrying out any work, based on the knowledge and experience of the inspector and are not estimates in the sense of being calculations of the likely cost to be incurred. The estimates are not a guarantee or a quotation for work to be carried out, and or what a Contractor is prepared to do the carry out the work .It is recommended that in all instances those comparative quotations be sourced from different contractors experienced in the Works identified.

9. **This report;** no *LIABILITY* shall be accepted on account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection or to which access for the inspector is denied by or to the inspector (including but not limited to or any area(s) or section(s) specified by the Report.)
No responsibility can be accepted for defects that are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building.

10. **This report**; denies any *LIABILITY TO THIRD PARTIES* as the report is solely for the use and benefit of the client named on the front of the report. The author accepts no liability or responsibility whatsoever, in contract or tort, to any third party who may rely on the report wholly or in part. Any third parties acting on this report, in whole or in part do solely at their own risk.

16.REPORT GENERAL DEFINITIONS & COMMON FAULTS

16. 1 Shower Recesses:

Tests may be made on shower recesses to detect leaks (if Water is connected). The test may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests for shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No observed evidence of a current leak during inspection will necessarily mean that the shower does not leak.

16.2 Glass Caution:	Glazing in some buildings built before 1978 may not necessarily comply with current glass safety standard AS 1288. In the interest of safety, glass panels in windows and doors especially in trafficable areas should be replaced with safety glass or have shatterproof film applied unless they already comply with current standards. Glass situated alongside baths is required to be safety glass.
16.3 Stairs & Balustrades:	The Building Code of Australia Section 3.9 sets the standard for stairs especially concerning safety. Stair & Balustrades built before 1996 may not comply with the current standard. A building owner has a duty of care to ensure not all users are exposed to risk created by non-compliant construction.
16.4 Swimming Pools & Spas:	Swimming pools and Spas are not included in this report. If a report is required, then it will a Special Advice Property Report
16.5 Roofs:	Roofs are required to be tied down through the wall structure to ground. The builder is required to comply with the Australian Standard. The inspector cannot identify how this has been achieved without an invasive inspection.
16.6 Rooms below ground Level:	These rooms may not have Council Approval. Rooms below ground level often are affected by moisture penetration causing dampness and mould. Such problems are not always evident on the day of inspection as the current weather condition will play a big part in identify such defects.
16.7 Owners Corporation:	Where an Owners Corporation (Strata Title) covers the property, we strongly recommend that an Owner's Corporation search be conducted to ascertain the financial position, the level of maintenance and any other relevant information available through the conduct of such inspection.
16.7 Flexible Tap Connections:	Water damage through failure of the flexible hoses connecting tapware to fixtures is a common insurance claim to repair damage to buildings. The challenge is a lot of people may not be aware that the flexible braided hoses are in their house and underneath bathroom sinks etc. They also may not be aware that they have a lifespan, and they need to be replaced by a properly qualified plumber every 10 years. They should also be looking out for visible signs of wear and tear on the hose such as corrosion or fraying of the metal." The hoses may deteriorate even faster if exposed to chemicals stored under the fixture. Most installed hoses have a warranty date on the nozzle that can be checked by a plumber.

17.REPORT DEFINITIONS

17.1 Acceptable:	The item or area inspected appears to be in sound condition without any significant visible defects, considering the apparent age of the structure and those aspects capable of visual inspection without purporting to comment on aspects not visible to the inspector.
17.2 Fair:	The item or area inspected exhibits some minor defect, minor damage or deterioration and may require some minor repair or maintenance.
17.3 Poor:	The item or area inspected may be in a badly neglected state of repair, finished in an un-tradesman like manner or deteriorated due to age or lack of maintenance.
17.4 Above Average:	All items and areas appear to be very well maintained and show good quality building work, finishes and fittings, when compared with similar structures in age and appearance.
17.5 Average:	There may be components requiring repair or maintenance consistent with buildings of similar age or construction. There were not significant items or problems that were not consistent with structures of similar age or construction.
17.6 Below Average:	The building and its parts are poorly maintained, show roughly executed workmanship, neglect or lack of repairs or maintenance.
17.7 Reasonable Access:	Only areas to which reasonable access is available were inspected. **Please refer to the Australian Standard AS4349.0 and .1 that defines "Reasonable Access".**

END OF REPORT