



Melbourne Pre Purchase Property Inspections (MPPPI)

BUILDING INSPECTION REPORT



Inspected Property Address:		
Client Details:	Name: Sample	
	Address:	
	Phone:	Mobile:
	Email:	
	Client Attended Inspection: No	Contract Details: No Contract
Inspection Date & Time:	Monday, 4 May 2015 9:00:00 AM	
Building Consultant:	Peter Hearn DB-U12617	Phone: 8759 0964
Agent:	No agent	Phone:

This report may not be provided to or relied on by any person other than the client named above without the consent of MPPPI.

PROPERTY DETAILS:

Building Type: Residential House
Description: Single Storey, 20-25 Squares of living, Garage
Estimated Age: 15-20 years old
Foundation Type: Concrete slab
Walls External: Brick veneer, Bagged and painted brickwork
Roof: Concrete roof tiles
Furniture: No
Weather Condition: Fine

ANY SPECIAL REQUIREMENTS REQUESTED BY CLIENT/REPRESENTATIVE REGARDING THE INSPECTION AND REPORT

No

SUMMARY:

The areas inspected were structures and fences within 30 meters of the main building or within the boundaries of the site.

This report which was prepared in accordance with the Australian Standard AS 4349.1 2007 Inspection of Buildings Part 1 is not a certificate of compliance of the property and is not a warranty against problems developing with the building in the future.

The purpose of this inspection is to provide advice regarding the condition of the property at the time of inspection from a visual inspection. This inspection comprised a visual assessment of the property to identify Major Structural defects and to form an opinion regarding the condition of the property at the time of inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix C AS4349.1-2007.

Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering and general deterioration, unevenness. It is expected that defects of this type would be rectified as part of normal ongoing property maintenance.

If any estimates are provided by MPPPI of the costs of works or repairs, then these are merely opinions that are not required by the Australian Standard 4349.1 2007 inspection of buildings and should be taken as a general guide only. The client should obtain independent quotations on any significant item from several contractors prior to purchasing the inspected property.

This summary must be read in conjunction with the full report and cannot be relied on its own. Some areas of concern are listed below and recommendations regarding the property.

This report does not include the identification of unauthorized building work or work not compliant with current building regulations. Building regulations are updated regularly so it is important to investigate all aspects of the dwelling, so you are well informed even if dwelling is in its original state since constructed.

All electrical and gas appliances should be tested just before you gain possession during your final inspection of the property to ascertain if are still operating. All appliances should be serviced annually.

In my opinion the dwelling appears structurally sound at the time of inspection from a visual inspection but should only be reported on by a structural engineer

Most aspects of the residence are in fair to good condition with some maintenance and repairs required

Minor movement was noted to internal ceilings in areas at time of inspection

The incidence of movement at time of inspection to internal/external walls compared to other dwellings of similar age and type of construction is considered AVERAGE. This does not mean that further movement will not occur in the future.

Minor movement was noted to internal and external walls and should be monitored, any movement can only be commented on by a structural engineer to determine the likelihood of further movement

Poor drainage near dwelling and large trees within 50 meters can cause problems to the soil under foundations and continue to do so for many years. The ground around foundations should slope away from dwelling and moisture content of soil unchanged through all seasons.

Some doors and windows require adjustment in areas and is due to minor movement or settlement to timber framing or foundations, this is generally part of ongoing maintenance to the dwelling

The maintenance and repairs required is about the same internally as externally

Some safety items are listed in this report but can not be totally relied upon regarding all safety requirements

A comparison of this and other dwellings of similar age, construction and level of maintenance which is in reasonable condition having been adequately maintained over the life of the building would rate this building as SLIGHTLY BELOW AVERAGE condition.

We are unable to confirm that final approvals have been issued for any additions or improvements on the property. The status of such approvals should be established at the appropriate local authority.

There was no active termite barrier to stop termites from entering the dwelling, there are a number of conditions conducive to termite attack so this is highly recommended when you gain possession

AREAS NOT INSPECTED:

AREAS NOT ACCESSIBLE FOR INSPECTION WERE: No Inspection was made of concealed frame timbers or any areas concealed by wall linings/ sidings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/ posts or any other obstructions to visual inspection.

Limited access in roof space due to low clearance, area was not thoroughly inspected

OTHER INSPECTIONS & REPORTS RECOMMENDED BEFORE PURCHASE:

It is strongly recommended that the following Inspections and Reports be obtained prior to any decision to purchase the property, so that the purchaser can be well equipped to make an informed decision. These Inspections and Reports fall outside the guidelines for a Standard Property Report as specified in AS4349.1-2007 and are excluded from this report.

- Airconditioning inspection
- Asbestos Inspection
- Drainage Inspection
- Estimating Inspection
- Garage Door Mechanical
- Hazards Inspection
- Mould Inspection
- Roof inspection, (due to no access)
- Sub Floor (due to no access)
- Waterproofing/wet area inspection

- Alarm/Intercom/Data Systems
- Common Property Inspection
- Durability of Exposed Surfaces
- Fire/Chimney Inspection
- Gasfitting Inspection
- Hydraulics Inspection
- Plumbing Inspection**
- Structural (Engineer)
- Swimming Pool or Spa Inspection

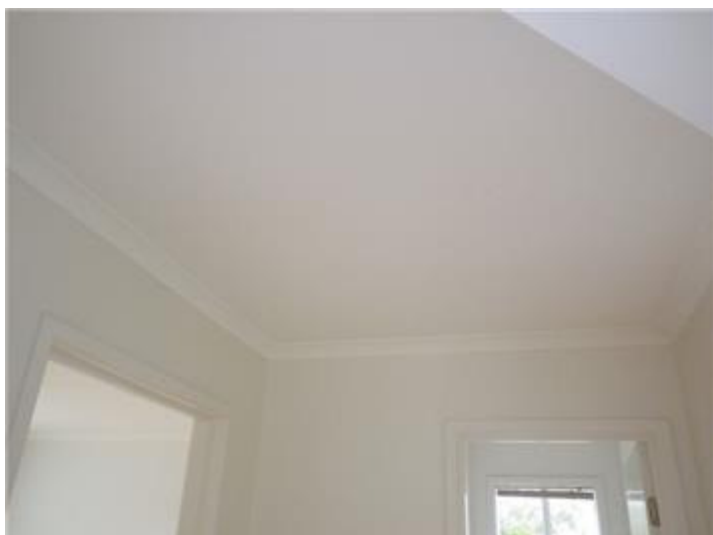
- Appliance Inspection
- Council Inspection**
- Electrical Inspection**
- Foundation Inspection
- Geotechnical Inspection (soil report)
- Mechanical Inspection
- Roof Inspection (due to limited access)
- Sub Floor (due to access being restricted)
- Timber Pest Inspection

INSPECTION DETAILS

Entry/ Hallway

Comments

Smoke detection is fitted, however the positioning, operation or adequacy was not tested and is not commented on
No smoke detector fitted out side bedrooms 3 & 4, this is a current council requirement and should be rectified for your own safety



Master Bedroom

Comments

All appears to be in good condition with little maintenance required
Shelving in robe require extra support as they have bowed, this can be achieved with brackets or a stronger front rail



Bedroom 2

Comments

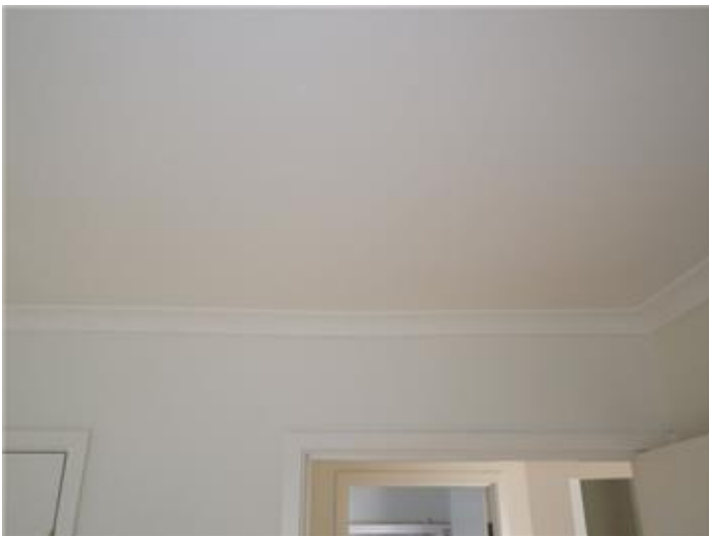
All appears to be in good condition with little maintenance required
Robe doors require adjustment as they are binding, most likely due to movement and should be monitored



Bedroom 3

Ceilings

Dip noted in cornice in areas and is due to the timber roof truss flexing causing movement in plaster and should be monitored. This is common and generally around the girder trusses which take a lot more roof load than other trusses. If dipping continues then should be assessed by an engineer.



Comments

All appears to be in fair to good condition with some maintenance required
No smoke detector fitted outside bedroom, this is a current council requirement and should be rectified for your own safety



Bedroom 4

Doors

Doors require adjustment



Walls

Walls have been patched in areas, repairs have been made due to movement
Window sill has been patched so could be from moisture



Comments

All appears to be in fair to good condition with some maintenance required
No smoke detector fitted outside bedroom, this is a current council requirement and should be rectified for your own safety



Study

Comments All appears to be in good condition with little maintenance required



Lounge

Comments All appears to be in good condition with little maintenance required



Dining

Ceilings Cornice is coming away from walls in areas and requires some refixing with cornice adhesive
Minor movement noted between plaster sheets at joint, minor repairs required and is unknown if they will return



Comments All appears to be in fair to good condition with some maintenance required



Family

Ceilings Dip noted in cornice in areas and is due to the timber roof truss flexing causing movement in plaster and should be monitored. This is common and generally around the girder trusses which take a lot more roof load than other trusses. If dipping continues then should be assessed by an engineer.



Comments All appears to be in fair to good condition with some maintenance required



Meals

Ceilings

Minor movement noted between plaster sheets at join, minor repairs required and is unknown if they will return
Dip noted in cornice in areas and is due to the timber roof truss flexing causing movement in plaster and should be monitored. This is common and generally around the girder trusses which take a lot more roof load than other trusses. If dipping continues then should be assessed by an engineer.



Doors

Some high moisture readings and damage to bottom of door jamb, water entering around brick sill
Requires sealing, brick sill may be to flat so water not running off



Floors

Hair line cracks noted to floor tiles in areas, could be due to movement as no expansion joints have been installed
Loose tiles noted in areas, could be due to movement or poor preparation when laid



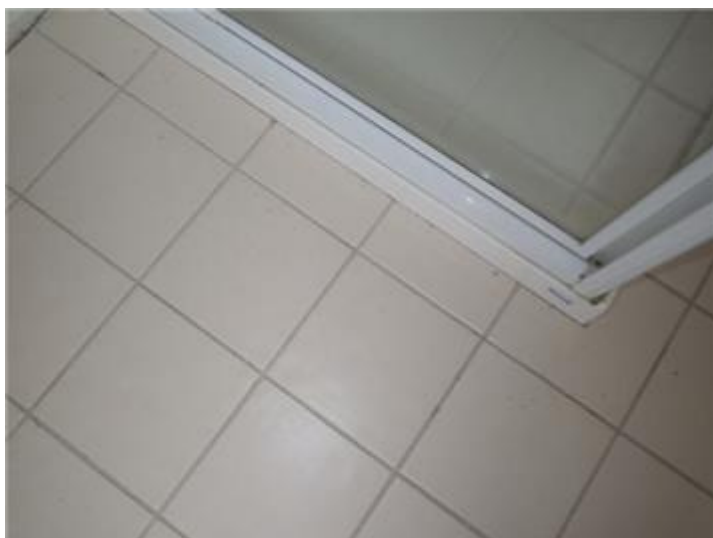
Comments

All appears to be in fair to good condition with some maintenance required

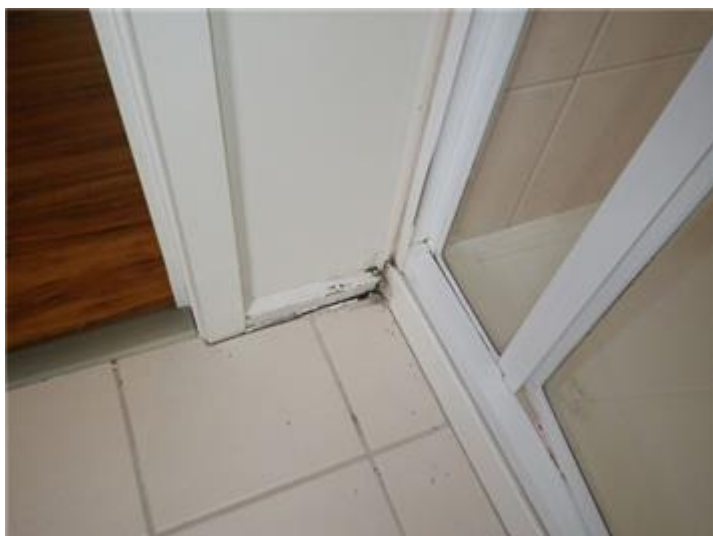


Ensuite

Floors Hair line cracks noted to floor tiles in areas, could be due to movement as no expansion joints have been installed



Wall tiles High moisture recorded behind bottom row of tiles of shower, this is a very common problem and can cause tiles to dislodge from wall over time and depends on what tile adhesive was used and how well applied
Moisture has affected timbers next to shower and will continue if tiles are not sealed or leaks fixed
Tiles and grout should be well dried and then sealed in shower, this is to manufactures recommendations. The sealer is clear and can not be seen once dry



Comments All appears to be in fair to good condition with some maintenance required



Bathroom

Vanity Unit

Water damage noted to base of vanity unit and requires repairs
Should be replaced



Wall tiles

Moisture has affected plaster next to shower and will continue if tiles are not sealed or leaks fixed
Silicon required between floor and wall tiles
Silicon required between bath and tiles



Comments

All appears to be in fair to good condition with some maintenance required



Kitchen

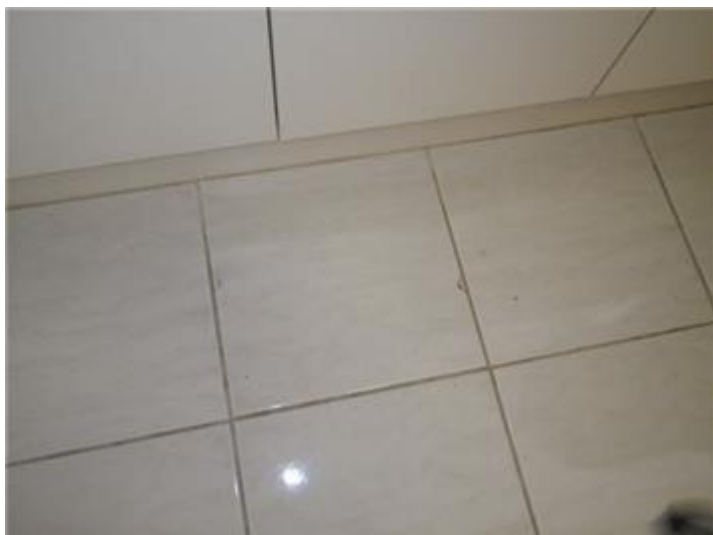
Cupboards

Doors require adjustment so they function properly



Floors

Chipped tiles noted in areas



Comments

All appears to be in fair to good condition with some maintenance required
Shelving in pantry requires extra support as they have bowed, this can be achieved with brackets or a stronger front rail



Laundry

Doors

Striker plate missing on door jamb



Comments

All appears to be in good condition with little maintenance required



Roof Space

Insulation

Blow-in insulation on ceilings

The insulation cover over ceilings is a minimum of 2.0 R rating insulation

If 12 volt down lights are to be installed to ceilings then it is a current council requirement that a surround be fitted and 200mm clear of all combustible material, insulation and other materials can smoulder due to the intense heat from the down light if to close

Type of roof structure

Pine trussed roof

You would need to check manufactures specifications and computations to tell if trusses have been installed and designed properly, this should have been assessed when building surveyor performed mandatory frame inspection

As the roof structure is a trussed roof, there is usually no roof weight bearing down on to any internal walls so alterations to walls can be easily made. All the roof weight is transferred to external walls. Consult a builder before any works are carried out.

Some settlement was noted to girder trusses which have additional weight, this is to be expected to some degree and should be monitored. A timber block can be put between wall top plate and bottom cord of truss in roof space if settlement continues but should only be where webbing of truss is located and direct propping in internal walls.



Comments Ducting requires repair in areas Cost \$400

Services

Drainage Surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. The retention of water from surface run off could have an affect on the foundation material which in turn could affect the footings to the dwelling. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the dwelling or to storm water pipes by a licensed plumber/drainier. Unable to comment on storm water or sewer pipes under ground, a licensed plumber can only report on these areas.



Electrical A licensed electrician can only report on all electrical services. Unknown what circuits safety switch is protecting and should be commented on by a licensed electrician. Electrician to comment on if dwelling is earthed properly.



Gas service Pipes appeared serviceable and can only be reported by a licensed plumber or gas fitter. Meter at front.



- Hot Water Service** A licensed plumber and electrician can and should only report on hot water services
Working at time of inspection but no comment is noted on operating condition
Hot water unit is near the end of its life span as it is over 10 years old, may only last another year or a possible 5 years longer



- Water pipes** A licensed plumber can and should only report on water pipes
Copper water pipes noted

Concrete Slab Foundation

- Concrete Slab** No access to concrete slab possible due to floor coverings
Hair line cracks noted to floor tiles in areas, could be due to concrete slab not curing properly before floor tiles were laid after construction or slight movement to foundations due to ground settlement. The adhesive under tiles may not be very flexible causing tiles to crack instead of movement being in the grout line.
- Damp Course** Unable to comment, no access possible
- Termite Barrier** No termite barrier system has been installed to this dwelling and is highly recommended due to the surrounding conditions
- Ventilation** Weep holes noted to brickwork on external walls, these provide ventilation to the wall cavity and should be clear from garden beds or soil as they are good entry points for termites
- Slots in external brickwork (weep holes)

External Appraisal

- Downpipes** Storm water connection to downpipe is broken at back of dwelling, plumber required

**Gutters**

Gutters require cleaning, this will prevent rust and will last longer

**Painting**

Painting required to brickwork in areas

Roof Coverings

Roof tiles may require re bedded in areas and re pointed to ensure that no leaks occur, roof tiler to evaluate
Some cracked tiles noted in areas, these should be replaced as leaks are possible
The possibility of the roof leaking soon in an average rainfall is low once cracked tiles are replaced and re pointed
Roof tiler required to evaluate further



Walls

Minor movement noted in areas around dwelling and should be monitored
If you are concerned about movement increasing in size or further movement to the dwelling then a geotechnical report (soil report) will have to be commissioned. It is unrealistic for us to comment on conditions that can not be determined from a visual inspection, in other words what is happening under the dwellings foundations.
There were areas where paint was peeling off, maybe due to poor preparation
Painting required

Where drainage or gutter/downpipe problems exist around a dwelling, these can have an affect on the dwellings foundations due to changing soil conditions
Where trees are to close to the dwelling this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and advise on the best course of action with regards to trees. large trees have been known to affect house foundations up to 1.5 times their height.



Comments Some window rubber seals are missing or deteriorated, require attention



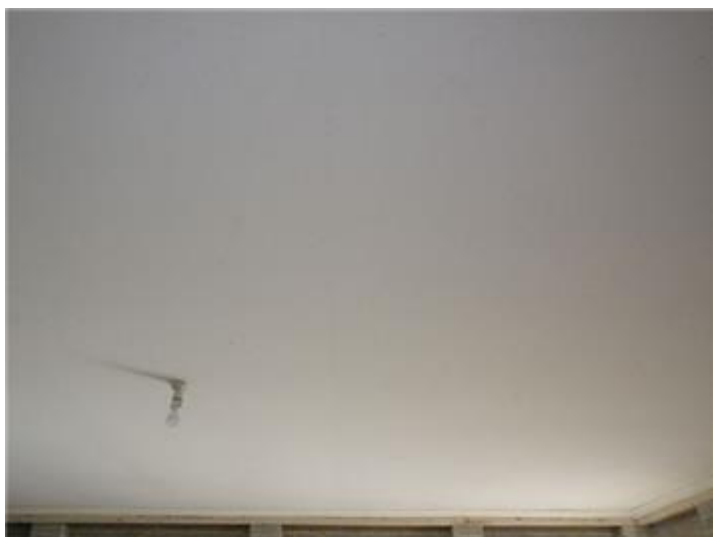
General Exterior

Fences Rot evident to mostly timber rails
Will require replacement in around 2 years



Garage

Ceilings Minor movement noted between plaster sheets at join, minor repairs required and is unknown if they will return
Water mark noted and moisture recorded, pointing required to roof tiles



Doors Door is damaged
Surface water may run into garage



Walls

Skirting boards have been removed, others have water damage

It appears that some settlement has occurred to brick wall next to roller door, should be monitored
Can not see any cracking just a gap between bricks and timber plate

Minor movement noted to brick piers



Comments

All appears to be in fair condition with some maintenance required
Rot noted to timber trim against timber beam



DEFINITIONS:

A Major Defect is a defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

A Structural Defect is a fault or deviation from the intended structural performance of a building element.

Minor Defects: A defect other than a major defect

Defect: Fault or deviation from the intended condition of a material, assembly or component

Structural Element: Physically distinguishable part of a structure

Example - wall, column, beam, support, connection

Building Element: Portion of a building that, by itself or in combination with other parts, fulfils a characteristic function

Example - Supporting, enclosing, furnishing or servicing building space

Thank you for selecting our firm to do your pre-purchase home inspection. Please feel free to contact the inspector who carried out the inspection. Often it is very 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 any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report on 1300 367 774.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Peter Hearn". The signature is fluid and cursive.

Peter Hearn
Director
Melbourne Pre Purchase Property Inspections

IMPORTANT ADVICE, INFORMATION & LIMITATIONS

ASBESTOS DISCLAIMER: Inspection of asbestos was not carried out at the property and a report of the presence or absence of asbestos is not provided. If during the course of the inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the general remarks section of the report. Buildings constructed prior to 1982 may have installed wall, ceiling, eaves, roofings and or fence sheeting and other products containing asbestos. Even buildings built up until the early 90's may contain some asbestos. Asbestos sheeting should be sealed.

If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and the importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing asbestos is a high risk to people's health. You should seek advice from a qualified asbestos removal expert.

GLASS CAUTION: Glazing in some buildings (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panels in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

Mould (Mildew and Non-Wood Decay Fungi) Disclaimer: Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for mould was carried out at the time of inspection and no report on the presence or absence of Mould is provided. If in the course of the Inspection, Mould happened to be noticed it may be noted in the Additional Comments section of the report. If Mould is 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 Department or qualified expert such as an Industry Hygienist.

Trees:Where trees are too close to the house this could affect the performance of the foundation as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and advise on the best course of action with regards to the trees.

Surface Water Drainage:The retention of water from surface run off could have an effect on the ground which in turn could affect the foundations of the dwelling. Best practice is to monitor the flow of surface water and storm water run off and have the water directed away from the dwelling or connected to storm water pipes by a licensed plumber/drainier.

Swimming Pools:Swimming Pools/Spas are not part of the Standard Building Report under AS 4349.1-2007 and are not covered by this report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non compliance under the legislation.

Septic Tanks and Treatment Plants:All Septic Tank Sewer Systems and Treatment Plants should be inspected by a licensed plumber as this is not reported on in this Inspection Report.

Estimating Disclaimer:Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

Melbourne Pre-Purchase Property Inspections Pty Ltd (ACN 161723717) ("MPPPI")**BASIS OF BUILDING INSPECTION REPORT**

The Customer engages MPPPI to perform a visual Standard Property Inspection in accordance with Australian Standard AS4349.1 - 2007 Property Inspections - Residential Buildings ("Inspection") and to provide a written report ("Report") to the Customer ("Services"). The purpose of the Inspection and Report is to identify any major structural defects in the building which are apparent at the time of the inspection. Should the Customer's contract of sale allow them to withdraw from the contract on the basis of a defect to a standard lesser than a major structural defect they must notify MPPPI accordingly.

Unless otherwise expressly agreed, the Inspection and Report shall only be conducted to identify and describe the general nature of minor defects and are not to be relied upon as a comprehensive assessment or list of minor defects.

If the Customer purchases the property MPPPI recommends yearly inspections be carried out on the property to observe any changes to the dwelling due to wear and tear or movement (cracking) due to changing weather conditions.

It is highly recommended that after you receive your building report you attend the property with any recommended trade's people and to go over all minor/major items listed in the report, also to inspect any areas where access was not obtained at time of inspection.

The Inspection shall be conducted and the Report prepared on the following basis:

Building Inspection

The Inspection will NOT involve any invasive inspection including cutting, breaking apart, digging, dismantling, removing or moving objects including, but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixtures, floors, pavers, furnishings, appliances or personal possessions.

The Inspection excludes the inside of walls, between floors, inside skillion roofing, inside the eaves, behind cupboards and other areas that are concealed or obstructed.

The services do NOT extend to the investigation of, or reporting upon:

- Electrical wiring and fittings, except for checking that lights are working (if power is available at time of inspection) and whether any safety protection is provided or required and, if so, the type of protection which is provided or required;
- The operation or condition of appliances such as ovens, dishwashers, heaters and air conditioners.
- Plumbing works (such as any breakage, blockage or interference with pipes);
- Fireplaces, chimneys and smoke detectors (apart from noting the presence or absence of smoke detectors);
- Pests (such as termites);
- Swimming pools, spas and associated equipment, apart from any apparent safety issues;
- Boundary surveys (such as for encroachments);
- Council or other statutory requirements (such as whether the proper planning or building approvals have been obtained, other planning issues such as heritage restrictions and whether pool fences and gates comply with the regulations);
- Health and safety issues including the presence of asbestos or lead; or
- Other matters which should be the subject of a Special Purpose Property Report as defined in the Australian Standard (such as common property areas; environmental concerns such as sunlight, privacy, streetscape and views; proximity of property to flight paths, railways and busy traffic or other neighbourhood issues; noise levels; security or fire protection; analysis of site drainage apart from surface water drainage and neighbourhood usage which may be a nuisance).

However, if any such issues are identified incidentally during the Inspection a note will be made in the Report. If the Customer has any concerns about any of the areas excluded from the scope of the Services MPPPI recommends that the Customer engage a qualified specialist in the relevant area.

Access

MPPPI will conduct a non-invasive visual inspection which will be limited to accessible areas of the property as determined by reference to AS4349.1 which states:

The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of the inspection. The inspector shall also determine whether sufficient space is available to allow safe access. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal.

MPPPI will only inspect those areas of the Property to which there is safe, unobstructed access in accordance with the minimum clearances set out in Table 1, or if such access is not available, areas within the inspector's unobstructed line of sight ("Reasonable Access"). Reasonable Access does not include where the use of any destructive or invasive methods are required to gain access, nor does it include where removal of heavy furniture or other heavy items or floor coverings is required.

Area	Access Manhole	Crawl Space (mm)	Height
Roof interior	500 x 400	600 x 600	Accessible from a 3.6m ladder
Roof exterior			Accessible from a 3.6m ladder

No Liability shall be accepted on account of failure of the Report to identify any problems in any areas or sections of the property physically inaccessible for inspection, or to which access for inspection is denied by or to the Inspector (including but not limited to or any areas or sections so specified in the Report).

The Report

- is based on the condition of the Property at the time the Property is inspected;
- is based on a visual inspection of areas of the Property to which there is Reasonable Access;
- will not cover defects in areas to which there is not Reasonable Access;
- is not a guarantee in relation to the state of the Property, but is MPPPI's professional opinion of the Property's condition.

Third Parties

MPPPI retains copyright in the Report. The Report cannot be provided, sold to or relied on by any person other than the customer without the express written consent of MPPPI.

MPPPI will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any person other than the Customer in connection with the use of the Report by that person for any purpose or in any way, including but not limited to the use of the Report for any purpose connected with the sale, or use of the property or the giving of security over the property, to the extent permissible by law.

Liability

The Customer releases MPPPI from any and all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of whatever nature that the Customer may have at anytime hereafter arising from the Customer's failure to remedy a defect identified during the Inspection and included in the Report.

MPPPI holds a \$2 million Professional Indemnity insurance policy. To the extent permitted by law, MPPPI excludes all statutory or implied conditions and warranties and any other liability it may have to the Customer (including for indirect or consequential loss) that may arise under statute or at law including without limitation or breach of contract, in tort (including negligence) or under any other cause of action. To the fullest extent permitted by law MPPPI's liability under any condition or warranty which cannot be excluded is limited to the re-supply of the Services or refunding the cost of supplying the Services.

Disputes

A party must not commence court proceedings (except proceedings seeking interlocutory relief) in respect of a dispute or difference of opinion between the parties regarding the construction of this agreement or the rights and obligations of the parties under this agreement unless it has complied with the following provisions.

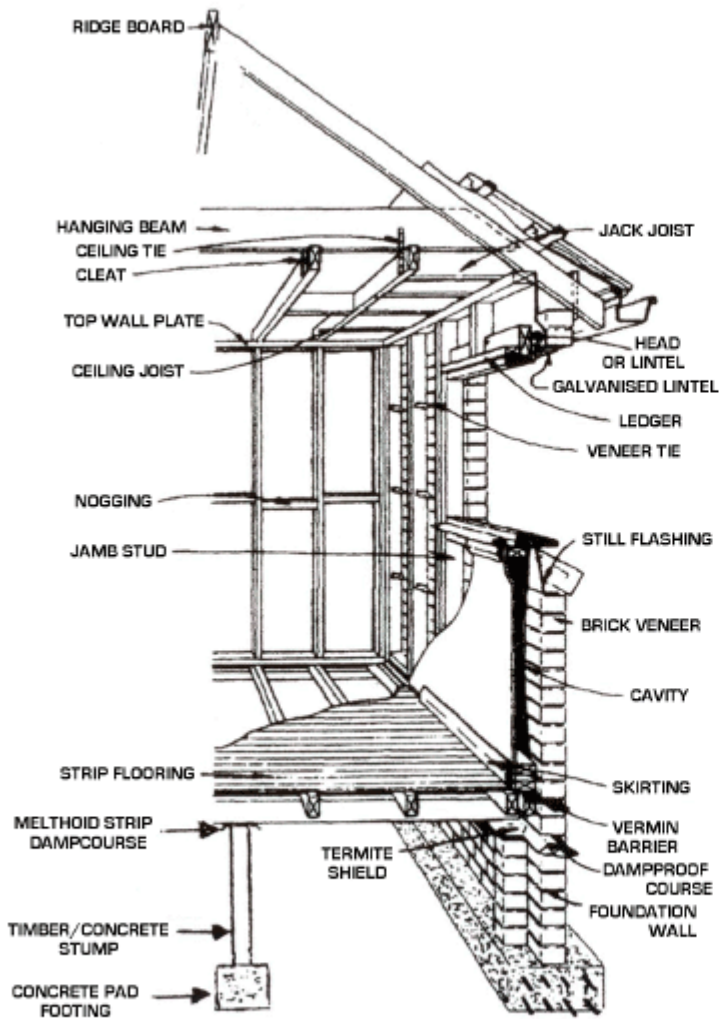
If the parties are unable to resolve a dispute within 7 days after one party gives the other party written notice of the dispute, either party may refer the dispute to mediation by a single mediator agreed on by the parties or, failing agreement within 7 days after one party gives the other party a written notice proposing a mediator, nominated by the president of the Institute of Arbitrators and Mediators Australia at the request of either party. Each party must bear its own costs in relation to the mediation and the costs of the mediator must be borne by the parties in equal shares.

If the dispute is not resolved within 28 days after a mediator is appointed, either party may refer the dispute to arbitration by a single arbitrator agreed on by the parties or failing agreement

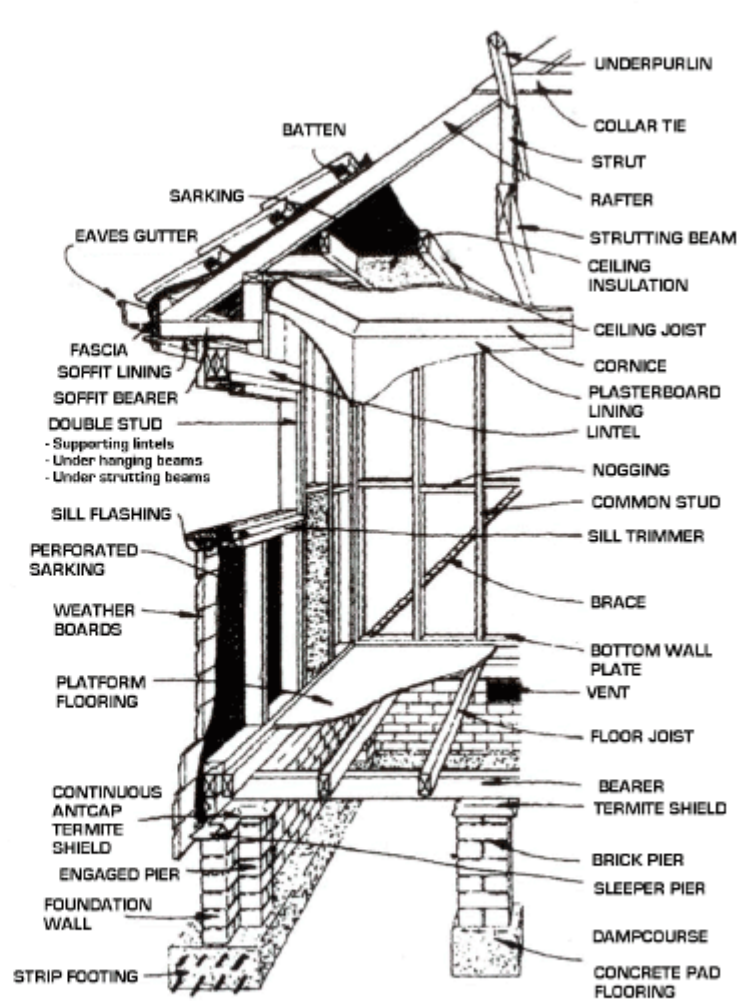
nominated by the president of the Institute of Arbitrators and Mediators Australia at the request of a party. The arbitrator's decision will be final and binding on the parties except to the extent of any error of fact or law. Each party may appear before and make submissions to the arbitrator and may be represented by a qualified legal practitioner. Each party must bear its own costs in relation to the arbitration and the costs of the arbitrator must be borne by the parties in equal shares subject to any contrary order by the arbitrator. The arbitration will be conducted in accordance with the Commercial Arbitration Act 1984 of Victoria.

This agreement is governed by the laws of Victoria. The parties submit to the exclusive jurisdiction of the courts exercising jurisdiction there.

Building Terms



BRICK VENEER



WEATHERBOARD WITH BRICK FOOTING

