



Inspection of buildings

Part 2: Group titled properties



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The following are represented on Committee BD-085:

- Australian Environmental Pest Managers Association
 - Australian Institute of Architects
 - Australian Institute of Building
 - Australian Institute of Building Consultants
 - Australian Institute of Building Surveyors
 - Australian Roofing Tile Association
 - Australian Window Association
 - Concrete Masonry Association of Australia
 - Consult Australia
 - Engineers Australia
 - Housing Industry Association
 - Insurance Council of Australia
 - Master Builders Australia
 - NSW Fair Trading
 - Royal Institute of Chartered Surveyors
 - Strata Community Australia
 - Think Brick Australia
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Australian Standard®

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PREFACE

This Standard was prepared by the Standards Australia Committee BD-085, Inspection of Buildings.

The objective of this Standard is to provide persons and organizations concerned with inspections of group titled properties with the minimum criteria necessary to facilitate inspections and reports that satisfy the needs of both the client and inspector, and, where applicable, under state or territory legislation.

An inspection in accordance with this Standard identifies the presence of defects as defined in the property. This Standard does not specify or restrict the purposes for which the inspection may be undertaken.

This Standard is part of the AS 4349 series of Standards, which covers minimum requirements for inspection of buildings, as follows:

AS

- 4349 Inspection of buildings
- 4349.0 Part 0: General requirements
- 4349.1 Part 1: Pre-purchase inspections—Residential buildings
- 4349.2 Part 2: Group titled properties (this Standard)
- 4349.3 Part 3: Timber pest inspections

Notes to the text contain information and guidance. They are not an integral part of the Standard.

The terms ‘normative’ and ‘informative’ have been used in this Standard to define the application of the appendix to which it applies. A ‘normative’ appendix is an integral part of a Standard. An ‘informative’ appendix is only for information and guidance.

This Standard includes commentary on some of the clauses. The commentary directly follows the relevant clause, is designated by ‘C’ preceding the clause number and is printed in italics in a box. The commentary is for information and guidance only and does not form part of this Standard.

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FOREWORD

Independent and objective advice is often required to enable informed decisions regarding property purchase, development or maintenance. An inspection may also be necessary where a building is being assessed for release of bond (as defined in Clause 1.4.3), or similar.

It is implicit in this Standard that the inspection includes subjective appraisal by an inspector experienced to identify defects in properties. In any subjective application it is inevitable that different inspectors or the same inspector, on a different occasion, may reach different conclusions. This Standard seeks to provide an appropriate balance between reliability of outcomes, economic constraints and the flexibility required to address different types of group titled properties.

STANDARDS AUSTRALIA

Australian Standard Inspection of buildings

Part 2: Group titled properties

SECTION 1 SCOPE AND GENERAL

1.1 SCOPE

This Standard sets out the minimum requirements for the inspection and preparation of an associated report to identify defects in a group titled property and recommend any further inspections.

This Standard does not require a scope of rectification works or an estimate of the cost of rectification of defects, unless an inspection in accordance with Appendix D is required.

NOTE: State or territory legislation may include requirements beyond this Standard.

Specialist services are not included in the scope of this Standard, e.g. fire safety systems, electrical systems, lift systems.

1.2 APPLICATION

A report prepared in accordance with this Standard is not a certificate of compliance of the property with the requirements of any Act, regulation, ordinance, local law or by-law.

Inspections to this Standard are based on the assumption that the existing use of the building will continue.

Inspections undertaken for release of a bond, shall be in accordance with Appendix D.

NOTE: Only inspections in accordance with Appendix D require a scope of rectification works or an estimate of the cost of rectification of defects

1.3 NORMATIVE REFERENCES

The following are the normative documents referred to in this Standard:

Australian Building Code Board (ABCB)
NCC National Construction Code

1.4 DEFINITIONS

For the purpose of this Standard, the definitions below apply.

1.4.1 Access hole (cover)

Opening in flooring or ceiling or other part of a structure to allow for entry to carry out an inspection, maintenance or repair.

NOTE: For example, a service hatch or removable panel.

1.4.2 Accessible area

Area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.