



BIV REPORTS PTY LIMITED

Building Insurance Valuations · 10 Year Plans · Safety Reports (Civil Liability + WHS)
Asbestos Reports (Registers + Management Plans) · Life Cycle Maintenance Reports

Strata Compliance Specialists since 1983

ABN 60 508 188 246

COMMON PROPERTY SAFETY REPORT

(COMMON LAW DUTY OF CARE + WHS)

Inspection date: 2 May 2025



HUNTERFORD ESTATE PENNANT HILLS ROAD, OATLANDS :: DP270218



BIV REPORTS
1300 10 72 80

biv@biv.com.au



STRATA SERVICES
SPECIALIST
COMPANY

10 Year Plans
Safety Reports
Asbestos Reports
Insurance Valuations



strata
community
association®
National Partner

SCA Sponsor: Bronze Qld, Tas, Vic; Silver WA; Platinum ACT, SA, NT



BIV REPORTS PTY LIMITED

Building Insurance Valuations · 10 Year Plans · Safety Reports (Civil Liability + WHS)
Asbestos Reports (Registers + Management Plans) · Life Cycle Maintenance Reports

Strata Compliance Specialists since 1983

ABN 60 508 188 246

The Owners of

Hunterford Estate Pennant Hills Road, Oatlands :: DP270218 Lot 1

2 May 2025

Dear Owners,

RE: Common Property Safety Report

Thank you for your instructions to provide a Common Property Safety Report for your strata scheme.

You will find that our Reports are easy to read and understand, however if you have any questions, feel free to contact us directly.

As an Owners Corporation has unlimited liability in regard to the safety of any persons upon the common property under the existing Civil Liability Act 2002, in addition the Work Health and Safety Act 2011 (WHS Act) and Work Health and Safety Regulation 2017 (WHS Regs) impose further duties, responsibilities and obligations upon persons in the management or control of a workplace, and 'other person' (s29) at any workplace. To comply with the WHS legislation the Strata Committee should obtain an Asbestos Report (contains both an Asbestos Register and an Asbestos Management Plan) from us.

There are three key principles in dealing with civil liability and negligence. These are simply

1. what you knew **or ought to have known**,
2. was the risk not insignificant, and
3. what control measure the reasonable person would put in place.

Our Common Property Safety Reports take the above principles into account and we carry out a Risk Assessment on each identified hazard and any likely inherent risks. We provide practical recommendations on how to either eliminate or minimise the effect of that risk.

Our other services include:

- 10 Year Capital Works Plans
- Building Insurance Valuations
- Asbestos Reports
- Life Cycle Maintenance Reports

The above Reports and services are carried out on all types of property including residential, retail, commercial, industrial, high rise, CBD, marinas, non-strata and others.

Yours sincerely,

Wal Dobrow FAPI FRICS FREI REIV(Aust) CDP CPP CPV FSSP

Director

Strata Community Association - Fellow Strata Services Provider



BIV REPORTS
1300 10 72 80

biv@biv.com.au



STRATA SERVICES
SPECIALIST
COMPANY

10 Year Plans
Safety Reports
Asbestos Reports
Insurance Valuations



strata
community
association®
National Partner

SCA Sponsor: Bronze Qld, Tas, Vic; Silver WA; Platinum ACT, SA, NT

Contents

Part 1 - Items requiring rectification	P1	
Part 2 - Explanation of this Safety Report	P2	
 <u>The Risk Management Process</u>		
Risk Assessment	1	
Priority of risk	1	
Control Measures - General	2	
Time to rectify.....	2	
Safety Action Plan	2	
 <u>Property Owners Obligations</u>		2
Important and Good Practice Items	3	
 <u>General</u>		4
Part 3 - Inspected items found to be satisfactory	P3	
Part 4 - Safety Action Plan	P4	

Copyright Notice:

Wal Dobrow asserts the intellectual property right over the contents of this Report. The contents including the Risk Assessment are considered to be unique and are provided in a format that is easy to read and understand. Neither this Report nor any part of this Report is to be provided to any likely competitor. The provision of this Report is only for the use of the Property Owner or Owners Corporation for their purposes of assessing safety and risk items relating to the potential injury to persons and does not give any right to the contents of this Report. Any breach of copyright will result in Court action. Your assistance in keeping this Report confidential to the Property Owner or Owners Corporation and the Strata Manager or Tenancy Manager is appreciated.

Address: Hunterford Estate Pennant Hills Road, Oatlands DP270218 Lot 1

Date of Inspection: 2 May 2025

Part 1: Items requiring rectification

Part 1 lists those items that we have identified as requiring some form of rectification. We have also provided recommended control measures to either eliminate, substitute, or otherwise to minimise the hazard and its risk. Control measures other than those recommended may also be adopted by the Owners Corporation to suit their particular circumstances.

A Risk Assessment for each identified item has been carried out in order to assist the Property Owner or Owners Corporation in prioritising any rectification works.

Although we make recommendations to rectify, modify or eliminate potential hazards, it is entirely up to the Property Owner or Owners Corporation to decide their own course of action. Legal advice could be obtained to determine whether it is 'reasonably practicable' to maintain, renew, replace or repair any item in order to rectify a hazard, or for an Owners Corporation whether a resolution under s106(3)(b) of the Strata Schemes Management Act is appropriate.

1. Balustrades appear inadequate.

It appears there may be inadequate handrails to provide support to the people using the stairs which may result in a fall hazard.

General Location: Staircase to the tennis court

Control measures: The provision of handrails should be considered to provide more support to people using access ways, stairs and the like.

Timeframe to rectify: **Short**



OVERALL RISK RATING	Very Likely	Likely	Unlikely	Very unlikely
Fatality / disability	1	1	2	3
Serious injury	1	2	3	4
Moderate injury	2	3	4	5
Minor injury	3	4	5	6

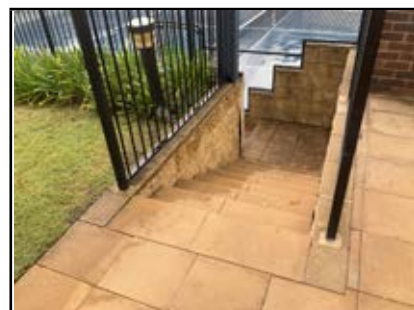
2. Trip hazards are present in the access way.

The stairs are not highlighted with illuminated paint which may increase the risk of a trip hazard.

General Location: Staircase to the tennis court

Control measures: Apply illuminated & anti-slip treatment on the stair treads to reduce this risk. In the long term, ensure the subject area is regularly and properly maintained and repaired.

Timeframe to rectify: **Short**



OVERALL RISK RATING	Very Likely	Likely	Unlikely	Very unlikely
Fatality / disability	1	1	2	3
Serious injury	1	2	3	4
Moderate injury	2	3	4	5
Minor injury	3	4	5	6

Address: Hunterford Estate Pennant Hills Road, Oatlands DP270218 Lot 1

Date of Inspection: 2 May 2025

3. Trip hazards are evident.

The garden runnels appear to create uneven surfaces in the access way which may increase the risk of a trip hazard.

General Location: The garden near the nature park on Brookside Place

Control measures: Highlight the edge of the tiled edge with illuminated paint to improve visibility.

Timeframe to rectify: **Short**



OVERALL RISK RATING	Very Likely	Likely	Unlikely	Very unlikely
Fatality / disability	1	1	2	3
Serious injury	1	2	3	4
Moderate injury	2	3	4	5
Minor injury	3	4	5	6

4. Trip or slip hazards are apparent in the access way.

Illuminated paint and anti-slip treatment do not appear to be applied on the stairs which may increase the risk of a trip or slip hazard.

General Location: The stone staircase near Brookside park

Control measures: Apply illuminated & anti-slip treatment on the stair treads to improve visibility. In the long term, ensure the subject area is regularly and properly maintained and repaired.

Timeframe to rectify: **Short**



OVERALL RISK RATING	Very Likely	Likely	Unlikely	Very unlikely
Fatality / disability	1	1	2	3
Serious injury	1	2	3	4
Moderate injury	2	3	4	5
Minor injury	3	4	5	6

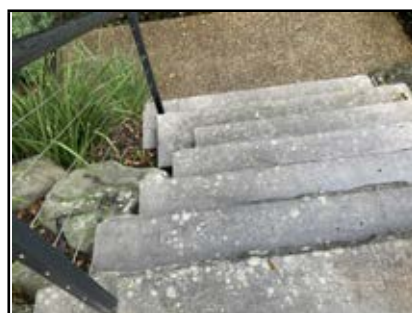
5. Trip hazards are evident.

Our inspection revealed the uneven spacing of the stairs may increase the risk of a trip hazard.

General Location: The stone staircase near Brookside park

Control measures: Apply illuminated & anti-slip treatment on the stair treads to improve visibility. In the long term, ensure the subject area is regularly and properly maintained and repaired.

Timeframe to rectify: **Short**



OVERALL RISK RATING	Very Likely	Likely	Unlikely	Very unlikely
Fatality / disability	1	1	2	3
Serious injury	1	2	3	4
Moderate injury	2	3	4	5
Minor injury	3	4	5	6

Address: Hunterford Estate Pennant Hills Road, Oatlands DP270218 Lot 1

Date of Inspection: 2 May 2025

6. Trip hazards are present in the access way.

The stairs are not highlighted with illuminated paint which may increase the risk of a trip hazard.

General Location: External staircases

Control measures: Apply illuminated & anti-slip paint on the stair treads to reduce this risk. In the long term, ensure the subject area is regularly and properly maintained and repaired.

Timeframe to rectify: **Short**



OVERALL RISK RATING	Very Likely	Likely	Unlikely	Very unlikely
Fatality / disability	1	1	2	3
Serious injury	1	2	3	4
Moderate injury	2	3	4	5
Minor injury	3	4	5	6

Address: Hunterford Estate Pennant Hills Road, Oatlands DP270218 Lot 1

Date of Inspection: 2 May 2025

Part 2: Explanation

The Risk Management Process

There are varying methods of risk management and we have considered AS4360:2004 Risk Management, ISO 31000:2009, Risk Management, AS4801:2001 Occupational Health and Safety Management Systems, WorkCover NSW Hazpak and Risk Management at Work - Guide, amongst other documents.

This safety report does do the following:

1. **Identifies hazards** listed in our 360 point checklist
2. **Assesses risk** associated with those hazards
3. Provides an **Overall Risk Rating**
4. Provides a recommended **priority** or timeline for rectification of risk items
5. Provides a recommended **Safety Action Plan**

Risk Assessment

We have primarily adopted two factors to assess overall risk. These are the propensity to **injury** and the **likelihood** of that injury occurring. There are four levels for each factor. They are:

<u>Injury</u>	<u>the non-rectification of this risk item could result in</u>
Fatality	fatality or permanent disability
Serious injury	long term illness, broken limbs, internal injury or off work for more than one week
Major injury	medical attention and off work for several days ie a cut hand, or sprained ankle
Minor injury	first aid required

<u>Likelihood</u>	<u>the hazard could cause harm</u>
Very likely	at any time
Likely	at some time
Unlikely	rarely
Very unlikely	probably never will

An **example** of likeliness may relate to the comparison of two trip hazards, one being located in the main entry into the foyer of a building (Very Likely) and the other being in the back corner of a car park where people rarely walk (Unlikely). The combination of the above considerations (injury and likelihood) gives an overall risk rating.

For the purpose of this Report we have utilised the Hazpak Priority Table to produce our WHS Reports Risk Assessment Matrix which considers the degree of injury, and the degree of likelihood of the risk of exposure to a hazard. Set out below is our WHS Reports Risk Assessment Matrix.

OVERALL RISK RATING	Very Likely	Likely	Unlikely	Very unlikely
Fatality / disability	1	1	2	3
Serious injury	1	2	3	4
Moderate injury	2	3	4	5
Minor injury	3	4	5	6

Address: Hunterford Estate Pennant Hills Road, Oatlands DP270218 Lot 1**Date of Inspection: 2 May 2025**

Priority of Risk

An Overall Risk Rating of 1 (Top Priority) would require immediate attention and 'it is extremely important to do something about this hazard as soon as possible'. In comparison, an Overall Risk Rating of 6 (Low Priority) requires action but 'may not need your immediate attention' and do something about this hazard when possible.

This allows hazards to be compared in relation to their risk rating which may also assist in the assessment of the priority of the rectification of those hazards.

Control Measures

There are a number of ways to deal with a hazard. Here are five typical controls:

Elimination	remove the hazard or cause of the hazard - the best way to deal with a hazard
Substitution	use a different piece of equipment or safer material to reduce the risk
Engineering	structurally change the environment ie barriers, guards, enclosures to reduce risk
PPE	personal protective equipment ie sun hats, safety goggles, gloves to reduce risk
Administrative	documentation of the correct procedures or instructions for carrying out a task safely, or limiting the exposure to a hazard

All work to rectify a hazard should be carried out in a workman-like manner by a suitably qualified person. Likely control measures listed in this report are generally one of many potential solutions. A contractor or the Owner should choose their own appropriate method of rectifying any hazard.

Time to Rectify

We provide a recommended time frame for elimination, rectification or minimisation of a hazard as simply (1) Short term; (2) Medium term; or (3) Long term. The actual time within the recommended time frames would vary depending on the hazard and the risk element. For example, a broken window in the entry door would have a Short term recommendation which would be an immediate response to the hazard which may be within days of receiving this report, whereas short term for a leaning timber fence may be a repair within six months.

The context of that risk is important. In high traffic areas, the timeframe for repair would be expected to be sooner rather than later, when compared to a low traffic area. Note that if the problem is obvious and the risk of injury is high, then acting to control and minimise the risk immediately, even if the act is an interim measure only i.e. signage, highlight paint, etc, is more prudent than leaving the risk uncontrolled and waiting for the perfect control measure that ultimately eliminates the risk.

For example, a storm water pipe discharge at the rear of the property where people rarely go may attract a 'short term' being an expected repair within six months, where an equivalent storm water discharge at the front of the property that is used more often may attract a 'short term' repair within a few weeks.

Safety Action Plan

We provide a recommended Safety Action Plan in Part 5 of this report which the Owners Corporation can add to or modify, and provides a suggested timeline and priority of work to be completed. It is entirely up to the Property Owner or Owners Corporation to determine their own priority level as they are more intimately aware of their property, and whether it is 'reasonably practicable' to carry out rectification works. Note that just because an item is low priority does not mean that it should be completed a long time down the track if it can be fixed easily and quickly now.

Address: Hunterford Estate Pennant Hills Road, Oatlands DP270218 Lot 1**Date of Inspection: 2 May 2025**

Civil Liability Duties

This Safety Report deals with your general obligations under the Work Health and Safety Act 2011 and the Work Health and Safety Regulations 2017. This Report does not ensure compliance with every possible aspect of the Act or Regulations. In addition to legislative requirements, the Property Owner and Owners Corporation has 'duty of care' requirements under Common Law or other statutes (Civil Liability Act 2002), and we consider some of these additional issues within this Report.

This Safety Report is not an audit. An audit will have a comprehensive list of generally prescriptive requirements satisfying various legislation and potentially common law safety issues. This report is not all encompassing and does not drill down to specific requirements in every possible Act that may affect safety within the subject property.

Certain assumptions have been made as to what constitutes common property where no plans have been made available. In this instance some items of common property may be excluded from this report. If any substantial changes to the common property are made we suggest this report be returned to us for updating. This report is current only on the day of inspection and relates to the condition of the common property of the strata plan only. Varying safety experts may have differing opinions of items that require a certain standard for compliance to our opinions.

A visual inspection only has been carried out of easily accessible and visible common property areas. We do not carry out an invasive inspection. That is, we do not dig, gouge, dismantle, move or remove any items located in the common property. We do not climb onto the roof or in the ceiling spaces or into the underfloor areas. We do not identify or comment on the structural integrity, building compliance, rot, defect, fire safety items or infestation of the improvements, and if you have any concerns in this regard we suggest an expert in that particular field be consulted.

We have assumed that at the time of construction the building complied with relevant statutory controls and local council building regulations. We make no comment as to whether the building complies with current statutory building regulations such as the National Construction Code (Building Code of Australia).

Important and Good Practice Items

Throughout our checklist we have considered those items that if repaired or rectified would then comply with either legislative requirements or common law, such as a pool fence being self closing. In addition, we may comment upon simply good practice items such as emergency phone numbers on the notice board or having visible street numbers.

General

The subject property may well have its own safety problems. After commissioning this Report the property will still have those same problems. It is entirely up to the Property Owner or Owners Corporation to determine the 'reasonably practicable' approach of which items require rectification and in which priority order.

We are not liable nor accept responsibility for differing opinions that other safety experts may have nor items that may be considered 'missed'. We utilise a very comprehensive 360 point checklist that has been prepared, designed and each item considered by both our Senior Safety Assessor (Cert IV WHS) and a senior WorkCover Inspector with over 20 years experience in workplace safety. This Report considers both Important and Good Practice items according to our 360 point checklist.

Address: Hunterford Estate Pennant Hills Road, Oatlands DP270218 Lot 1**Date of Inspection: 2 May 2025**

Simply obtaining a safety report does not change the Property Owner or Owners Corporation's risks or hazards associated with their property, i.e. there is no change to the risk to a Property Owner or Owners Corporation before or after obtaining a Safety Report, nor does it exclude, take away or minimise the obligations and responsibilities under the Work Health and Safety Act 2011 as a 'person in the control or management' of a workplace, or as an 'other person'. The commissioning of a Safety Report is not an insurance policy to the benefit of the Property Owner or Owners Corporation as we do not cover you for liability of the risks or hazards of your property. That is, there is no transfer of risk from the Property Owner or Owners Corporation to us. We do not accept liability for injury to persons or damage to property. The recommendations in the Safety Report need to be acted upon and the priority of items needing rectification is to be determined by the Property Owner or Owners Corporation.

This Report is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this Report. Neither the whole nor any part of this Report or any reference thereto may be included in any published document, circular or statement or published in any way without our written approval of the form and context in which it may appear. This Safety Report has been prepared on the basis of instruction being for a Safety Report only and for no other purpose. A comprehensive report should be commissioned if a party requires a more detailed report or for use in litigation matters. We reserve the right to review or withdraw our Report at any time. This Report does not cover the property's structural condition or environmental contamination, nor is it a quantitative survey. This Report does not cover fire safety, nor Council compliance in any respect (flooding, building, etc) nor should it be construed as such.

Lighting

Inspection of the property was carried out during the day, therefore it is difficult to assess and comment upon the amount or quality of light available in the common property areas at night. The Report may refer to areas where there was likely insufficient lighting in common property areas which may be a hazard to pedestrian or vehicular movement.

Fire Safety

We are not fire safety experts and do not comment on the condition or adequacy of the fire fighting equipment on the premises as this is an area requiring annual inspections by other specialists. We have assumed at the time of construction and inspection that the fire fighting equipment for the premises complied with relevant current legislation. A general visual inspection may identify fire safety items that are damaged or missing.

Electrical

A general visual inspection only of the main switchboard is carried out by our Inspector (if easily accessible). We recommend that an electrical specialist be engaged on a regular basis to inspect any electrical boards. Any Residual Current Devices (RCD) should also be tested at the same time. If RCDs are not installed, we strongly recommend that they be installed.

Inaccessible Areas

Plant rooms and plant machinery may not have been accessible during our inspection. We do not ordinarily make comment on the safety aspects of plant and machinery items and suggest an inspection be undertaken by a machinery and plant specialist. Generally, access to roof cavities, ceiling spaces, and underfloor areas do not comply with safety legislation (no anchors or fall arresting devices) and locked common property areas are not inspected and we therefore do not make comment on these areas.

Address: Hunterford Estate Pennant Hills Road, Oatlands DP270218 Lot 1

Date of Inspection: 2 May 2025

Work at Heights

When work is undertaken at height, it is the Property Owner or Owners Corporation's responsibility to ensure that safety anchorage points and safety railings of a permanent nature are properly maintained.

General Work Health and Safety principles list the following control measures in priority order:

- (i) The provision and maintenance of a stable and securely fenced work platform (such as scaffolding or other form of portable work platform)
- (ii) If complying with (i) is not reasonably practicable, the provision and maintenance of secure perimeter screens, fencing, handrails or other forms of physical barriers that are capable of preventing the fall of a person.
- (iii) If complying with (ii) is not reasonably practicable, the provision of other forms of physical restrains that are capable of arresting the fall of a person from a height of more than two metres.

Depending on the level of control, it can be the responsibility of both the contractor or Property Owner or Owners Corporation to ensure that contractors are licensed, insured, competent in the type of work they plan to undertake and their equipment is well maintained and safe.

Services

A general visual inspection only of services such as electrical, gas, water services was undertaken. Only obvious visual hazards have been detailed. Comment on the technical safety of these items is not made in this Report. If concerns exist for the safety of any of these services then a suitably qualified expert should be consulted.

Balconies

When access is provided, a visual inspection only of a typical balcony is undertaken and any obvious corrosion, deterioration, water ponding, etc will be provided in this Report. We do not comment on whether balconies comply with current standards such as the National Construction Code (Building Code of Australia) and assume that at the time of construction and certification the building complied with the relevant legislation, controls and standards. A thorough measurement of rail loadings and structural integrity of the balconies is not carried out and if the Property Owner or Owners Corporation has concerns about the integrity of any balcony they should engage a specialist.

Slip Hazards

A thorough assessment of the slipperiness of flooring was not carried out as this requires specialised testing equipment. We therefore do not make comment as to whether the flooring complies with requirements of AS/NZS 4663:2013 Slip Resistance Measurement of Existing Pedestrian Surfaces or similar Standards. Any comments on the flooring are from a visual inspection only. If slip incidents have occurred on the flooring we recommend anti-slip treatments be applied as well as handrails.

Child Safety Window Devices

The National Construction Code requires new buildings to have child proof window safety devices installed and legislation will require safety devices to be installed on existing buildings. Generally we do not inspect individual lots and do not comment on those windows. Prudence dictates that safety devices be installed on all windows for both child safety and general security.

Address: Hunterford Estate Pennant Hills Road, Oatlands DP270218 Lot 1**Date of Inspection: 2 May 2025**

Part 3: Areas inspected and found to be generally satisfactory

From a broad point of view and unless specifically identified elsewhere in this Report the following items were found to be generally satisfactory.

General

From a general overview, the property appeared to be well kept and maintained.

Building structure

From a WH&S perspective and relating to the building structure, no major hazards which may pose a risk to safety were identified.

Height hazards

There did not appear to be any height hazards, for example low clearance or a fall from a height.

Housekeeping

The general housekeeping within the property was considered satisfactory, and the property presented neat and tidy.

Car park

At the time of inspection, no hazards were identified relating to the outside car parking area.

Landscaping

The landscaping area did not appear to have any hazards such as thorny plants, uneven ground or anything else causing an obstruction.

Kids play area

Equipment in the kids play area appeared to be well maintained and free from hazards such as protrusions, finger jams, inadequate play surface, etc.

Pool

The pool area appeared well maintained, the fencing appeared adequate and safety gates operated correctly during our inspection. In any case, we recommend that the pool and surrounds be inspected by the appropriate local authority.

Lighting External

The external lighting appeared to be satisfactory, although the property was inspected during the day.

Driveway and car accom

Driveway and car accommodation appeared to have satisfactory safety measures such as visibility between vehicles and pedestrians, and speed humps, bollards, guard rails, where appropriate.

Signage

There appeared to be sufficient signage for emergency exits, and/or smokers bins and the designated smoking area.

Address: Hunterford Estate Pennant Hills Road, Oatlands DP270218 Lot 1

Date of Inspection: 2 May 2025

Part 4: Safety Action Plan (Note the priority of rectification works should be decided by the Owners Corporation)

Likely Control Measure	Who's responsible	Date to commence	Time to complete	Work complete signed off by	Signed off date
1 The provision of handrails should be considered to provide more support to people using access ways, stairs and the like.					
2 Apply illuminated & anti-slip treatment on the stair treads to reduce this risk. In the long term, ensure the subject area is regularly and properly maintained and repaired.					
3 Highlight the edge of the tiled edge with illuminated paint to improve visibility.					
4 Apply illuminated & anti-slip treatment on the stair treads to improve visibility. In the long term, ensure the subject area is regularly and properly maintained and repaired.					

Address: Hunterford Estate Pennant Hills Road, Oatlands DP270218 Lot 1

Date of Inspection: 2 May 2025

Part 4: Safety Action Plan (Note the priority of rectification works should be decided by the Owners Corporation)

Likely Control Measure	Who's responsible	Date to commence	Time to complete	Work complete signed off by	Signed off date
5 Apply illuminated & anti-slip treatment on the stair treads to improve visibility. In the long term, ensure the subject area is regularly and properly maintained and repaired.					
6 Apply illuminated & anti-slip paint on the stair treads to reduce this risk. In the long term, ensure the subject area is regularly and properly maintained and repaired.					



Appendix A

Helpful Guide in choosing the right supplier for strata compliance reports

Things that owners and committee members should be aware of

Firstly, some Reports available in the market are NOT the same. Some Reports are offered by suppliers with limited experience, lack detail, or a proper understanding of the legislative requirements and the true task. Just because a Report is cheaper, it can be a significant false economy and can place the owners at financial risk and compliance risk.

Why get our Reports

We are the most knowledgeable and experienced Compliance Report providers in the strata industry. Our service is excellent and our fees are competitive. We are National Partners with the Strata Community Association and are regularly requested to provide advice on the interpretation and compliance with risk and safety procedures, legislation and to make presentations (ie 2022 Joint presentation with the General Manager - WorkSafe on the WHS legislation to Strata Managers). Some of our contributions include

- 10+ years on the Strata Industry Working Group advising the land titles office + State Govt,
- Reviewed and adjusted the Cert IV + Diploma Courses in Strata Community Management,
- COAG appointed to determine qualifications, training, experience for all Valuers in Aust,
- Wrote the majority of the Expert Witness TIP Guide for all API Valuers in Aust and NZ,
- 10+ years training Expert Witnesses for the Aust Prop Institute in State + Federal Courts,
- Invited onto the Fire Protection Association Accreditation (Review) Reference Group,
- Wrote the Risk Management Module -Strata Manager Licencing, approved by Fair Trading.

Simply put, we know strata and community property intimately, as well as the legislative compliance requirements.

Our Reports are genuinely Easy to Read and Understand

Our ideas and practical recommendations for compliance are robust and unique, which assists the Owners to reduce their risk from (1) being sued for negligence and (2) comply with the legislation in a cost effective manner.

Building Insurance Valuations

We have been carrying out valuations for strata properties since the early 1980's as Registered Valuers, and specialise in construction costs for both strata and community schemes. We know the accurate construction costs as we have extensive experience in developing and building our own properties and pay these costs, and not purely speculate from some book.

Over 75% of the insurance valuations that I peer review are over-valued. Inexperienced consultants attempt to 'cover' themselves by over valuing. We do not over-value, nor under-value, we provide a mid-range recommended sum insured valuation.

Safety Reports

As owners have unlimited liability in dealing with their properties, it is very important to ensure that your consultant is properly qualified to assess risk, and is experienced in making practical, effective and cost saving recommendations.

We have Cert IV WHS qualifications, and extensive experience in analysing negligence cases throughout Australia for nearly two decades. Our Safety Reports cover both the WHS legislation, as well as Civil Liability legislation to minimise the risk of being prosecuted or being sued in negligence.

10 Year Plans

The format of our Plans is easy to read and understand, and we carry out the mathematics correctly so that our recommended contributions are practical, proven and not excessive. These Plans provide contributions for items of a capital and non-recurring nature. We do not charge for updates to the Plan in the short term (6 months).

These are Savings Plans not Spending Plans and assist the owners in a form of forced savings on a user-pays basis. We also provide a recommended contribution for each lot and for each year of the Plan.

Asbestos Reports

Our Asbestos Reports include both an Asbestos Register and an Asbestos Management Plan that comply with legislation as well as the National Codes of Practice. Significant fines apply when these are not available in a workplace, and some insurers are now insisting on these Reports before they even look at a property to insure.

We provide the National Safe Work practices within our Asbestos Report, which assists contractors that rely upon the Asbestos Report in order to keep your property safe. We have all four asbestos qualifications, and choose not to be licensed to provide advice that is independent from any physical asbestos work. Our qualifications include Independent Asbestos Assessor, and Asbestos Supervisor for both Friable and Non-friable asbestos.

Common Property (Life Cycle) Maintenance Reports

Insurers are becoming highly selective of which schemes they may choose to insure. Each scheme has to be competitive and demonstrate that their actions and plans will minimise losses to the insurer. Our comprehensive and detailed Maintenance Report will become one of the more important tools looked at by insurers, as well as assisting owners to prove that they are keeping their property safe for visitors and residents.

I trust the above assists you in your deliberations for your strata compliance consultant, and if you have any questions, feel free to call for further advice.



Wal Dobrow FAPI FRICS FREI REIV(Aust) CDP CPP FSSP
 Director - Certified Practicing Valuer, Chartered Valuation Surveyor
 Cert IV WHS, Asbestos qualifications, Past Fire Safety Practitioner

