

Reports you may need when buying your property

Some reports are essential in carrying out your Conveyancing, and some are optional, depending on how much peace of mind or surety you feel you need. This fact sheet explains the optional reports you may choose to have done when buying a property.

Survey Report

We will be finding out if the Vendors have a Survey Certificate available for the property. A Survey will show the location of the boundaries of the property and the position of any buildings or fences in relation to the boundaries. It will also show the position of any buildings that encroach onto the property from adjoining properties.

If you have any doubt about any of these things we recommend that a Survey be obtained prior to exchange of Contracts. Please let us know if you require a Survey to be obtained and we will obtain a quote from a surveyor.

Pest Inspection Report

We advise that you accept the property, together with the house and any other improvements erected on it in their state and condition as at the time of exchange of Contracts. It is therefore essential to ensure that there are no problems prior to exchange of Contracts. We recommend that a Pest Inspection be carried out before exchange of Contracts to ensure that the buildings are not affected by termites, borers or other pests. We can obtain a quote on your behalf if you wish to obtain a pest inspection report.

Building Inspection Report

You should also be aware that you accept the property subject to any structural defects that may exist at the time Contracts are exchanged. We suggest that you satisfy yourself in relation to the structural soundness of the building. If you require assistance with this we advise it is possible to obtain a pre-purchase inspection report by a qualified builder or architect. We can obtain a quote on your behalf if you wish to obtain a building inspection report.

Building Certificate - Legality of Buildings

In New South Wales it is possible to apply to the Local Council for a "Building Certificate" for the buildings erected on a property. The application must be accompanied by a Survey Certificate. After receiving the application the Council's Building Inspector carries out an inspection of the buildings. The Council may then issue a Building Certificate. This protects you if the buildings were erected without approval or if they encroach onto land that is under the Council's control. The certificate also prevents the Council (for a period of 7 years) from making an order that the buildings be repaired, demolished, altered, added to or rebuilt where the need to do so arises solely from deterioration as a result of normal wear and tear.

We recommend that you obtain a Building Certificate from the Council before exchange of Contracts if you have any doubt about the legality of the buildings erected on the property. There is an application fee payable to the Council. Please contact our office and we will advise the fee payable.

