



# INFOSHEET #03

November 2010



Logan Water  
Alliance

## Building condition surveys

In keeping with good construction practice, Logan Water Alliance coordinates building condition surveys of dwellings and other structures located near our work sites. The surveys are an important reference tool for Logan Water Alliance and property owners in the event that construction works are believed to have affected the condition of a structure.



! Logan Water Alliance recommends that property owners participate in the building condition survey process if construction works are planned in the immediate area.

### What is a building condition survey?

A building condition survey is an inspection of a dwelling, or other structure, located near a construction site.

A building condition survey is usually undertaken both before and after the construction period, by a qualified, independent building surveyor.

The surveys usually involve visual inspections of the interior and exterior of the building / structure, and documentation of their condition using photographs / video and written descriptions. Issues that may be recorded include:

- existing cracking or other movement in driveways, paths, walls, ceilings and fences
- warping or sagging of walls, ceilings, doors and window frames
- 'drummy', loose or missing tiles
- obvious water damage
- broken windows and shower screens
- damaged bathroom and kitchen fittings / fixtures.

A building condition survey is not intended to be a 'defect report', and will not identify problems such as termite infestation, dampness and non-compliant construction methods.

### Why are building condition surveys required?

Logan Water Alliance recommends that property owners participate in the building condition survey process if construction works are planned in the immediate area.

Building condition surveys are a precautionary measure and are considered good construction practice.

They also offer 'peace of mind' for property owners in the event that construction activities are believed to have affected the integrity of a dwelling / structure. In these instances, Logan Water Alliance and property owners can refer to the survey reports to determine whether the integrity of the dwelling / structure has changed during the construction period.



## What does a building condition inspection involve?

With the permission of the owner, Logan Water Alliance's independent building surveyor will enter the property to conduct the survey at an agreed time.

The property owner, or their nominated delegate, is required to be present during the survey.

The survey will generally take up to one hour, and will involve a detailed review of the interior and exterior of all structures (eg house and sheds) and any common areas of townhouse / unit complexes.

The building surveyor will not usually require access to the roof / roof space, manholes or other confined spaces.

The same inspection process will be repeated once construction is complete.

Following each building condition inspection, the building surveyor will develop a report about the condition of the property. This report will be provided to Logan Water Alliance, and a copy is sent to the property owner.



## What if I don't agree with a building condition report?

If you have any concerns about the content or findings of a building condition report, please contact Logan Water Alliance to discuss your concern with us.

Our team will seek to resolve the matter with you as quickly as possible. In some cases, this may require additional property inspections or specialist investigations.

In the event that Logan Water Alliance is unable to resolve your concern to your satisfaction, your matter will be referred to the local government-owned water business, Allconnex Water, for resolution.

## What if I'm concerned about my property during construction?

Major construction works can result in noise, dust and vibration impacts on nearby properties.

During construction, Logan Water Alliance will follow our environmental management plan to reduce or avoid unwanted impacts.

Should you have particular concerns about the impacts of construction works on your property, please contact Logan Water Alliance and we will assist you. If required, we will coordinate additional property inspections or rectification works.

### For more information please contact Allconnex Water:

**Mail:** PO Box 8042, Gold Coast MC 9726

**Phone:** 1300 000 928

**Fax:** 07 3412 3444

**Email:** [info@allconnex.com.au](mailto:info@allconnex.com.au)

**Web:** [www.allconnex.com.au](http://www.allconnex.com.au)



**Logan Water Alliance**