

Gateway UPGRADE NORTH

Post-construction building condition survey

FACT SHEET

January 2019

The Gateway Upgrade North project is in its final stage, with remaining construction activities underway ahead of project completion in 2019.

Major construction activities, including bridge construction, significant earthworks, road corridor widening and the installation of major underground drainage and overhead signage structures, are now complete.

As such, the project team extends the offer of a post-construction building condition inspection to you at this time.

What is a building condition survey?

A building condition survey (sometimes referred to as a dilapidation survey) is a visual inspection of an existing building or structure, undertaken to assess and report on its current condition.

The survey involves photographing and/or videoing all areas of the building or structure that are accessible for observation.

Items likely to be photographed/videoed include (but are not limited to):

- cracks in walls, cornices, ceilings, flooring surfaces, doors, window frames, concrete slabs, brickwork, tiling and garden edging
- stresses such as warping, sagging or water damage to walls, cornices, ceilings, flooring surfaces, doors and window frames
- loose, missing or damaged fittings/fixtures such as tiles, window panes, kitchen/bathroom accessories, ceiling fans, door handles, downpipes, guttering and garden edging
- pools, gardens and outdoor areas.

The photographs/video footage captured is then compiled into a report, which includes written commentary on the areas of observation, with regard to their condition at the time of the inspection.

Building condition surveys are typically undertaken in two stages: pre-construction and post-construction, in an effort to provide comparative written reports to both property owners and project teams.

Why is a building condition survey undertaken?

A building condition survey is a best-practice construction process offered on most major infrastructure, building and development projects.

The survey is typically offered to property owners whose building or structure is located in proximity to a project's *Zone of Influence* – typically within a 100m radius of a construction site.

The survey is undertaken to provide an accurate record of the condition of the existing building or structure at a particular moment in time.

The survey is a precautionary measure that provides a basis for any future discussions that may be required between private property owners and project teams, regarding real or perceived changes in property condition observed during nearby construction work.

Property owners should note that major construction projects, such as the Gateway Upgrade North project, are governed by stringent environmental management processes that ensure construction impacts, such as vibration, are managed in accordance with industry best practice. This minimises the risk of any cosmetic/structural damage occurring to surrounding buildings or structures as a result of construction works.

Who will undertake the building condition survey at my property?

A building conditions survey is undertaken by an independent assessor who is suitably qualified and experienced in the field of building condition surveys.

As the assessor is independent, they hold no bias towards either the property owner or the project team.



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What will the building condition survey involve?

Upon agreement by the property owner, the independent assessor will enter the property at a pre-agreed date/time to carry out the building condition survey.

The property owner, or nominated representative of the property owner (e.g. real estate agent, tenant), is required to be present for the duration of the survey.

The assessor will inspect the exterior and/or interior of the building or structure, taking photographs and/or video footage of all areas available for observation.

The building condition survey inspection typically takes 30 minutes – 1 hour to complete and may vary based on the size of the property.

Will I receive a copy of the building condition survey report?

Yes. Once the building condition survey report has been compiled, a hard copy will be posted to the property owner via registered post.

If you are the property owner's representative (e.g. real estate agent, tenant), you will need to contact the property owner to request a copy of the building condition survey report.

Who else will receive a copy of the building condition survey report?

Copies of all building condition survey reports for your property will be kept and stored in accordance with Australian privacy and security guidelines by the following entities associated with the Gateway Upgrade North project:

- The Department of Transport and Main Roads
- Transurban Queensland
- Lendlease
- Aurecon
- BCA Group.

What should I do if I believe the contents of the building condition report are inaccurate?

If you believe any information contained in the building condition report is inaccurate, please contact the Gateway Upgrade North project team immediately to advise of this.

The project team will raise your concerns with the independent assessor and contact you regarding the next steps; for instance, the building condition survey report for your property may need to be revised and reissued, or the team may need to coordinate for your property to be re-surveyed.

What should I do if I believe the condition of my property has changed during nearby construction work?

Property owners should immediately notify the Gateway Upgrade North project team in writing of any identified change(s) in property condition and provide evidence of the change(s).

The project team and/or its insurers/legal counsel will work with property owners to assess any changes in property condition on a case-by-case basis.

How do I get in contact with the Gateway Upgrade North project team?

To book your building condition survey, or if you have any questions about the building condition survey process, please contact the Gateway Upgrade North project team.

Contact details

The project team is committed to working with the community to better understand your views and ensure the successful delivery of the Gateway Upgrade North project.

You can contact the project team via:

✉ contactus@gatewayupgradenorth.com.au

☎ 1800 607 755 (freecall)

🌐 www.gatewayupgradenorth.com.au

For up-to-date project information and to subscribe to project updates visit the project website and click on the subscribe link.

**Free call from anywhere in Australia, call charges apply for mobile phones and payphones. Check with your service provider for call costs.*