

## Choosing the right pre-purchase strata inspector

Choosing the right pre-purchase strata inspection company is essential as this report will alert you to the many traps and allow you to make a good and informed decision if the building is suitable for your purpose.

This information applies to New South Wales and Queensland only.

Do	Don't
<ol style="list-style-type: none"> <li>1. Check out their credentials                             <ol style="list-style-type: none"> <li>a. How long have they been operating?</li> <li>b. How many strata inspections (as opposed to pest or building inspections) have they done?</li> <li>c. Are they experienced in your area?</li> <li>d. Do they physically inspect the strata records or just work off some database of information?</li> <li>e. Do they do it themselves or sub-contract the report? Some companies sub-contract their reports to others – you probably don't want a pest inspector doing your strata report!</li> </ol> </li> <li>2. How friendly and prepared to help are their staff?</li> <li>3. Review a sample report and compare it with others that may be available</li> <li>4. Do they include relevant extracts from the records of the corporation?</li> </ol>	<ol style="list-style-type: none"> <li>1. Don't go for the cheapest (unless it also happens to win on your other criteria) – you are making a substantial investment, no point scrimping a few dollars on a critical piece of information</li> <li>2. Don't leave getting a report til the last minute</li> <li>3. Don't treat the report as a "tick the boxes" exercise</li> <li>4. Don't make your final decision before reviewing the report and following up on any outstanding items</li> <li>5. Don't be put off by a "bad" building – it might be a great opportunity for you to buy in at a good price and then improve things</li> </ol>