

Why choose Property Works to inspect your property?

You will satisfy current legislation

Since 1 July 2004, before you can even offer or advertise your property in the ACT for sale you must have a comprehensive package of information about your property.

- ◆ A **building and compliance inspection report** to provide information about the structural soundness of the property and information about whether structures on the land have been approved under the relevant legislation.
- ◆ A **timber pest inspection report** to provide information about whether the property is affected by termites and other timber-destroying pests.
- ◆ An **energy efficiency rating statement** to provide information about the energy consumption and efficiency of the property.
- ◆ **Copies of certificates and plans** from a building conveyancing inquiry that must be attached to the contract of sale:
 - certificate of occupancy
 - survey certificate
 - approved building plans
 - drainage plan
 - a building file summary sheet

To help meet these information requirements Property Works provides comprehensive, plain English inspection reports that include photos. All of our inspections are carried out in accordance with:

- Australian Standards 4349.1 (1995) for building inspections
- Australian Standards 4349.3 (1998) for timber pest inspections
- ACT house energy rating scheme for energy efficiency rating statements.

Property Works provides:

- ◆ 1 complete package of inspection reports to the seller
- ◆ 1 complete package of inspection reports to the seller's solicitor
- ◆ 1 electronic copy of all the reports to the real estate agent.

Property Works

Property Works Pty Ltd is a property inspection company, that currently has offices in the ACT and the South Coast of NSW. Property Works is a licensed, fully insured company and a member of the Master Builders Association.

Property Works is an independent company that carries out unbiased inspections on residential and commercial properties for sellers of properties in the ACT in accordance with the Civil Law (Sale of Residential Property) Act 2003 and Regulations 2004, introduced on the 1st July 2004.

The founders of Property Works, Bruce and Sharlene Cohen, have built the company on integrity and professionalism in business.

Qualifications of Inspectors:

ACT Builders Licence No. 165426C

NSW Builders Licence No. 7998C

NSW Builders Consultancy Licence No. BC798

Energy Rating Assessor No. 05-0277 & 01-0100

Certified Pest Inspector

Sale Assist

Sale Assist stands for a trusted independent inspection service provided by Property Works Pty Ltd. The Sale Assist product is certified in accordance with a stringent inspection process.



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Sale Assist – the key to your property sale



Property Works

Your independent inspection professionals

You will benefit from Sale Assist

You may think you need your property inspected and reported on simply to meet legal requirements. But you can get so much more from a Property Works inspection.

Property Works offer a unique product — **Sale Assist** — to ensure that you get the best value when marketing your property. Sale Assist helps you to take advantage of the new law. It provides you with the opportunity to use the reports to assist in marketing and selling your property at the best price, and at settlement the buyer reimburses you for the cost of the reports.

- ◆ Sale Assist increases your property's exposure in the marketplace via:
 - **Sale Assist Reports Online™** at our website www.property-works.com.au
 - our **QuickTrak*** guarantee on all reports
 - point-of-sale marketing at your property
 - links from your real estate agent's website and canberraproperty.com.au to the Sale Assist Reports Online™.



- ◆ With our QuickTrak* guarantee, your reports will be delivered within 4 working days. As a result you will have your property listed faster and ready for sale.
- ◆ Your reports will be made available on our website to be easily viewed by prospective buyers. This will ultimately assist in marketing your property to a wider audience and increase sales opportunities.
- ◆ **Sale Assist Ezi-Pay™** provides a 3-month payment plan — direct debit and credit card only, this facility will help reduce your upfront outlay. If you are interested in this facility, please contact our office or visit our website www.property-works.com.au for further information.
- ◆ Our reports focus on the quality aspects of your home, not simply the defects that may exist.
- ◆ A Sale Assist sign will be placed at your property, promoting to your prospective buyers that Sale Assist reports are available online or through the advertising agent.
- ◆ Sale Assist helps to eliminate concerns during the sale process, ensuring a smooth and speedy transaction. We encourage you, your agent, solicitor or any prospective buyer to discuss with us any aspects of the property inspections.
- ◆ Property Works' website features a property inspection of the day. You will find your property online during the marketing period.

*visit our website for our QuickTrak guarantee terms and conditions.

Testimonials

'We have been using Property Works for several years and have always found the service they provide to be professional, unbiased, prompt and reliable. We have found Bruce Cohen to be very approachable and happy to talk to our clients who may have questions about particular issues raised in a report.'

David Hawdon,
Button Hawdon & McMahon Solicitors

'Property Works has provided us a professional and prompt service when we were selling our property. We have found them very efficient, always courteous and, above all, professional and a pleasure to deal with.'

Cliff and Joan Shaw

'Property Works is a thoroughly professional and very helpful business to both buyers and sellers. They were efficient, pleasant and non-intrusive when inspecting my home. Having had a Sale Assist sellers inspection has put my mind at ease — knowing and understanding the condition of my home. Whenever I am buying or selling I will always use the services of Property Works.'

Pam Newton

How do I arrange an inspection?

Arranging an inspection is easy. Fax, post or pass to your real estate agent the attached order form. Alternatively you can order online at www.property-works.com.au or phone us direct on **1300 767 741**.

If you have any questions in relation to the information in this brochure, please don't hesitate to contact our office on **1300 767 741** or visit our website www.property-works.com.au

