

**Training & Education© Certified by H J Ryan TAA40104 & TAE40110**

## **STRATA (PRE-PURCHASE & DEFECT) INSPECTIONS COURSE:**

**NEED:** To create awareness to Australian Property Inspectors the alarming disillusion of what is and what is not Common Property. To identify defects and issues that may cost a Lot Owner, additional fees in the future.

**AIM:** On certified completion of this course, it will enable the inspector to conduct a more thorough Strata Property Inspection thereby allowing them to document and issue an appropriate report in accordance with the current and relevant Australian Standards. On the completion of this course, the risk involved in inspecting and reporting ought to be reduced.

### **TO SATISFACTORILY COMPLETE THE COURSE:**

- Complete all modules of this set course,
- Demonstrate that they hold appropriate industry qualifications to conduct inspections,
- Demonstrate that appropriate insurances for consumer protection can be obtained .

### **QUALIFICATIONS ON COMPLETION OF THIS COURSE:**

Certification in Pre-Purchase Inspections, (pest and building)  
1 CPD point issued per hour (*8 hour course + breaks = 8 CPD's*)

### **PRE-REQUISITES FOR THE UNDERTAKING OF THIS COURSE:**

1. A fundamental understanding of residential construction, Strata, Home Units and Town House construction preferably through previous industry qualification,
2. Adequate comprehension of the English language,
3. A current Builders License, OR
4. Show reasonable cause why insisting on becoming an Inspector, OR
5. Are currently doing Strata Property Inspections.

**THE SUBJECTS TO COMPLETE**

Subject No.	Subject Name	Hours	Issues Covered
STR:1.001	What is Strata	1	<ul style="list-style-type: none"> <li>• Owners Corporation, Body Corporate</li> <li>• Common Property</li> <li>• Lots, Zoning, Air Space</li> <li>• Boundaries, By-Laws</li> </ul>
STR:1.002	What to Inspect	1	<ul style="list-style-type: none"> <li>• @ Pre Purchase</li> <li>• @ Defect</li> <li>• @ A Strata Inspection</li> <li>• Scope &amp; Purpose</li> </ul>
STR:1.003	What to Expect	1	<ul style="list-style-type: none"> <li>• Is there a difference</li> <li>• High Rise, Townhouse, Villa</li> <li>• Areas that have not been accessed.....</li> <li>• Database of Strata Clients</li> <li>• Managing Complaints</li> </ul>
STR:1.004	Access that are Essential	1	<ul style="list-style-type: none"> <li>• Subject to Instructions</li> <li>• Reasonable hours of access</li> <li>• Arranging access, What a Nightmare!</li> <li>• Fire Services</li> </ul>
STR:1.005	Investigation	1	<ul style="list-style-type: none"> <li>• Identifying Lot Owners &amp; Tenants</li> <li>• Defect Identification</li> <li>• Assessing the reportable problem</li> <li>• Methods of record taking at the inspection</li> <li>• Photographs, the taking of measurements and or readings</li> </ul>
STR:1.006	Australian Standards	1	<ul style="list-style-type: none"> <li>• Which Standard</li> <li>• Which Code</li> <li>• Which Law</li> <li>• Which Tolerance</li> </ul>
STR:1.007	Report Writing	1 ½	<ul style="list-style-type: none"> <li>• Report design and presentation</li> <li>• Template</li> <li>• Content</li> <li>• Preliminary &amp; Supplementary reports</li> <li>• Photographs and diagrams</li> </ul>
STR:1.008	Multiple Choice Assessment	1	<ul style="list-style-type: none"> <li>• Strata</li> <li>• Common Property</li> <li>• Renovations</li> <li>• Visitors</li> <li>• Inspection Areas</li> <li>• Who Investigates</li> <li>• Lots</li> <li>• Safety</li> <li>• Fees Chargeable</li> </ul>



**NOTE: This course IS NOT to identify Strata Sinking Funds**

Howard Ryan

A handwritten signature in black ink, appearing to read 'Howard Ryan', with a long horizontal stroke extending to the right.