

# Owner Builder Report

The following matters are covered in your report (which is valid for 6 months):

- The Report will only cover the Owner Builder works (whether requiring a building permit or not). It will list incomplete items & defects identified in works done in the past 6 ½ years.  
*The report follows a detailed inspection*
- The Report does not place any legal obligation on the Owner Builder to rectify defects or complete unfinished work(s)  
*However an insurer may refuse cover for the project, or for certain defects*
- Defects listed in the Report are generally not covered by Builder's Warranty Insurance and are generally not claimable against the Owner Builder  
*Hence the Report offers protection to the Owner Builder against future claims*

The following documents are requested (for viewing only) at the BSS inspection:

- Architectural & Structural Engineer's approved drawings & computations
- Building Permit - Certificate of Occupancy / Final Inspection Notice
- Compliance Certificates for Plumbing, Electrical, Glazing, Waterproofing etc.
- Any Building Notices, Orders, Certificate of Accreditation etc.

Please note that we need to have all these documents available on the day of the inspection.

## For FREE INITIAL ADVICE & INFORMATION

or to arrange your report, simply call us...

Tel: 9377 3000 (BH)

M: 0417 340 696 (AH)

BSS Group P/L ABN 81 006 027 738  
 59 Fletcher Street, (PO Box 468) Essendon Vic. 3040  
 Fax: 9377 3092

[www.bssgroup.com.au](http://www.bssgroup.com.au)

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

## BSS Award Winning Building Consulting & Architectural Services

BSS is one of the most respected firms of Building Consultants in Victoria, and we provide Architectural services, making us an innovative building oriented practice.

BSS has been providing independent professional advice and quality service since 1975.

BSS actively services the entire Melbourne area and surrounds.

BSS provides low cost initial consultation services and works with our clients to resolve their building and architectural problems in a cost efficient manner.

Our services include:

- **Design and documentation**  
including permit applications
- **Building Disputes and Expert Evidence** (at VCAT etc)
- **Dilapidation Surveys**  
(existing condition reports)
- **Contract checking**  
(prior to signing)
- **Other Inspection Reports**
  - Construction Standards (e.g. frame and final)
  - Geotechnical and Cracking
  - Building Maintenance and Problems
  - Engineering Problems
  - Insurance Claims

**FREE** telephone advice.

**Low cost** initial consultations (in office or on site)

## Professional Affiliations & Memberships

BSS is a Practice Member of the Australian Institute of Architects (AIA). Technical staff and consultants are members of the Australian Institute of Building (AIB), AIA or other appropriate professional organisations.

*BSS donates 1% of its annual profit to Royal Children's Hospital, Melbourne.*



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