

UNITS, FLATS, TOWNHOUSES, APARTMENTS & DUPLEXS

Are you buying 1 Unit, Flat, Townhouse or Apartment in a complex or stand-alone?

This is a unit has its own address and can be sold separately within a building or complex

1 x building and pest inspection and report per unit

Cost = 1 x Building & Pest

Are you buying 2 or more than one?

If units are built in one structure and are on one title each unit with its own address but can't be sold separately you have 2 options in how reports can be delivered, and prices are difference

Option 1. Individual reports

Building and pest for each unit with septate report for each identity

Cost = number of identity x Building & Pest

Option 2. Individual building reports but 1 pest report

Separate building inspection reports for each unit but only one pest inspection for the dwelling pest inspection information will be attached to unit one's report

Cost = identity 1 - 1x Building & Pest + identity 2 - Building + identity 3- Building ect

Are you buying a duplex?

You have 2 options on how reports can be delivered if buying both sides of a duplex, and prices are different

Option 1. Individual reports

Cost = 2 x Building and Pest

Building and pest for each duplex with a separate report for each identity

Option 2. Individual building reports but 1 pest report

Separate building inspection reports for each unit but only one pest inspection for the dwelling pest inspection information will be attached to unit one's report

Cost = 1 x Building and Pest + 1 x Building

CONTACT

Office Hours

07 4121 0714

Monday – Friday
9am to 1pm

After Hours

0428 823 667

Monday – Friday
6am to 7pm

WHAT IS A DUPLEX?

A duplex is a type of residential home that has two identical units divided by a common central wall. These dual units can be on one piece of land with a sole owner who sells them together, or they can each exist on separate titles and be owned and sold as individual units.

WHAT IS A TOWNHOUSE?

A townhouse is a multi-level building designed to mimic a traditional house that is owned on a strata title. This means you own the dwelling but share the land with other people.

WHAT IS A UNIT?

Also, can be referred to as 'Flats or apartments' with your own address you can find units, flats, or apartments on a block of land in a residential street or part of a complex. Sometimes you can have your own outdoor fenced area with other shared facilities and will be part of a body corporate. It's not uncommon if your unit, Flat or apartment is in one structure to share entrance, foyer, or stairwell.

WHAT IS A DUAL OCCUPANCY PROPERTY?

A dual occupancy property is when you have two or more separate houses on the same block of land with the same postal address.

Whether you can subdivide in the future is irrelevant to the pricing of a building and pest inspection. Each home will be quoted as individual homes.

$COST = IDENTITIES \times BUILDING \& PEST$

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WHAT IS DUAL LIVING?

A dual living dwelling is essentially 2 completely separate houses built under the one roof, with a single owner.

Each 'living area' has its own street entrance, different address, separate front doors, separate kitchen, separate bathroom, separate living areas

***No internal access to each other's house

In some dual living environments, you could share a laundry & gardens

2 options in how reports can be delivered, and prices are difference

Option 1.

2 x Individual building and Pest reports

Building and pest for each house with separate report for each identity

COST = 2 X BUILDING & PEST

Options 2.

2 x building inspections + 1 pest inspection but in one report

Separate building inspection reports for each entity but only one pest inspection for the dwelling, pest inspection information will be attached to house one

COST = 2X BUILDING + FREE PEST

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A DIFFERENT TYPE OF DUAL LIVING IS WHEN

COST = \$50 EXTRA CHARGE

This would only attract an extra \$50 charge to your booked Building and pest inspection when:

A dual living dwelling is essentially 2 completely separate living areas built under the one roof, with a single owner.

Each 'living area' separate kitchen, separate bathroom, separate living areas, could have a separate entrance

***could have internal access to each other's arears

In some such dual living environments, you could share same address, same street entrance, parking, laundry & gardens

Granny Flats, Cottages & Studios

Cost = \$50

Granny Flats, cottages & studios will attract Extra's charge to an inspection

WHAT IS A COTTAGE / STUDIO?

Cottages or Studios can be Attached or detached to the principal dwelling generally only have enough space to house one or two people comfortably, as they must be built on the same block of land as a main house. Cottages or Studios can present more like open floor plan layout without interior wall partitions that is a large room with living room, kitchen and bedroom all together.

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What is a Granny Flat?

A granny flat is a self-contained home, a granny flat can be Attached or detached to the principal dwelling generally only have enough space to house one or two people comfortably, as they must be built on the same plot of land as a main house.

They usually contain;

1 or 2 x Bedrooms or storage space

1 x bathroom and sometimes its own laundry

A small kitchen

Combined dining and living area

Detached

Detached is a totally separate building – fully freestanding with a front door and no connection to the main house, which offers the most privacy if you intend on renting it out, for a family member

Attached

The building can be attached to the main house at least one wall – an extension of the existing home, designed to fit flawlessly with your property.

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