



## *Building Inspection Certificate*

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### **B.I.C. Due Diligence Checklist - Victoria**

*Due Diligence – Making an informed decision by finding out as much as possible about the property.*

Building Inspection Certificate (Aust.) Pty Ltd (B.I.C.) can assist potential buyers with the following areas listed in the new Due Diligence Checklist, effective from 1<sup>st</sup> October 2014 in Victoria.

#### **Pre-Purchase Inspections**

Pre-purchase inspections will be carried out as part of your due diligence.

#### **Building Compliance and Permits**

B.I.C. can investigate to ensure any completed building work has been approved. We can also obtain information from local Council regarding any building permits issued for recent building works done to the property.

#### **Safety**

B.I.C. can provide a professional building inspection to assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing, and the presence of asbestos, termites, or other potential hazards.

#### **Utilities and Essential Services**

B.I.C. can check the connected services that are available, including water, sewerage, electricity and gas.

#### **Land Boundaries**

B.I.C. can provide an identification survey (boundaries, buildings and fences) to establish property boundaries.

#### **Planning Controls**

B.I.C. can determine how the property is zoned and any overlays that may apply, and how the land can be used.

#### **Flood and Fire Risk**

B.I.C. can investigate the risk of fire and flooding and consider their implications for land management, buildings and insurance premiums.

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We recommend you consult with your conveyancer regarding these services and the new Due Diligence Checklist.

To book inspections and compliances, refer to the "Booking" tab on our website.

Fees for services are payable on settlement through your conveyancer. For information on fees payable, as well as payment terms and conditions, refer to the "Fees & Services" tab on our website.

For further information visit [www.bic.net.au](http://www.bic.net.au) or phone B.I.C. on (02) 6040 3100.

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