



Why Strata Inspection Reports Are Necessary When Buying Property

If you are looking to invest in a strata unit or apartment, you have to ensure that it is a safe and comfortable environment for you and your family to live in, without any unnecessary issues and hassles. This is why doing a strata inspection in Sydney before you make the actual purchase is so very important.

Strata inspections and issuing of strata reports in Sydney are carried out by professional, certified inspectors, who will carry out a very thorough check on the strata scheme and give you a comprehensive report covering every possible aspect of your purchase, from its history to its current ownership. A certified inspector will carry out the inspection in two stages; first they will check the current structural condition and other issues of the building, and then they will investigate the inner workings and regulations of the scheme, such as the agreement, the operations, the financials etc.

What are the specific items that will be included in a [Northern Beaches Strata Report](#)?

- Financial status of the scheme.
- Sinking fund records and forecast.
- Cost of current levies and likelihood of special levies.
- Budget plan.
- List of expenses for the past two decades.
- The building's current value.
- Copies of meeting minutes, insurance and building reports.
- Building works or defects - Current, pending or past.
- Legal matters or disputes - Current, pending or past.
- Information on bylaws, breaches and disputes.
- Any known disputes or disharmony within the scheme between residents and owners.
- Current owners and people of note.
- Individual property entitlements.
- Voting rights and entitlements.
- Compliance with fire, WHS, and asbestos requirements.
- Pet policies.

Some of the areas to which special attention should be given to by potential buyers of a strata unit includes:

- Financial information
- Disputes
- Defects
- Legislative compliance
- Poor management

Armed with the information you have got from a professionally carried out strata inspection in Sydney, you can make the right decision to secure your investment and save your hard-earned money. Some people may wonder why investing additionally on getting [strata reports in Sydney](#) is necessary, but it definitely is and is well worth the money you spend on it, because no one wants to go through unwanted unpleasantness and hassle after buying their home.

