

Disclosures

Monolithic/Direct Fixed Cladding

"The purchaser/s are advised that the property appears to be constructed using a monolithic/direct-fixed cladding system. While we cannot confirm with certainty, the exact cladding type or construction methodology without specialist investigation, properties constructed using direct-fixed cladding systems may be more susceptible to water ingress issues if the cladding system has not been installed, maintained, or repaired in accordance with the manufacturer's specifications and industry best practice. However, it is important to note that not all properties constructed using direct-fixed cladding systems experience such issues. Purchasers are strongly encouraged to undertake their own due diligence and obtain any specialist advice, inspections, or reports they consider necessary before proceeding with a purchase including but not limited to, a comprehensive building report and moisture level check, from suitably qualified professionals.

If the vendor does a building report and moisture check and there are no major issues in that report then you could also add this

"The vendor has obtained a comprehensive building report, including moisture testing, and a copy of that report has been made available to the purchaser/s. While the existence of such a report may assist the purchaser/s in their assessment of the property, neither the vendor nor the agent makes any representation or warranty as to the ongoing condition of the property, and purchaser/s should rely on their own investigations and professional advice."

Asbestos



Possible Asbestos Presence

The purchaser/s is/are advised that, based on the age, construction type, or materials used in the property, asbestos-containing materials may be present.

Properties constructed during certain periods may have incorporated materials that are now known to have contained asbestos. The potential presence of such materials does not necessarily indicate a defect or hazard; however, asbestos can present health risks if fibres become airborne through damage, deterioration, renovation, demolition, or other disturbance.

An asbestos information sheet has been provided to prospective purchasers for general information purposes and purchasers are advised to undertake their own due diligence and obtain any specialist advice, inspections, testing, or reports they consider necessary before proceeding with a purchase.

Confirmed Asbestos Presence

The purchaser is advised that asbestos-containing material has been identified at the property. The presence of asbestos does not necessarily present a risk where the material remains in good condition and is left undisturbed; however, asbestos can present health risks if fibres become airborne through damage, deterioration, renovation, demolition, or other disturbance.

Asbestos is believed to be present in the following locations and materials.

An asbestos information sheet has been provided to prospective purchasers for general information purposes and purchasers are advised to undertake their own due diligence and obtain any specialist advice, inspections, testing, or reports they consider necessary before proceeding with a purchase.

Table 1: Residential risk assessment based on age of home, presence of asbestos-containing materials and activities that could increase or decrease risk to people

Building age	Possible asbestos-containing materials present	Status of asbestos-containing materials if present	Activities impacting asbestos-containing materials and exposure	Risk level
Pre-1940 unrenovated	None likely			None or negligible risk
Pre-1940, renovations performed 1950–1985	Exterior – corrugated cement roofing, Fibrolite or Hardiplank cladding, Fibrolite eaves	Cracks, chips or breaks in roofing or exterior cement sheeting (walls and eaves)	Materials wet during removal, not sanded or drilled, OR materials sealed/encapsulated	Extremely low risk
			Present when damaged materials were sanded or drilled	Possible short-term exposure – very low risk
		Materials undamaged and well-maintained (sealed and painted)		Extremely low risk
	Interior – textured ceilings, wall linings, vinyl flooring	Decorative ceiling crumbling or removed, vinyl flooring uplifted or old wall board crushed or drilled	Present during removal, but clean-up thorough	Possible short-term exposure – very low risk
			Home furnishings contaminated with dust, not cleaned or removed	Low risk but possible ongoing low-level exposure*
		Materials intact		Extremely low risk
1940–1990	Exterior – corrugated cement roofing, Fibrolite or Hardiplank cladding, Fibrolite eaves	Cracks, chips or breaks in roofing or exterior cement sheeting (walls and eaves)	Materials wet during removal, not sanded or drilled, OR materials sealed/encapsulated	Extremely low risk
			Present when damaged materials were sanded or drilled	Possible short-term exposure – very low risk
		Materials undamaged and well maintained (sealed and painted)		Extremely low risk
	Interior – textured ceilings, wall linings, vinyl flooring	Decorative ceiling crumbling or removed, vinyl flooring uplifted or old wall board crushed or drilled	Present during removal but clean-up thorough	Possible short-term exposure – very low risk
			Home furnishings contaminated with dust, not cleaned or removed	Low risk but possible ongoing low-level exposure*
		Materials intact		Extremely low risk
Post-1990	None likely			None or negligible risk

□ = possible presence of a hazard but probable low risk, ■ = minimised risk, ■ = ongoing presence of the hazard and higher risk.

* 'Risk' depends on the amount of asbestos-containing materials and extent of disturbance/works carried out. Although the risk is low in absolute terms, it will increase with time if steps are not taken to remove the asbestos fibres after work has been completed.