

The overarching issue in my experience as a Chartered Building Professional who has provided many building defect reports to home purchasers and strata managers and many more expert witness reports in CTTT hearings is that the sale of real estate most often involves the sale of building/s constructed upon the property. Real Estate agents have little to no training or technical knowledge of building construction/ building structures. They operate on the premise of promoting what is visually evident (location, views) to prospective purchasers without any understanding of what potential problems may be inherent and may become apparent at a later time. The level of formal training they currently require appears satisfactory in this instance however, legislation should be enacted to make compulsory that an expert building report – executed by an OFT categorised license holder – accompany the vendor contract when the property is offered for sale.

Regards

Brett Bates