

# DISCLAIMER

Test Before You Invest property assessment is prepared to determine the merit of undertaking the project. This is prepared at times when project cost and legislative outcomes are unknown - therefore they are estimated.

## What is included in this report:

- Assessment of the site opportunities and constraints
- Assessment of possible permissible area to develop
- Spatial scenarios to distribute area based on possible permissible area
- Estimated cost guide
- Building envelope study
- Next Steps
- Additional information on timeline and processes

Further design development beyond the scope of this assessment will be necessary to develop the Design of your property. The Design will evolve as your needs are explored, assessed and refined. This next step of developing the design may also include assessing the ground conditions, engaging other specialist consultants such as structural engineers and landscape designers, development/planning consent, building construction approval and other investigations and/or considerations.

You acknowledge that the Property Assessment is a forecast of what might be possible with the proposed development and that this can be used as a guide only.

The Property Assessment will contain estimates from experience with other projects of a similar nature, however, every project is different and this project can be subject to unexpected costs and factors beyond Test Before You Invest's reasonable anticipation. The input of Project Consultants during the design and documentation phases will progressively confirm the estimated Project Considerations. For example, the Architect will be required to undertake a schematic yield study, the Town Planner will be required to advise on the town planning requirements for a proposed development and the Quantity Surveyor will be required to prepare an Initial Cost Plan forecasting construction costs.

You acknowledge that any feasibility assessment can be affected by many variations, including but not limited to:

- Contamination or unforeseen subsurface conditions adversely impacting on the forecast project
- Other unforeseen events or costs of a global, regional or local nature
- The property market goes into decline and/or legislation changes after this report has been drafted
- Various factors affecting the project that are outside the control of the parties involved in the project=

# TERMS & CONDITIONS

## INFORMATION REGARDING THE SCOPE AND LIMITATIONS OF TEST BEFORE YOU INVEST'S ASSESSMENT

**Important Information:** While every reasonable effort has been made to ensure that this document is correct at the time of issue, Test Before You Invest disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance upon the whole or any part of this document.

Any person who relies upon the contents of this report does so acknowledging the following clauses both below and at the end of the report. These define the Scope and Limitations of the assessment and form an integral part of the report. Before you decide to purchase this property you should read and understand all of the information contained herein. It will help explain what is involved in a Property Assessment Report, the difficulties faced by an assessor and why it is not possible to guarantee the extent of a property's potential. This information forms an integral part of the report. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the assessor prior to acting on this report.

**The purpose of the inspection:** to provide preliminary advice to a prospective purchaser or current owner regarding the parameters and provisional potential of the property at the date and time of the Assessment. The report is limited to the information provided by the local authority and the NSW Government online.

**Limitations:** The report is limited to (unless otherwise noted) the main structure on the site and an other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences. Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the Assessment, form an integral part of the report.

This report is not an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify the opportunities and constraints of the property at the time of the assessment. This report is not intended to provide the final design solution for your renovation, but to present a visual representation of an initial feasibility study. This is intended to help you to re-assess, confirm or clarify your needs. It is not a Certificate of Compliance and does not guarantee Council Approval. It is not a building report. Should you require any advice about the current condition of the building, you should contact a building inspector. It is not a full service architectural report. Should you require a more detailed assessment you should contact Test Before You Invest or another Architectural practice to do a detailed design proposal. This report requires further analysis and development before lodging your desired outcome with Council. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

**Important Disclaimer:** We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law.

**Contact the Assessor:** Please feel free to contact the Assessor who carried out this Assessment. Often it is very difficult to fully explain situations in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the assessor and have the matter explained to you. If you have any questions at all or require any clarification then contact the assessor prior to acting on this report.

By ordering the service/s the purchaser expressly agrees to be bound by these terms and conditions. Please read the report in its entirety including the disclaimers at the beginning of the report.

Refer to disclaimer for more information.