

Common Property Safety Reports

QIA's Common Property Safety Report is a thorough assessment of your client's premises in accordance with the complex requirements of the relevant Acts, Regulations, Standards and Codes of Practice. We apply current risk management strategies to ensure that items that pose a health and safety risk to persons on the common property are identified. These strategies are then employed in a realistic manner to filter out items that are not hazardous nor safety related, meaning owners will not be overburdened with unrealistic 'to do' lists.

Our reports explain why each item has been identified as a hazard and recommend how to eliminate or control each hazard. We also provide a summary of the hazards identified with a full description of their locations, so that Owners quickly and easily understand where a problem is and what needs to be done about it. We document each hazard with a photo and where-ever possible circle, underline or draw on the photo to clearly illustrate the specific issue or recommend a remedy.



Sinking Fund Forecast Reports

A QIA Sinking Fund Forecast creates a budget and timeline to ensure there are sufficient funds available to adequately meet expenses of a capital nature, without having to dip into your Owners wallets for special levies.

Our locally based inspectors include builders, and building cost estimators with over 25 years combined experience in the field. You can rest assured that we will identify potential replacement/ maintenance items and the most cost effective method of dealing with them. What this means is that your owners will have the funds available to properly maintain their investment, without having to maintain unnecessarily large sinking fund balances.

Given that our inspectors are locally based, the information entered into our unique software will accurately reflect local costs and building practices and therefore provide the most accurate analysis of your Owners' future Sinking Fund requirements. Each report contains a graphical, textual and tabular format summary of the major cost items for all 15 years of the forecast, so each Owner can see exactly where their money is being spent without having to wade through complex spreadsheet data.

Insurance Valuation Reports

QIA's Insurance Valuation provides the Owner with a straight forward and easily understood estimation of the replacement cost of their property in the event of a total loss. Every report provides a clear description of the process used to arrive at the replacement cost of each building so the Owners can easily identify that each eventuality is properly and adequately provided for.

Queensland specific Valuations for Standard Format Plans will also show an apportionment table for ease of reference for owners and also in accordance with the Act.

Our Valuation Reports are prepared by either a qualified Quantity Surveyor or Valuer with a combined strata valuation experience of over 30 years.

We include a summary of the material used to construct each building so the Owners can rest assured that they are receiving a report that provides for the reconstruction of their building.





Common Property Condition Reports

QIA's Common Property Condition Report is a detailed inspection of your client's premises to establish a comprehensive listing of maintenance issues and minor defects.

Our inspectors will carry out a thorough inspection of the common property areas of your buildings and group the maintenance issues discovered into two groups - Maintenance Issues and Minor Defects.

Each report contains full colour photos of highlighted maintenance issues, repairs and maintenance summary schedule and a rating as to the priority of the issues raised.

The rating of maintenance issues will allow you to simply prioritise works that need to be done and the full colour photos will allow Owners to see the nature and extent of these issues - leaving all parties with a clear and straight forward process to properly maintain the value of their property.

Asbestos Reports (Including Sample Testing)

Each QIA Group Asbestos Containing Materials Report clearly identifies the location and condition of suspected asbestos containing materials in your building. Colour photographs show every building element that contains asbestos so that Owners can clearly see the areas of their building that require management.

We undertake comprehensive, representative sampling of suspected asbestos materials so that Owners can determine which building materials contain asbestos in the most cost effective way. Sampling building materials will also limit expensive future maintenance costs to only those materials that actually contain asbestos. We attach the NATA approved laboratory asbestos testing results to each of our reports, so that Owners can verify the results.

Our fully comprehensive reports provide all of the required documentation, including of the Asbestos Register and Management Plan. Our service does not stop at the provision of the ACM report. If your building contains asbestos we can also provide compliant signage, labelling and a weather proof records enclosure for the Asbestos Register and Management Plan.

Installing compliant labelling and having records on-site will ensure that occupiers and workers alike are reliably informed of any immediate Asbestos related risks and Owners will have met their compliance requirements.



Pool Safety Inspections (QLD)

QIA Pool Safety Inspection Reports are derived from a thorough on-site inspection and rigidity testing of the pool barrier to ensure compliance with AS1926.1 and relevant pool safety standards.

QIA will provide photographs to illustrate defects, as well as a sketch detailing the location of the defect(s) that need to be rectified. Advice will be provided as to the most appropriate and cost effective manner of defect rectification. We will also complete all necessary regulatory documentation to ensure compliance for each pool. Our report is supplied as a full colour hard and soft copy PDF document.