

Pest & Termite Inspection Report

Inspection Details

Date / Time of Inspection:

Type of Report: Pest & Termite Inspection

Address of Property:

Client Details

Client Name:

Client Email Address:

Client Phone:

Real Estate Agent Details

Agent Name:

Company:

Mobile:

Email Address:

Inspector Details

Inspector Name:

Inspector Office:

Inspector Phone:

Inspector Email Address:

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APBI

Pest & Termite Inspection Report

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Australian Property & Building Inspections offers property inspection services for your property, by highly qualified inspection experts. Each of the inspectors agrees to comply with and are performance managed against APBIs Code of Conduct. For further information about your report call 1300 657 546 or for further information on our code of conduct please visit <https://www.apbi.com.au/code-of-conduct>

TABLE OF CONTENTS

1. Description of property inspected	4
2. Definitions	5
3. Inspection Agreement	6
4. Timber Pest Terms & Conditions	8
5. Timber pest areas inspected	10
6. Timber pest inspection findings and recommendations	11
7. Timber pest conducive conditions	15
8. Pest & Termite Inspection Summary	17
9. Australian Property And Building Inspection	18

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1. Description of property inspected

Brief description of the building and other structures on the property:

Type:	Domestic	Townhouse
Bedrooms:	4	
Bathrooms:	1	
Ensuites:	1	
Car Park:	Double	
Height:	Two Story	
Building:	Stucco	
Piers:	-	
Floor:	Timber with concrete areas	
Roof:	Tile	
Age:	2010s	

Image of property:



Weather at time of inspection?

Fine

Was the property furnished at time of inspection?

Yes

Please note: To conduct an inspection in accordance with AS 4349.3 the property would be vacant of all furnishing to enable a thorough visual inspection.

Was there evidence of any extensions at time of inspection?

No

Comment:

2. Definitions

Definition of terms used to describe the current state of repair for each item inspected

Condition Visually Fine:	When the Inspector has viewed the subject area and sees no major structural defect, no minor defect and there is no repair recommended.
Activity or Damage Advice on Item:	When the inspector has identified termite, beetle or wood decay.
Action Recommended:	A suggestion that the repair of the defect be carried out by a licenced person, trades person or a person of ability, halting further deterioration to the property
Major structural Defect:	A defect of sufficient magnitude where repair works must be carried out in order to avoid unsafe conditions, loss of safety or further deterioration of the property.
Unable to Inspect Due to access:	An area of the site where there is insufficient, unsafe or unreasonable access.
Not Applicable (N/A):	When the subject field doesn't make up any part of the inspected property.

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3. Inspection Agreement

Requirement for inspection agreement

AS 4349.1 - 2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

Purpose of inspection

The purpose of the inspection is to provide advice regarding the condition of the property at the time of the inspection.

Reasonable Access to the property at time of inspection?

Yes

Note: However roof space inspection was limited by low clearance, ducts and insulation in places.

Areas where reasonable entry is denied to the inspector or where reasonable access is not available are excluded from and do not form part of the inspection. Access limitations may include legal right of entry, locked doors, security system, pets, furniture or other obstructions. Physical access limitations may include height, narrow boundary clearance, thick vegetation, small roof or crawl space and adverse weather conditions. The report shall identify any area or item within the scope of the inspection that was not inspected and the factor that prevented inspection.

The extent of accessible areas shall be determined by the inspector at the time of inspection based on the conditions encountered at that time. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal.

Reasonable access includes a prerequisite that the minimum clearances specified in the table below are safely available. Dimensions for reasonable access:

- Roof interior: 400mm x 500mm access hole; 600mm x 600mm crawl space; and accessible from a 3.6m ladder;
- Roof exterior: 400mm x 500mm access hole; 600mm x 600mm crawl space; and accessible from a 3.6m ladder placed on the ground

Supplementary notes:

- Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.
- Sub-floor areas sprayed with chemicals are not to be inspected unless it is safe to do so.

Conditions

An inspection report may be conditional on:

- Prevailing weather conditions or recent occupancy and use of services that might affect observations.
- Information provided by the client or agents of the client.
- Deliberate concealment of defects.
- Any other relevant factors limiting the inspection.

Scope of inspection

What is not reported on, general exclusions detailed in AS 4349.1 – 2007

- Parts of a building that are under construction;
- The inspection is not intended to include rigorous assessment of all building elements in a property;
- Defects that would only be apparent under particular weather conditions or when using particular fittings & fixtures;
- Defects not apparent due to occupancy or occupancy behaviour e.g. non-use of a leaking shower;
- The inspection report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing with the building in the future;
- Unauthorized building work or of work not compliant with building regulations;
- Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters;
- Estimation of the cost of rectification of specific defects.

What is not reported on, specific exclusions detailed in AS 4349.1 – 2007

- Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communication and security systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air conditioning, automatic garage door mechanisms, swimming pools and associated filtration and similar equipment;
- The operation of fireplaces and solid fuel heaters, including chimneys and flues, alarm systems, intercom systems, soft floor coverings, electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings except

external protective coatings, health hazards e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde), timber and metal framing sizes and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment (such as gates, inclinators);

- Soil conditions, control joints, sustainable development provisions, concealed framing-timbers or any areas concealed by wall linings or sidings, landscaping, rubbish, floor cover, furniture and accessories, stored items, insulation, environmental matters e.g. BASIX, water tanks, BCA environmental provisions, energy efficiency, lighting efficiency.

What is reported on

The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions.

The inspection comprises a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection. The following areas shall be inspected where applicable:

- The interior of the building: ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; ensuite; laundry; stairs & damp problems;
- The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames & structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrades;
- The roof exterior: roof (including tiles, shingles & slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; downpipes; eaves, fascia's and barges;
- The roof space: roof covering; roof framing; sarking; party walls; insulation;
- The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors;
- The property within 30m of the house and within the boundaries of the site: car accommodation, car shed laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures and landscaping retaining walls > 700mm high); paths & driveways; steps; fencing (general & swimming pool); surface water (drainage effectiveness).

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4. Timber Pest Terms & Conditions

General

1. Australian Property and Building Inspections (APBI) has prepared this report in accordance with the guidelines of Australian Standard AS 4349.3-2010 Inspection of buildings Part 3: Timber pest inspections (the Standard).
2. The Report is prepared for the sole and exclusive use of the Client (person, persons or body) named in the Booking Confirmation and cannot be used or acted upon by any other party without the express permission of APBI.
3. These Terms and Conditions are available on the website: www.apbi.com.au and can change without notice.
4. The Client, having been provided with the opportunity to read these Terms and Conditions following the making of a booking and a payment for an inspection, accepts these Terms and Conditions.
5. The Client acknowledges that these Terms and Conditions take precedence over any oral or written representations made by APBI or the Inspector, to the extent of any inconsistency.
6. Timber Pest Inspections will be carried out within and around existing buildings and structures.
7. A copy of the Australian Standards may be obtained from Standards Australia.
8. No responsibility is accepted, or warranty implied, for any timber damage that may occur as the result of past, current or future termite activity as termites can gain access to a structure at any time.

The Inspection

9. All inspections will be a non-invasive visual inspection and will be limited to those areas and sections of the property to which Reasonable Access (see below) is both available and permitted on the date and time of Inspection.
10. The Report will state timber damage found as 'low', 'moderate' or 'high'. This information is not the opinion of an expert, as the inspector is not qualified to give an expert opinion.
11. The inspector may use a probe, donger or screwdriver to tap and sound some timbers.
12. The inspector may use a moisture meter to check moisture levels in walls that back onto wet areas such as showers etc. Other than these areas the moisture meter will not be used on other surfaces except where the visual inspection indicates that there may be a need to further test the area.

Reasonable Access

13. The Standard provides that "safe and reasonable access shall be determined by the inspector at the time of the inspection, based on the conditions encountered at the time of inspection. An inspector shall only inspect areas where safe, unobstructed access is provided and where the minimum clearances are available or where these clearances are not available, areas within the inspector's unobstructed line of sight and close enough to enable a reasonable appraisal.
14. Minimum clearances are defined as at least 100mm vertical and horizontal clearance for roof space and sub floor area access. The interior and exterior roof must be accessible from a 3.0m high ladder for reasonable access to be available.
15. Reasonable access does not include removing screws and bolts to access covers. Nor does reasonable access include cutting or making access traps or moving furniture or stored goods.

Limitations

16. The inspector cannot see or inspect inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. Insulation in the roof void may conceal the ceiling timbers and make inspection of the area unsafe.
17. No item of furniture or fixtures will be removed, moved or modified during the inspection and items and conditions covered by such furnishings and fixtures are not inspected or considered.
18. If the property to be inspected is occupied then you should be aware that furnishings or household items may be concealing evidence of Timber Pests, which may only be revealed when the items are moved or removed. In some cases, the concealment may be deliberate.
19. The inspection will not involve any invasive inspection including cutting, digging, gouging, force breaking apart, dismantling, removing or moving objects including, but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixtures, floors, pavers, furnishings, appliances or personal possessions.
20. If you need an invasive inspection a fully qualified Pest Controller would need to be engaged. After an invasive Timber Pest Inspection is carried out, you may need to arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required.
21. Whilst trees on the property up to a height of 2m have been visually inspected, where possible and practicable, for evidence of termite activity it is difficult to ascertain whether termite nests are present. This is because they are generally well concealed and located either underground or in trees. We recommend that any trees on the property are inspected and drilled by a fully qualified Pest Controller.

Determining Extent Of Damage

22. Termites can attack any structure. Periodic maintenance should include measures to minimise possibility of infestation in an around the property.
23. Some factors leading to infestation may include when the concrete slab is covered by soil or garden debris, soil filled area or areas with less than 400mm clearance, foam insulation at foundations, poor drainage, leaking pipes, damp areas, formwork

timbers, scrap timbers, tree stumps, mulch, tree branches touching the structure, wood rot and timber retaining walls, garden pathways, or turf abutting or concealing the edge of a concrete slab and retaining walls. The Report will not and cannot state the extent of any timber pest damage.

24. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either, within the structures or the grounds of the property, then damage may exist in concealed areas, e.g. framing, then you should assume that there may be some structural or concealed damage within the building(s).

25. If Timber Pest activity and/or damage are found then an invasive inspection is strongly recommended. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timber. You agree that neither we nor the APBI Inspector is responsible or liable for the repair of any damage whether disclosed by the report or not.

Other Matters

26. If you are the purchaser and not the owner of the property to be inspected then you should obtain a statement from the owner as to any timber pest activity or damage to the property known to them and what, if any, treatments have been carried out to the property. It is important to obtain copies of any paperwork issued and the details of any repairs carried out. Ideally the information obtained should be given to the inspector prior to the inspection being conducted.

27. Unless otherwise notified Australian Property & Building Inspections will make vendor purchased reports available to prospective buyers. Please advise within 48 hours of receipt of this report if, as a vendor, you do not wish this report to be made available to prospective purchasers of the property.

Understanding

28. If there is anything that you do not understand then, prior to the commencement of the inspection, you must contact us by phone or in person and have us explain and clarify the matter to your satisfaction. Your failure to contact us or cancel the requested inspection means that you have read these terms and conditions and that you do fully understand the contents.

Note: Additional inspection requirements requested by you may incur additional expense regarding the cost of the inspection.

Definitions

You should read and understand the following definitions of words used in this agreement and the Report. This will help You understand what is involved in a Timber Pest Inspection or a Termite Inspection, the difficulties faced by an inspector and the contents of the Report with which we will provide you following the inspection.

Access hole means a hole in the structure allowing entry to an area.

Active means live timber pests were sighted during the inspection.

Client means the person(s) who requests the report. If ordered by the client's Agent then it is agreed that the Agent represents the client and has the authority to act for and on behalf of the client.

High moisture readings mean a reading on a moisture meter that is higher than the norm for other parts of the structure. Such high reading should be investigated by invasive means as the presence could indicate a leak or may indicate timber pest activity and damage.

Inactive means that no active (see definition above) timber pests were detected but evidence such as workings, damage, mudding or exit holes is found at the time of the inspection.

NOTE: Where visual evidence of inactive termite workings and/or damage is located, it is possible that termites may still be active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and inspections over time, to ascertain whether any infestation is active or inactive. Continued, regular, inspections are essential.

Property means the structures, gardens, trees, fences etc up to thirty (30) metres from the exterior walls of the main building but within the boundaries of the land on which the main building is erected. Unless You specifically order in writing that structures, gardens, trees and fences etc outside the thirty (30) metres from the exterior walls of the main building be inspected no such inspection will be carried out.

Reasonable Access means only areas to which reasonable access is available are inspected. The Australian Standard AS 4349.3-2010 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

Roof Void - the dimensions of the access hole should be at least 500mm x 400mm, and, reachable by 3.6 M ladder, and there is at least 600mm x 600mm of space to crawl;

Roof Exterior - must be accessible by a 3.6M ladder

Subfloor - Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or less than 500mm beneath the lowest part of any concrete floor; The inspector shall determine whether sufficient space is available to allow safe access to confined areas.

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps or moving heavy furniture or stored goods.

Report means the report issued to you following the inspection of the property.

Termites means Subterranean and Dampwood termites (white ants) and does not include Dry wood termites.

5. Timber pest areas inspected

Requirement for timber pest inspection agreement

This report is the result of a Visual Inspection Only. Inspection of the subject property and this report has been completed with reference to AUSTRALIAN STANDARD AS 4349.3 - 2010 Inspection of buildings Part 3: Timber Pest Inspections. The report is intended to be read as a whole, please read our detailed inspection information 3.5 Scope of Inspection, which includes a number of important disclaimers.

Important Note

It is strongly recommended that a full pest inspection be undertaken every 6-12 months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur through early detection.

Areas Inspected

Where applicable and where there is reasonable access, the following areas are examined during our inspection:

- Interior and exterior of structures
- Roof cavity
- Garage or carport
- Subfloor
- Retaining walls and garden borders
- Garden and storage sheds
- Structures, fences and trees within 50m of the building within the boundaries of the property
- Pergolas and decks

Report on Areas Inspected

Our visual inspection is undertaken and identifies the following timber pests:

- Subterranean termite activity or damage
- Borer activity
- Wood decay (rot) fungi damage

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6. Timber pest inspection findings and recommendations

	Condition Visually Fine	Activity or Damage Advice on Item	Action Recommended	Major Structural Defect	Unable to Inspect Due to Access	Not Applicable
Dwelling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Door Frames	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Cavity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sub Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Garage/Carport	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fence line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grounds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retaining Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Garden Borders	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pergola	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Deck	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outbuildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SAMPLE ONLY

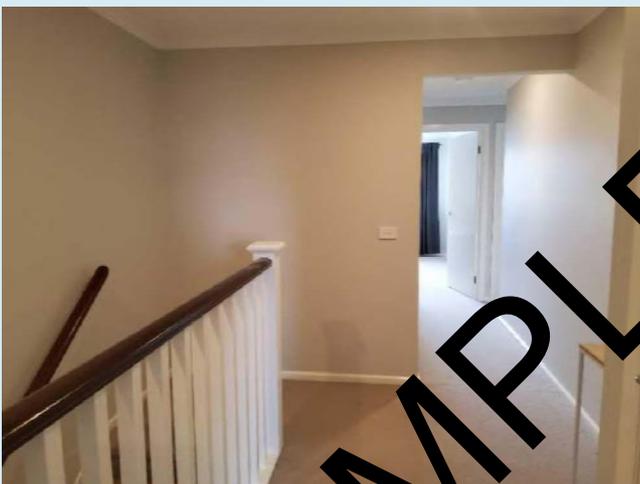
Timber Pest checklist findings

Condition Visually Fine

Interior

Comments

There was no evidence of termites or borers in the accessible timbers of the house at the time of inspection.



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Timber Pest checklist findings	
Activity or Damage Advice on Item	Interior
Comments	
Minor swelling due to damp entry was found to the bottom of sliding door doorjamb. Recommend cleaning out the the sliding door track to allow water to drain to the exterior effectively during rain events.	
	

Timber Pest checklist findings	
Unable to Inspect Due to Access	Roof Cavity
Comments	
Roof space inspection was partly limited by low clearance, ducts and insulation. No timber pest damage was found where accessible.	
	

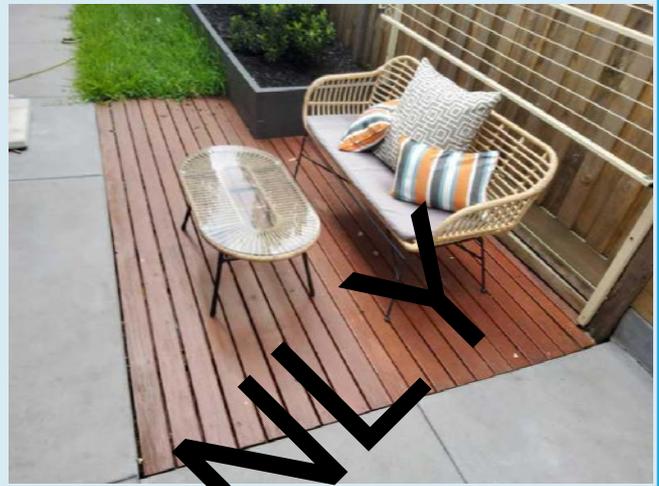
Timber Pest checklist findings

Condition Visually Fine

Dwelling

Comments

Fence, garden edging and deck timbers appear to be CCA treated pine, which is generally resistant to termites and borers.



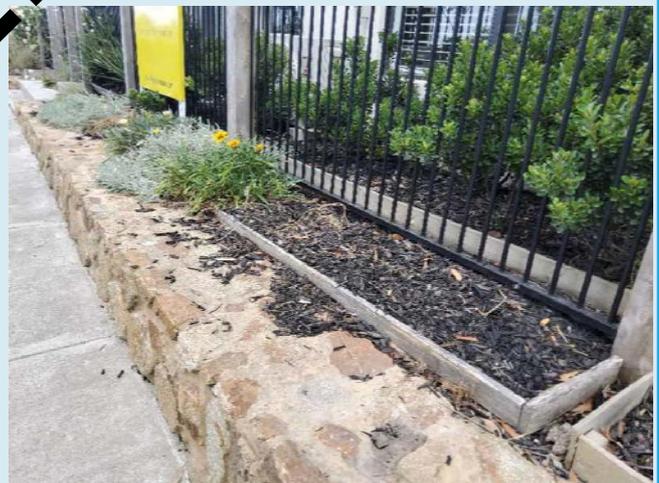
Timber Pest checklist findings

Activity or Damage Advice on Item

Garden Borers

Comments

Very minor fungal decay noted to hardwood garden edge timbers at the front of the house.



7. Timber pest conducive conditions

Areas Conducive

Timber Pest attacks are likely to occur if the following items are not considered and planned for:

- Hot water system overflow should be directed away from building or to a drain
- External timbers in contact with the building may allow termites to enter undetected
- Landscape timbers should be removed or replaced with treated timbers
- Weepholes in brick work need to be free from soil

Note:

Report on Drainage

A visual inspection is undertaken to identify potential drainage problems:

- Concrete slab
- Stumps
- Other

Note: Poor subfloor drainage increases the likelihood of termite attack. If drainage is considered inadequate, a plumber or other building expert should be consulted.

Note: Not applicable.

Report on Ventilation

A visual inspection is undertaken to identify potential ventilation problems:

- Concrete slab
- Stumps
- Other

Note: Ventilation of the sub-floor region is important in minimising the opportunity for subterranean termites to establish themselves. If found to be inadequate, remedial measures should be taken. You should explore arranging the installation of high air flow vents and/or improve the cross flow of air within the subfloor, so as to produce ventilation equivalent to 8400 sq mm net ventilation area per lineal metre on external and internal walls.

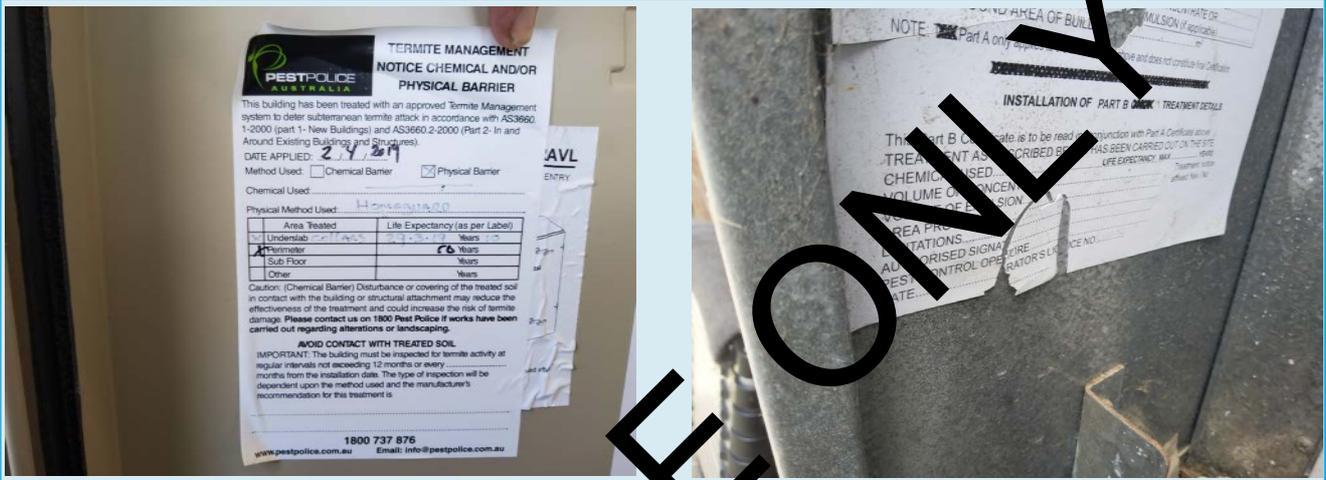
Note: Not applicable.

Evidence of Possible Termite Treatment

A visual inspection is undertaken to identify evidence of possible termite treatment:

- Concrete slab
- Stumps
- Other

Note: A notice of termite management is in the meter box, presumably from time of construction. Recommend you obtain termite protection paperwork and any warranty from the vendors.



Subterranean Termite Treatment Recommendation

At the time of the inspection it is our opinion that the need for a treatment, in accordance with Australian Standard 3660.1 to control or prevent subterranean termites from infesting and causing damage to the property is:

- High
- Moderate
- Low

Overall Degree of Risk of Timber Pest Infestation

Considering all of the relevant factors, it is our opinion that the overall degree of risk of termite infestation to the property is:

- High
- Moderate
- Low

Note: The overall degree of risk of Timber Pest Infestation is a subjective assessment by the inspector at the time of the inspection, taking into account many factors which include, but are in no way limited to, location and proximity to bushland and trees and/or other timber structures, the presence of evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack, such as timbers in contact with soil, inaccessible areas, slab on ground construction etc, or other factors that, in the inspector's opinion, raise the risk of future timber pest attack.

It should be noted that if the risk factor is high, this is not meant to deter a purchaser from purchasing the property; it is simply to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be observed.

With reference to the degree of pest infestation noted above, it is recommended that pest inspections be completed by a qualified pest inspection every six to twelve months

8. Pest & Termite Inspection Summary

Timber pest report summary

There was no evidence of timber pest damage, termites or borers in accessible timbers at the time of inspection. Recommend you obtain termite protection paperwork and any warranty from the vendors.

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9. Australian Property And Building Inspection

The Australian Property & Building Inspections is a national organisation that promotes quality building inspections. APBI engages with trade qualified builders with a minimum of 10 years residential and commercial building experience to complete property inspections. Each home and building inspection completed is then detailed in a report that is completed to Australian Standards AS4349.0, AS4349.1 and/or AS4349.3. APBI currently has 17 offices nationally who are supported by a national call centre located at Level 6, 350 Collins Street, Melbourne. Our office locations follow:

Victoria

- Melbourne
- Geelong
- Mornington Peninsula
- Ballarat

New South Wales

- Sydney
- Parramatta
- Neutral Bay (North Sydney)
- Bathurst

Queensland

- Brisbane
- Gold Coast
- Sunshine Coast

South Australia

- Adelaide

Western Australia

- Perth
- Fremantle

Tasmania

- Hobart

Northern Territory

- Darwin