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Buying an Apartment? CHECK FOR COMBUSTIBLE CLADDING.

Follow the Victorian Building Authority's recommended advice as part of your research.

- Review the Section 32 notice (or State equivalent of Vendor Statement if applicable). It will include disclosures of any building notices or orders in place.
- Ask the owners corporation or building manager if any emergency orders or building notices have been issued, and if they have been complied with.
- Ask when the building was constructed, noting that most varieties of cladding used pre-2011 comprised a 100 per cent polyethylene core. This is the variety of cladding considered most dangerous.
- Ask the owners corporation or building manager if they know if aluminium composite panels or expanded polystyrene are used on the building.
- Contact your local council's building department or Municipal Building Surveyor and ask if they are aware of any cladding-related issues with the building. You can also ask if the building has been audited by relevant Government bodies.
- Ask the owners corporation if the insurer has made any enquiries about the building and what the result of those enquiries were.
- Engage a registered building surveyor to review the apartment, and the exterior cladding on the building, prior to purchasing.
- Review previous owners corporation minutes from Annual General Meetings. You may wish to ask for minutes from multiple years to give you a better understanding of the building's history.
- Read factsheets on aluminium composite panels, and expanded polystyrene to better understand these products, for example, vba.vic.gov.au/cladding.
- Ask the owners corporation about the essential safety measures (fire hydrants, fire doors, smoke alarms, sprinklers) in the building and how well they are maintained. Ask for evidence of their maintenance.

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