



**Archicentre Limited**

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The Australian Institute of Architects



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# Architect's Advice Report

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Client: <b>Zhao Yang Lin</b>	Telephone:
Address: <b>8 Rob Roy Street Glen Waverley – Inspection address : 467 Station Street Box Hill</b>	
Weather conditions on the day of Advice: <b>Fine</b>	Date of Advice: <b>28/9/11</b>

**ENCLOSURES - THESE ARE AN IMPORTANT PART OF YOUR REPORT**

Home Maintenance Guide	✓	Re-stumping		Treatment of Damp Walls	
Health & Safety Warning	✓	Roofing & Guttering		Vouchers	✓
Cracking in Brickwork & Block Masonry		Termites & Borers	✓	Cost Guide	✓

**If any of the above enclosures are ticked, but does NOT accompany this report, please contact Archicentre IMMEDIATELY.**

**DETAILS OF ADVICE SOUGHT**

**Request to inspect an existing residence located at the above address in relation to the City of Whitehorse's heritage assessment of the property for potential future inclusion in the Heritage Overlay :**

The building is located on the west side of Station Street and the front of the house is approximately 5.5 metres from the street alignment. The house is set back approximately 9 metres from the south boundary and 2 metres from the north boundary. The land slopes slightly from the rear of the property to the footpath.

There is a timber framed garage located between the house and the south boundary. This structure is not considered an original structure and would have been constructed well after the construction of the main house. The actual date of construction is unknown.

The Council final heritage assessment description of the house is as follows :

*"The residence at 467 Station Street Box Hill is a single storey, double fronted late Victorian brick house. The asymmetrical façade has a projecting front facing pitched gabled end offset by a return L shaped verandah that is terminated by another projecting gable on the south west facade. The roof form is hipped with projecting gable ends and clad with terracotta tiles, whilst the L verandah has a separate corrugated metal bull-nosed roof form. The roof is penetrated by an asymmetrical pair of polychromatic bricked chimneys which are detailed by stuccoed cornices. The rate books for the property noted that the dwelling had a slate roof, so it is likely that the roof cladding has been replaced at some point in the past.*

<b>VERBAL REPORT</b>	<b>yes</b>	Given in person	✓	Name of Person spoken to: <b>Zhao Yang Lin</b>
		Given over telephone		Date of Report : <b>28/9/11</b>

**PLEASE READ PAGE 4 CAREFULLY FOR CONDITIONS OF ADVICE.**

## ARCHITECT'S ADVICE

The above building description does not mention that the rear of the building is not original and there are indications that the house has been extended several times. The actual period in which these changes took place is not known however the style and method of construction across the rear of the building does not match the front section of the house.

The roof framing and cladding at the rear is in two sections. Both are corrugated iron with a flat pitch. The structure across the back varies in the brickwork and actual wall construction. One section has large floor to ceiling timber framed windows and a glass sliding door. The main house has a timber floor whilst sections of the floor across the rear are concrete.

The gutter to the tiled pitched section of roof at the rear south west corner is at lower level to the front section of the house further indicating that the rear of the house is not original. The rear of the house does not have the original features incorporated in the main house at the front.

The shape of the front verandah is original however the concrete floor finish and concrete rendered face to the verandah do not appear to be original. Brickwork was noted under the render around the front of the verandah however the bricks do not match the bricks in the walls of the house.

The condition of the house externally is in fair condition however house generally is in need of maintenance and repair. Some work is required to the tiled roof and flashings. It is not known when the slate roof was replaced with tiles.

### Summary :

It is important that the Council's heritage description of the house be amended to accurately reflect which sections of the house are original and which are not original as mentioned above. The sections which are not original constitute approx. 30% of the total area of the house.



Aerial photo



Front of house showing rendered face to verandah & concrete floor. Also showing tiled roof.



ARCHITECT'S ADVICE



South side of house showing tiled roof.



Timber framed garage on south side of house.



Rear of house south west corner showing gutter level & corrugated iron roof.



Rear of house showing full height windows.



Rear of house Showing full height windows.



Rear of house north side



Rear of house and garage



South west corner of house showing gutter heights.

### REPORT CHARGES

The Architect's Advice Report covers up to 2 hours which includes consultation and Report writing. An additional hourly charge is payable for reports exceeding this time.

### CONDITIONS OF ADVICE

#### REPORT STANDARD

The Report has been prepared by your Architect in accordance with Australian Standard 4349.1-1995 *Inspection of Buildings Part 1 : Standard Property Inspections – Residential Buildings* and to any other Australian Standards cited in these *Terms and Conditions*.

The **Terms and Conditions** take precedence over any oral or written representations by Archicentre.

- 1) After making the booking, the client is deemed to have accepted these **Terms and Conditions** upon the architect arriving on site.
- 2) Archicentre accepts no liability with respect to work carried out by other trades, consultants or practitioners referred by Archicentre.
- 3) The Report is not a guarantee but is an opinion of the condition of the inspected property. A limited guarantee is available on acceptance of the guarantee conditions and payment of the Guarantee fee.
- 4) The Report is based on the condition of the property and the prevailing structural, soil and weather conditions at the time of the inspection. Prolonged periods of wet or dry weather will cause structural changes to the property as described in Archicentre's Home Maintenance Guide.

- 5) The Report is based on a visual inspection of reasonably accessible parts of the property and does not cover enquiries of councils or other authorities.
- 6) The Report will not disclose defects in inaccessible areas, defects that are not reasonably visible, defects which may be apparent in other weather conditions or defects which have not yet arisen.
- 7) Archicentre does not inspect for pests. Clients wishing to have a full pest infestation check should advise Archicentre or arrange for a separate pest inspection.
- 8) The Report does not cover the identification of asbestos related products or the condition or operation of swimming pools, spas and similar facilities.
- 9) The Report does not cover all maintenance items, particularly those such as jamming doors, windows or catches, decorative finishes and hairline or slight cracks (Category 0 and 1 of Appendix C – Australian Standard AS 2870-1996).
- 10) Archicentre does not accept responsibility for services other than those provided in this Report.
- 11) Archicentre's liability with respect to the advice given in this report shall be limited to a refund of the inspection fee in the absence of the guarantee.
- 12) The Home Maintenance Guide constitutes a vital part of the architect's recommendations and failure to observe either the recommendations or the Home Maintenance Guide could lead to premature deterioration of the property.