

COFF PROPERTY SIGNATURE

COMMITMENT TO QUALITY

Coff Property takes a precise and considered approach to every project, and Sandham Place is the ultimate expression of that commitment to design and craftsmanship. The development reflects an unwavering focus on quality and enduring integrity.

Working alongside a team of highly experienced consultants — each deeply attuned to design and detail — and a trusted, hand-selected builder renowned for bespoke residential work, Coff Property ensures an exceptional standard at every stage.

Construction is guided by processes that uphold the highest levels of quality, safety, and compliance — often exceeding the requirements of the National Construction Code and Australian Standards.

This dedication comes from a clear vision: to create homes of lasting value — timeless in form, meticulous in detail, and built to an exacting standard that’s increasingly rare in today’s market.

	CURRENT VICTORIAN STANDARD	COFF QUALITY GUARANTEE
MANDATORY INSPECTIONS	Requirements are determined between certifier and builder at their sole discretion.	We engage our superintendent, architect and builder to carry out routine weekly inspections through all stages of the project, liaising with both the building surveyor and independent engineers. Plus, walk-throughs with the developer and builder are available anytime during the process on request.
FIRE TESTING OF WALLS	Requirement to visually check at least one wall on each level. Building regulations require one light weight fire resisting wall and its junction to another light weight wall per level and one of each type of service penetration per level inspected by the building certifier.	We engage our builder to conduct in-house quality assurance and checks of all firewalls before engaging the certifier for inspection of all penetrations and junctions. A thorough fire penetration schedule is compiled, identifying each penetration throughout the building for each service, ensuring all fire testing is in strict accordance with Australian standards (at minimum).
TESTING OF ESSENTIAL SERVICES	Testing is required at the end of the project to obtain occupancy permit and where applicable, Fire Rescue Victoria consents.	We engage our builder to appoint specialist independent testing certifiers to inspect and test all services before the Fire Brigade and Services Engineers review. Final testing is conducted upon completion to ensure the building is safe, operating as designed, and certified in full.
USE OF COMBUSTIBLE MATERIALS	The use of combustible materials and the areas they may be used are strictly controlled by the National Construction Code.	No combustible wall cladding is installed on our buildings.
WATERPROOF TESTING BATHROOMS	Nil requirements.	We engage our builder to conduct a multi-staged inspection of the waterproofing membrane at each stage of the waterproofing process, both before and after application. This includes an inspection by the technical representative of the waterproofing supplier.
TOWNHOME ACOUSTICS	Nil requirements.	We engage an acoustic engineer to conduct a thorough review and provide a report which improves the acoustic performance of the building above the minimum requirements of the National Construction Code. All of our projects include double glazed windows throughout.
STRUCTURAL DESIGN	Nil requirements.	We engage registered external engineers for all aspects of the design, working closely to ensure management and monitoring of the design throughout the construction process.
INDEPENDENT REVIEW OF STRUCTURAL DESIGN	Nil requirements.	All projects adopt a third-party engineer to review the design and provide independent certification of the design.
PRE-SETTLEMENT DEFECT INSPECTIONS	Nil requirements.	Prior to each purchaser moving to settlement, a thorough inspection of the townhome is conducted by the builder, architect and developer to ensure that we hand over every townhome 100% complete to the highest standard.
POST-SETTLEMENT DEFECTS	Nil requirements.	With an extended 52-week defect liability period on projects, any unlikely defects post-settlement will be remedied by our builders in a timely manner.