

# Buying or selling a property with foundation issues

PURCHASING and maintaining a property is, for many, the biggest investment of their lifetime and for homeowners looking to sell their property, structural defects caused by ground subsidence can significantly reduce the final sale price of this investment.

Subsidence is the gradual downward movement or sinking of an area of land and can cause the foundation of a home to gradually settle in one area or across its entire footprint. This can result in expensive structural repairs, which may be a deal breaker for many house hunters.

James O'Grady, sales and business development manager, Mainmark Ground Engineering, said, "While astute homeowners and buyers will recognise some of the warning signs of potential subsidence, major structural faults or safety hazards may not be visible at first glance."

"Extensive foundation damage should be fully assessed by a suitably accredited structural or geotechnical engineer, to identify the cause, how extensive the settlement is, and whether the underlying cause of settlement requires fixing," Mr O'Grady said.

The common causes of foundation ground issues often

relate to moisture in the soil beneath the home's foundations. Different types of soil behave in different ways to changing moisture levels, so consider the following when investigating the likely cause:

- Water ponding around the house
- Excessive moisture leaking into the foundation ground, often due to broken pipes, making it too wet
- Invasive tree roots searching for water, making it too dry

In many cases, foundation issues can be resolved quickly and efficiently using modern ground engineering solutions that are less invasive and costly than traditional underpinning.

Fixing the problem for the long term requires correcting any issues that might have caused the foundation damage, and this may also involve consulting a plumber or other expert. The CSIRO guide to foundation maintenance is also a valuable reference.

If signs of subsidence have appeared, consult structural and geotechnical engineers or ground engineering experts. Mainmark has treated more than 30,000 sites throughout Australasia, from single-storey homes to large commercial



**INVEST IN STRONG FOUNDATIONS...** In many cases, foundation issues can be resolved quickly using ground engineering solutions that are less invasive and costly than traditional underpinning. Photo: Supplied

buildings. For more information and advice about ground engineering issues and remediation solutions, contact Mainmark on 1800 623 312 or visit [www.mainmark.com](http://www.mainmark.com).

## Weller to lead Campaspe Shire

CAMPASPE Shire Council has a new Mayor, Cr Christine Weller, who was officially elected last week, along with Cr Leanne Pentreath as the new Deputy Mayor.

In total, nine Councillors were sworn in, Cr Robert Amos, Cr Tony Marwood, Cr Christine Weller representing Echuca Ward, Cr Colleen Gates, Cr Daniel Mackrell, Cr John Zobec representing Kyabram Deakin Ward, Cr Paul Jarman representing

Rochester Ward, Cr Adrian Weston representing Waranga Ward, and Cr Leanne Pentreath representing Western Ward.

After officially taking the chair of the meeting, Mayor Weller thanked her fellow councillors for placing their trust in her to lead them.

"I am honoured and humbled to be elected as the new Mayor," Cr Weller said.

"We have a focus to build a vibrant,

inclusive and connected shire. With some new Councillors coming onto the Council, we have a vast range of experience in the team, including many years of Council experience through to strong business skills and life experience.

"The first focus will be to develop the Council Plan, to set the strategic direction for the future, highlighting our key priorities for the next four years.

Consultative engagement with our community is a high priority in developing this plan."

The term of mayor and deputy mayor was set for a one year period.

The newly installed Council will set meeting dates for the 2021 year at their first meeting, scheduled for Tuesday, December 8.



## What will Shepparton & Mooroopna look like in 2050?

Shepparton & Mooroopna 2050: Regional City Growth Plan



**The Growth Plan is a high-level land use planning document that:**

- Sets out the future vision for Shepparton and Mooroopna
- Guides sustainable future growth and development over the next 30 years
- Identifies the steps needed to manage growth
- Defines key projects and infrastructure required to support growth
- Provides an improved and more certain environment for making both public and private investment decisions

**What we would like to hear from you:**

- Does the Growth Plan provide realistic short term and long-term land use growth projections?
- Does the Growth Plan appropriately address the needs of the community until the year 2050?

**Consultation Dates**

The following dates are available to meet with Council officers, via telephone or via video conference, to discuss the Growth Plan:

- Wednesday, 18 November 2020
- Friday, 20 November 2020
- Tuesday, 24 November 2020
- Thursday, 26 November 2020
- Monday, 30 November 2020
- Wednesday, 2 December 2020

A 20 minute booking can be made by contacting Council's Building, Planning and Compliance Department on **(03) 5832 9700**.

**Submissions close on Thursday 24 December 2020.**

**Submit your thoughts via:**

**email** - [council@shepparton.vic.gov.au](mailto:council@shepparton.vic.gov.au), or

**Post** - Greater Shepparton City Council, Locked Bag 1000, Shepparton VIC 3632, or

**Ask to meet with Council officers via phone, or video conference, to discuss the Growth Plan.**

[www.greatershepparton.com.au](http://www.greatershepparton.com.au)

 GreaterShepparton

