

Value to the Strata Industry

Strata Engineering Solutions

Condition Inspections

Remedial Engineering

Defects Inspections

Insurance Reporting

Technical Due Diligence

Forensic Engineering

Building Refurbishment

Access Systems & Rope Access

Project Management

Sydney

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About Strata Engineering Solutions

Strata Engineering Solutions is a division of Costin Roe Consulting, a medium sized consulting engineering practice specialising in providing civil, structural, and remedial engineering advice.

The firm has been established since 1989 and has grown to provide a diverse range of professional services to clients in the construction and insurance industries.

Strata Engineering Solutions

Strata Engineering Solutions are dedicated to servicing the remedial and structural needs of the strata industry. We have a strongly established reputation in providing excellent value in our remedial services, numbering amongst our clients Body Corporate Services, TSS Strata Services, Community Strata Title Management, Bright & Duggan, Andreones, Strata Associates and Dynamic Property Services.

We believe that we are different in that our size permits a strongly personalised service able to react quickly to our clients needs, supported by technically outstanding professionals and best quality documentation.

Forensic Engineering

A less exciting description for this service may be inspections and reporting but "forensic engineering" sounds more exciting. This service provides facility owners and other stakeholders a better understanding of their structure's problems and causes, and importantly how the structure's life can be extended.

We arrange for investigations into a building's deterioration and advise on the appropriate and most cost effective remedial works. We also offer the additional benefit of our in house engineers who are vastly experienced and accredited for inspections by rope access.

Project Management

Extending from our forensic work, we combine what we have learnt of the building condition, with our expert knowledge and experience to develop remedial works Specifications, Scopes of Works, Tender Documents and the availability to co-ordinate the entire tender process. We then work with our clients to select the best qualified and experienced contractors to undertake works. Finally we will Project Manage the contract, monitoring the work on site, handling the sometimes tricky relationship between principal and contractor.

Our People

Professionals are invited to join our team after demonstrating technical excellence and strong people skills. Professional development is supported through ongoing training to encourage innovation in our service provision, staying abreast of the latest developments and techniques. The benefits to our clients are not limited to excellence in remedial engineering: With people that are strongly motivated and dedicated to servicing our client's needs we add value to your projects.

Contacting Us

For further information on how we can contribute to the success of your projects contact us at:

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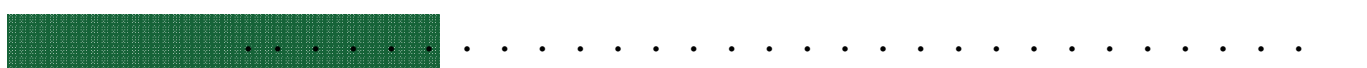
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NEWSLETTER

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February 2006

73-75 Flora Street KIRRAWEE

Waterproofing a courtyard
Project Manager: Geoff Cook
Contractor: Sydney Building Services



This three storey U-shaped building, constructed on a suspended slab at ground level, surrounds a tiled courtyard over an underground car park. Having been built in the 80's, the membrane under the tiles had apparently "died" and was allowing water to penetrate down to the concrete slab under, through some shrinkage cracks, to then form stalactites to the roof of the car park below.



While the falls to the courtyard paving were sufficient to accommodate the run-off after heavy rain, because the grouted joints between the pavers were some 20mm wide and slightly concave in shape, a significant amount of moisture was penetrating to the bed under and then by-passing the ineffective membrane into the structural slab. To the credit of the Owners, they accepted our advice and agreed to strip back the paving, bedding and old membrane all the way to the original concrete slab, and to then rebuild the

entire topping arrangement to a watertight design and finish off with "up to the minute" pavers that lifted the aesthetics of the entire area.

SYDNEY BUILDING SERVICES were selected to undertake the works, agreeing to a six week program to keep the disruption to the Owners to an absolute minimum.

As we suspected, when the paving was removed and the remnants of the old membrane were exposed, the cause of the problem was confirmed – the membrane. In addition, some of the falls and outlets to the walkways either side of the Courtyard offered a challenge in providing sufficient capacity in the right positions to take the run off, and when related to the damp proof courses in the brickwork on either side, the configuration of waterproofing measures was quite a delicate balance.



Using an **ARDEX** two part system, **SHELTERBIT**, the slab was waterproofed, new outlets were cut in and connected to the existing storm water system and finally the tiling was done.



This was an excellent team effort by all including **SYDNEY BUILDING SERVICES**, the **OWNERS CORPORATION** and their on site representative and the Strata Manager, **STRATA TITLE MANAGEMENT**.

Well done and thanks to all involved.