

Value to the Strata Industry

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Strata Engineering Solutions

Condition Inspections

Remedial Engineering

Defects Inspections

Insurance Reporting

Technical Due Diligence

Forensic Engineering

Building Refurbishment

Access Systems & Rope Access

Project Management

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About Strata Engineering Solutions

Strata Engineering Solutions is a division of CostinRoe 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 Lawyers, Strata Associates and Dynamic Property Services.

Forensic Engineering

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.

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



Wayne E. Costin
Managing Director

Wayne Costin is a highly experienced Structural Design Engineer having graduated in Civil Engineering at Sydney University in 1965. He has spent his entire career in the civil engineering and building industries, working with reputable consulting engineering firms in Canada and Australia prior to establishing Costin Roe Consulting in 1989. He continues his excellent reputation in the consulting profession, primarily focussing his attention on forensic engineering and problem solving, both of which are vitally important and can be as a result of faulty design or poor construction techniques. Other defects that are assuming prominence currently are as a result of the ageing and degeneration of buildings. Wayne is very active in community services currently Vice President of the Sydney Rotary Club and has a long standing participation with the Association of Consulting Engineers and Institute of Strata Management. He also enjoys his current leadership role in ensuring that the Consulting Engineering Group maintains the objectives of providing the highest possible standards of consulting engineering services to the building industry by employing highly qualified, energetic and experienced staff and utilising the latest computer software and hardware technology.

NEWSLETTER

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April 2006

Queenscliff Road
QUEENSCLIFF

Balcony Rectification Work
Design Engineer: David Wright
Contractor: C J Duncan Builders P/L

This four storey building having 24 units is positioned on the headland overlooking the ocean and Manly Beach. The building is constructed having reinforced concrete cantilever balconies that are exposed to the extremely harsh chloride environment of the Pacific Ocean.



Concrete spalling and corrosion staining was evident to the slab edges around the perimeter of the balconies. Evidence of water penetration was observed to the soffit of the balcony slabs and the corrosion of embedded steel hold-down bolts for fixing old balustrades also caused concrete spalling.

Low concrete cover was found to primarily be the contributing factor to the reinforcement corrosion to the balconies.

Following the advice of **Strata Engineering Solutions** the **Owners Corporation** agreed to undertake initial trial repairs to three of the balconies to confirm the extent of the damage and remedial work required and to enable the preparation of a scope of work for the remaining balconies.

The **Owners Corporation** were most impressed with the results of the remedial work to the three balconies and decided that a complete balcony refurbishment should be carried out to enhance the appearance of the building. Work then involved demolishing the existing balcony tiles and balustrades, followed by concrete repair works to the slab edges and soffits and the installation of a waterproof membrane to the balcony slab, laying new tiles and erecting new stainless steel and glass balustrades.

Strata Engineering Solutions prepared the tender documents and specifications and a contract was awarded. The contract works were carried out by building contractors **C J Duncan Builders** who staged the construction and accessed the balconies by scaffolding and completing one elevation of the building at a time. Stage 1 of the rectification works has recently been completed and a new lease of life given to the Southern elevation of the building.

The concrete repair component of the works was limited to primarily the slab edges and coring out the corroded embedded steel fixings, prior to minor patch repairs to the balcony soffits.



C J Duncan Builders is continuing their good work on the remaining elevations of the building. The **Owners Corporation** is more than pleased with the works to date with comments like: "It is turning out to be a great finishing touch to a landmark building".



We would like to thank all involved in the success of this project including **C J Duncan Builders**, the **Owners Corporation** and the Strata Manager – **BCS Strata Management**.