

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 building construction and insurance industries.

Strata Engineering Solutions

Strata Engineering Solutions are dedicated to servicing the remedial and structural engineering needs of the strata industry.

We have a strongly established reputation in providing excellent value in our remedial services, numbering amongst our clients are 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 structures' 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



Barry Guyer
Senior Engineer

Barry Guyer is an experienced Civil Engineer having graduated in Civil Engineering at The University of New South Wales in 1968. Prior to joining **Strata Engineering Solutions** in 2002 he spent his career in the construction industry working for major Australian contractors in project management and management roles and managing a remedial works construction company in The Kingdom of Saudi Arabia.

He now applies his vast experience in the consulting engineering profession focussing on diagnosing the cause of damage to buildings and developing remedial works solutions. The cause of damage can generally be traced to faulty design, poor construction techniques and the ageing and degeneration of buildings.

Barry is the Manager of the Brisbane office where he continues the objective of the company in providing value and value added solutions to its Client which is achieved by employing highly qualified, energetic and experienced staff utilising the latest computer technology. He is also an RPEQ (Registered Professional Engineer Queensland) and undertakes specific assignments Australia wide.

NEWSLETTER

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May 2006

The Esplanade
SURFERS
PARADISE

Replacing the Roof
Waterproofing Membrane

Senior Engineer: Barry Guyer
Contractor: Fabric Solutions
Australia Pty Ltd

This building overlooks the beach and was built some 25 years ago.

The roof membrane -had suffered extensive physical damage and had failed to the extent that it was visually evident and water penetration was apparent in a penthouse unit below the roof.



The damage to the membrane was quite extensive with:

- Failed patch repairs (*below left*).
- Pipe penetrations sealed with newspaper and painted over.
- Significant areas of membrane removed exposing the concrete roof (*below right*).
- Water seeping out from under the membrane through perforations in the membrane.
- Severe physical deterioration of the membrane in several places.



Strata Engineering Solutions preferred recommendation to the **Owners Corporation** was for the complete replacement of the membrane and to the credit of the Owners this was accepted.

A scope of work and a specification together with other tender documents were prepared by **Strata Engineering Solutions** for the removal and replacement of the waterproofing membrane to the roof.

The specification required the use of a high performance fully bonded sheet membrane with a performance warranty of ten years.

The tender documents were approved by the **Owners Corporation** and the tendering process resulted in **Fabric Solutions Australia** being awarded the contract for the work.

Work commenced in February 2004 and involved removal of the existing membrane, surface preparation to receive the new membrane and the installation of the new membrane including the sealing of all penetrations.



The work was completed in April 2004 with all on site activities progressing very smoothly due to the cooperation between the **Building Management, the Body Corporate Manager (Body Corporate Services)** and the **Contractor's Site Team**.



As evidenced by no further water penetration problem in the penthouse units the remedial work continues to perform most satisfactorily.

A job well done and congratulations for this fine result by **Strata Engineering Solutions, Fabric Solutions Australia** and **Body Corporate Services**.