

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



Geoff Cook
Project Manager

Having graduated with a degree in Applied Science majoring in Building from the University of Technology in 1980, Geoff moved on from working as a Structural Draftsman with the Department of Housing & Construction to a series of challenges, the first being his appointment as NSW Manager of the Housing Industry Association. This was followed by the project management of the Lourdes Retirement Village in Killara for Civic Constructions, the curtain wall of the Colonial/State Bank in Martin Place for O'Brien Glass, and most recently, Operations Manager of Melocco, being responsible for the refurbishment of Pymont Bridge, the stone paving and cladding to the Opera House Forecourt and the cladding of the AXA Building at Circular Quay.

Geoff joined **Strata Engineering Solutions** in April 2004 as a Project Manager and given his construction, contracting and specialist sub-contracting background, has assisted the company in moving further towards their deeper involvement in the construction phase of work associated with the strata industry. To date, Geoff has project managed some of the largest projects yet undertaken by **Strata Engineering Solutions** such as the Nicholson Street Balmain job, which was addressed in our March Newsletter.

NEWSLETTER

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June 2006

Punch Street MOSMAN Rectification & Repair Of A Fine Young Building

**Project Manager : Geoff Cook
Contractor: Laby Building P/L**

This is a very well constructed building, a fine example of its type, built during the late sixties or early seventies, when developers were not ruled so absolutely by the almighty dollar.

Unfortunately, over the years, the lack of maintenance in keeping with the requirements of the salt laden air of Balmoral Beach, just over the hill, resulted in some serious degeneration, especially to the roof sheeting.

To their credit, the **Owners Corporation** and the Strata Manager, **Jamesons** at Mosman, took the decision to address all the problems at once rather than to create a list of priorities which would have possibly lead to further problems later with those at the bottom of the list.

The highest priority was the roof.



Before



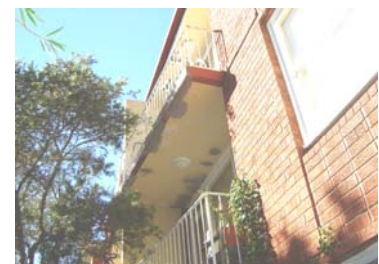
After

Following extensive treatment with **Dulux Durebuild** together with the installation of specially prepared and shaped profiles to the leading edges of the roof, another ten years is expected from the sheeting. This was considered a far more cost effective approach than total replacement at this stage.

The other two significant challenges faced by the team were the state of repair of the fenestrations and the corroding of the reinforcement to the slabs and handrails to some of the balconies.



Following recommendations by **Strata Engineering Solutions**, it was agreed by both **Laby Building** and the **Owners Corporation**, that rather than remove some of the worst cases and install a new unit, with all the ongoing complications of then tying in the internal finishes, it was decided that the windows could be saved by cutting back bad areas to find good timber and rebuilding with new sections.



The corroded steel handrail posts were cut off at slab level, the embedded section removed, a new section welded on, galvanised and the handrail refixed. The corroding reinforcement was exposed, treated with **Sika Mono Top 610 & 620** and painted to the selected colour.

Part of the extensive Scope of Works was to repaint all the previously painted surfaces, which besides all the fenestrations, included soffits, fascia boards and the underside of balconies. Again, this was an excellent team effort by all, lead by **Strata Engineering Solutions, Laby Building & Jamesons**.