



AUGUST 2024

Building Defects – Early Warning Signs

Sedgwick Building Consultancy Division



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Topics

- Strata Defect Journey -
- Discoveries and Trends -
 - Tell Tale Signs –
- Notification & Prevention –
- Pro-active Measures -

Why so many defects in strata?

Can occur in -

Design



Construction



Can be a result of -

Cost



Process Error



Common causes

Design
Process Error



Failure to provide detailed design



Failure to follow design



Failure to follow standards

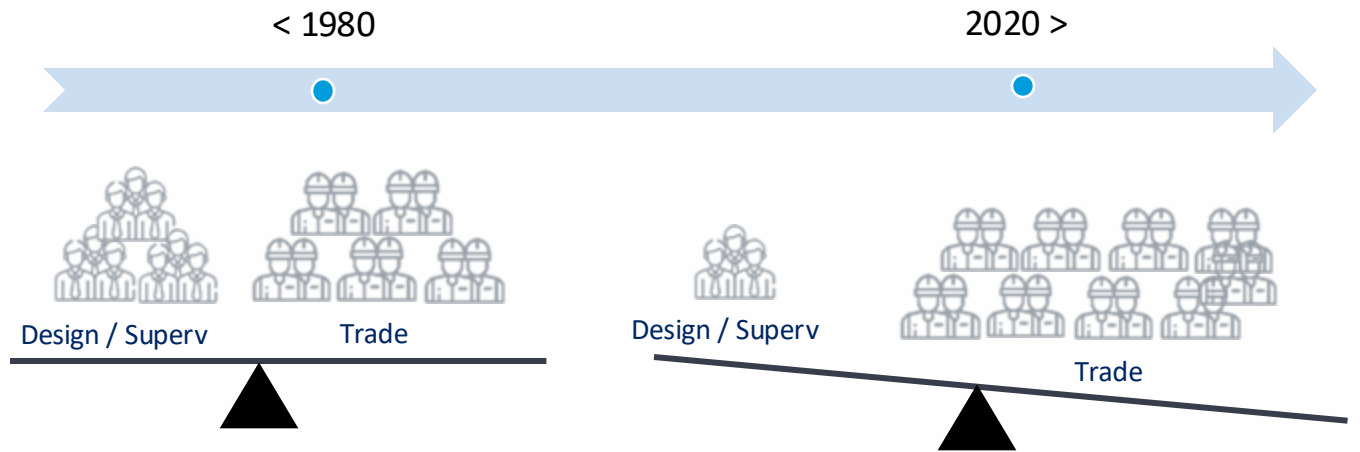


Failure to maintain **Quality Control** during Construction

Why so many defects in strata?

Focus has been lost on the detail

Proportion of Designers and Supervision has changed



Developer / Contractor Focus on Strata Buildings	
Delivery of volume >	Increased profits, maintain consumer demand
Lean Budget >	Often determined by competitive marketing and sales
Cost focussed construction >	Reductions in material and process
Compressed delivery times >	Reduction in overheads

Building Materials

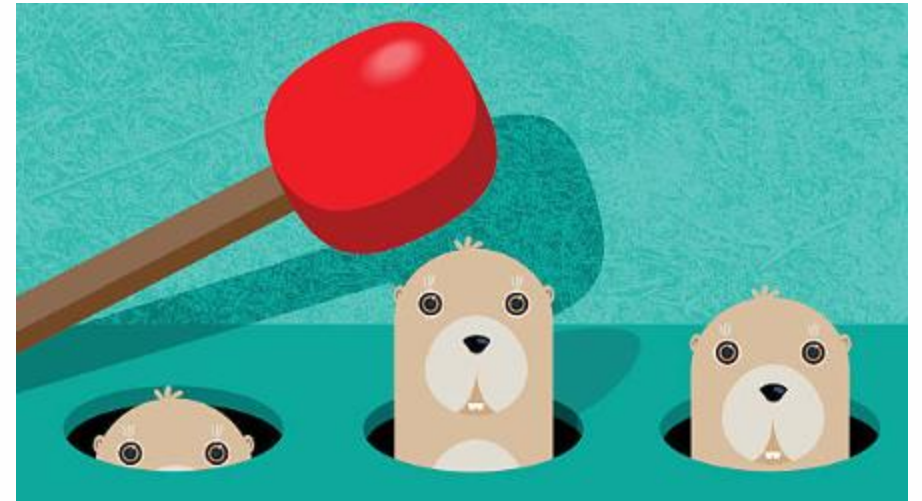
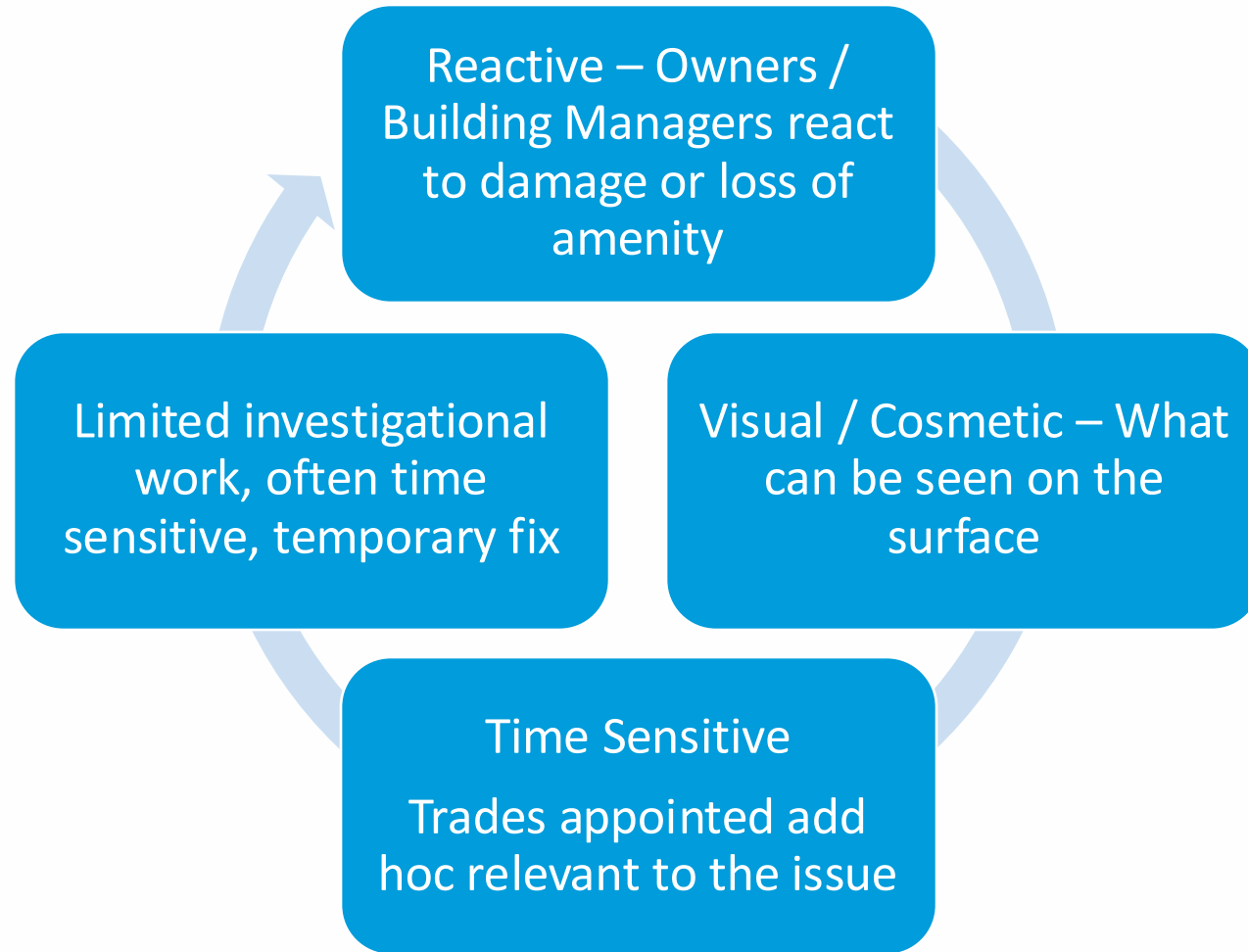
Issues	
Cheaper	Often lighter, reduced quality, reduced lifespan
Untested	Imported materials often don't comply to Australian Standards and requirements
Trades unfamiliar / untrained	Trades and labour unfamiliar with proper installation requirements
Whole system requirements not used	Often manufacturers installation requirements are not followed impacting warranty and lifespan



Performance Solution

a method of complying with the Performance requirements set out in the Building Code of Australia, other than by a Deemed-to-Satisfy Solution

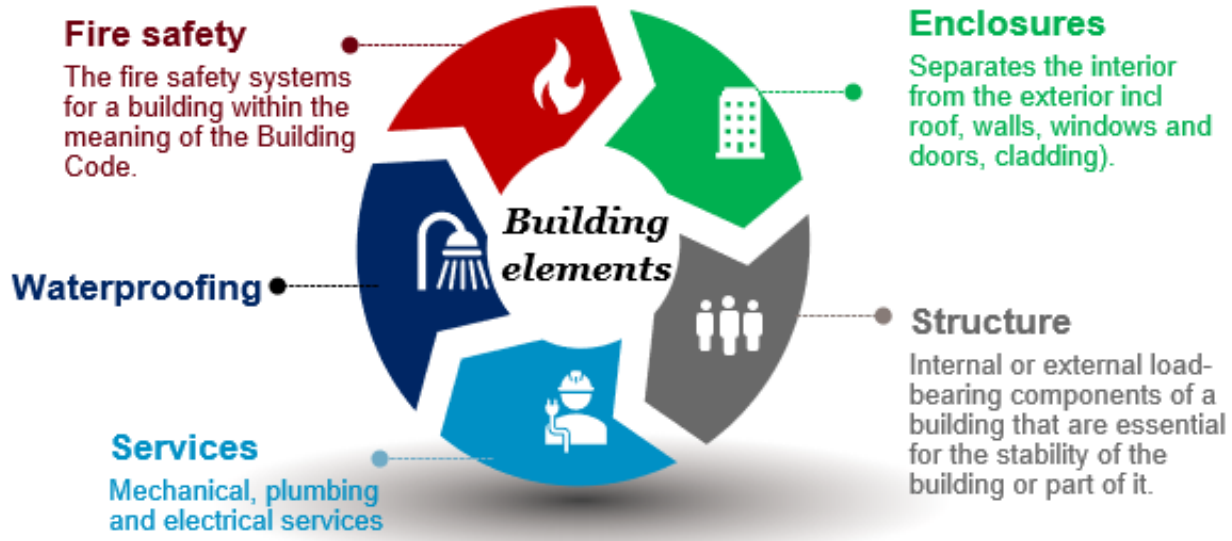
Traditional approach - identification and remediation



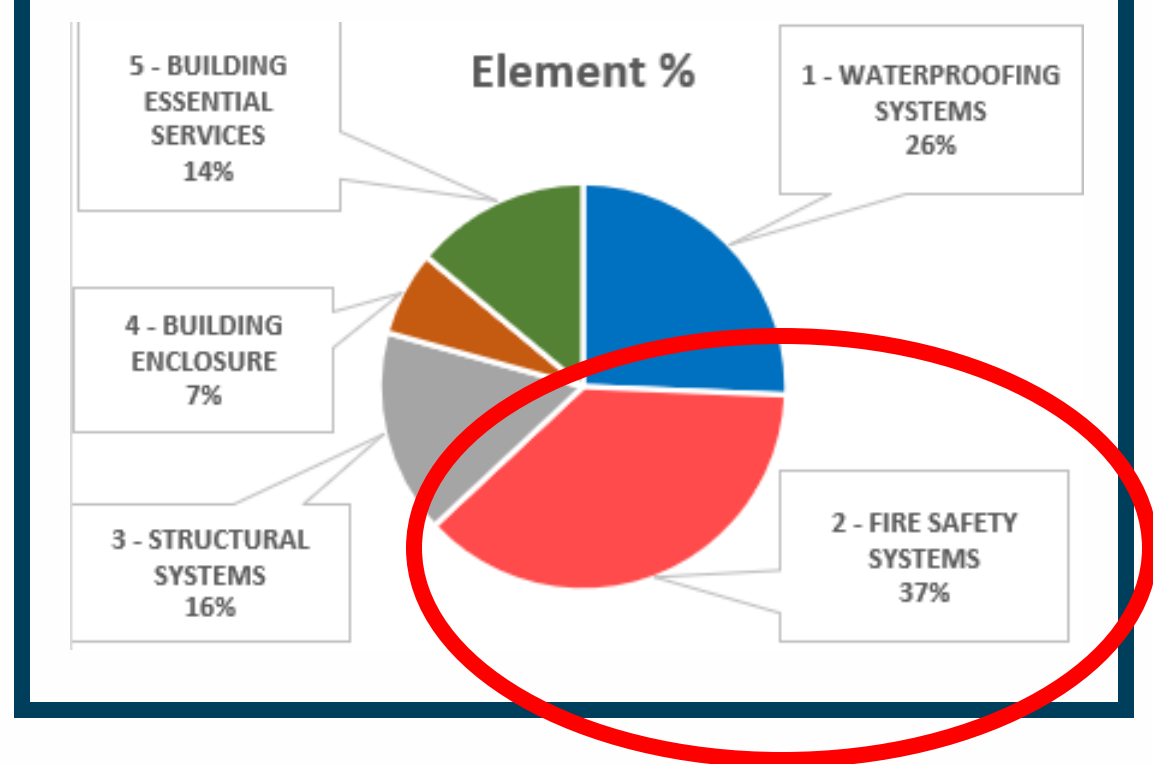
Traditional issues

- Lack of detailed independent inspection of building at handover or periodic to identify potential issues or pro-active actions
- Lack of proper investigational work by expert to determine cause of defect or failure
- Lack of independent detailed scope of work to properly guide the remediation
- Lack of principal contractor to take overall accountability and warranty

What are Building Defect Elements ?



Sedgwick Defects found in Common Property 2020 >



Isolated vs Systemic?

One off Issue - Having a bad day



Repeated error in design or installation



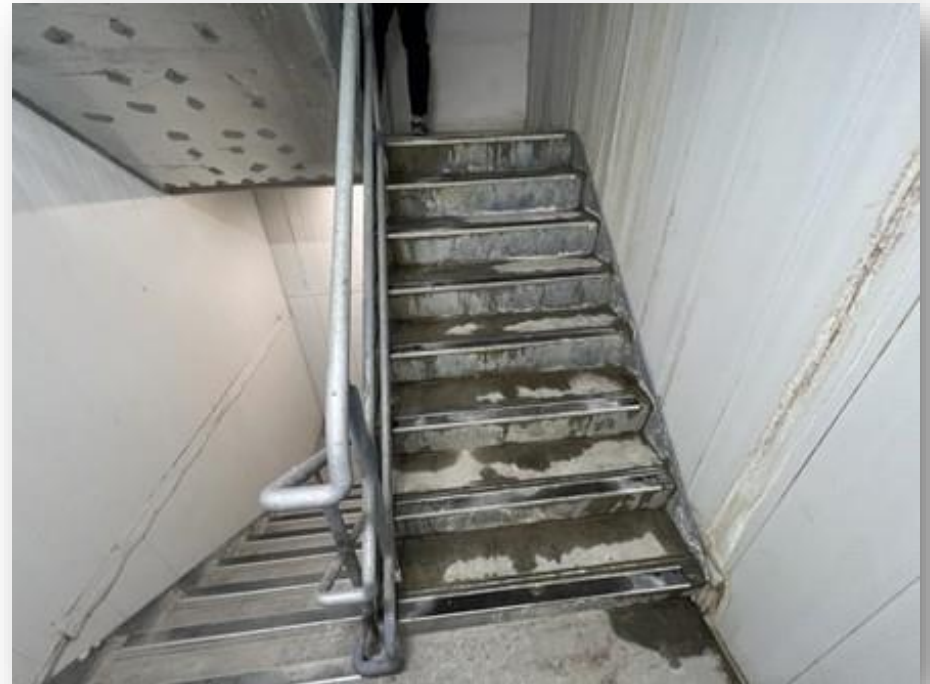
Visible / Obvious Defects

Water Penetration



Visible / Obvious Defects

Water Penetration



Visible / Obvious Defects

Water Ponding or Stains



Visible / Obvious Defects

Cracks / Deformities



Visible / Obvious Defects

Corrosion



Visible / Obvious Defects

Leeching



Visible / Obvious Defects

Water Ponding or Stains



Visible / Obvious Defects

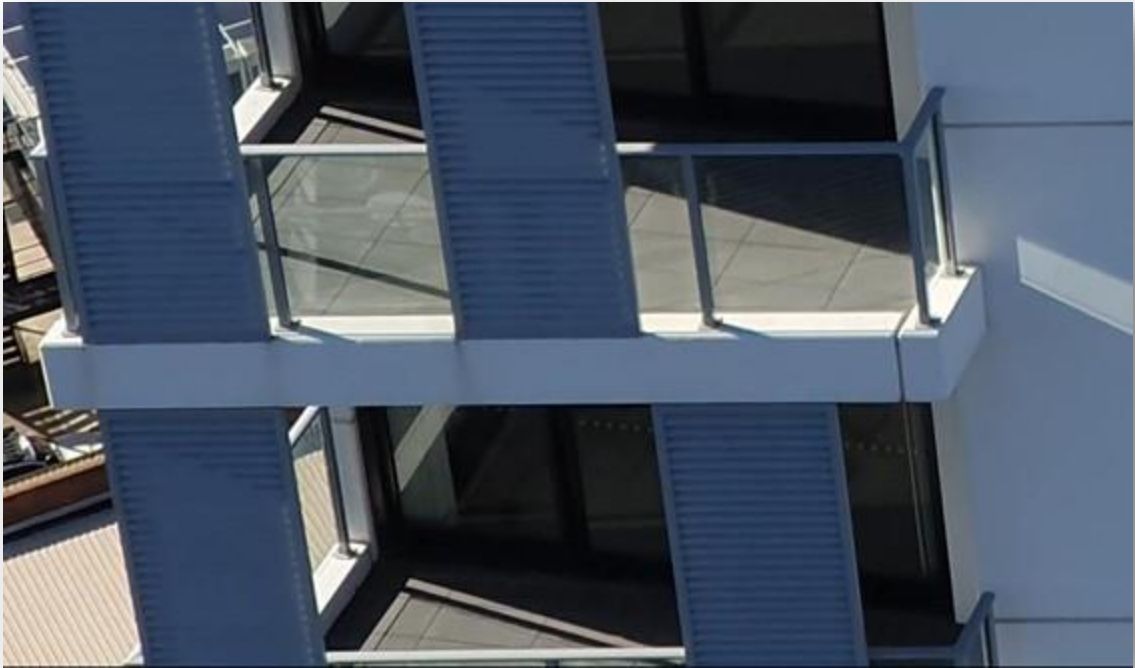
Cracks / Deformities



DEFECT TELL TALE SIGNS

Visible / Less Obvious

Overflows / Signage



Visible / Less Obvious

Surface Delamination - Dampness / Mould



Visible / Less Obvious



- Mould, External Dampness
- Window / Door operation
- Slow drainage
- Condensation

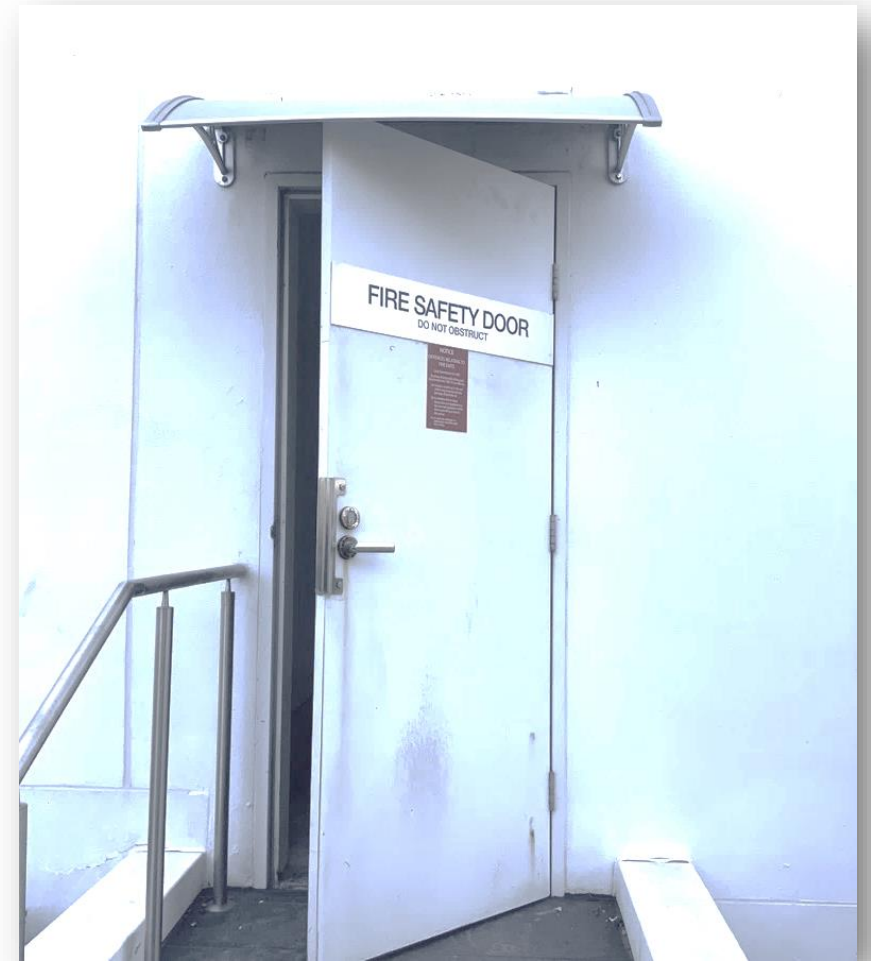
Not obvious to occupants

Passive / Active Fire Issues

Passive Fire Protection = Barrier or Shield to stop spread of fire

Fixed or non active fire protection measures such as

- Fire Walls / ceilings / floors
- Fire Doors
- Penetrations
- Lights
- Signage

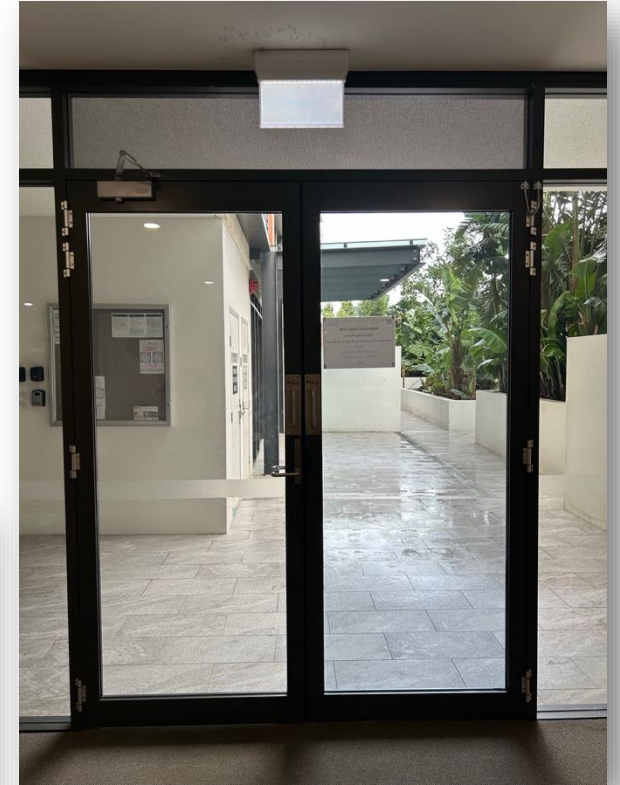


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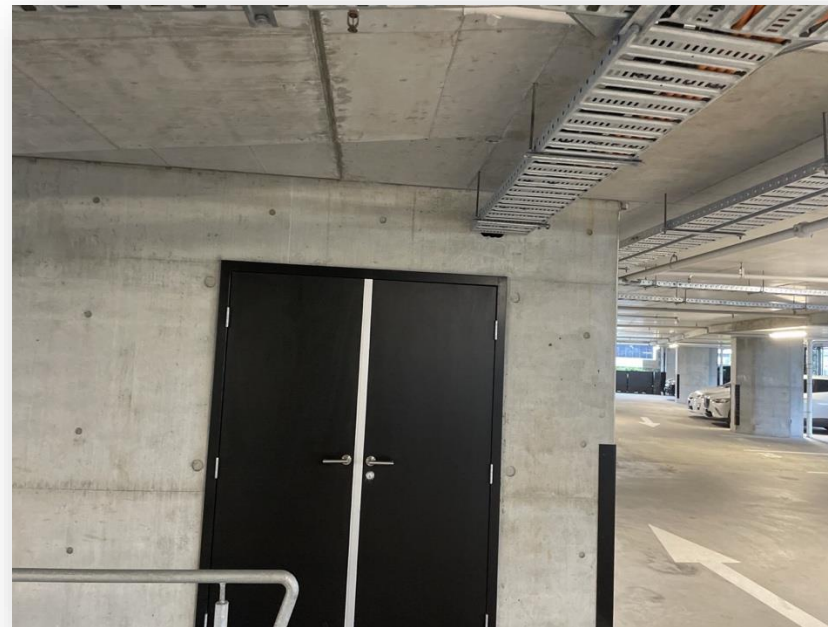


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Active Fire Protection = Devices to stop spread of fire

Active fire protection measures such as

- Sprinklers
- Hydrants
- Smoke Detection
- Hose Reels
- Extinguishers



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DEFECT TELL TALE SIGNS



What can owners do?

Walk your escape routes

- Is it visible, lights operating
- Exit signs guiding you the right way
- Doors / locks operating correctly and self closing
- Clear of obstructions

DEFECT TELL TALE SIGNS



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What can owners do?

Report obstructed sprinklers,
penetrations / holes in walls, floors from new services



When should I raise an issue?

Notify immediately – It could be a collective issue others are experiencing

Early notification =

- Mitigate further damage (insurance requirement)
- Ability to explore causes prior to escalation
- Reduces the requirement to make time sensitive decisions
- Allows proper planning and forecasting

Consider common areas not just lot property

When should I raise an issue?

Common phrase

*“I don’t want to investigate as it will cost money
and likely result in issues that will also cost to rectify”*

Fact – Rectification expenses can quadruple in value when left including

- Further damage and deterioration
 - Impact to other elements
 - Rising industry costs
- Insurance coverage issues

Early detection can allow preventive measures and proper planning to control and lower costs

What can owners do to be pro-active?

1. Ensure a maintenance plan is in place and is being actioned
2. Know your building
 - be alert and invested
 - Report any changes or issues
 - Report things that impact the community not just yourself.
 - Simulate situations in the event of an emergency. Would I be safe? Does this seem right?
3. Understand your building
 - Plan and forecast routine inspections by experts.
 - Treat expert costs as an investment not an expense
4. Avoid quick fixes
 - Ensure isolated defects are investigated properly prior to rectification.
 - Was it systemic? Could it return in other areas?

Learn how Sedgwick can help the strata
community navigate their building concerns



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