

Tab O – icare building consultant estimates of defect types

Summary of defect type by construction type (see definitions on pages 3-4)

ROW LABELS	C01	C02	C03	C04	C05	C06	C08	C09	GRAND TOTAL
BRICKWORKMASONRY	9.30%	46.32%	6.86%	8.00%	9.05%	0.54%	0.87%	8.75%	9.83%
DRAINAGEISSUES	4.61%	0.10%	7.75%	3.28%	0.27%	0.00%	2.19%	12.88%	5.01%
DRIVEWAYS PAVING	2.75%	0.00%	3.16%	1.22%	17.95%	0.00%	0.00%	2.05%	2.34%
EXTERNALRENDERCRACKING	2.21%	0.00%	1.87%	1.70%	9.86%	0.23%	0.00%	0.50%	1.84%
EXTERNALBALWATERPROOFING	11.93%	22.23%	20.03%	14.13%	0.00%	52.82%	93.00%	12.84%	15.59%
EXTERNALWATERPROOFING	8.88%	4.51%	15.64%	9.01%	12.05%	12.97%	3.06%	3.79%	9.98%
FOUNDATIONMOVEMENT	1.73%	0.00%	0.21%	0.72%	0.00%	0.00%	0.00%	0.08%	0.98%
FRAMESTRUSSES	11.19%	0.00%	5.52%	16.08%	0.00%	1.61%	0.00%	10.99%	10.41%
INTERNALFITOUTITEMS	5.73%	0.08%	2.92%	5.58%	0.61%	9.65%	0.26%	10.00%	5.09%
INTERNALWATERPROOFING	9.25%	8.64%	11.05%	6.83%	12.05%	11.03%	0.00%	7.59%	8.97%
EXTERNALPAINTING	1.97%	3.58%	2.13%	2.97%	0.00%	1.90%	0.61%	3.21%	2.35%
INTERNALPAINTING	2.22%	0.00%	1.38%	1.13%	0.00%	2.31%	0.00%	2.72%	1.70%
PLASTERCRACKJOIN	2.91%	0.08%	3.20%	1.87%	0.00%	1.69%	0.00%	2.34%	2.53%
FLASHROOFCOVERING	4.40%	1.19%	4.11%	3.06%	0.00%	0.00%	0.00%	0.71%	3.60%
GENERALROOFCOVERING	6.80%	0.00%	4.94%	8.44%	0.00%	1.29%	0.00%	3.06%	6.18%
SLABFOOTINGS	6.92%	0.68%	2.81%	4.22%	14.79%	1.90%	0.00%	10.26%	5.24%
EXTERNALTILING	0.72%	12.59%	2.26%	1.62%	23.37%	0.00%	0.00%	2.24%	1.93%
INTERNALTILING	3.75%	0.00%	3.16%	2.60%	0.00%	2.05%	0.00%	1.05%	3.01%
TIMBERFLOOR	2.73%	0.00%	1.00%	7.55%	0.00%	0.00%	0.00%	4.95%	3.43%
GRAND TOTAL	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

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Summary of defect type by year policy issued

ROW LABELS	2010	2011	2012	2013	2014	2015	2016	2017	2018	GRAND TOTAL
BRICKWORKMASONRY	6.46%	6.86%	6.29%	7.38%	22.96%	10.77%	7.64%	6.44%	6.04%	9.83%
DRAINAGEISSUES	5.02%	6.18%	5.49%	3.24%	3.77%	3.80%	7.24%	6.77%	3.26%	5.01%
DRIVEWAYSPAVING	0.11%	3.66%	1.94%	1.73%	1.99%	1.89%	3.45%	2.64%	0.68%	2.34%
EXTERNALRENDERCRACKING	1.92%	1.58%	3.61%	2.08%	1.54%	1.38%	0.60%	3.70%	0.06%	1.84%
EXTERNALBALWATERPROOFING	24.26%	30.37%	13.01%	19.90%	9.66%	5.68%	14.38%	7.57%	3.13%	15.59%
EXTERNALWATERPROOFING	9.01%	11.45%	11.43%	8.90%	7.58%	15.00%	6.00%	9.42%	6.32%	9.98%
FOUNDATIONMOVEMENT	0.00%	0.02%	1.74%	2.83%	0.17%	0.73%	0.25%	2.94%	0.00%	0.98%
FRAMESTRUSSES	5.59%	8.42%	10.27%	10.36%	11.53%	13.43%	6.53%	17.54%	12.38%	10.41%
INTERNALFITOUTITEMS	1.46%	1.15%	2.78%	5.53%	4.43%	8.22%	8.38%	9.02%	5.28%	5.09%
INTERNALWATERPROOFING	14.28%	12.26%	14.93%	7.64%	5.03%	4.85%	10.39%	4.27%	7.29%	8.97%
EXTERNALPAINTING	7.33%	0.96%	1.51%	3.63%	2.21%	2.61%	2.20%	1.82%	1.11%	2.35%
INTERNALPAINTING	0.27%	0.18%	0.64%	2.51%	1.42%	3.77%	2.17%	1.25%	2.99%	1.70%
PLASTERCRACKJOIN	0.85%	1.75%	2.92%	2.46%	2.56%	3.44%	2.25%	3.73%	2.24%	2.53%
FLASHROOFCOVERING	11.18%	3.40%	6.34%	2.34%	3.96%	2.66%	2.25%	0.60%	4.20%	3.60%
GENERALROOFCOVERING	4.92%	4.84%	3.83%	9.39%	7.51%	5.72%	5.64%	8.02%	3.40%	6.18%
SLABFOOTINGS	4.90%	3.49%	3.18%	2.29%	6.97%	6.50%	8.15%	8.03%	5.13%	5.24%
EXTERNALTILING	1.37%	1.71%	2.54%	1.45%	0.97%	1.02%	1.29%	0.61%	24.10%	1.93%
INTERNALTILING	0.91%	1.26%	2.79%	3.97%	3.48%	3.02%	4.14%	4.07%	2.71%	3.01%
TIMBERFLOOR	0.14%	0.46%	4.76%	2.38%	2.26%	5.51%	7.06%	1.54%	9.69%	3.43%
GRAND TOTAL	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

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Construction types definitions

Construction Code	Construction type name	Definition
C01	New single dwelling construction	New single dwelling construction - includes granny flats when an addition to an existing dwelling.
C02	Alterations and Additions (Structural) Multi-units	Multi dwelling alterations/additions (i.e. majority of work is structural) where a strata, company or community title exists over any number of storeys and including terraces, villas, townhouses or multi dwelling units.
C03	New Multi-unit (low rise)	New multi dwelling construction (three storeys or less) - (e.g. blocks of units, flats etc.) where a strata, company or community title exists or is proposed.
C04	Alterations and Addition Structural - Single dwellings	Single dwelling alterations/additions where most of the work is structural work.
C05	Swimming Pools	Swimming pools as stand-alone building contracts.
C06	Renovations (Non-structural) Single Dwellings	Renovations (where most of the work is minor - non-structural) to single dwellings including specialist contractors and single trade projects (where majority of work is minor works) and including: <ul style="list-style-type: none"> • the erection of prefabricated patios, garages and sheds • bathroom and kitchen renovations that may include projects involving window replacement and water proofing membranes • replacement of roof coverings without alteration to roof structure • timber decks (including timber slatted balconies) and pergolas • landscaping – where retaining walls do not exceed 25% of the contract price • solar panels • driveways and other paving.
C07	Other	Other construction types which do not fit any of the other valid codes
C08	Alterations and Additions (non-Structural) Multi-units	Renovations (where most of the work is minor - non-structural) to where a strata, company or community title exists over any number of stories and including terraces, villas, townhouses or multi dwelling units
C09	New Duplex, dual occupancy, triplex	New construction of duplex, dual occupancies, triplex and/or terrace (attached), including a new single dwelling with a granny flat or studio with certificates issued for each occupancy.

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Defect type definitions

Data warehouse heading	Definition
BRICKWORK/MASONRY	Any external brick work or masonry wall issues
DRAINAGE ISSUES	Any type of drainage issues
DRIVEWAYS & PAVING	Driveways and paving around homes and pools etc
EXTERNAL RENDER CRACKING	Cracking to external render coatings of walls etc
EXTERNAL WATERPROOFING BALCON	Specifically relates to external balcony waterproofing. Mostly applicable in multi-unit developments
EXTERNAL WATERPROOFING	Any external waterproofing such as windows, cavity flashings and the like. Does not include external balconies
FOUNDATION MOVEMENT	Movement in concrete slabs & footings incorrectly set out slabs etc
FRAMES/TRUSSES	All frame and truss issues within a home. Typically roof frames or wall frames
INTERNAL FITOUT ITEMS	Internal doors, kitchens, mirrors, appliances etc

INTERNAL WATERPROOFING	Specifically, bathrooms, shower recess waterproofing. Any wet areas of a home
EXTERNAL PAINTING	Any external painting work
INTERNAL PAINTING	Any internal painting work
PLASTERCRACKJOIN	Cracking or joint issues with internal plastering
FLASHROOFCOVERING	Any flashing issues relating to roof coverings
GENERAL ROOFCOVERING	Issues with roof covering such as poorly installed colourbond sheeting, poorly installed roof tiles etc
SLAB/FOOTINGS	Poorly laid slabs, reinforcement not included in slabs or footings incorrectly sized, positioned
EXTERNAL TILING	Any tiling issues done outside the residence
INTERNAL TILING	Any tiling issues done inside the residence
TIMBERFLOOR	Distortion, shrinkage or incorrectly laid internal timber flooring