



Document tendered by

MR GRAHAME VILE

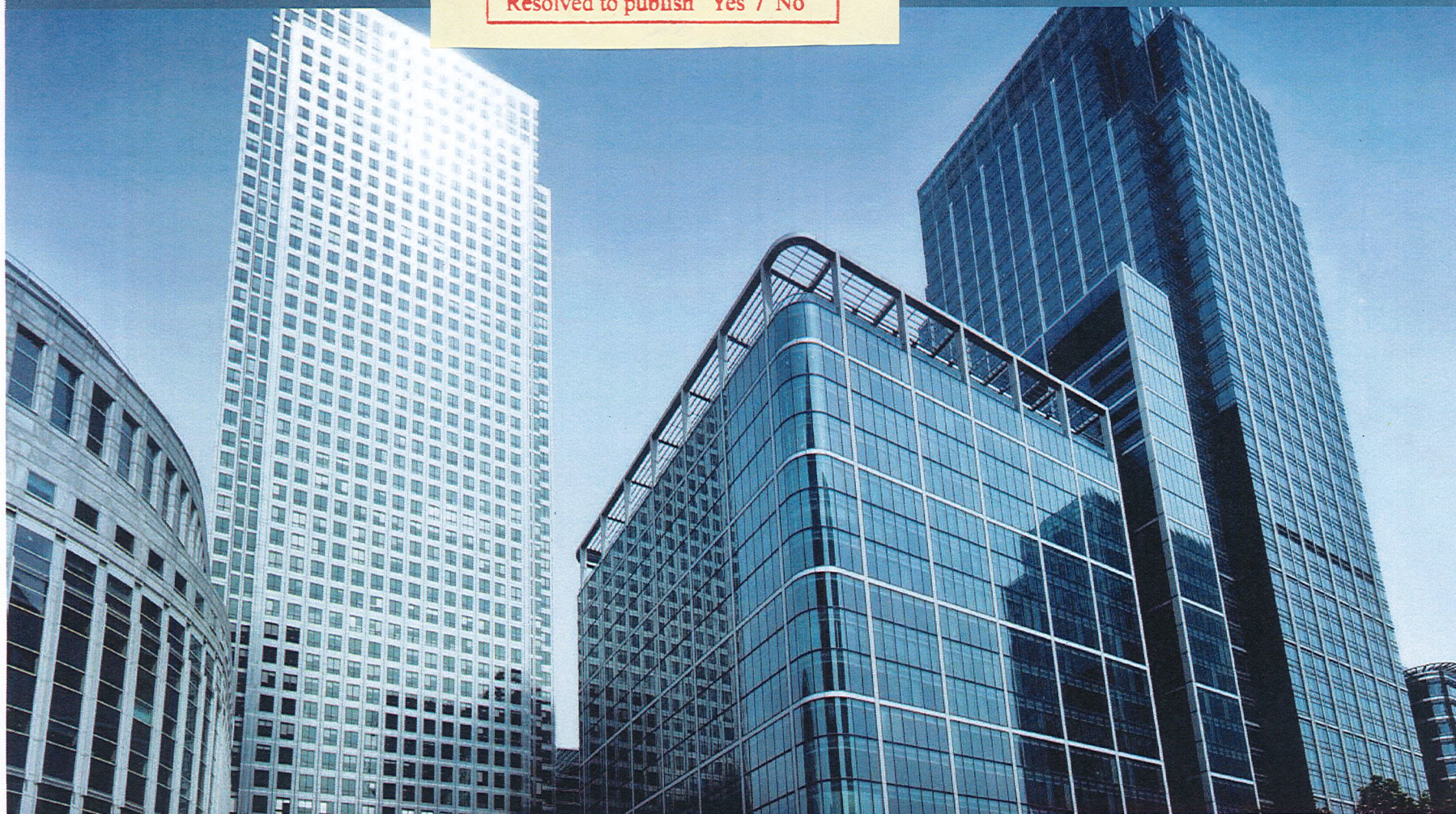
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ANDREW RATCHFORD

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Resolved to publish Yes / No

# Medium Complex, NEWCASTLE



Independent strata and asset management advice

[www.baam.com.au](http://www.baam.com.au)

## **PUBLIC ACCOUNTABILITY COMMITTEE**

# **PHOTOS IN SUPPORT OF ORAL SUBMISSION**

by Grahame Vile

**20 Feb 2020, Newcastle**

- Working in remedial industry as remedial and forensic engineer since 1996. Director of BAAM Consulting since 2002.
- Current President ACRA – Australasian Concrete Repair Association
- Past President & past Treasurer ACA (Australasian Corrosion Association, NSW branch)
- Past Secretary CIRCEA (College of Investigative & Remedial Consulting Engineers, Australia)
- Forensic engineer role (on new buildings) = find out underlying cause of a defect , relevant codes, and scopes of work
- Remedial engineer (on older buildings, outside litigation /dispute) = assess causes of deterioration, develop options and remedial strategy, develop scopes of work.

## The defects include

- Waterproofing failures – wet areas, balcony thresholds
- Wet area substrates particleboard = exacerbated damage
- Balcony & Planter Box detailing – moisture ingress, lime/efflorescence, grade, joints
- Roofing flashing deficiencies
- Construction deficiencies – pre-cast jointing and cladding detailing, fire separation detailing
- Quality of construction – timber framing, guttering, flashings, durability of steelwork
- Flammable Cladding

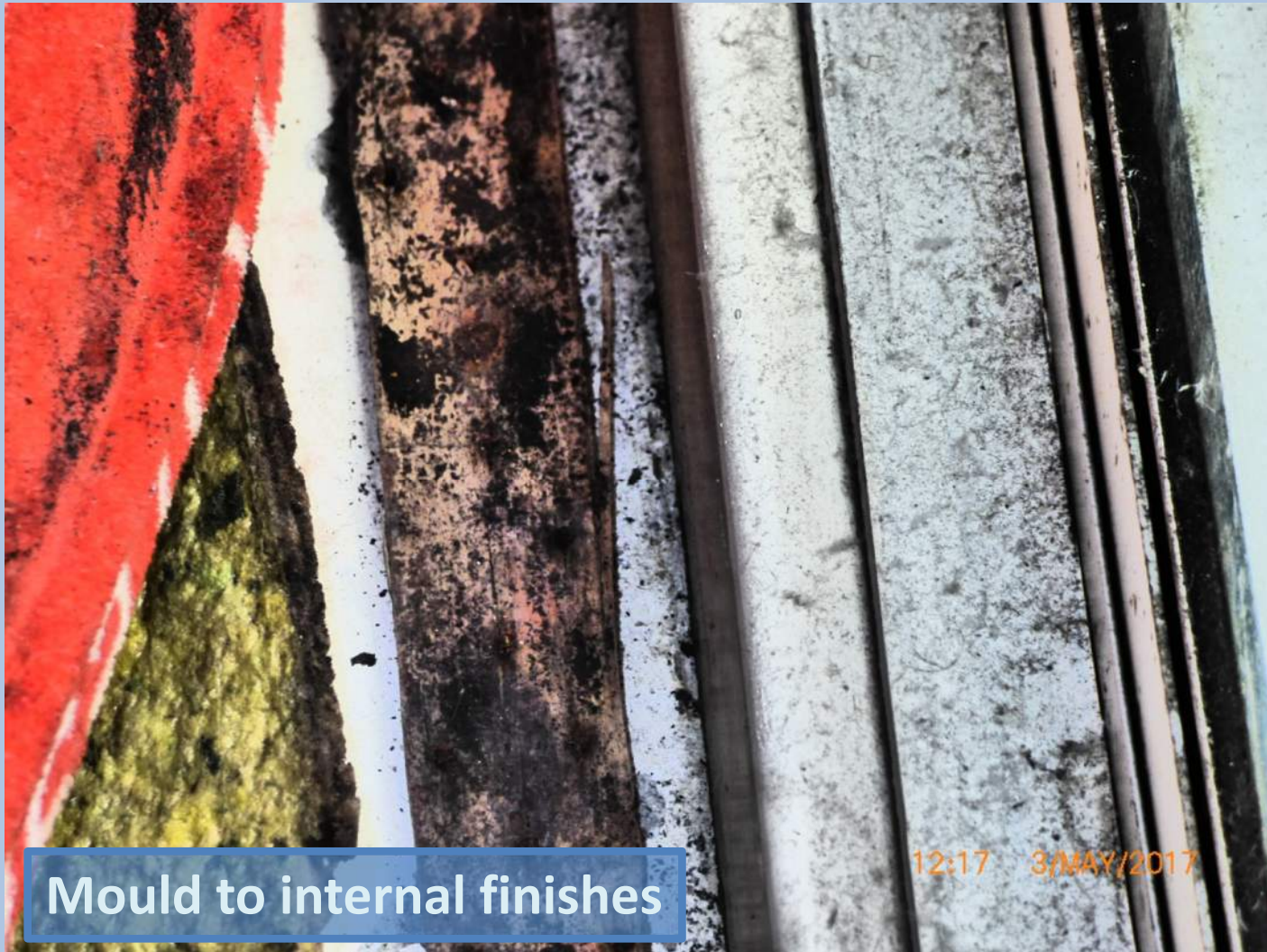
## Previous Works

- **Insurance Works 2011/2012**
- \$200,000 approx. + Variations \$160,000 approx.
- Repairs to approx. 50% of all Lots
- If defects were **not reported** works were not done:
  - A factor of tenants not reporting and/or
  - Defects not presenting at that time.
- The original HBA warranty period expired in around 2011
- Repairs now required to other Lots for similar issues, plus expanded to **flammable cladding**
- Other works (service / maintenance) compromised Fire Separating Construction in several locations

## Internal Courtyard Poor Waterproofing & Hob



## Internal Courtyard – membrane-hob defect



Mould to internal finishes

12:17 3/MAY/2017

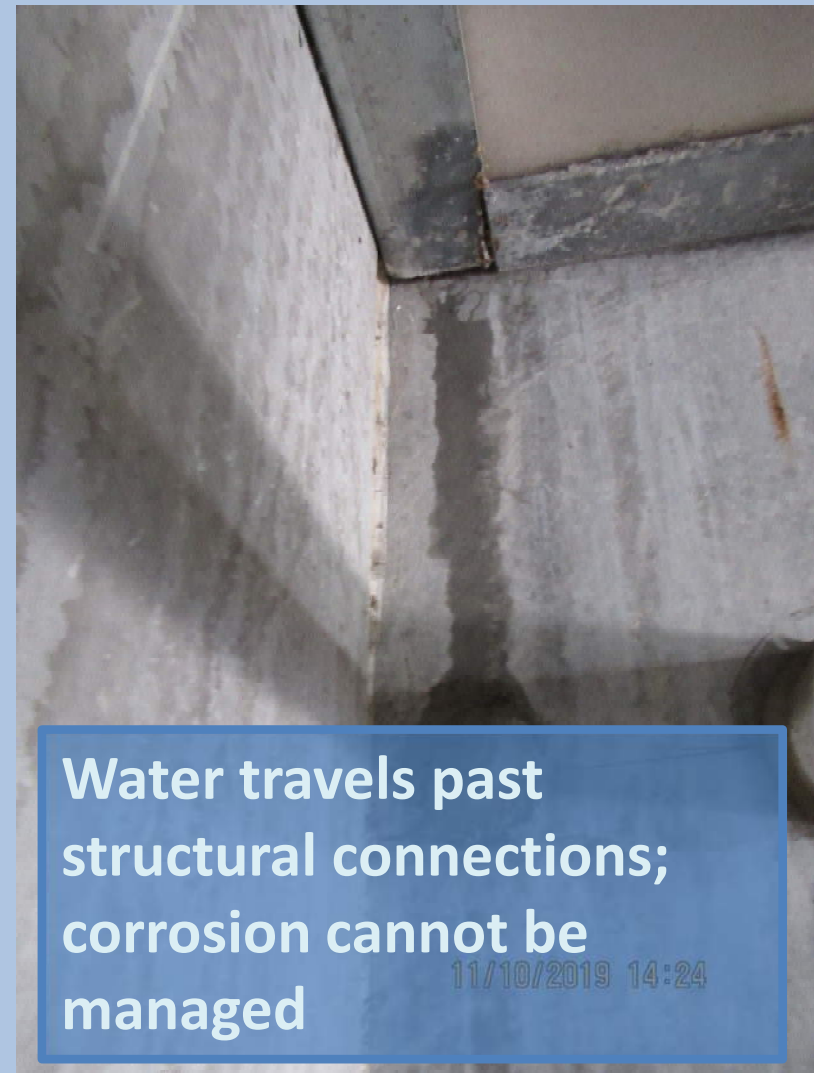
## Internal Courtyard Poor Waterproofing



## Internal Courtyard and Concrete Façade



## Detailing of Precast Panel Joints – moisture to carpark



## Pre-cast Panel Joint Detailing



**Lack of adhesion – poor  
surface preparation**

## Open Balcony Poor Waterproofing and Hob



From upper level  
balcony through  
façade breach and  
past wall framing

## Moisture affected Fireboard – due to roof flashing and cladding leaks



Fire separation  
loss of integrity

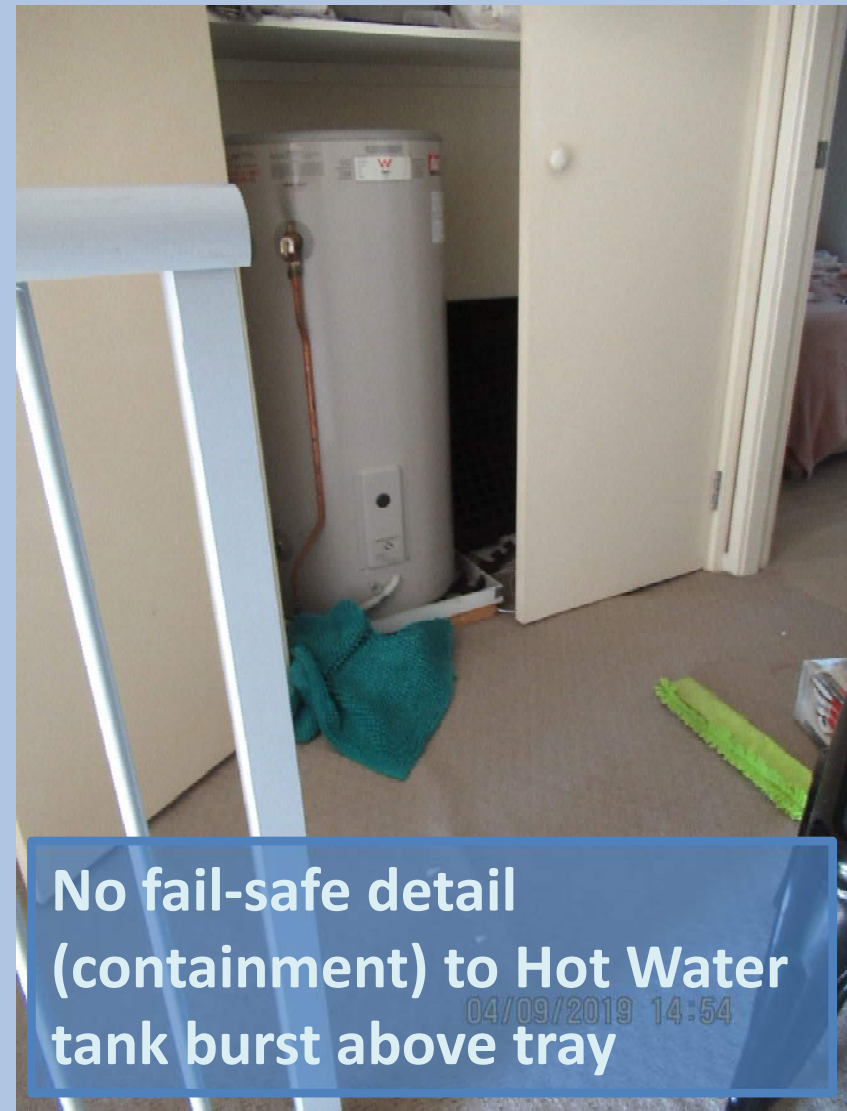
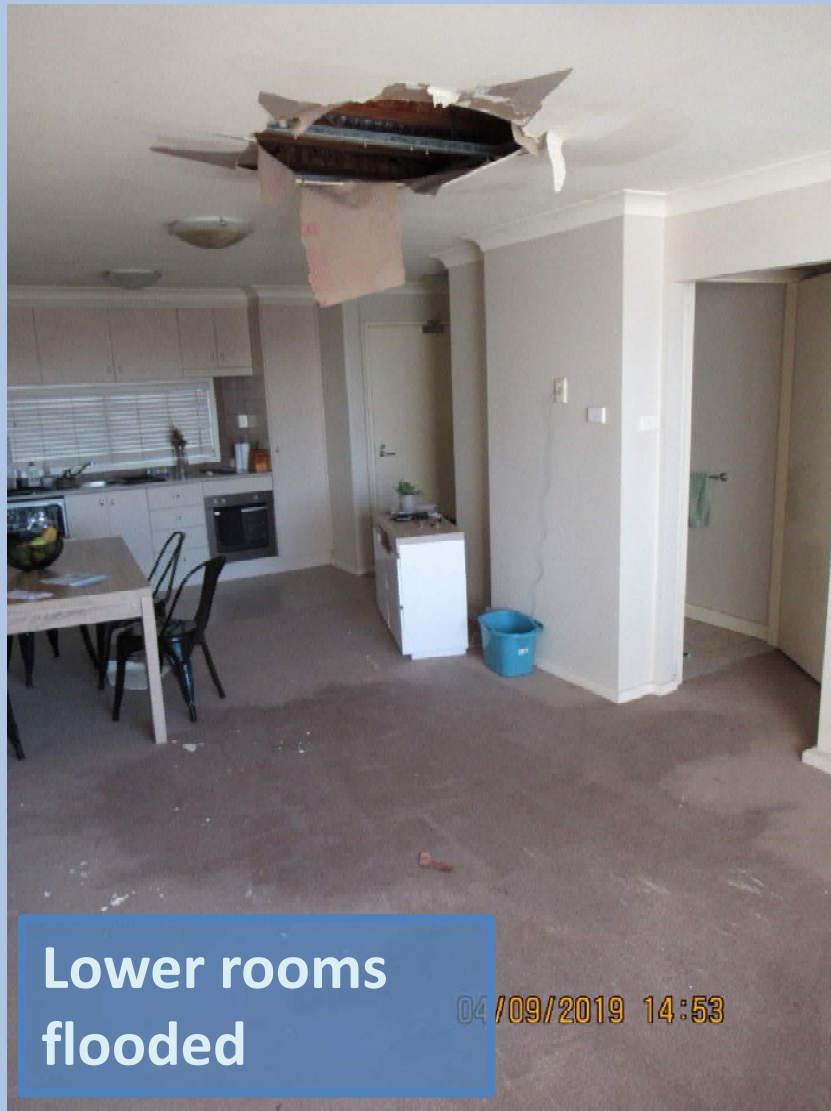
## Service cable penetrates external concrete panel join



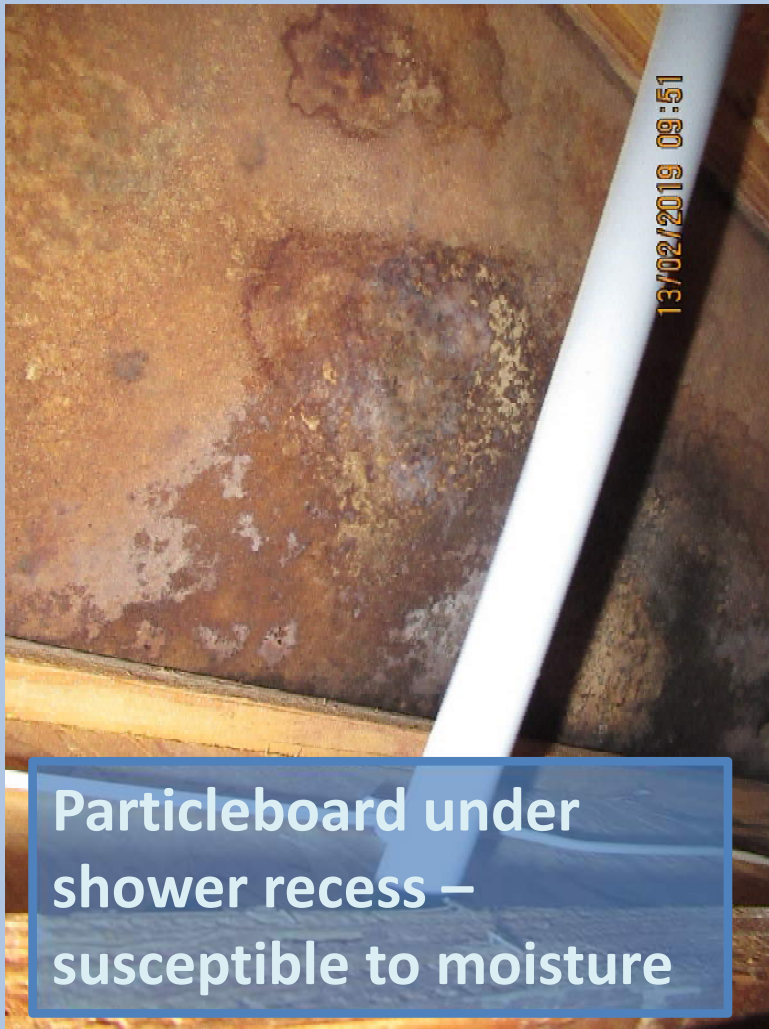
**Fire separation  
breached by  
electrical cable**

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## Poor design & consequence of hot water system failure



## Poor Material choice and wet area waterproofing failure



## Deteriorated Timber framing at Fascia – membrane defects.



# Planter Box

Failed joint  
detailing end of  
precast against  
facade



Planter over  
living area



# Tiling



## Capping /Flashing Repairs



## Framing of upper Decks

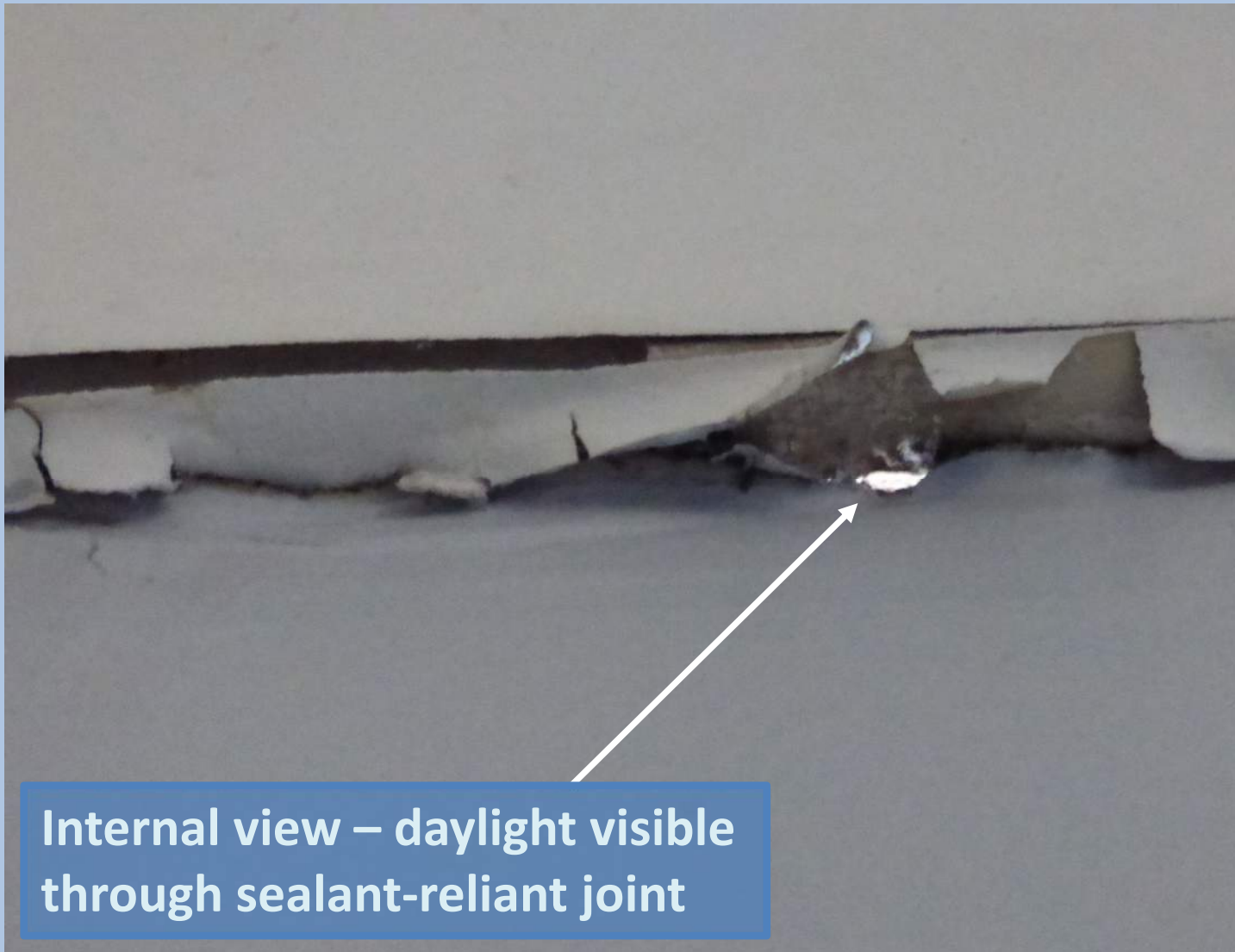


Steel member projects into façade – excessive maintenance effort required

Wall-mounted timber with water impacting, rendered against



## Flashing Repairs – deteriorated cornice/wall



Internal view – daylight visible  
through sealant-reliant joint

## Guttering failed at less than half Service Life



# Flammable cladding



Typical appearance  
of cladding

Styrene board, thin  
render coating, no  
sarking, insulation  
or fireboard and  
deficient timber  
framing.



# Flammable Cladding

## Fuel Contribution Summary based on the Insurance Council of Australia Guidelines

Sample Type	Identified Polymer and Additive (Filler)	Combustible Material Content (% w/w)	Corrected Inert Filler Content (% w/w)	Insurance Council of Australia Category
Styrene	Polystyrene with Unknown Filler	100%	0%	A

# SOLUTIONS

## Suggested solutions:

- Abandon self-certification
- **Independent oversight** and review during construction – Clerk of Works model
- **Longer warranty periods** – there are motor vehicles that have longer warranties now
- **Life-time Individual Licence** – to elevate the responsibility of the Builder, and not allow “Company-held” licences
- Disallow phoenixing

# SOLUTIONS

## **Suggested solutions:**

- Australian Standards –
  - Uniformity
  - Open access (free)
  - Better training for Licenced contractors, including training on and access to Standards
  - Improved standards to remove ambiguity
- Better public education of strata – including strata inspections and reports, interpretation of files
- Documentation and files
  - Complete plans at handover
  - Strata Manager changes - file transfer between agencies



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