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**ROSCON**

ROSCON GROUP OF COMPANIES



## Expert Witness Reports

An expert witness is a person who has specialised knowledge based on that person's qualifications training, study or experience.

Unlike other witnesses, an Expert Witness with such specialised knowledge may express an opinion on matters within his or her particular area of expertise. Other witnesses may speak only as to facts, that is, what they saw or heard, and are not permitted to express their opinions.

The value of any Expert Witness opinion is very much dependent on the reliability and accuracy of the material which the expert used to reach his or her opinion. It is also dependent upon the degree to which the expert analysed the material...

With building defects our Expert cross references every defects with the relevant building code or other applicable legislation. Evidence is admitted to provide VCAT or other courts with factual information and or our opinion on a particular building issue which is within the witness's expertise, but which is likely to be outside the experience and knowledge of the average legal practitioner or lay person.

## Witness Services

At Roscon we have substantial experience in being appointed by Owners Corporations. Solicitors banks, financial institutions, professional indemnity insurers as well as their clients to advise on Building Defects and Costings necessary to make good.



1800 767 266

[roscon.com](http://roscon.com)

## Admissible Information

An experts opinion is admissible to furnish the court with information which is likely to be outside the experience of a judge



### What is the role of an Expert Witness?

Acting as an expert witness involves consideration of all the evidence to be presented at initial mediation and or trial and then advising the Court on the areas where fault lies and where liability rests.

A report is provided to the VCAT or other courts, and where necessary, the expert is called to give evidence under oath. It is also frequently necessary for the expert to meet with other experts appointed by other parties and resolve where they agree and disagree on the merits of the case.

### Why hire an Expert Witness?

Our inhouse expert witnesses is highly experienced in mediation and arbitration, often we recommend viable and preferable routes to settling disputes out of court. If formal litigation proves necessary, our expert witness can ensure your case is presented in the best possible way by focussing on the key points of the dispute and backing up potential points of contention with their industry expertise.

Our expertise, is in all facets of construction in dealing with building defects and costing estimates, gives our clients all the help they need to assist them in resolving their disputes quickly and efficiently, sometimes removing the need for hefty litigation costs and the time spent on litigation.

### Who are our Expert Witnesses?

Our expert witness Paul Cummaudo has a wide range of building experience and other related industry backgrounds which is essential, command and in-depth technical knowledge and expertise in the construction industry since 1987. Our evidence is independent, credible, in-demand and we can resolve often complex and detailed disputes. We are also experienced at giving evidence under oath and often called upon to do so in our area of expertise. If your matter is unresolved and legal proceedings are instigated our expert work as a team with your legal representatives to achieve the best result for our clients

## Our Independence

Our expert's opinion is sound, complete, fair, unbiased and within our area of expertise. Our expert witness has a duty to VCAT and other courts to provide fair evidence, rather than to act as an advocate for the party who engaged us.

Our **'Detailed Costings Report'**, is essentially a detailed independent quotation from a registered building practitioner, for accurate cost of reinstatement. Which can be used by all stakeholders.

We assist numerous specialist owners corporation lawyers at the Victorian Civil and Administrative Tribunal (VCAT), Magistrates and County courts with our **'Forensic Defect Report'** and **'Detailed Costings Report'** with great outcomes.

Trades	No. of staff	Hours	Total Hours	Rate \$/hr	Total Labour
Plumber	2	6	12	\$ 85.00	\$ 1,020.00
Waterproofing	2	8	16	\$ 65.00	\$ 1,040.00
Carpenter	2	4	8	\$ 75.00	\$ 600.00
Waterproofing	2	6	12	\$ 65.00	\$ 780.00
PC sum - 230 m <sup>2</sup> @ \$208/m <sup>2</sup> - polyurea or similar membrane - s					\$ 47,840.00
PC sum - 200 m <sup>2</sup>					\$ 41,600.00

## QUALIFICATIONS AND EXPERTISE



**Paul Cummaudo**  
Director

I Paul Cummaudo having qualifications, expertise, training, study, and experience in the areas listed below. I have been involved in various real estate, property, construction, and management roles. I am currently the managing director for the 'Roscon Group of Companies' our group via 'Roscon Property Services Pty Ltd' which I have been a director since 1987 a company specialising in assisting Owners Corporations and individuals with various property solutions.

### **My qualifications, expertise, training, study, and experience includes:**

- a) Registered Building Practitioner - Victorian Building Authority (VBA)
- b) Domestic Builder - Unlimited Registration No: DB-U 13329 (Since 2002)
- c) Commercial Builder - Unlimited Registration No: CB-U 4272 (Since 1995)
- d) NSW Contractor Licence 294038C
- e) NSW Builders, Supervisor Certificate 77390S
- f) QLD Builder Open - No: 15116625
- g) Certificate III In Occupational Health & safety
- h) Licensed Estate Agent (Vic) REMC (Since 1980)

### **My professional affiliations and Memberships:**

- MBAV - Masters Builders Association of Victoria (Platinum Member Status with MBAV)
- REIV - Real Estate Institute of Victoria
- AREI - Australian Real Estate Institute
- SCA - Strata Community Australia
- AIPM - Australian Institute of Project Management

### **My experience:**

- Group Managing Director of the Roscon Group of Companies from 1987 to present.
- More than 32 years training and expertise within the property and construction sector including.
- Hands on and management experience in a variety of building projects ranging from residential refurbishments to high-density mixed-use developments including retail commercial and Industrial buildings.
- Extensive property development experience which includes, broad knowledge in building high-density residential and mixed-use developments including the construction of industrial buildings and land subdivisions.
- Extensive Real Estate management and sales experience in all aspects of Commercial, Residential, Industrial, Sales and Leasing.
- Strata management experience managing some of Melbourne's largest high-density developments from 1994 to 2014.
- Current sole director Grundy Constructions Pty Ltd CCB-U 56745 (Corporate Registration) and CDB-U 64818 (Corporate Registration)
- Managing Director of the Roscon Group of Companies, responsible for general management, leadership, and direction of the Group.