

Service
Quality
Value

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Forensic Building Defects Reports

Our defect reports are widely used in the industry to target isolated issues; examples include water ingress, leaking balconies, overheating switchboards, and engineering reports including building movement.

Roscon's reports are easy to read, with colour photos to reference each defect identified. We also embed videos into our reports to assist the Owners Corporation to identify defects easily. Additionally, all defects identified are marked on building floor plans or plan of subdivisions.

After identifying the defects, Roscon also recommends solutions required for rectification and prepares a scope of works. Just another way Roscon understands your requirements!

We also assist numerous specialist owners corporation lawyers at the Victorian Civil and Administrative Tribunal (VCAT), Magistrates and County courts with our Building Defects Reports & Detailed Costing's with great outcomes.

Additionally, to avoid costly destructive testing, we present our forensic Thermal Imaging Reports on water ingress and electrical switchboard and wiring at VCAT with great success. Our reports are completed in a compliant VCAT format, known as 'Practice Note PN VCAT 2'.

Roscon compiles Building Defect Reports for leading Owners Corporation Managers and numerous Owners Corporation Lawyers and can appear as an Expert Witness at the VCAT, Magistrates and County courts.

Faulty workmanship could cost your Owners Corporation tens of thousands of dollars

Roscon has been the leading provider of Building Defect Reports since 1987! Roscon is a fully licenced, accredited and registered unlimited building practitioner. Our staff are highly qualified and all reports are completed by experienced engineers, builders, building surveyors and or specialists trained in thermology.

This level of experience results in Roscon being accustomed to the National Construction Code, relevant Building Regulations and Acts when compiling each Building Defect Report.



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Have you recently been awarded a new development to manage?

Roscon specialise in compiling Building Defect Reports for new development or construction, in turn saving the Owners Corporation tens of thousands of dollars by having defective building works completed within the building liability period. Our reports also highlight defective works related to OH&S, including incorrect height signage, unsealed penetrations, and all elements related to Essential Safety Measures by thoroughly checking all items listed on the Occupancy Permit having been completed to a complaint manner. Giving the Owners Corporation peace of mind.

Have one of your Owners Corporations recently had an insurance claim rejected due to an assessor or claims consultant who wasn't thorough with his or her findings?

Roscon is well-appointed with the latest equipment and technology to prove your claim. Don't just rely on the assessor's visual inspection. We have numerous examples where claims that were rejected initially have been successful after submitting one of our Building Defect Reports to your insurer.

Roscon Building Defect Reports can also be performed on painted surfaces, lux or lighting levels and glazing. Call us today to discuss your individual requirements.



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Common Property Building Defects Rectification Process

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Residential



STEP 1: The Owners Corporation identifies that the building contains defects. Examples include structural damage, water leaks, balcony damage etc.



STEP 2: Owners Corporation Manager contacts Roscon to conduct initially a 'Forensic Defects Report'.



STEP 3: Roscon's professional staff conduct a detailed site investigation, perform the necessary testing and compile 'Forensic Defects Report'. Which can then be passed over to the Builder.



STEP 4: The builder may rectify all or some items. Roscon can be engaged again at this point to check on what items have been satisfactorily rectified. Uncompleted defects will be highlighted in a further report. *(Roscon additional fees apply fixed sum quote will be provided).*



STEP 5: Uncompleted defects or no response from the builder the Owners Corporation can engage Roscon to make an application to the Domestic Building Dispute Resolution Victoria (DBDRV). Roscon can also quote to represent the Owners Corporation at Domestic Building Dispute Resolution Victoria (DBDRV). The Builder and the Owners Corporation have discussions and try to resolve matter, if there is no resolution, DBDRV will issue a '**Certificate of Conciliation**' allowing the Owners Corporation to commence VCAT proceedings. It's important to note the Owners Corporation cannot commence VCAT proceedings against the builder unless they have a '**Certificate of Conciliation**' from DBDRV.



STEP 6: If the Owners Corporation seeks to make an application to VCAT it is recommended that they engage a specialist Owners Corporation Lawyer who will advise the Owners Corporation if and when a VCAT - PNVCAT2 - Expert Witness Report is required. If a PNVCAT2 - VCAT Expert Witness Report is required it will also require the '**Detailed Costings**' for each defect item. Each item on the '**Detailed Costings**' is broken down, which includes the following elements; description of the defect with the trades required, number of tradesman hours to complete, hourly rates, total labour, materials, equipment, and builder's margins, just to name a few components. *(Roscon additional fees apply to prepare a VCAT - PNVCAT2 - Expert Witness Report and 'Detailed Costings' a fixed sum quote will be provided at the time).*



STEP 7: VCAT proceedings at the first instance involve a directions hearing followed by mediation between the two parties. This is the point where the majority of the matters settle.



STEP 8 If the matter is not settled at mediation and proceeds to a hearing, the case will be determined by the tribunal or court.

IMPORTANT INFORMATION

Common Property Building Defects Rectification Process – Residential and other information provided by us herein is applicable in the State of Victoria only, if your building is located in another Australian State it is advised that you seek legal advice in respect to the Building Defects Rectification process applicable in your State. It is further acknowledged between Roscon and its Clients whom this quote is directed that the information provided herein is general and not to be taken as legal advice. (C) Copyright Roscon Property Services Pty Ltd. 2022.

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