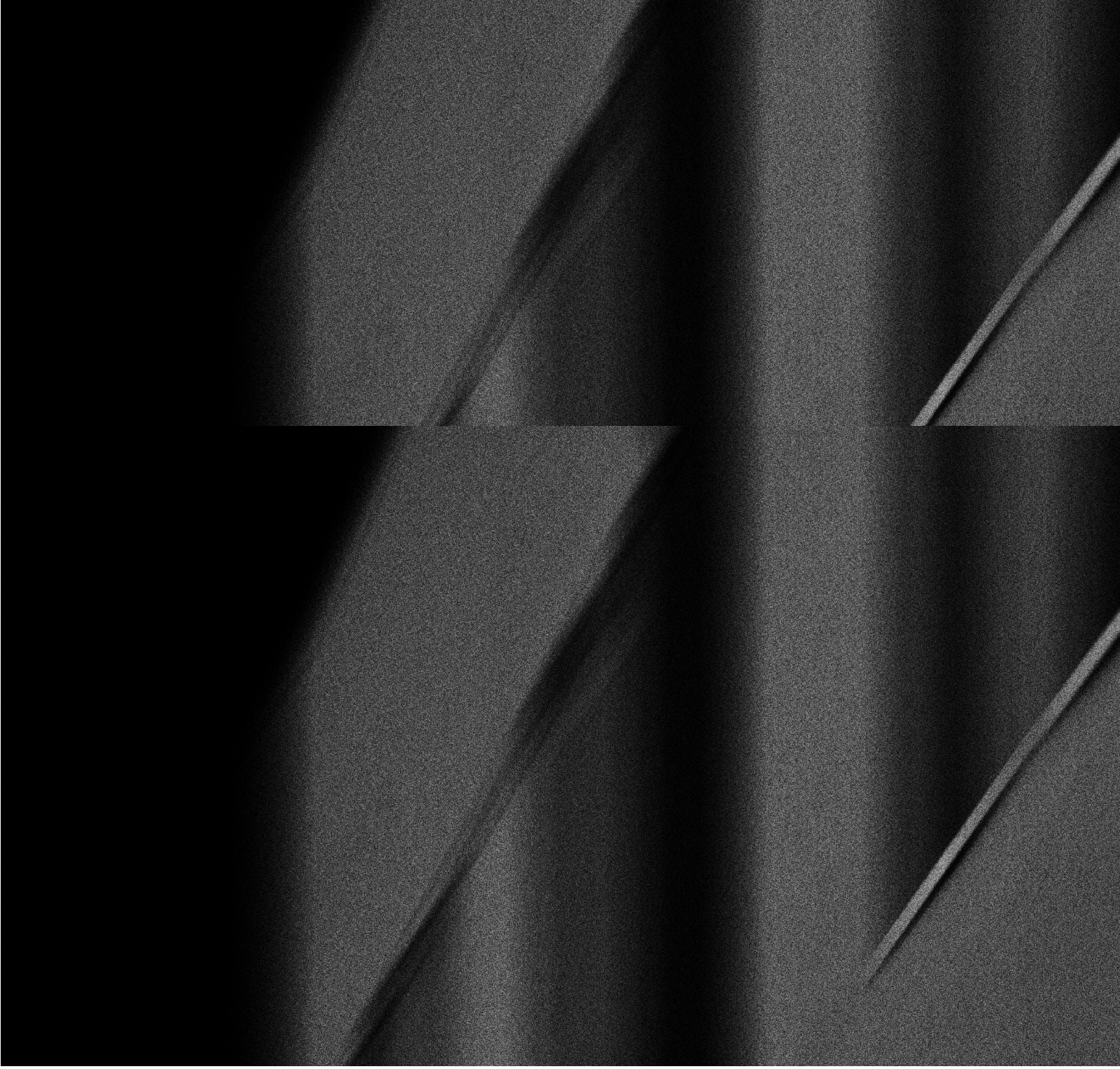


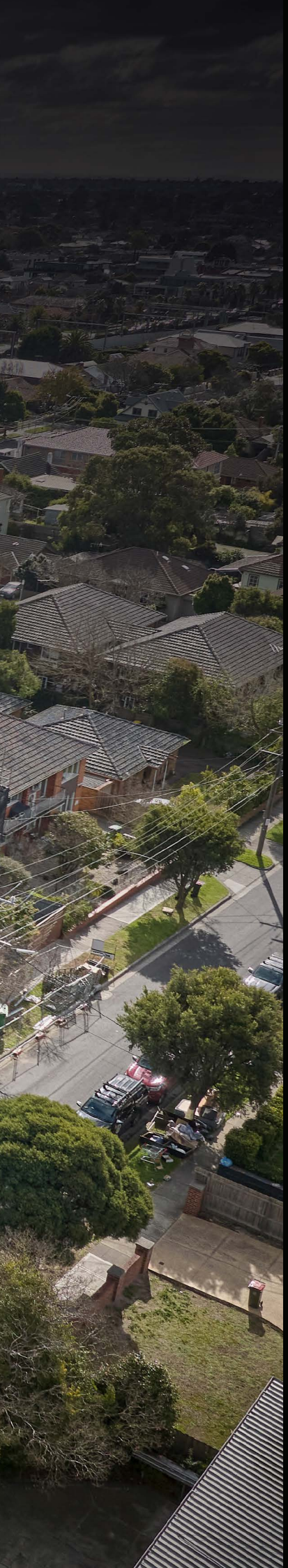
Strata Remedial Work.

ST FERRER

301/18 Woodruff Street,
Port Melbourne, VIC 3207

St Ferrer Building Contractors
www.stferrer.com.au


Partnering with you to streamline
and simplify remedial building works.



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INTRODUCTION

Don’t let defects ruin the strata experience.

Issues with strata premises arise from factors such as base build issues, environmental conditions, and wear and tear. Every single building will need repairs at some stage, but this inevitably comes as a shock to lot owners who are financially invested but not financially prepared.

At St Ferrer, we provide detailed Early Contractor Involvement reports as well as comprehensive building defect remediation and rectification works. This means you have access to a team that conducts thorough inspections to identify issues before coming up with the smartest, most cost-effective and time-efficient ways to resolve them.

With a track record of over 150 successful strata repair works projects, we provide guidance and expert advice that supports owners’ corporations and strata managers through every step of the remedial building process.



How We Help.

Inspections & Remediation Solutions

Our experienced team offers comprehensive building inspection, remediation and rectification solutions that are tailored for strata properties. Call on us for detailed Early Contractor Involvement (ECI) Reports that identify the best path forward for repair and remedial works.

Remedial Works

As building remediation specialists, St Ferrer offers cladding remediation, water ingress prevention, major structural rectification, protective fire safety enhancements, electrical services and interior and exterior upgrades.

End-to-End Project Management

Our team provides full-service project management, working closely with strata managers and key stakeholders to efficiently resolve Building Notices, Building Orders, and Insurance Renewals.

St Ferrer manages permit approvals and contractor coordination, ensuring every project complies with industry standards and legal requirements. We prioritise clear communication and minimal disruption to occupants, providing regular updates through face-to-face meetings and AGM attendance.

We provide sensible, permanent solutions with quality and cost at the forefront of our approach.



The Remediation Experts

We are Melbourne's go-to team, with extensive experience across strata building cladding remediation, water ingress remediation, and the repair of major structural defects in strata premises.



End-to-End Project Management

You will experience seamless project management, from initial inspections and reports through to tendering and project completion, including the coordination of professional services and contractors.



Smarter, More Streamlined Solutions

Access alternative performance and remedial work solutions that factor in your premises' needs and budget as well as regulatory compliance and durability.



Experts Working in Live, Tenanted Buildings

Our experienced team prioritises open communication and collaboration with owners and tenants, employing multiple communication methods at every stage.



Certified Quality & Compliance

St Ferrer is certified to ISO 14001, ISO 9001, and ISO 45001 standards, ensuring stringent environmental management, quality assurance and occupational health and safety practices.



Professional Network

We have long-standing partnerships with highly qualified experts, including architects, building and quantity surveyors, engineers, consultants and superintendents.



“Other strata consultants and remedial works providers look for the most basic solution, not the most cost-effective. At St Ferrer, we take a structured, holistic approach that reduces timelines, minimises cost and prevents unnecessary interruptions to daily life.”

Christopher Bertacco
Director / Pre-Construction Manager

The 5-Step Remediation Strategy.

Following our simple but highly effective 5-Step Remediation Strategy ensures a streamlined and efficient approach to addressing building major defects. This keeps timelines tight and costs controlled.

Without this process, projects become drawn out and expenses increase. Our structured approach identifies the best path forward for repair and remedial works before bringing in an experienced team of specialists.

01 Awareness

Committee members and strata managers are made aware of:

- Building Notice
- Building Order
- Insurance Renewal

These all require a response and often there will be the need for remedial works or repairs. It is important to partner with a team of specialists who can guide you through the process to resolve the matter completely.

02 Inspection

Engage St Ferrer for a thorough inspection. We provide ample notice, allowing strata managers and committee members to arrange convenient access. When we visit your site, we ensure minimal inconvenience to residents.

03 Early Contractor Involvement (ECI) Report

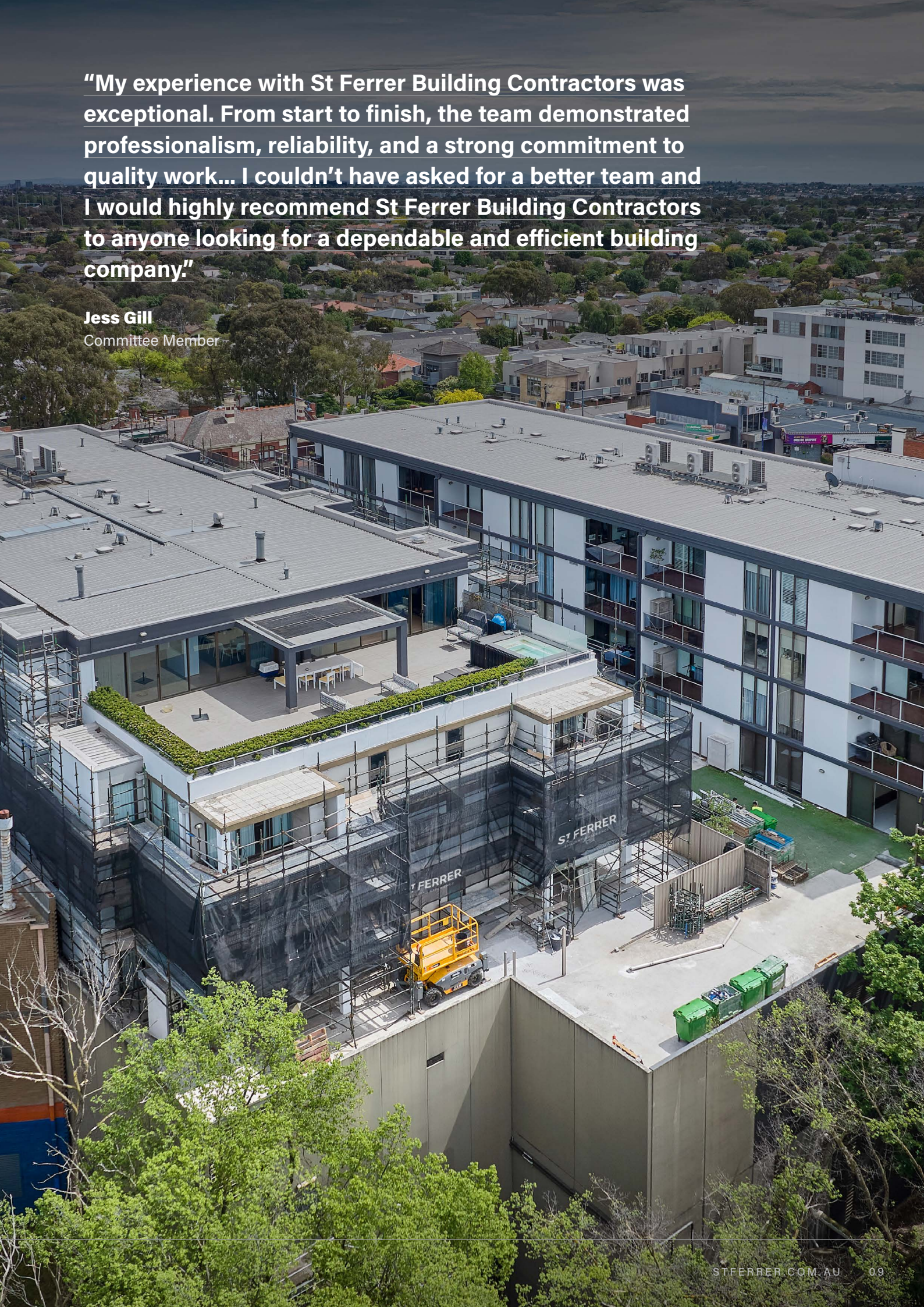
We deliver a detailed ECI Report that provides firm estimated costs, alternative performance solutions and project timelines. This report also includes an assessment of interruptions to residents, building access and visual impact considerations, and an outline of the communication methods that will be used to keep tenants informed during progress works.

04 Evaluation

Owners' corporation members and strata managers evaluate the information provided and consider the options of engaging an independent project manager (IPM), a quantity surveyor (QS) or going directly to a builder.

05 Delivery

Award the builder.



“My experience with St Ferrer Building Contractors was exceptional. From start to finish, the team demonstrated professionalism, reliability, and a strong commitment to quality work... I couldn’t have asked for a better team and I would highly recommend St Ferrer Building Contractors to anyone looking for a dependable and efficient building company.”

Jess Gill
Committee Member

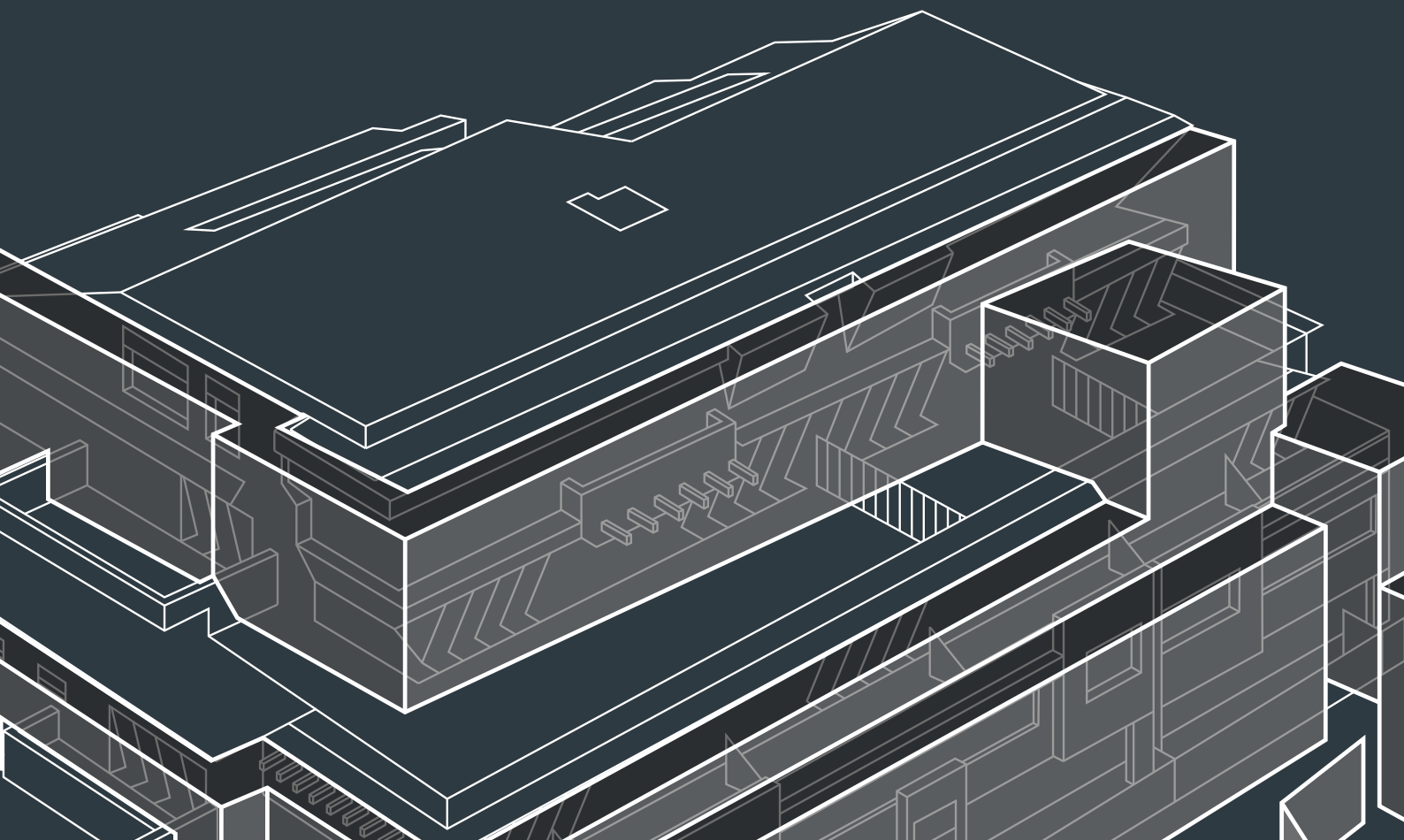
EARLY CONTRACTOR INVOLVEMENT (ECI) REPORT

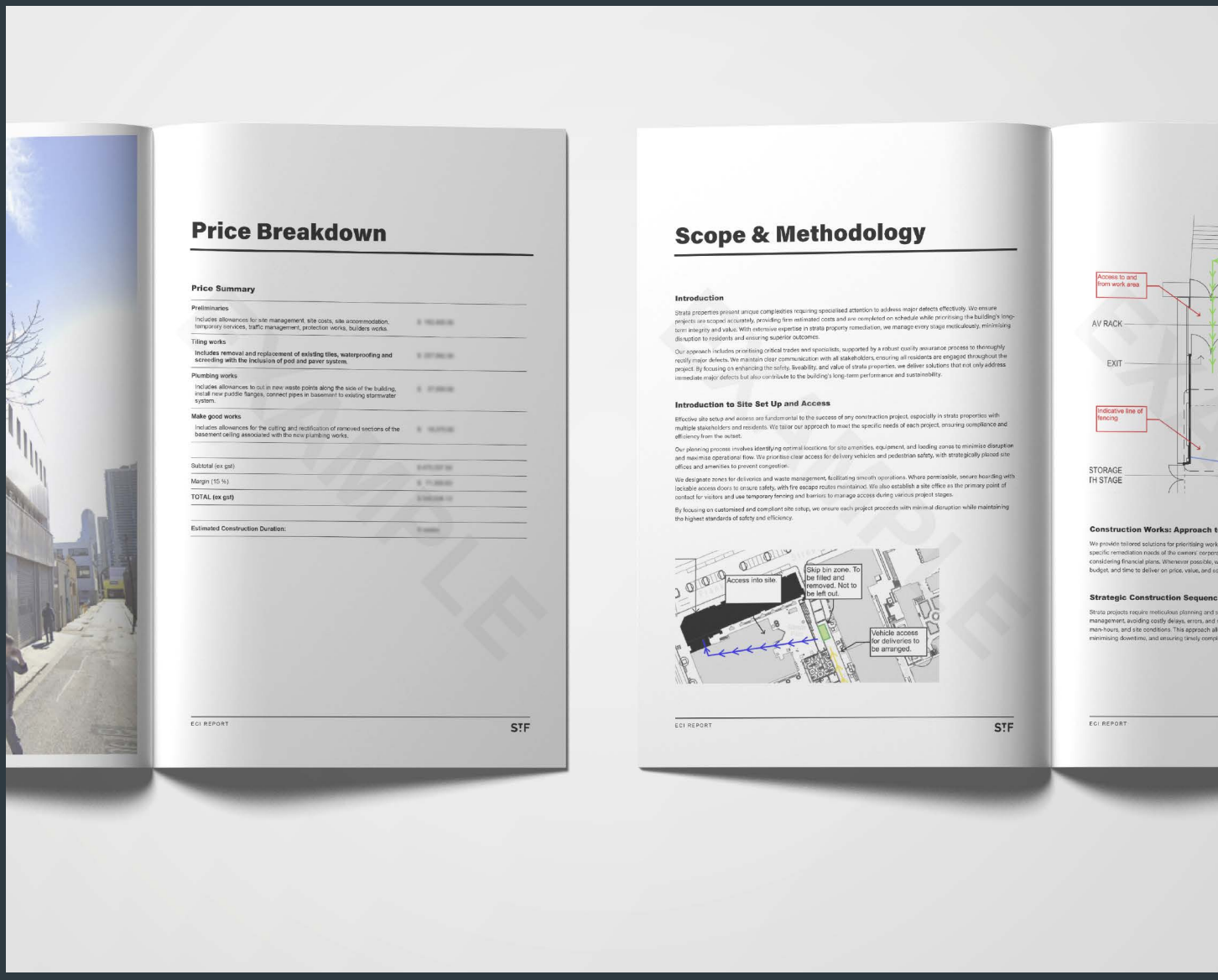
Why Request an ECI Report?

St Ferrer's ECI Report is the essential first step when major defects are identified at your strata premises. This detailed document provides stakeholders with comprehensive details from experts with years of building experience.

Created by our team of remedial works specialists, this report simplifies and streamlines the journey to project completion by setting clear expectations for costs, timelines and potential inconveniences.

Instead of simply reading what's on the Building Notice, we start by visiting your site and undertaking a thorough and highly detailed inspection. This allows us to explore alternatives to the costly approach of starting from scratch that many other providers default to.





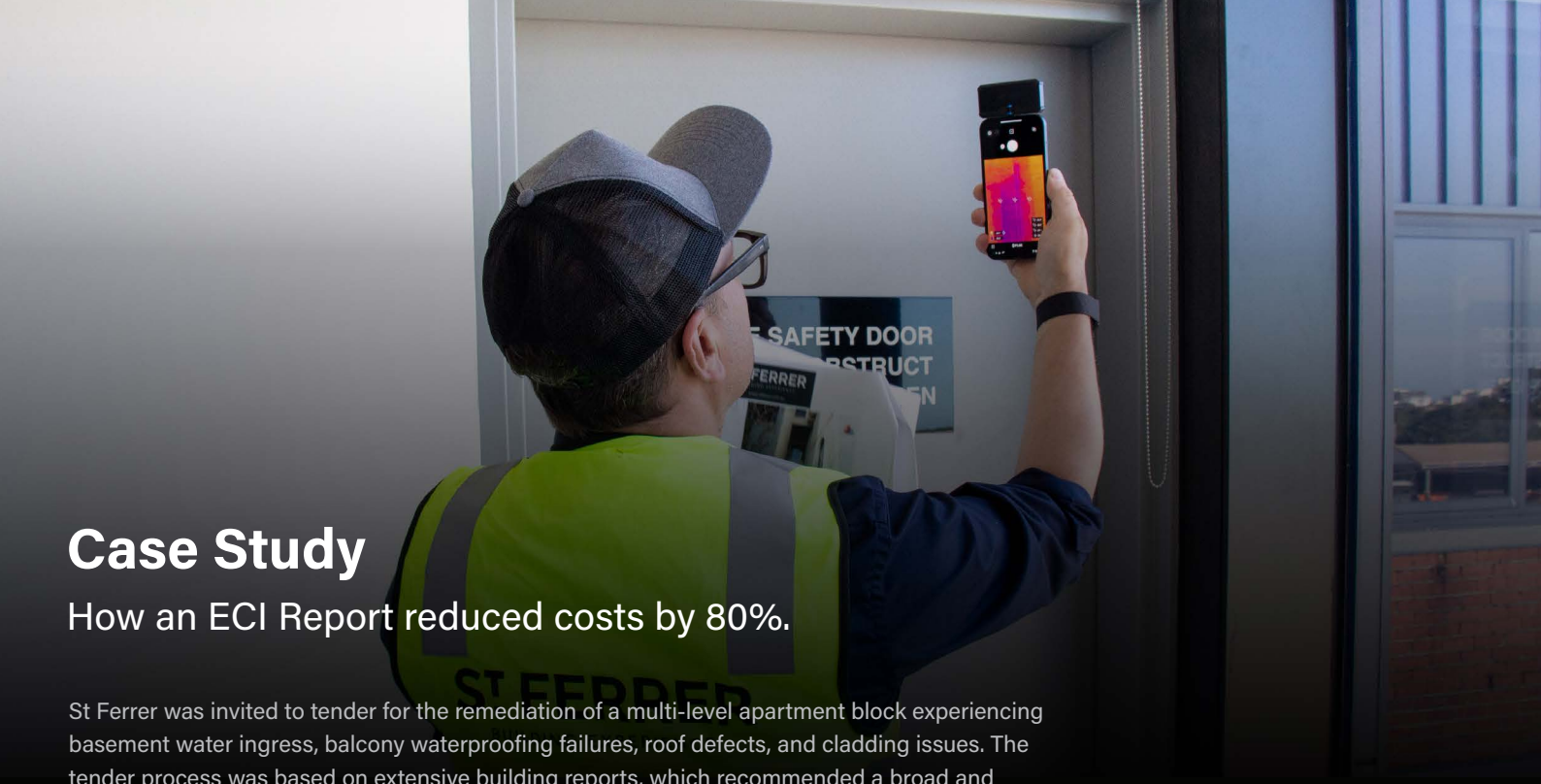
Our ECI Report Provides:

- Firm estimated costs for the project
- Project timelines
- Performance solutions
- Assessment of inconvenience and impact on residents
- Accuracy of scope
- A detailed, marked-up site plan showing the types of access required to carry out the works, and what the visual impact will be

4 Weeks—From Inspection to Detailed ECI Report

During the initial inspection, we thoroughly assess the current defects and take the time to understand the requirements of your building, its occupants and your budget.

Our investigations then determine the need for material testing, consulting experts and more comprehensive reports as part of the remediation process.



Case Study

How an ECI Report reduced costs by 80%.

St Ferrer was invited to tender for the remediation of a multi-level apartment block experiencing basement water ingress, balcony waterproofing failures, roof defects, and cladding issues. The tender process was based on extensive building reports, which recommended a broad and costly approach to remediation. Upon review, we identified that the scope lacked specificity and did not fully address the underlying causes of the issues. The initial quotes for the works ranged from $950,000 to $1.3 million, placing a significant financial burden on apartment owners. Understanding the importance of targeted remediation, we urged the superintendent to allow an Early Contractor Involvement (ECI) Report, ensuring an accurate diagnosis before committing to extensive works.

The tender process was based on extensive building reports, which recommended a broad and costly approach to remediation. Upon review, we identified that the scope lacked specificity and did not fully address the underlying causes of the issues.

Through detailed interviews with apartment owners, St Ferrer gained a greater understanding of the defects and developed a methodology to undertake further investigations. Using flood testing, dye tracing, thermal imaging, and an overlay of architectural and services drawings of each floor, St Ferrer determined how the water was tracking through the building. The findings of our ECI Report contradicted the original building reports in almost all aspects—each issue had a different root cause, requiring tailored solutions. Taking a holistic approach, we also addressed potential future problem areas, ensuring long-term watertightness for the building.

Instead of applying blanket repairs, we implemented perimeter flashings to the boundary, pressure flashings to the roof penetrations, and injectable resins in planter boxes, cold joints and areas of basement efflorescence. Tiles on balconies were stripped back, and wastes were replaced with larger puddle flanges. A new waterproofing screed and pod and paver system was installed, aligning with the latest NCC changes for compliance.

The ECI-led approach resulted in a correctly remediated building at a fraction of the original estimated cost—reducing expenses by 80%. This case highlights the importance of engaging the same company for both investigation and remediation, ensuring accountability for solutions and workmanship well beyond project completion. By challenging the initial broad remediation recommendations, St Ferrer delivered a cost-effective, durable outcome, proving that an ECI Report can save significant time and money while securing superior long-term results for property owners.

Streamline Your Project: Start with an ECI Report.



Eliminate Delays

St Ferrer's ECI Report sets clear expectations for your remedial work costs, timelines, aesthetics, and potential inconveniences. By addressing these factors upfront, we help ensure works start on time and are completed sooner.



Anticipate Project Costs / Financial Planning

An ECI Report equips your owners' corporations with precise cost forecasts for forward planning. It ensures readiness by providing detailed projections, helping you to prepare for what's to come.



Make Informed, Timely Decisions

Your ECI Report empowers informed decision-making, aiding discussions between owners and managers. It helps finalise preparation options, scope and timelines while considering budget, compliance, safety and building integrity.



Accuracy of Scope

Accuracy of scope is crucial in serving as a robust framework for comparing tenders. An ECI Report helps you define project requirements and expectations upfront, which mitigates potential challenges, such as unexpected increases in building expenses.



Ease the Tender Process

Access a framework for comparing tenders, so the committee and owners' corporation members can make a more informed selection of the best option for the projected works.

As remedial building specialists, St Ferrer welcomes the opportunity to offer a tailored end-to-end solution for the works, ensuring a seamless and personalised experience for our clients.



Communication of Visual Impact

Our detailed marked-up site plans clearly indicate the types of access needed for the work and outline the visual impact on the strata property.

This ensures all stakeholders are informed about how the project will affect the appearance and accessibility of the site during the construction phase.

Request an ECI Report

For more information and to submit a request, contact St Ferrer: enquiries@stferrer.com.au



“St Ferrer are just finishing a cladding rectification project on our block of 46 apartments in Bentleigh. From start to finish the job has been carried out professionally and at the highest of standards. I thoroughly recommend the company and have enjoyed the friendly communication and professionalism of the employees.”

Penny Walker
Committee Member

Remedial Works Services.

In addition to providing detailed ECI Reports, St Ferrer offers comprehensive building remediation and rectification works for strata properties.

Our services include cladding remediation, water ingress prevention, major structural rectification, protective fire safety enhancements, electrical services and interior and exterior upgrades.

We are your remedial building work partners, giving you:

- Detailed reports at every stage
- A dedicated consultant
- Consultative, face-to-face meetings
- Help to obtain permits
- Drawings for review
- Detailed pricing and remediation methodologies
- Compliant materials and processes
- Extensive quality assurance
- Attendance of AGM/EGM's
- Communication to keep lot owners informed during progress works



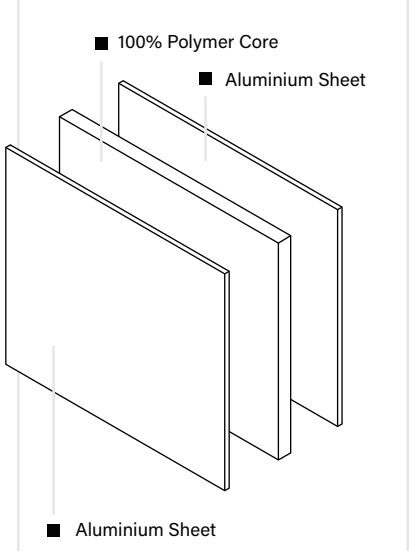
Cladding Remediation.

Since 2019, St Ferrer has supported the Victorian Government's Cladding Rectification initiative, collaborating with government agencies to address and remediate potentially hazardous environments. Within the first three years, we reduced the risk associated with combustible cladding on over 120 buildings.

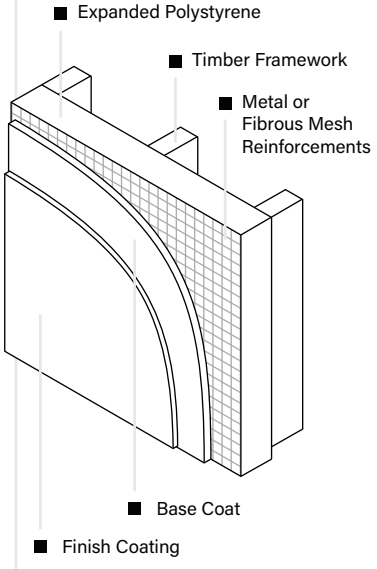
As a leader in cladding remediation, St Ferrer provides comprehensive solutions for design and construct (D&C) projects. We support the strata community in removing non-compliant and defective installation of cladding, making buildings safer for Victorians. Our team takes pride in a collaborative approach, working closely with strata managers and owners' corporations to ensure the highest standards of safety and quality. Our expertise and proven blueprint for effective cladding removal and replacement make us the trusted choice for your building's safety and compliance.

Received a Notice? Act NOW

If you have been issued with a building notice to remediate defective cladding or if you suspect your building uses Aluminium Composite Panel (ACP) or Expanded Polystyrene (EPS), request a building inspection and detailed ECI Report from the St Ferrer team today.



Aluminium Composite Panel (ACP)



Expanded Polystyrene (EPS)

ACP Removal

EPS Replaced

EPS Replaced

ACP Replaced

ACP Replaced

ACP Replaced

ACP Replaced

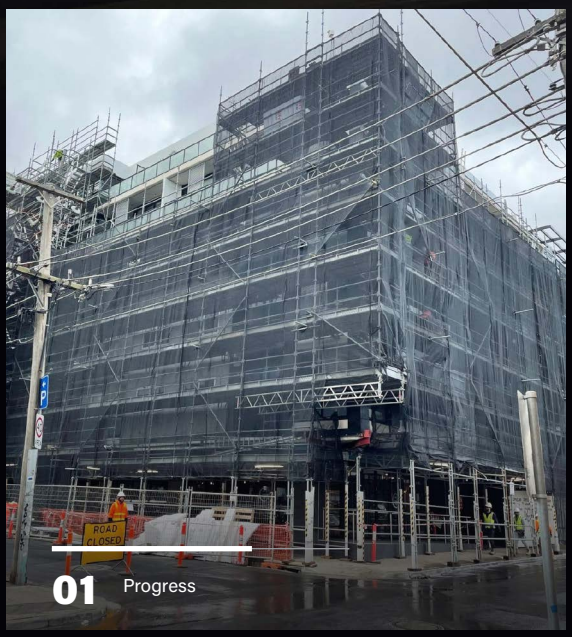
02 Delivery

Case Study

Cladding Remediation – Mixed-Use High-Rise

A six-level residential building with a commercial ground floor required urgent cladding remediation after 1,680m² of non-compliant EPS and ACP cladding was identified. Posing a significant fire risk, the owners' corporation needed a solution that prioritised resident and business safety while minimising disruption. St Ferrer was engaged to manage the remediation, securing the necessary permits and approvals while carefully planning works to ensure continued access for all occupants.

St Ferrer implemented a structured approach, coordinating specialised contractors to efficiently remove and replace the non-compliant cladding. Our team enforced strict safety protocols, staged works to maintain building access, and provided regular progress updates to residents and businesses. The project was successfully delivered on time and within budget, completed within 24 weeks.



01 Progress

Water Ingress.

Water ingress/penetrating damp can be disruptive and costly. Our team expertly identifies and resolves these issues, preventing costly damage and ensuring the integrity of the building. We offer thorough inspections to pinpoint vulnerabilities, followed by cost-effective repairs and long-term preventative measures.



Tiling & Waterproof Remediation

Corrective measures to address water ingress issues. We address issues related to tiles and waterproofing systems, commonly on leaking balconies. Remediation involves the demolition of existing tiles, rescreeding, waterproofing, advanced retiling and sealing.



Roof Remediation

Demolition, redesign, and replacement of defective roofs. Contact St Ferrer to repair leaks or major structural deficiencies to ensure your roof's compliance, functionality and longevity. Our team can also address gutter size, capacity and overflows.



Planter Boxes

Remove water ingress issues originating from planter boxes. Our team will identify leaks and weaknesses in waterproofing systems. Services include enhancing drainage, installing protective barriers and other innovative solutions.



Basements & Efflorescence

Rectification of water ingress caused by hydrostatic pressure. Chemical injections and retrofit water stops help reduce water ingress. Our services include negative side coating systems and improvements to drainage and slopes to ensure efficient water runoff.

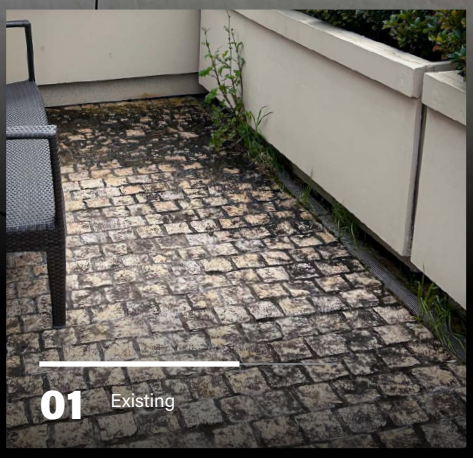
03 Delivery

Case Study

Balcony Tiling & Remedial Waterproofing

A private client in South Yarra engaged St Ferrer to address persistent water ingress issues affecting a 132m² balcony on the top level of a multi-level residential building. Our team began with a detailed desktop review of plans, overlaying floor and hydraulic drawings to identify affected areas. Using infrared imaging, dye testing, and flood testing, we pinpointed the exact sources of water ingress to ensure a precise and effective remediation plan.

Over a 12-week timeline, the works involved demolishing existing planters and cobblestone paving, removing old waterproofing, and rebuilding the drainage system with new flashing, hobs, and a properly graded screed. A multi-stage waterproofing process was applied, with final flood testing confirming the issue was fully resolved. The project was completed with a new pod and paver system, fresh paintwork, and upgraded freestanding planter boxes with new greenery. This transformation not only delivered a watertight and durable outdoor space but also significantly enhanced the liveability and usability of the apartment's balcony, increasing the property's overall value.



01 Existing



02 Substrate Preparation

Major Defect Remediation.

At St Ferrer, we provide customised property improvement services for strata properties. Contact us for reliable, cost-effective works that elevate the safety, function, aesthetic appeal and value of your building.



Fire Sprinkler Extensions & Upgrades

Comprehensive end-to-end project management and delivery to address building notices and fire engineers' reports. We can design new systems and upgrade existing systems to achieve compliance with current codes. Where applicable, we explore and implement the domestic 101D and Hydrant 101H solution. This can also involve the installation of extra sprinkler heads and more smoke detectors for early warning detection.



Major Structual Issues

Structural upgrades and reinforcement to address poor construction, building movement, or under-engineered support members. Work with St Ferrer to resolve major defects in your strata building. Issues are identified via disruptive investigations, and consultative engineering advice leads to the design of solutions that improve structural integrity while keeping costs and timelines to a minimum.



HVAC & Hot Water Systems

We specialise in HVAC and hot water systems upgrades and replacements for strata properties. Ensure energy efficiency and compliance with minimal disruption to residents by partnering with St Ferrer for hot water repair and restoration works.



Concrete Spalling Remediation

Repairs and restoration to deteriorated concrete surfaces. The process involves removing damaged material, addressing underlying causes such as corrosion, and applying suitable repairs to enhance structural safety and integrity.



Windows & Door Replacements

Complete replacement of apartment windows and doors for a better functioning and better-looking building. Our team can attend your site to address wear and tear, water ingress, energy efficiency and compliance issues across all your doors and windows.



Balustrades

Compliance and safety-related issues are remediated, redesigned, and installed in accordance with NCC D 2.16. Repair works can encompass roofs with general access, stairways, ramps, floors, corridors, hallways, balconies, decks, verandas, mezzanines, access bridges and similar structures.

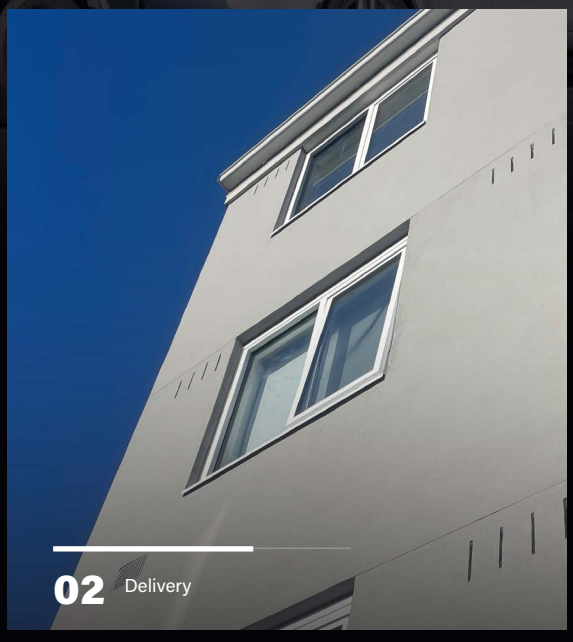
01 Existing

Case Study

3-Storey Building Revitalisation

A three-level residential building in St Kilda required a full exterior refurbishment to address significant wear and aging structural elements. The owners' corporation sought a comprehensive solution that would restore the building's integrity while minimising disruption to residents. St Ferrer was engaged to manage the remediation, which included a full reroof, fresh render and paint on all sides, and the replacement of 79 windows across 14 apartments. Careful planning was essential to coordinate access to each apartment while ensuring the works progressed efficiently.

With a 12-week timeline, St Ferrer implemented a structured approach to deliver the project on schedule. Our team worked closely with residents and strata managers to keep them informed, ensuring smooth access arrangements and minimal inconvenience. By maintaining clear communication and applying efficient construction methods, we successfully revitalised the building's exterior, enhancing its durability, aesthetic appeal, and long-term value.



02 Delivery

Electrical Services.

St Ferrer's Electrical division delivers tailored solutions for the strata community. From LED upgrades to compliance audits, we provide efficient, safe, and cost-effective services that enhance property value and meet modern standards.



New Installations & Rewiring

Expert electrical installations and rewiring for new and existing properties. We handle everything from power distribution to advanced system configurations, ensuring optimised performance and safety compliance. We specialise in solutions tailored for strata buildings, including EV charging stations and renewable energy setups.



Switchboard & Infrastructure Upgrades

Switchboard upgrades to improve reliability and meet modern power demands. A modern switchboard ensures reliability and safety for your property. Our team also manages infrastructure upgrades to future-proof your building's electrical network.



LED Lighting Upgrades

Upgrades to energy-efficient LED lighting for reduced costs and brighter spaces. We replace halogen, fluorescent, and incandescent lighting with high-efficiency LEDs tailored for common areas, garages, and outdoor spaces. Our solutions create brighter, safer environments while lowering utility bills.



Lighting Automation & Integration

Integrating intelligent lighting systems for convenience and energy efficiency. We install and program dimming systems, occupancy sensors, and fully integrated solutions like CBUS, Dynalite, and KNX. Automating lighting reduces energy waste and offers unparalleled convenience for strata living.



Emergency Lighting & Smoke Detection

Installation and maintenance of emergency lighting and smoke detection systems. We design, install, and maintain systems, including exit signs, emergency lighting, and interconnected smoke detectors, ensuring a quick response in critical situations.



Electrical Auditing & Compliance

Our audits ensure compliance and identify inadequate electrical systems. From maximum demand and load testing to thermal imaging and witness testing, our comprehensive approach identifies inefficiencies and mitigates risks. We also provide detailed compliance reporting to support proactive maintenance.

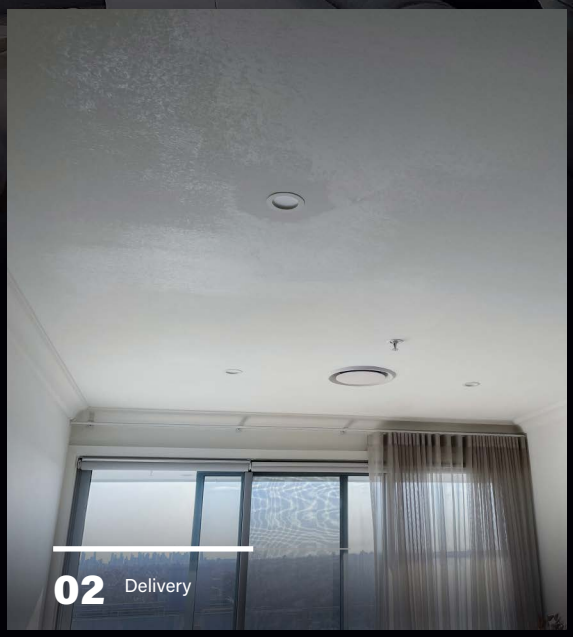
01 Progress

Case Study

Electrical & Fire Safety Upgrades Across 8 Residential Buildings

St Ferrer partnered with Deloitte PDS and Cladding Safety Victoria to deliver fire safety upgrades across eight residential apartment buildings, installing 75 fire sprinklers and 99 smoke detectors to improve early fire detection, minimise property damage, and enhance occupant safety.

One of the key challenges was routing new electrical and sprinkler system cables through ceiling spaces and wall cavities while limiting damage to interiors and disruption to residents. St Ferrer's precise planning minimised access points, and our Construction Operations Manager coordinated closely with property managers and tenants to ensure smooth scheduling. With three dedicated site managers and a focus on clear communication and streamlined workflows, the project was delivered ahead of schedule, successfully removing building notices and significantly improving fire protection across all eight buildings.



02 Delivery

Remediation Workflow

Work with us as your on-call provider of remedial work assessments and projects.

01 Early Contractor Involvement

- ☑ Site Inspection and Review
- ☑ Disruptive Survey*, if required:
  - Leak Detection
  - Combustibility Sample Testing
  - Roof Report
- ☑ Scope of Work Establishment
- ☑ Explore Performance Solutions Options
- ☑ Detailed Quantity and Cost:
  - Preliminary Program Development
  - Best Fit Material and Product Selection
- ☑ Project Delivery Methodology:
  - Site Access
  - Pre-Emptive Tenant Liaison & Disruption Reduction
- ☑ Preliminary Program Development
- ☑ Consultancy Requirements
- ☑ Permits and Authorities Survey
- ☑ Environmental Management Strategies:
  - Noise, Dust, Recycling and Waste Mitigation

*Conducted by Third Party

02 Owners Corps Evaluation & Next Steps



- Quantity Surveyor
- Independent Project Manager (IPM)
- Independent Contract Advisor
- Independent Tenders

03 Engagement



CONTRACT/ PROGRAM

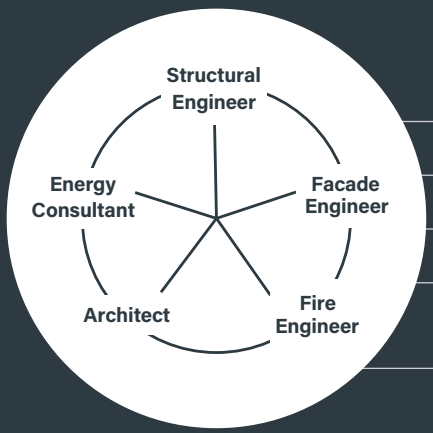


BANK GUARANTEES



DBI INSURANCE

04 Design



BEST IN CLASS

- ☑ Design endorsement from Relevant Building Surveyor (RBS)
- ☑ Only use code marked products
- ☑ Control samples sign off
- ☑ Thorough existing conditions inspection
- ☑ Thorough engineering inspection demonstrating best performance solutions

05 Building Permit Application

- [x] Designated Relevant Building Surveyor (RBS) Portal for bulk document submission including:

- TMP: Traffic Management Plan
- PMP: Project Management Plan
- QMP: Quality Management Plan
- OHS MP: Safety Management Plan
- CMP: Construction Management Plan



06 Tenant Communications

- [x] All tenant & Owners Corp pre-construction information meeting



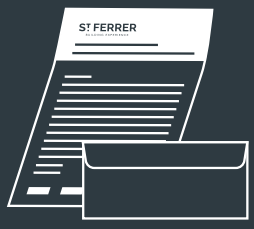
Door Handle Hangers



St Ferrer Banner



Statutory Signage



Letter Drop



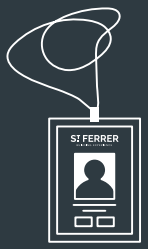
Centrally Located Notice Board with Daily Updates



Site Specific Tenant Liaison Officer



WhatsApp Group with Tenants



Workers in Uniforms with Worker Photo IDs

07 Safety

- [x] Site Management Plan & Project Management Plans (PMP) Reviews
- [x] Inductions & Toolbox Talk
- [x] Site Management
- [x] Safe Work Method Statement (SWMS) Reviews
- [x] Third Party Scaffold Review
- [x] Lost Time Injury (LTI) Reporting

08 Delivery

ACCESS & ELEVATED WORK PLATFORM (EWP)

- Scissor Lifts + Scaffold + Booms + Ropes
- Site Safety and Construction Methodology Audit
- Routine Safety Walks and Plant Service Checks

ENVIRONMENTAL MANAGEMENT

- Waste and Disposal Management Plans
- Licensed Disposal Centre's and Disposal Dockets
- Noise Mitigation Techniques
- Dust Extraction and Mitigation

EXPERIENCED TRADESPEOPLE

- High Precision Workmanship
- Professional and Obliging
- Materials Management
- White Glove Clean

09 Quality Assurance & Stakeholder Management

- [x] Clerk of Works (CoW) collaboration to work towards better outcomes
- [x] Inspection Test Plans (ITP) to ensure quality and compliance
- [x] Documented Waste Management (EPA)
- [x] Regular Engineer's Inspections
- [x] Project Management photo documentation of all work areas

10 Handover

- [x] Building Notice Removal
- [x] Handover Manual
- [x] Certificate of Final Completion
- [x] Certificate of Practical Completion
- [x] Compliance Certifications
- [x] As-Built Drawings



- [x] Engineers Reports
- [x] Asset Protection Assessment
- [x] Final Inspections
- [x] Certificate of Practical Completion
- [x] Full Site Clean Post Decamp + Make Good

CONTACT US

Streamlining your remedial investigations and repair works.

If you have any questions about the process of identifying structural issues or have been served with a building notice to remediate your building, please don't hesitate to contact St Ferrer to request a building inspection.

Our experienced and professional team is looking forward to partnering with you for the long-term.



Contact

Christopher Bertacco
Director / Pre-Construction Director

T. 0499 963 825
E. chris.bertacco@stferrer.com.au



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