AN INTRODUCTION TO: BUILDING DEFECT ANALYSIS & ASSESSMENTS

Knight Frank

Introduction
Over the life of a building, as a result of a combination of factors including the external environment, design detailing, building construction issues and ongoing maintenance, it is likely that defects will occur to a building at some stage. Understanding these defects and how they have occurred, correctly diagnosing them, and undertaking appropriate remedial works, is essential in maintaining the condition of the building fabric, structure and services installations, and therefore preserving the value of the asset.

The Building Defect Analysis & Assessment
The Building Defect Analysis & Assessment is a detailed systematic investigation, assessment and treatment of specific building defects, their causes, their consequences and their remedies. These assessments involve a holistic approach to diagnosing the various mechanisms by which the material and environmental conditions within a building are affected, and provide recommendations regarding the implementation of remedial works.

What is involved?
The Building Defect and Analysis Assessment can be carried out on any type of building and is generally related to a specific concern or defect which has occurred. The process usually involves:

- Review of any available construction drawings to understand the nature of the construction;
- Undertake a thorough inspection of the building and assess the specific defects along with the wider building to identify any patterns or additional issues. The investigation may include taking samples, carrying out test holes or excavations, and reviewing historic records;
- Prepare a detailed building defects report, identifying the defects and their causes, their consequences and recommendations on repairs, along with budget costs for the remedial works;
- Our reports will also identify the potential ramifications in the event the defects are not repaired, so the building owner can make an informed decision;
- Advise on any follow up works that maybe required.

Setting Standards
Knight Frank’s qualified team of Building Consultants are experts in all matters relating to the assessment, identification and rectification of building defects, and Knight Frank is therefore ideally positioned to assist you, whatever your circumstances may be.

CHOOSE KNIGHT FRANK
Knight Frank Project Management & Building Consultancy is a multidisciplinary team of professionals offering Project Management, Building Consultancy, Cost Consultancy and Sustainability advice for all commercial property clients.

We have one of the largest teams of qualified building consultants in Australia, giving us the critical mass to advise on significant portfolios as well as individual instructions.

Operating within a commercial real estate environment allows our team to deliver excellent technical advice, delivered within the commercial context that you – our client - require that advice. This approach sets us aside from traditional project managers and building consultants and, we are told, makes our advice ‘more relevant’ to our clients.

For further information go to: www.knightfrank.com.au/PMBC