



WITH OVER 50 YEARS OF SERVICE, WE ARE
THE TRUSTED ADVISOR TO THE STRATA
COMMUNITY



About Us

Founded by building industry identity John Ronald Coghlan in 1965, this 2nd generation family business is now led by his sons John and Andrew Coghlan.

John and the team proudly continue to deliver on the 50+ year history of the company and ensure that we are recognised as one of Australia's leading building inspection, reporting and consulting firms.

Our Purpose

To be the trusted advisor in our region for anyone seeking expert building advice.

Our Values



Entrepreneurial Spirit

We foster an entrepreneurial mindset and encourage employees to think innovatively and bring new perspectives to the table.



Integrity

We value a high standard of integrity and fairness in our conduct internally and externally.



Unity

We work together in an open, collegial environment to achieve our common purpose.



Ownership

We take personal ownership for the outcome of our work.



Brand Champions

We are a team of people, proud of what our brand represents. We seek to champion it wherever possible, recognising that our logo represents not just our product, but our community.

STRATA SERVICES INCLUDE



Expert Witness Reports

For matters proceeding to VCAT or court.



Defect Reports

Identifies defects, incomplete work, maintenance, and wear and tear items



Project Advocacy

Guidance through defect identification and rectification process



Forensic Engineering Inspections

Detailed examinations of structures to determine the cause of failures or defects



Long Term Maintenance Plans

Planning for estimated timeframes and cost for repair for major capital items.



Scope of Works

Creating detailed plans for rectifying identified issues, including step-by-step repair recommendations to restore integrity and functionality.



Cladding and Material Audits

Assessment and report of the type and percentage of cladding installed to the perimeter of the building



Dilapidation Report

Documenting the existing condition of buildings and structures before and after construction or renovation activities to identify any changes or damages.



Tell Tale and Crack Monitoring

Identifying and assessing cracks in structures, monitoring their progression, and recommending appropriate remediation measures.



Protection Works Notice Response

Offering guidance on protective measures to safeguard adjacent properties and structures during construction or demolition activities.

Call us for
more info



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ADVOCACY SERVICES

Capability Summary:



Experience & Expertise

Our client list includes large corporate and government departments, owners corporations, builders and private owners, covering all types of commercial, industrial and residential buildings.



Capacity for Large Projects

Our systems and support infrastructure enable us to provide inspection and reporting services in a multi-owner/multi-unit/large-scale claim environment, efficiently and cost effectively.



Expert Evidence in Courts and Tribunals

Our assessors are regularly engaged to provide expert evidence in the courts. They have experience in presenting evidence in person at VCAT and the County Court and have undergone our internal expert witness training.



Full time Employed Staff Members

Buildspect does not hire contractors to perform building assessments. Our assessors are employed on a full-time basis and undergo constant internal training and development in refining their report writing and expert evidence skills.

Our Services Include:



Pre Project Commencement

- Part 1 – Site inspection
- Part 2 – Report
- Part 3 – Scope of works
- Part 4 – Design documentation
- Part 5 – Tender process
- Part 6 – Tender analysis report
- Part 7 – Contract review & letting



Project Commencement

- Part 8 - Project Advocacy
- Part 9 - Progress Payment Claims

ENGINEERING SERVICES

Services Include:



Forensic Engineering Inspections

Detailed examinations of structures to determine the cause of failures or defects



Concrete crack and cancer investigation and monitoring

Identifying and assessing cracks and deterioration in concrete structures, monitoring their progression, and recommending appropriate remediation measures.



Investigation of Building Movement and Causation

Analysing the reasons behind building movements, such as subsidence or settlement, and determining their impact on structural integrity.



Rectification Scope of Works and Repair Recommendation

Creating detailed plans for rectifying identified issues, including step-by-step repair recommendations to restore structural integrity and functionality.



Expert Witness Reports & Services

Preparing comprehensive expert reports for legal and insurance purposes, and providing expert witness testimony in court or arbitration settings. Including but not limited to structural defects, Water Act matters, Stormwater and council drainage matters.



GPR (Ground Penetrating Radar) Scanning and Reporting

Utilizing GPR technology to scan and map subsurface features, detecting hidden structures, utilities, and potential issues, and providing detailed reports.



Dilapidation Report

Documenting the existing condition of buildings and structures before and after construction or renovation activities to identify any changes or damages.



Protection Works Notice Response

Offering guidance on protective measures to safeguard adjacent properties and structures during construction or demolition activities.



Guidance on Illegal Building Works Notices

Providing expert advice on identifying and addressing unauthorized or non-compliant building work, ensuring adherence to legal and regulatory requirements.

