

CAPABILITY STATEMENT

FOR STRATA BOND INSPECTOR

ABOUT

NSW Strata Inspector (NSWSI) is a team of highly skilled professionals with diverse backgrounds, including structural engineering, remedial engineering, architecture, and project management. Our team members possess extensive knowledge and experience in their respective fields, enabling us to offer comprehensive services and set a high standard in the marketplace.

NSWSI is a specialized inspection and remedial project management branch of Enhance Group Project Pty Ltd (EP), a well-established company that has been providing project management and engineering services in the construction industry for over 7 years. EP specializes in Class 2 residential flat building and multi-dwelling housing and has successfully delivered more than 30 projects in full life cycle, including design, approval, construction superintendency, and settlement across the Sydney metropolitan areas. Recognizing the importance of ongoing building maintenance, EP established NSWSI to expand our post-completion project coverage, providing specialized services to the strata industry.

Our team has a strong reputation for expertise, experience, and commitment, gained through our work with clients from both the public and private sectors. We pride ourselves on our hands-on approach and work closely with clients to identify the best solution that fits their needs, preferences, and budget. We strive to maintain open and honest communication throughout the entire project lifecycle, ensuring that clients are always kept informed of progress and any issues that arise.

At NSWSI, we are dedicated to providing the latest design standards, research, and analysis, with various divisions of expertise that enable us to excel in all manner of complex and challenging projects. Our team is committed to staying up-to-date with the latest industry trends and standards, ensuring that we always provide quality services to our clients.

CAPABILITY

Interim and Final Defect Inspection (under Strata Building Bond & Inspection Scheme)

We provide comprehensive interim and final defect inspections in compliance with the Strata Building Bond and Inspection Scheme. Our team of experts will carry out a thorough inspection of the building, identifying any defects and log onto Strata Hub

Pre and Post Completion Inspections

We offer pre and post-completion inspections for all types of buildings. Our pre and post completion inspections can identify potential issues before construction is complete, allowing for timely remediation

Engineering Inspections (Structural, Stormwater, Traffic)

Our team of structural, stormwater, and traffic engineers can provide expert engineering inspections to identify any issues related to these specific systems. We use the latest technology and techniques to ensure accurate assessments and provide recommendations for remediation.

Expert Peer Review

We provide a peer review service to help ensure the quality and accuracy of structural engineering designs. Our team of experts can identify potential issues and provide recommendations to improve the design.

Façade Inspection

Our façade inspection service helps identify potential issues with the exterior of the building. We use a range of techniques and equipment to ensure accurate assessments, and we provide recommendations for remediation if necessary.

Construction Superintendency

Our construction superintendency services ensure that construction projects are completed on time, on budget, and to the required standards. Our team of project managers and engineers work closely with contractors to ensure that construction is carried out efficiently and effectively.

ACCREDITATION AND QUALIFICATION

- Australian Society of Building Consultants Membership
- Strata inspector panel
- Master Builders Association membership
- Royal Australian Institute of Architects membership
- Australia Institute of Project Management – Certified Practising Project Director
- Engineers Australia
- Australian Concrete Repair & Remedial Building Association
- Strata Community Association Membership



Australian
Institute of
Architects



ENGINEERS
AUSTRALIA



Australian Institute of
Project Management



Master
Builders
Association
New South Wales



strata
community
association®

PROJECT LIST (SELECTED)

Building Bond Inspection

- | | |
|---|-----------|
| • 55a-57 Stanley St, Burwood | 19 Units |
| • 96 Cudgegong Road & 88-104 Rouse Road | 243 Units |
| • 29-31 Campbell street Ramsgate | 24 Units |
| • 70-78 Regent Street Kogarah | 113 Units |
| • 3 Arncliffe Street Wolli Creek | 31 Units |
| • 1 - 7 Crandon Road, Epping | 64 Units |
| • 5-7 Dooat Ave, North Sydney | 29 Units |
| • 9 Peach Tree Rd, Macquarie Park | 116 Units |

ACP Replacement

- 7 Glen Street Eastwood
- 2 Thread Lane Waterloo
- 548 Liverpool Road Strathfield South
- 101 Forest Road Hurstville
- 1-3 Belmore St Burwood

Remedial Work

- 2 Morton St Parramatta Promenade
- 11 Porter St Ryde
- 101 Forest Road Hurstville
- 2A Bruce Avenue Killara
- 17-19 Memorial Ave St Ives
- 31 Seaforth Crescent, Seaforth

Construction Superintendency

- | | |
|-------------------------------------|----------|
| • 49-51 Veron St, Wentworthville | 40 Units |
| • 7-11 Havilah Road Lindfield | 43 Units |
| • 47-49 South St Rydalmere | 32 Units |
| • 28-30 Denning St_The Entrance | 19 Units |
| • 317 - 335 Liverpool Road Ashfield | 28 Units |
| • 179-183 Shaftsbury Rd, Eastwood | 22 Units |

CURRICULUM VITAE

Eric W.H Wu

CPEng FIEAust NER 2864494

NSW PRE&DBP 0000007

EDUCATION

2003 - 2007 Bachelor of Civil Engineering (Honours)

The University of Sydney, Australia

2003 - 2007 Bachelor of Commerce

The University of Sydney, Australia

ROFESSIONAL HISTORY

2018- Now NSW Strata Inspector – General Manager

2016 – Now Stronghold Engineers - Founder, Managing Director

2013 - 2016 Structural Design Solutions - Associate Director

2011 - 2013 Bonacci - Senior Structural Engineer

2007 - 2011 Structural Design Solutions - Structural Engineer

Leo Wang

CPPD. 44912 REGArch.9898

EDUCATION

2007 - 2009 Master of Architecture (March)

Faculty of Building Environment/The University of New South Wales, Australia

2007 - 2008 Exchange Study (BArch)

Lunds Tekniska Hogskola/The University of New South Wales, Australia

2004 - 2005 Foundation of Architecture

ROFESSIONAL HISTORY

2018- Now NSW Strata Inspector –Managing Director

2015 - Now Enhance Project - Management Director

2013 - 2015 Greenland Australia - Project Manager

2013 - 2013 MD+A - Project Manager

2010 - 2012 Nordon Jago Architects - Graduate Architect



The Australian Society of Building Consultants Incorporated

New South Wales Chapter

STRATA INSPECTOR PANEL CERTIFICATE

16TH MARCH 2022

This is to Certify that

LEO WANG

Is now recognised by the Society as a Building Inspector on the Strata Inspector Panel. This certificate certifies that the building inspector has satisfied the criteria as set out below:

"Evidence of a sound knowledge in Class 2 building inspections & report writing, Strata Building Bond Inspection Scheme processes, managing & working with other Experts, research methodologies & techniques and PI Insurance for Class 2 inspections."

Assessed & approved by:

S Harper – SIP Membership Committee

J Cunniffe – SIP Membership Committee


John Cunniffe

SIP Chairman

Certificate of Currency



Details	
<u>Policy Number</u>	B0572MR20QI03-0517
<u>Insured</u>	Unicorn MEP Pty Ltd
<u>Professional Business</u>	2% Builders Bond as per Part 11 of the Strata Schemes Management Act 2015 with reporting being carried out as per AS4349.2:2018 as described in the proposal form dated 05 February 2024
<u>Class of Insurance</u>	Professional Indemnity
<u>Policy Period</u>	From: 4:00pm at 01 March 2024 To: 4:00pm at 01 March 2025 Both Local Standard Time at the Insured's head office
<u>Limit of Indemnity</u>	\$2,000,000 any one Claim and in the aggregate including Costs and Expenses plus one reinstatement
<u>Sub-limits of Indemnity</u>	<p>\$2,000,000 any one Claim and in the aggregate including Costs and Expenses plus one reinstatement for any Claims directly or indirectly caused by, arising out of or in any way connected with any external insulation, finishing systems, wall panelling, cladding or façade material that breaches the requirements or provisions of the National Construction Code, the Building Code of Australia or any State or Territory based legislation regulating fire safety</p> <p>Or;</p> <p>\$500,000 any one Claim and in the aggregate including Costs and Expenses plus one reinstatement for any Claims in relation to Cladding which does not comply with the requirements of the Building Code of Australia, an Australian Standard or an Act or other law of the Commonwealth, this State or any other State or Territory or that is used, installed or which is applied to a building in a manner that does not comply with the requirements of the Building Code of Australia, an Australian Standard or an Act or other law of the Commonwealth involving or arising out of or in connection with liability assumed by the insured by way of a retrospective change in the National Construction Code, the Building Code of Australia or any State or Territory based legislation regulating fire safety, unless such liability would have attached to the Insured notwithstanding such retrospective change, in respect of the insured's Professional Business undertaken prior to the commencement of the Policy Period.</p> <p>For the avoidance of any doubt, the above Sub-Limits of Indemnity shall be inclusive of the Insured's Excess</p>
<u>Retroactive Date</u>	01 March 2022
<u>Wording</u>	Quanta Professional Indemnity for Australian Building Control Surveyors (Certifiers) Insurance Policy – V1.1 October 2020
<u>Underwriters</u>	Certain Underwriters at Lloyd's of London



Christopher Edwards
Executive General Manager
Quanta Insurance Group Pty Ltd
AFSL 302520
ABN 29 118 886 927
On behalf of Certain Underwriters at Lloyd's of London
On 18/02/2024
UMR: B0600MR23QI02

For full details of this insurance please refer to the Policy Document