



## CITY FUTURES RESEARCH CENTRE

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# COMMON DEFECTS

### WHAT ARE THE MOST COMMON TYPES OF DEFECTS?

- Water ingress (water penetration from outside to inside spaces)
- Water leaks from internal wet areas (e.g. from showers)
- Defective services (e.g. lifts and air conditioning not functioning or not functioning properly)
- Defective or inappropriate design of balconies and balcony balustrades
- Guttering and roofing faults
- Electrical faults
- Paint and rendering problems
- Building movement
- Cracks in walls (internal and external) – also see Concrete Cancer
- Tiling problems
- Cladding and substitution of products that are not fire rated or don't comply with the code
- Inappropriate building materials (such as use of unseasoned wood or the incorrect preparation and installation of materials)
- Fire and safety issues (such as lack of access hatches, missing or defectively installed fire dampers, missing or defective fire collars to penetrations and lack of fire separation between units)
- Concrete Cancer caused by degradation due to the presence of water damage and/or contaminants. Contaminants such as water cause the concrete to crack and flake, causing superficial and potential structural damage.

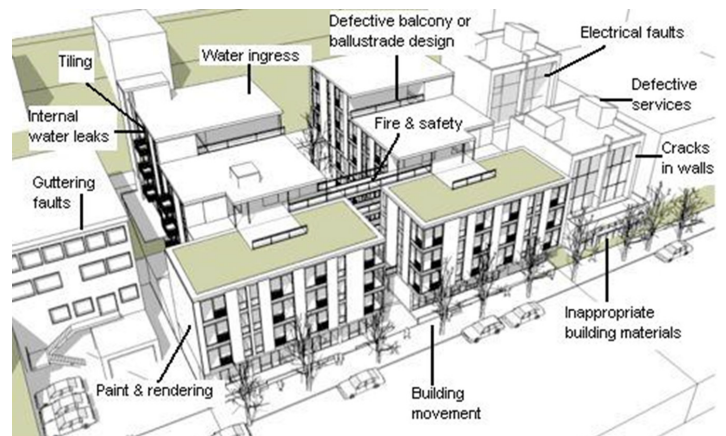


Figure courtesy of [http://slog.thestranger.com/2008/05/living\\_in\\_a\\_box](http://slog.thestranger.com/2008/05/living_in_a_box)

## ADDITIONAL RESOURCES:

- [Strata Manager's Guide to Building Defects - Andersal](#)
- [Governing the Compact City Report – City Futures, UNSW](#)
- [An Examination of Building Defects in Residential Multi-Owned Properties Report – Nicole Johnston, Sacha Reid](#)
- [Defects - Owners Corporation Network](#)
- [Factsheet: Strata Building Defects - LookUpStrata](#)

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Strata Community Association (NSW) is the peak industry body for Strata and Community Title Management in New South Wales. Membership includes strata managers, support staff, committee members and suppliers of products and services to the industry. SCA (NSW) has in excess of 3,000 members who represent over 75% of strata lots in NSW by way of helping to oversee, advise or manage a combined property portfolio with an estimated replacement value of over \$400 Billion. SCA (NSW) proudly fulfils the dual roles of a professional institute and consumer advocate. Contact: (02) 9492 8200 | [enquiries.nsw@strata.community](mailto:enquiries.nsw@strata.community) | <https://nsw.strata.community/>