

BUILDING REMEDIATION AND RECTIFICATION SOLUTIONS

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Introduction	Why Casello	Services	Experience	Case Study





SIMPLIFYING STRATA REMEDIAL REPAIRS TO RESTORE AND RENEW ASSETS.

Strata buildings inevitably develop defects over time due to construction issues, environmental exposure, and everyday wear and tear. These problems often come as a surprise to owners who are financially invested but unprepared for the associated costs and disruptions.

Casello provides early, practical advice to help owners' corporations and strata managers understand the issues and make informed decisions before work begins.

As a fully integrated, self-performing contractor, Casello delivers complete, streamlined remediation solutions. From inspection and planning through to compliance and delivery, we help stakeholders resolve problems efficiently and cost-effectively.

WITH DECADES OF REMEDIATION EXPERIENCE, CASELLO DELIVERS PERMANENT, COMPLIANT, AND COST-EFFECTIVE SOLUTIONS

Specialist Capability

Combustible cladding, waterproofing, structural repairs, fire safety, electrical, and HVAC, delivered for strata and commercial assets.

In-House Trades and Fabrication Facilities

Over 200 tradespeople and two factories handle design, fabrication, supply, and installation directly.

Tailored Solutions

Scopes are built to match each building’s defect profile, balancing compliance, performance, lifecycle cost, and disruption.

Working in Occupied Buildings

Programs are sequenced to keep residents safe, informed, and operational during delivery.

Integrated Project Management

Casello’s in-house project managers oversee every stage from investigation to certification reducing variations, shortening programs, and closing scope gaps.

Compliance Assured

Accredited WHS, environmental, and quality systems; works certifiable to NCC and Australian Standards.

Trusted Third Party Network

Casello’s team is supported by a trusted network of architects, engineers, and project consultants.



QUALITY ASSURANCE

Casello integrates CompliBuild®, Australia’s leading compliance-first platform for construction quality and certification, across all remedial projects. Unlike subcontractors relying on paper checklists or fragmented systems, our integrated digital process ensures:

Casello + CompliBuild®	Benefit for Strata & Owners Corporations
CPD-certified training and upskilling	Confidence all personnel are qualified and compliant
Rapid job and checklist creation	Projects remain audit-ready from day one
Mobile-first onsite QA	Real-time inspections, checklists, and compliance reports
Centralised, secure audit trail	Tamper-proof, time-stamped records in one location
Remote verification and progress reporting	Instant access to updates without needing to visit site
Integrated job portals and e-signatures	Faster communication and streamlined approvals

HOW CASELLO DELIVERS

01

Critical Notices and Compliance

When a defect is identified or a Building Notice is issued, Casello helps owners' corporations and strata managers organise investigations, interpret reports, and understand compliance requirements. We provide upfront advice on the next steps, ensuring the process is clear from the beginning.

02

Planning That Prevents Problems

Unaddressed access issues, permits, or live-building constraints can cause delays and unexpected costs. Early planning with consultants and project managers ensures the scope is clear, risks are understood, and all in-house teams are aligned before works begin.

03

Tendering and Cost Planning

Unexpected costs, poor sequencing, or unclear budgets can stall a project. Early-stage estimates, staging strategies, and guidance on resident impact and forward costs allow committees to plan accurately, reduce surprises, and make informed decisions.

04

Delivery and Support

Projects can run over time or compromise quality when reliant on external trades. Delivering works with an in-house workforce of over 200 trades and fabrication facilities allows faster mobilisation, consistent quality, and full control.



REMEDIAL WORKS

Casello provides comprehensive building remediation solutions for strata properties, including occupied sites. Leveraging advanced diagnostics, we identify and address the root causes of defects, delivering tailored, cost-effective remediation strategies.

- Clear remediation plans and transparent pricing
- Manage permits and regulatory approvals
- Casello's in-house trades and project management teams ensure faster, reliable delivery
- Strict WHS and live site controls to minimise disruption
- Use compliant materials and manage waste
- Quality assurance and clear communication
- Transparent communication with stakeholders through regular updates
- Warranties and post-project care

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Casello have been engaged in early consultation, design and replacement of combustible cladding on no less than 8 buildings in the Salta Property portfolio. All buildings have been live and they have executed works with minimal disruption to tenants. Their expertise in all aspects of the build from design, Council, Building Surveyor approvals and the facade replacement according to the fire engineering recommendations has been excellent with minimal of fuss. I highly recommend their services.

Mark Griffin
Superintendent

FACADE CLADDING AND RECLADDING

Casello is Victoria's leading specialist in facade cladding remediation, delivering compliant, high-quality recladding with minimal tenant disruption.

Our experienced team manages the whole process from start to finish:

- Engineering-led design
- Comprehensive fire and safety assessments
- Coordinate engineers and consultants for certified designs
- Manage hazardous material removal and permit approvals
- Certified installation of compliant cladding systems
- Strict site safety and environmental controls
- Carefully planned works to minimise resident impact
- Deliver certification and warranty documentation



447 Collins Street



WATER INGRESS

Water ingress can cause serious disruption and long-term damage if not addressed early. We identify and resolve the source of leaks, preventing structural issues, mould, and costly deterioration.

Our team conducts thorough inspections using flood testing, dye tracing and thermal imaging to pinpoint the source of water ingress. We then deliver targeted waterproofing and drainage solutions to restore integrity and protect the building over the long term.

Balcony Tiling & Waterproofing

Demolition and replacement of balcony tiling with advanced waterproofing membranes and drainage solutions, finished with premium retiling and sealing.

Roof Remediation

Repair or replacement of roofing systems addressing leaks, structural issues, and outdated designs, plus guttering system upgrades for regulatory compliance.

Ballasted Setback Roofs & Planters

Specialised leak detection and remediation in elevated gravel-ballasted roofs and planter boxes, including membrane repairs and drainage system upgrades.

Basements & Efflorescence

Investigation and repair of moisture ingress causing dampness and efflorescence through membrane upgrades, drainage improvements, and protective coatings.

STRUCTURAL DEFECTS & BUILDING UPGRADES

Structural Upgrades

Strengthen compromised structural components to meet regulatory standards, enhance durability, and accommodate ongoing building use.

Balustrade Compliance & Remediation

Replace non-compliant balustrades with structural, aluminium, or glass systems to meet NCC D2.16.

Concrete Spalling Repairs

Remove damaged concrete, treat steel, and reinstate with engineered mortars and coatings.

Window & Door Replacement

Install compliant, weatherproof windows and doors to resolve water, air, and insulation issues.

HVAC & Hot Water System Upgrades

Replace or upgrade plant, split systems, and hot water infrastructure.

Fire Protection Upgrades

Upgrade sprinkler and detection systems to meet AS 2118.1, NCC, and fire engineering specifications. Includes system extensions, hydraulic reconfiguration, and compliant 101D/101H solutions.

TRUSTED ON COMPLEX, LIVE PROJECTS

Casello delivers major cladding remediation, and strata remedial projects across Victoria as head contractor.

Melbourne's Lacrosse apartment tower gained significant media exposure in 2014 after the combustible facade caught fire. Casello partnered with L.U. Simon Builders in the removal and replacement of 4,500m2 cladding. Utilising a technique that required no external scaffolding, Casello delivered new, non-combustible wall systems to each affected apartment. All works were completed in the live environment with minimal impact to residents, recladding a total of 269 apartments.

- **Lacrosse Apartments, Docklands**
Client: L.U. Simon Builders
- **Rylands, Hawthorn East**
Client: Arcadia Group
- **Atlantis Hotel, Melbourne**
Client: Avon Grange
- **670 Chapel Street, South Yarra**
Client: Owners Corporation
- **33 Mackenzie Street, Melbourne**
Client: Roscon
- **276 Flinders Street, Melbourne**
Client: Fivex
- **Crown Metropol, Melbourne**
Client: Crown Resorts
- **2 Plenty Road, Preston**
Client: Owners Corporation
- **447 Collins Street, Melbourne**
Client: Multiplex
- **365 Little Collins Street, Melbourne**
Client: Owners Corporation
- **8 Exhibition Street, Melbourne**
Client: Harris HMC
- **7-15 Reid Street, Brunswick**
Client: Owners Corporation
- **3 McNab Avenue, Footscray**
Client: Icon
- **2-32 King William Street, Fitzroy**
Client: Owners Corporation

Lacrosse Apartments, Docklands



CASE STUDY: RYLANDS OF HAWTHORN

The remediation of Rylands of Hawthorn was about safeguarding residents, ensuring long-term structural integrity, and enhancing the building's overall resilience. With significant fire safety risks and widespread water ingress issues, the project required a considered, methodical approach to replace combustible cladding, rectify waterproofing failures, and upgrade external finishes while keeping the facility operational.

Navigating a live assisted living environment came with unique challenges, requiring careful staging, continuous stakeholder coordination, and minimal disruption to residents' daily lives. Casello led a full-time project management team, working closely with Arcadia (Facility Manager), Videre (Independent Project Manager), and residents to maintain accessibility, safety, and a smooth construction process.

Beyond construction, Casello played a pivotal role in refining the remediation strategy, finalising design and documentation, and ensuring every step aligned with compliance, longevity, and defect prevention. Variations and latent conditions including non-compliant legacy materials and structural deficiencies, were managed through a structured, transparent process, giving all stakeholders confidence in decision-making and execution.

Upgrading the waterproofing system on balconies and facades not only resolved water ingress issues but also enhanced the building's thermal performance, leading to reduced energy costs.

- Fire compliance upgrades of 2,000m² of combustible EPS cladding was replaced with CSR Hebel and lightweight texture baseboard, while 250m² of ACP was upgraded to 3mm solid aluminium Vitradual to meet compliance standards.
- To enhance durability and appearance, facade upgrades included a full external repaint and new render application.
- Structural and waterproofing works included the replacement of 1,200m² of failed balcony waterproofing, installing new tiled surfaces, targeted leak rectification, and improvements to facade durability through a full repaint and rendering application.
- Mechanical and electrical upgrades addressed non-compliant services, with critical plant room areas rectified to meet modern safety and performance standards.
- Leak detection and rectification efforts identified sources of water ingress, enabling targeted remediation to prevent future structural damage.
- To enhance resident safety, all combustible pergolas were removed and replaced with compliant, non-combustible structures.

A well-planned investigative process made the difference between predictable outcomes and costly surprises. By identifying risks early and adapting to latent conditions, Casello ensured the correct solutions were in place before challenges escalated.



If you have any questions about identifying structural issues or if you've received a building notice requiring remediation, contact Casello to arrange a building inspection. Our experienced team offers clear guidance and dependable support throughout the process.

Key triggers that require timely action include:

- Building Notice
- Building Permits
- Building Orders
- Insurance Premiums and Mitigating Increases

Delays in addressing these can lead to compliance issues and increased insurance costs. Acting early helps reduce risk and avoid unnecessary expense.



SAM GOLDBURG
Business Development Manager
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We would like to express our sincere appreciation for your efforts over the past several months doing the cladding rectification works. Casello has been exceptional to deal with, and we cannot speak highly enough of your people and processes.

Lauren Pascale
Jones Lang LaSalle





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