

AUSDILAPS
Specialist Building Inspections

FY25/26

Capability Statement



Presented by
The AusDilaps Team

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Executive Overview

AusDilaps is pleased to present our capability in delivering thorough, impartial, and high-quality dilapidation surveys that provide a defensible record of existing conditions for any project scale or environment.

Our expertise in supporting all project sized, from single residential builds to major infrastructure projects ensures that:

- Precise, transparent documentation mitigates risk and prevents disputes by clearly recording the pre-project state of assets.
- Specialised survey techniques — including LiDAR capture, high-resolution photography and video, and a team of structural engineers experienced in defect classification — to provide precise, defensible outcomes.

With a proven track record across transport, infrastructure, and property development sectors, AusDilaps delivers reliable baseline data that supports confident decision-making and effective project delivery.

Kind Regards,
The AusDilaps Team



Mike Burford
CEO



Rhys Morgan
General Manager

About Us



www.ausdilaps.com.au

Organisational Information

COMPANY NAME	Urban Pulse Strategies Pty Ltd T/A AusDilaps
ABN / ACN	82 650 700 226
ADDRESS	PO Box 81 Aspley QLD 4034
MAIN CONTACT NAME	Rhys Morgan <i>General Manager</i>
CONTACT DETAILS	(M) 0499 989 944 (E) rhys.m@ausdilaps.com.au





Stay ahead of disputes with industry-leading reports combining **ultra-high-quality** imagery, precise **defect annotations**, and **pinpoint location** references.



AusDilaps utilises high-quality video, photogrammetry, and precise GPS data to deliver detailed road surveys, with a clear defect analysis in a user-friendly format.



AusDilaps priorities safe working methods across all of our projects and inspection types.

At AusDilaps, we specialise in delivering detailed, compliant, and reliable Property Condition Reports that protect your interests. With expert inspectors and engineers as well as advanced reporting technology, and industry-aligned standards, we ensure accuracy, transparency, and risk mitigation.

Backed by a proven track record and exceptional service, AusDilaps is the trusted partner for property owners, builders, and developers.



Who Are We?

1000+

Surveys Delivered
Per Quarter

1 Million+

Photos Captured
Annually

1,300+

Hours Booked On
Site Per Month

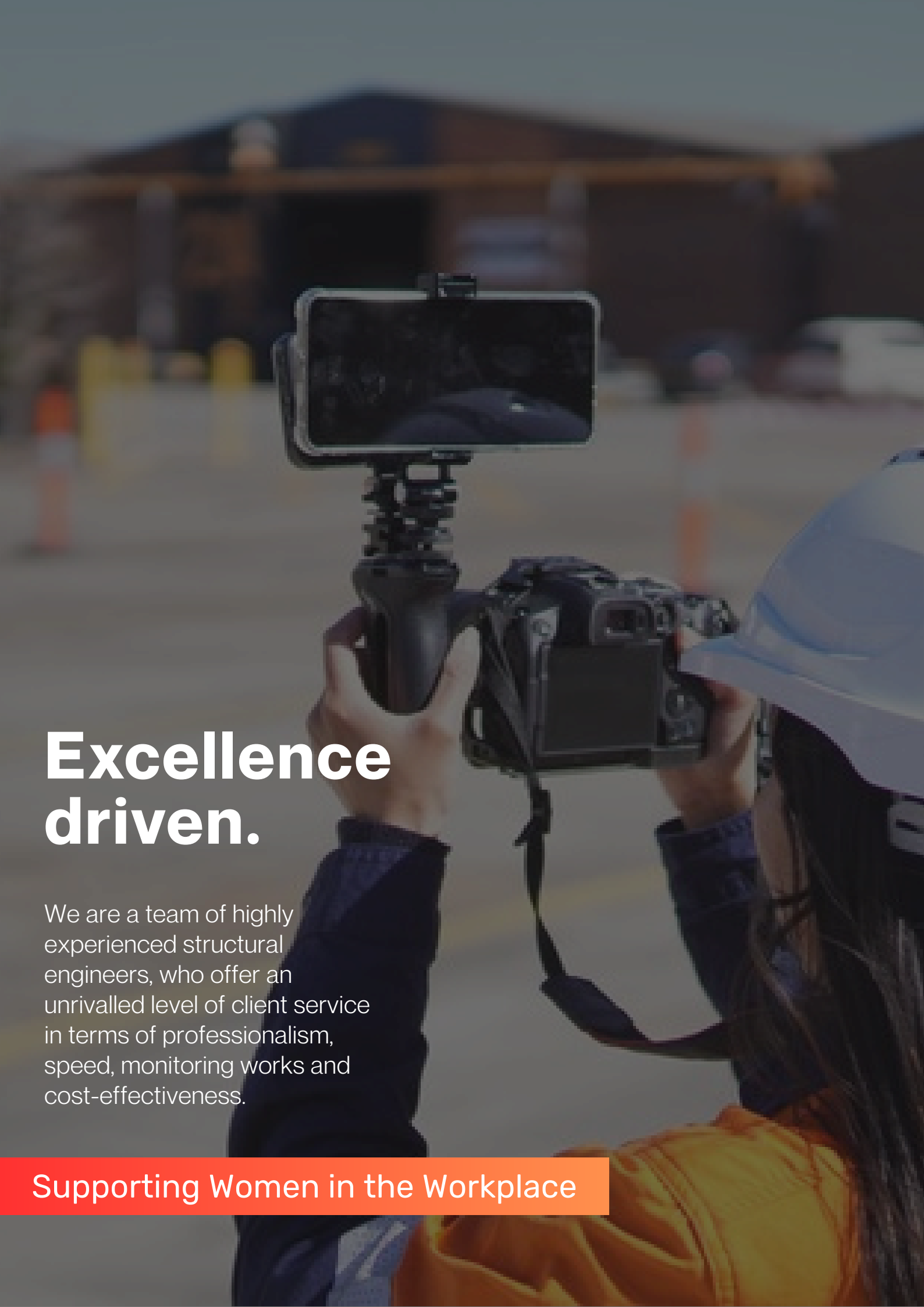
600+

Work Orders
Dispatched Per
Month

For 15 years, AusDilaps has led in delivering high-quality dilapidation and property condition reports for a wide range of asset types. Our expert team ensures precision, efficiency, and reliability, using advanced technology for accurate and compliant reporting.

Choose AusDilaps for industry-leading expertise and a proven track record in property assessments.





Excellence driven.

We are a team of highly experienced structural engineers, who offer an unrivalled level of client service in terms of professionalism, speed, monitoring works and cost-effectiveness.

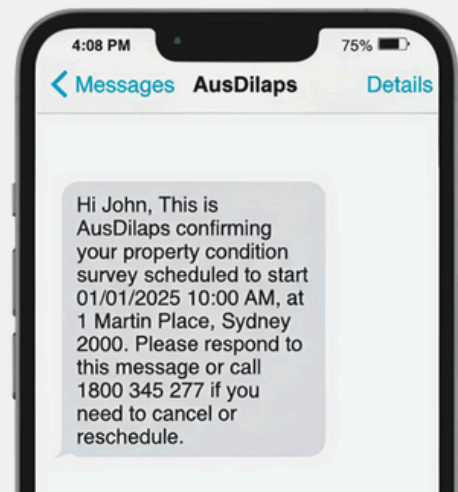
Supporting Women in the Workplace

Our Green Mission

Building a sustainable future through responsible property assessments.

Key Focus Areas:

- Digital Reporting – Minimising paper use through smart documentation.
- Eco-Friendly Operations – Reducing our carbon footprint during fieldwork.
- Sustainability Compliance – Aligning all projects with environmental standards.





Acknowledgement of Country

Ausdillaps honours the Traditional Custodians of the lands where we live and work. We recognise their enduring connection to country and culture, and we pay our respects to Elders past, present, and emerging.

Our Services



www.ausdilaps.com.au

Dilapidation Surveys

Document the existing condition of surrounding properties and infrastructure before construction, providing a defensible baseline that helps manage risk, prevent disputes, and protect stakeholders throughout the project lifecycle.

- Residential (Photographic)
- Commercial (Photographic)
- Drone
- Culverts / Pipes
- Roadways (On Foot)
- Roadways (Video)
- Point Cloud / 3D Model
- LiDAR

Structural Integrity Assessments (SIA)

Evaluate the structural performance and stability of assets using advanced assessment methods, identifying weaknesses or potential failures early to ensure safety, compliance, and informed decision-making for asset management and remediation.

Defect Origin Assessments (DOA)

Investigate and determine the root cause of defects using precise analysis and evidence-based reporting, supporting effective remediation strategies, dispute resolution, and accurate liability identification for clients and stakeholders.

Defect Comparison Assessments (DCA)

Compare pre- and post-construction asset conditions to identify changes, assess potential construction impacts, and provide independent, defensible reporting that supports claims management and transparent communication between all stakeholders.

Methodology



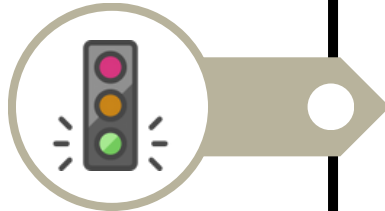
1. Services Proposal

- Conduct desktop review to assess project requirements
- Measure project area and define scope
- Provide detailed, itemised quote
- Ensure clarity on pricing, methodology, and deliverables



2. Project Kick Off

- Confirm access logistics
- Assign dedicated project coordinator
- Manage scheduling, stakeholder communications, and key deadlines
- Ensure smooth, on-time bookings



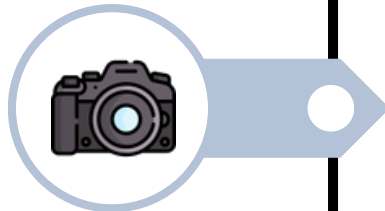
3. Access Arrangement

- Initiate access via doorknocks, SMS, postal letters, calls, and emails
- Communicate directly with stakeholders
- Record all access attempts for transparency
- Maximise inspection success rates



4. Perform Surveys

- Engineer attends site to capture high-resolution visual records
- Use specialised equipment: wide/zoom lenses, GPS logging, crack gauges
- Document all visible defects via photos, videos, and structured annotations



5. Report Delivery

- Compile reports with precise defect categorisation
- Include high-quality, location-referenced imagery
- Detail site-specific limitations and obtain professional sign-off
- Ensure compliance with relevant Australian Standards, including AS 4349.0



6. Project Closeout

- Provide comprehensive PDF summary after inspections
- Include inspection dates, stakeholder contact efforts, and report links
- Transition project to accounts team for final invoicing



Project Experience



www.ausdilaps.com.au

Project: Main South Road Duplication
Project Value: \$1.1bn
Client: Fleurieu Connections Alliance
Location: South Australia
Inspection Date: 2021 - 2026



PROJECT OBJECTIVES

The Main South Road Duplication Project aims to improve traffic flow and safety in South Australia's Fleurieu Peninsula. Stage 1 (Seaford to Aldinga) is complete, while Stage 2 (Aldinga to Sellicks Beach) is under construction, set for 2026 completion.

The project includes new intersections, safety barriers, and shared pathways.

OUR SOLUTIONS

AusDilaps implemented a shared tracking system, allowing seamless coordination between the client's community engagement team and our bookings team. Engineers from the East Coast conducted 16 weeks of site visits across South Australia, ensuring thorough and timely assessments.

Over 50 km of roadway condition surveys were also performed via video, delivering high-precision georeferenced data. This structured approach provided accurate pre-construction records, supporting reliable post-construction comparisons.

BIG PICTURE DATA

- Over 40'000 photos captured across pre and post stages
- 175 properties inspected
- 50km+ of roads assessed via vehicle mounted video

AT A GLANCE

Challenges

- Coordinating remote bookings
- Inconsistent inspection windows

Outcomes

- Efficient shared tracking process
- 16 weeks of site visits across pre and post stages



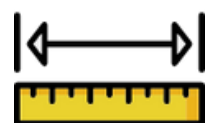
Engineer Assessed



Beyond 4K Resolution



Industry Leading
Location Technology



Precise Defect
Classification

Project: Glenrowan Solar Farm
Project Value: \$170mn

Client: UGL Pty Limited

Location: Glenrowan, Victoria

Inspection Date: 2021 – 2024



PROJECT OBJECTIVES

The Glenrowan Solar Farm is a 130 MW solar project that began operations in March 2024. It generates renewable electricity sufficient to power about 55,000 Australian homes, contributing to the state's renewable energy targets.

OUR SOLUTIONS

AusDilaps provided a structured and repeatable inspection method to document the condition of over 20km of roadways and assets surrounding the Glenrowan Solar Farm.

- **High-Accuracy Georeferenced Photography** – Each image was captured with satellite markers to enable exact location matching for future inspections.
- **Structured & Repeatable Methodology** – A consistent capture process ensured reliable before-and-after comparisons.
- **Traffic-Controlled Inspections** – Traffic control was implemented along the 20km route to maintain safety, efficiency, and accuracy.

BIG PICTURE DATA

- 20KM of roadways and adjacent assets captured
- 3036 photos captured, each with a visual georeferenced satellite image
- 2549 scheduled minutes across our inspections team to perform and process data

AT A GLANCE

Challenges

- Roadway hazards
- Repeatable process
- Tight deadline

Outcomes

- Safe execution
- Consistent data
- On-time delivery



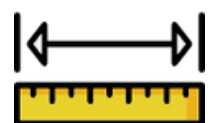
Engineer Assessed



Beyond 4K Resolution



Industry Leading
Location Technology



Precise Defect
Classification

Project: Ipswich Hospital, QLD
Project Value: \$710 Million
Client: Bennet & Bennet
Location: Ipswich, QLD
Inspection Date: July 2024



PROJECT OBJECTIVES

The Ipswich Hospital expansion plan was to boost healthcare capacity with 200 new beds, faster emergency care, and expanded surgical services. Patients are expected to benefit from enhanced imaging, a modern sterilisation facility, and improved mental health support.

OUR SOLUTIONS

AusDilaps conducted georeferenced pre- and post-construction dilapidation surveys at Ipswich Hospital, ensuring accurate, repeatable comparisons to be conducted during the post construction phase.

Our structured approach provided clear documentation of hospital structures and surrounding assets while maintaining safety and efficiency whilst on site.

BIG PICTURE DATA

- Over 5000m2 inspected including plant rooms, roofs, & hospital rooms
- 4108 photos captured, each with a location marker that allows for precise photo comparisons during post-construction inspections
- 782 defects measured and classified by AusDilaps engineers

AT A GLANCE

Challenges

- Labelling thousands of photos accurately within a complex structure
- Undertaking inspections amidst high foot traffic

Outcomes

- Efficient undertaking, requiring only 1512 minutes on site
- Reports delivered within 5 days of inspections



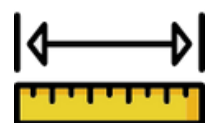
Engineer Assessed



Beyond 4K Resolution



Industry Leading
Location Technology



Precise Defect
Classification

Delivery Team



www.ausdilaps.com.au

The Experts

Our Team.

As a family-owned business with a 15-year history and a dedicated team of fewer than 50, AusDilaps values collaboration, integration across all departments, and industry-leading efficiency powered by cutting-edge technology. We foster a workplace where employees are supported, engaged, and inspired to build long-term careers, ensuring exceptional outcomes for every project.



Mike Burford
CEO



Rhys Morgan
General Manager



Kylie Crosson
Senior Estimator



Niro Rudrakumar
Civil Engineer



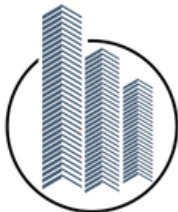
Jessica Lebbos
Project Manager



Martin Weng
Structural Engineer



Thank You



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