



## EXPERT WITNESS CAPABILITY

**Primary Expert: Sean Wardman MAIQS, CQS**

**Specialisation: Forensic Quantity Surveying Quantum & Cost, Building Defect Assessment and Costing, Delay and Disruption Analysis.**

**Jurisdictions: NSW Supreme & District Courts, NCAT, Federal Court, SOPA (NSW)**

**Contact: [sean.wardman@voraus.com.au](mailto:sean.wardman@voraus.com.au) | [voraus.com.au](http://voraus.com.au) | 0407 414 211**

---

### 1. STATEMENT OF INDEPENDENCE & EXPERTISE

Voraus Consulting provides independent, objective forensic quantum and cost consultancy services for complex civil, infrastructure, and residential construction disputes.

Led by Sean Wardman—a Certified Quantity Surveyor with over 25 years of tier-1 and tier-2 industry leadership. We specialize in translating dense project data, variations, and complex accounts into clear, legally defensible expert evidence and we have the practical experience to apply to robust costings to ensure a rampart argument.

---

### 2. COURT, TRIBUNAL & PROCEDURAL COMPLIANCE

We maintain deep structural familiarity with Australian dispute resolution frameworks and statutory requirements. All expert deliverables are strictly drafted to satisfy:

- **NSW Courts:** Schedule 7 of the Uniform Civil Procedure Rules 2005 (UCPR) Expert Witness Code of Conduct.
  - **NCAT Disputes:** NCAT Procedural Direction 3 (Expert Evidence).
  - **Federal Proceedings:** Federal Court of Australia Expert Witness Practice Note (GPN-EXPT).
  - **Alternative Dispute Resolution:** Expert determination, security of payment (SOPA) adjudication support, and mediation frameworks.
- 

### 3. FORENSIC SPECIALISATIONS & CORE SERVICES

#### Forensic Quantum & Cost Assessment

- **Contractual Variations:** Rigorous valuation and forensic dissection of disputed variations, scope changes, and omissions.
- **Final Account Dissections:** Independent, forensic reconciliation of high-value final contract accounts to identify actual vs. claimed costs.
- **Termination & Breach Damages:** Precise quantification of actual financial loss, earned value, and termination costs following contract breaches.

### **Defect Costing & Remediation Pricing**

- Statutory Compliance: Expert pricing assessments structured to align with the Statutory Building Bond and Insurance Scheme (SBBIS) and the *Home Building Act 1989* (NSW), NCC and Australian Standards.
- Rectification Pricing: Market-tested, granular quantification of remedial scopes of work for multi-residential and commercial assets.
- Betterment Segregation: Strict legal segregation between contractually necessary rectification costs and unauthorized asset betterment.

### **Delay, Disruption & Prolongation Costs**

- Financial Disruption Impact: Calculation of lost productivity, extended site overheads, and head office overheads utilizing recognized industry methodologies (e.g., Hudson, Emden formulae).
  - Prolongation Claims: Quantifying the exact financial burning rate mapped directly to critical path delay timelines to ensure financial impacts correlate with programming analysis.
- 

## **4. SEAN WARDMAN — PROFESSIONAL PROFILE**

### **Professional Affiliations & Credentials**

- MAIQS: Member, Australian Institute of Quantity Surveyors
- CQS: Certified Quantity Surveyor
- SBBIS Panel Defect Rectification Costs Assessor
- SBBIS Panel Building Inspector
- buy.nsw: Approved Supplier for NSW Government procurement (SCM0005 & SCM1191).
- Local Government Procurement approved Contractor [T12.08-5](#) Consultants
- Licenced Builder NSW (490592C)

Operational Experience (30+ Years). Before establishing Voraus Consulting, Sean spent over two decades directing project management commercial risk, procurement, and contract administration across major Australian infrastructure, commercial, and high-density residential projects. This extensive "feet-on-the-ground" pedigree ensures his expert reports are grounded in practical industry first-principles reality, making them highly resilient under cross-examination. Prior leadership roles include:

- Warren Construction – Trade Background/Construction Manager
  - BMT & Associates - Quantity Surveyor
  - Richard Crookes Constructions - Contract Administrator
  - Downer EDI Engineering - Senior Commercial Lead/Senior Quantity Surveyor/Scheduler
  - Robson Civil Projects - Project Manager
  - Bovis Lend Lease - Project Manager
- 

## **5. ENGAGEMENT & COURTROOM READINESS**

- Rapid Conflict Checks: Guaranteed 24-hour turnaround on conflict-of-interest clearances.
  - Conclaves & Joint Reports: Experienced in participating in joint expert conclaves and drafting concise Joint Expert Reports that isolate technical agreements and narrow the issues in dispute.
  - Oral Testimony: Readily available for formal cross-examination and concurrent evidence ("hot-tubbing") across all Australian jurisdictions.
-