



THE
BUILDING APPROVAL
COMPANY

Capability Statement | 2022



Bailey - Crystalbrook Collection
163 Abbott Street, Cairns North

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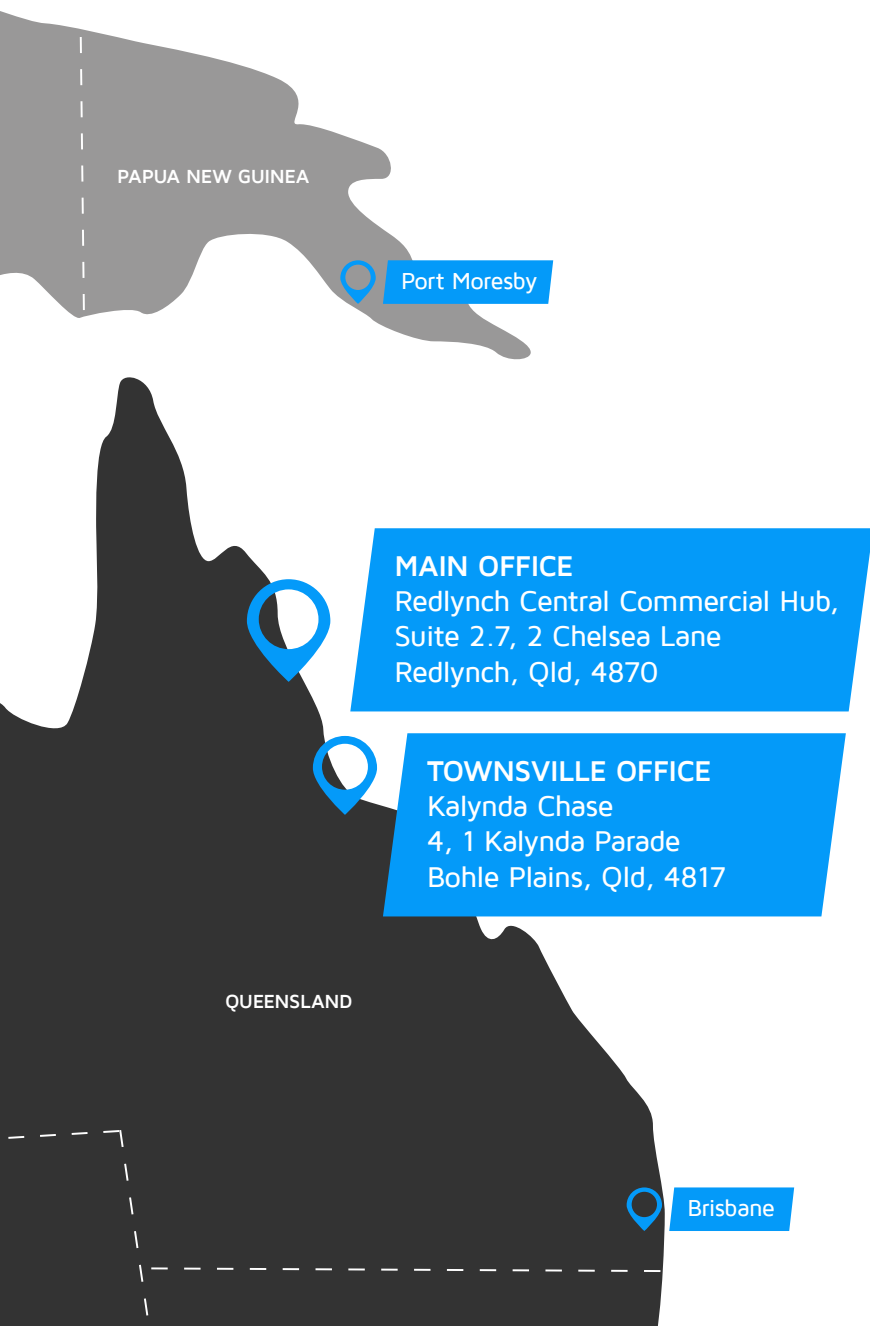


THE
BUILDING APPROVAL
COMPANY

Our Company

Code Blue Certifiers Pty Ltd [ABN 60 614 946 888] trading as The Building Approval Company is a 100% Australian owned company providing building approval and inspection services for all residential and commercial building types across Queensland and Internationally in Papua New Guinea. In addition, we offer a complete fire safety service including annual fire safety management plans and fire safety surveys. We are experts on liveable housing with many years experience providing homes that are adaptable and accessible.

“We work together with many architects, building designers, builders, project managers, developers and consultants on all kinds of Class 2-9 projects across a variety of industries including: health care, aged care, tourism, education, industrial buildings, offices, carparks and retail.”



Our Certifiers



RODNEY BYL

QBCC Level 1 Certifier A1185080

☎ 07 4222 9899

📞 0457 779 990

✉ rbyl@tbac.com.au



TROY RICHARDSON

QBCC Level 1 Certifier A707525

☎ 07 4222 9822

📞 0438 546 088

✉ troy@tbac.com.au



MICHAEL COLLARD (CONSULTANT)

QBCC Level 1 Certifier A67369

☎ 07 4222 9802

📞 0434 495 444

✉ mcollard@tbac.com.au



SCOTT DILLON

QBCC Level 2 Certifier A1091920

☎ 07 4222 9833

📞 0499 620 082

✉ sdillon@tbac.com.au



MICHAEL KUNZE

QBCC Level 3 Certifier A719002

☎ 07 4222 9844

📞 0460 664 909

✉ mkunze@tbac.com.au

Our Points of Difference

Quality Management Systems

ISO9001:2015 – SAI Global Certificate No. QMS43201



Government Pre-qualification

PQC Registration Number 4513A – All building types throughout Queensland – Maximum Commission Value \$60,000.00.

Insurance

PROFESSIONAL INDEMNITY

Limit	\$5,000,000
Expiry Date	01/01/2023
Policy Number	MI-BN-SPC-03-158193-PI
Insurer	Liberty International Underwriters

PUBLIC & PRODUCTS LIABILITY

Limit	\$20,000,000
Expiry Date	01/01/2023
Policy Number	15T4570049
Insurer	Insurance Australia Ltd T/A CGU Insurance

WORKCOVER

Expiry Date	30/09/2022
Policy Number	WAD161212938
Insurer	Workcover Queensland



About Us

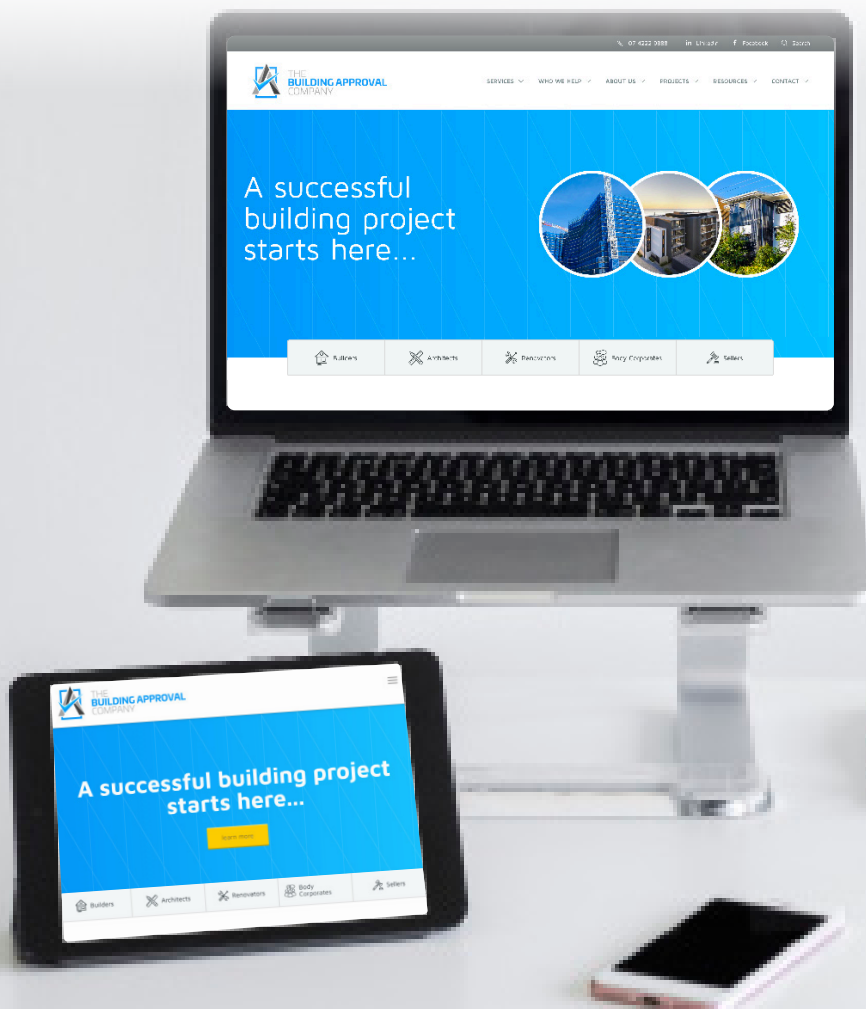
We are a small growing team of professionals based in Far North Queensland, familiar with the local conditions and building techniques.

We use the latest technologies without compromising on those old-fashioned communication skills, which help us build great relationships amongst clients and staff alike. We believe work should be fun and this is demonstrated by some of the long-standing relationships we have with clients.

Company History

Originally established in 2011 the business then trading as Beacon Consulting, was transferred to Code Blue Certifiers Pty Ltd [60 614 946 888] trading as Astute Building Certification in 2018.

Early 2019, the company underwent a comprehensive re-brand and name change. The Building Approval Company provides clarity to all our client base - it's what we do.





Our Philosophy



INTEGRITY

- We are honest, reliable, trustworthy and respectful
- We're prompt and deliver on the expectations we have set
- We only ever make agreements that we are willing and intend to keep



CUSTOMER FOCUSED

- We create a friendly and welcoming atmosphere for customers
- We provide quick responses and make ourselves available wherever possible
- We're good listeners, we go out of our way to provide solutions; to assist and say 'Yes'
- We're committed to meeting quality standards and other legislative requirements



OPEN & HONEST COMMUNICATION

- We speak positively about our team and our customers
- We remain calm, patient and polite, when receiving feedback
- We're willing to explain the reasons for our decisions
- We take responsibility for our responses in communicating with others



MANAGE PERFORMANCE

- We follow our systems and processes with care and manage our time well
- We aim for consistency in how we deliver services
- We're proactive in suggesting system improvements
- We're effective in managing risk – we understand the potential consequences of our decisions



TEAMWORK

- We value having fun and maintaining good relations within our team
- Wherever possible, we share the workload
- We respect each other, value our differences and work to our strengths
- We're willing to ask for help and help others when asked



GROWTH

- We are willing to learn and ask questions
- We seek out opportunities to improve our systems & the business
- We welcome and embrace change, with a positive attitude
- We're motivated to develop our knowledge and skills. Be motivated to learn and develop self



Government Employee Housing,
Thursday Island

Our Team



RODNEY BYL MANAGING DIRECTOR



Rodney is the Managing Director for all our building certification services provided throughout South East Asia and the Australasian region.

His extensive experience in building code analysis and building regulation interpretation has developed from 15 years in local and state government and 10 years in the private sector. Rodney makes it easy for builders and developers by untangling the red tape so that everything flows smoothly from starting a project to final occupation.

Rodney is an active member of the Far North QLD branch of the Australian Institute of Building Surveyors (AIBS) and Past President of Western Australia chapter.

Whilst having approved thousands of houses and sheds, Rodney specialises in medium to high rise development including technical due diligence and fire safety audits, peer review, performance-based design advice and assessment of performance-based fire engineering reports. His expertise includes BCA compliance consulting for all building types, disability access audits and consulting

and passive fire separation certification.

QUALIFICATIONS

- Royal Institution of Chartered Surveyors (RICS) Nationally Accredited Building Surveyor No.152
- Degree (Grad Dip) Building Surveying (Curtin University of Technology)
- Associate Diploma of Applied Science (Building Surveying) No. 01745
- Certificate in Access Appraisal - Buildings - IATA

INTERESTS

- Family time at Tinaroo Dam
- Board member and volunteer of the Cairns Street Chaplains



TROY RICHARDSON SENIOR BUILDING CERTIFIER

☎ 07 4222 9822
☎ 0438 546 088
✉ troy@tbac.com.au

QBCC Building Certifier Level 1
Licence A707525

Troy is the senior building certifier at The Building Approval Company. He is responsible for building certification services provided throughout North Queensland.

His extensive experience in building code analysis and building regulation interpretation has developed from six years at the Cairns Regional Council and eighteen years in the private sector.

Having worked in the industry for over 24 years' Troy has a working knowledge of over 200 Federal and State Acts of Parliament, Local Planning Schemes, Codes, Overlays and various versions of the National Construction Code including 90 different Australian Standards.

Whilst having approved and inspected numerous Class 2-9 buildings throughout North Queensland, Troy specialises in assessing and approving Class 1 and 10

buildings in the Cairns, Cassowary Coast and Douglas Shire Regions.

QUALIFICATIONS

- Royal Institution of Chartered Surveyors (RICS) Nationally Accredited Building Surveyor No.158
- Accredited Specialist Disability Accommodation Assessor (SDA 00067)
- Livable Housing Assessor (LHA 20148)
- QBCC Building Certifier Level 1 (Class A endorsed) Licence A707525 (unrestricted)
- Bachelor of Building Surveying (Central Qld University)
- Introductory Course to Fire Safety Design (Victorian University of Technology)

INTERESTS

- Camping and hiking
- Current Scout Leader and Athletics Coach
- Ability to successfully communicate to all levels of the community
- Willingness to enhance skills and knowledge in multiple areas



MICHAEL COLLARD BUILDING CERTIFIER – CONSULTANT

☎ 07 4222 9802
☎ 0434 495 444
✉ mcollard@tbac.com.au

QBCC Building Certifier Level 1
Licence A67369

Michael Collard is The Building Approval Company's consulting certifier who assists with building certification work in the extended Townsville region.

Michael has been in the building surveying profession for over 30 years and has extensive and valuable experience in building code analysis and building regulation.

Michael's extensive knowledge of all aspects of building certification, collated over his many years in the industry, make him an invaluable member of the team. He is a member of the Australian Institute of Building Surveyors, immediate past Chair of the HIA Technical Services Committee and immediate past member of the HIA National Technical Services Committee. Michael is also a member of the James Cook University Cyclone Testing Station Advisory Board.

Michael takes on a consulting role and provides support to the other certifiers in the Townsville region when required.

QUALIFICATIONS

- Graduate Diploma in Building Surveying (University of Western Sydney)
- Diploma Building Surveying (TAFE Queensland)
- Graduate Certificate in Management (Flinders University of South Australia)
- AIBS Nationally Accredited Building Surveyor No.(6211)
- Licenced Building Certifier with the Queensland Building and Construction Commission (QBCC)
- QBCC Licenced Fire Safety Professional

INTERESTS

- Loves to spend time 4 wheel driving and road tripping in Australia
- Enjoys good food and wine with family and friends
- Visiting museums and places of Australian historical interest



SCOTT DILLON
BUILDING CERTIFIER

☎ 07 4222 9833
☎ 0499 620 082
✉ sdillon@tbac.com.au

QBCC Building Certifier Level 2
Licence A1091920

Scott is a Level 2 Building Certifier with The Building Approval Company and is responsible for both domestic and commercial building certification services provided throughout North and Far North Queensland. Prior to becoming a Building Certifier Scott gained valuable trade experience in Queensland and New South Wales and this sees him well positioned to understand the complexities of a job site, the need to work fast, communicate effectively and provide solutions. Scott has also worked in local government and is well versed in dealing with the legislative difficulties that can arise in any job.

Scott has a young family to keep him busy but still finds time for endurance sports and is about to embark on training for a 50k run in June.

QUALIFICATIONS

- Australian Institute of Building Surveyors (AIBS) Nationally Accredited Building Surveyor No. 7329
- Bachelor of Building Surveying and Inspection (Central Queensland University 2014)
- Association Degree of Building Surveying (Central Queensland University 2012)
- Certificate IV in Building

INTERESTS

- Endurance sports
- Music
- Design and Architecture
- Renovation



MICHAEL KUNZE
BUILDING CERTIFIER

☎ 07 4222 9844
☎ 0460 664 909
✉ mkunze@tbac.com.au

QBCC Building Certifier Level 3
Licence A719002

QBCC Building Low Rise
Licence 719002

Michael is a Building Certifier with The Building Approval Company and is responsible for building certification services provided throughout North and Far North Queensland.

His extensive experience in the building industry as a carpenter, supervisor, builder and now building certifier, has resulted in a wide range of building knowledge that he is more than happy to share with clients. As a former managing director in construction, he is attuned to the needs of businesses large and small and prides himself on being solutions focused.

With more than 30 years' building experience, Michael is currently a Level 3 Building Certifier and is on his way to becoming a Level 1 Building Certifier.

QUALIFICATIONS

- Royal Institution of Chartered Surveyors (RICS) Nationally Accredited Building Surveyor No.137
- Graduate Certificate of Building Surveying (Western Sydney University)
- Certificate 4 in Building & Construction (Master Builders Association)
- Diploma of Building Surveying (NSW TAFE)

INTERESTS

- Exploring and travelling to new destinations
- Dining out
- Learning and discovering new things
- Art, culture, concerts and events
- Walking and keeping fit



RYAN WAGEMAKER
BUILDING CERTIFIER (CADET)

☎ 07 4222 9898
☎ 0417 014 078
✉ ryan@tbac.com.au

Ryan is our Building Certifier (Cadet) who is due to qualify as a Level 1 Certifier early this year. He currently studies part-time at Central Queensland University achieving grades of Distinction and High Distinction.

He comes from a trade background, so he has a practical understanding of the building industry and a keen ability to communicate with builders and tradies.

Ryan works full-time and is responsible for the initial stages of assessment and the development of planning referrals to local government. He is dedicated, prompt and diligent in ensuring each client is treated with respect.

INTERESTS

- Has travelled extensively throughout Central and South Asia
- Loves spending time with his young family
- Keeps healthy and active
- Willingness to enhance skills and knowledge in multiple areas



ANNE GRAY
CLIENT SERVICES MANAGER - CAIRNS

☎ 07 4222 9866
☎ 0417 014 078
✉ agray@tbac.com.au

Anne is our friendly Client Services Manager, who has responsibility for ensuring every client need is met. She is a “superglue” that laminates our team.

Her service to the building industry for over 30 years’, means she understand what clients want and is committed to ensuring every detail of our service operates at a high standard.

Anne is our contact person, for issuing building approvals, for clients wanting to book an inspection, or local government

referrals and takes charge of our quality systems.

INTERESTS

- Loves to spend an evening out with her hubby with a fine beverage and nibbles at her local the Bluewater Bar & Grill
- Member of Fine Wine Appreciation Club
- Loves dogs and cuddly pets
- Ability to successfully communicate to all levels of the community
- Willingness to enhance skills and knowledge in multiple areas



NATALIE FARRELL
CLIENT SERVICES MANAGER – TOWNSVILLE

☎ 07 4222 9801
☎ 0435 435 134
✉ nfarrell@tbac.com.au

Natalie is our welcoming Townsville Client Services Manager and responsible for taking care of our clients in and around the Townsville region.

Her experience in the building industry and, more specifically, in all areas of administration means that she is proactive and very effective in maintaining the first-class client care we strive for. She is committed to ensuring high quality service to all our clients and helps them throughout the approval process step by step.

Natalie is our ‘go-to’ person in Townsville, and she takes care of booking inspections, issuing building approvals, lodging local government referrals and any other administrative tasks needed.

INTERESTS

- Being surrounded by family and enjoying quality time with them all
- Fishing
- Spending time outdoors in the garden



MATTHEW BYL
BUSINESS SUPPORT OFFICER

☎ 07 4222 9877
☎ 0439 911 774
✉ matt@tbac.com.au

Matthew is our Business Support Officer who is responsible for assisting the Director and the building certification team and ensuring exceptional service to The Building Approval Company's clients.

His experience in leading a team in a construction environment means that he is uniquely positioned to offer support in a variety of capacities. Matthew has a keen desire to learn and develop new areas of efficiency and has a passion for implementing systems that help improve the client experience, outcomes, and the overall efficiency of the company.

Matthew often fulfils the role of the Director's personal assistant and his 'can-do' attitude means the completion of a wide variety of tasks.

INTERESTS

- Enjoys spending time with his family
- Loves the outdoors, hiking and camping
- Is actively involved in a leadership role at Cairns Gospel Church
- Always keen to learn new skills and grow in understanding



DIANNE WILLCOCKS
MARKETING MANAGER

☎ 07 4222 9811
☎ 0424 035 325
✉ marketing@tbac.com.au

Dianne is our dynamic Marketing Manager who is responsible for improving The Building Approval Company's brand and profile both off and online.

More than 25 years' marketing experience, across a range of industries, ensures she is well placed to develop and implement our marketing goals. A background in account management means she can effectively communicate with all our clients ensuring we meet the needs of customers old and new.

Her warm genuine manner and willingness to share her knowledge enables a bona fide connection with the extended building community.

QUALIFICATIONS

- Bachelor of Arts (Communication)
- Mini MBA (Marketing)

INTERESTS

- Nothing beats family time, unless everyone is sleep deprived
- Always happy exploring this wonderful area where we live
- A love of live music and theatre



Building Approvals

Our quality service provides you with peace of mind, a personalised local service, and expert advice ensuring you get the right advice from our QBCC licensed staff first time, every time.

The Building Approval Company is built on a “can do” approach, resulting in long term industry relationships.

We have our systems so finely tuned we decided to get them quality independently audited and certified.

Whether your project is a simple garden shed or a complex commercial project, we value your custom and will assist you in getting it done right. We understand that your project is important to you and so it is important to us.



Building Inspections

All construction inspections are undertaken by our QBCC licensed staff using the online Building Certification Systems App. Our report templates include the critical aspects of each construction phase and are updated every time a change in legislation occurs.

Our certifiers undertake inspections using iPads on the 4G network and transmit inspection outcomes in real time.

All documentation is recorded and saved for future reference. Each inspection report is accompanied by photographs taken during the inspection.



Disability Access Consulting

Our building certifiers have undergone additional training in disability access consulting. Our experience includes airports, education buildings, retail outlets and regional hospitals throughout Queensland. Our design reviews ensure your design complies with: AS1428.1-2009, design for access and mobility general requirements for access, new building work; AS1428.4-2009 design for access and mobility part 4.1: means to assist the orientation of people with vision impairment, tactile ground surface indicators; and AS2890.5-1993 Parking facilities, on-street parking.



Design Review

Utilising our design review service means you set yourself up for success from the outset. Our experienced certifiers are able to ensure your building designs meet the legislative and building code requirements meaning both time and money is saved.

Due the changing nature of the legislation and the unique environmental factors that influence building design, we recommend you engage us in the initial stages of your project to ensure the design parameters are set correctly for your design team and save you money in the long run.

WE ADD VALUE TO YOUR DESIGN TEAM

CONCEPT DESIGN

Our review of your concept design drawings will identify the necessary design parameters. These may include (but not exclusive to): the type of construction; building classification; fire resistance levels; building importance levels; climate zones and cyclonic zones etc. Our concept stage reports provide concise and easy-to-read information that all design consultants can rely on. Engaging us at this stage will often save time and money in the long term and ensures the development processes run smoothly.



TOWN PLANNING APPROVAL

Our review of your design at this stage will reduce the risk of significant re-design and ensure the identification of any relevant referral agencies who may impose restrictions on your design. We will work together with your town planning consultant to achieve the best result for you.



SCHEMATIC DESIGN

As the design progresses, so do the complexities of ensuring all design features harmonise. Our review of your schematic design will identify any non-compliances and our staff are trained to work with design teams to achieve outstanding solutions. Negotiation with referral agencies is normally carried out during this phase. Our reports provide you with evidence of due diligence and quality assurance.



DESIGN DEVELOPMENT

Our comprehensive compliance reports are relied on by the design team to ensure all conflicting interests are avoided or resolved. Our third-party quality assurance certification is a testament to our systemic and thorough approach.



CONTRACT ADMINISTRATION

During this phase, the design is starting to get "locked in" the final compliance review confirms the final check required prior to the issue of the Building Permit Decision Notice and list of Conditions.



TENDER

Our draft approval documentation is generally available to tenderers. This ensures all stakeholders are properly informed and nasty surprises are avoided.



CONSTRUCTION

The construction phase involves numerous contractors and consultants. Our role is to provide clear and concise information and undertake inspections of critical issues identified in the list of Conditions. Our inspection reports include photographs of non-compliances and clear guidance on achieving compliance. We supply Form 16's for all inspections and Form 11 Certificates of Classification.



Livable Housing & SDA Assessment

A livable home is designed and built to meet the changing needs of occupants across their lifetime. Livable homes include key easy living features that make them easier and safer to use for all occupants including: people with disability, ageing Australians, people with temporary injuries, and families with young children.

Our assessor is expert in providing livable home solutions that adapt to the occupants changing needs. A simple livable housing review can save time and money in the long-term by ensuring your building meets your future needs.



NDIS CONSULTING

Funding for Improved Liveability SDA is available on new builds and existing stock. For compliance, all SDA dwellings must be designed and maintained to a standard that is consistent with the surrounding properties and neighbourhood, must recognise the importance of outdoor areas and must be built on land that is an adequate size for the number of residents.

To be classified as SDA Improved Liveability housing a dwelling must:

- Meet a minimum of Livable Housing Australia 'Silver' Level design requirements
- Respond to the needs of participants with sensory, intellectual or cognitive impairments by including features such as luminance contrasts, improved wayfinding or lines of sight.

Our accredited Livable Housing Assessor will ensure your design meets the requirement for NDIS funding.





Fire Safety Consulting

With fully trained, qualified and professional Fire Safety Advisers, you can trust The Building Approval Company to carry out your Fire Service requirements post construction.

The Building Approval Company are the professionals that will ensure your building evacuation diagrams, plans and procedures are all up to date and compliant. These provisions apply to Class 2-9 buildings.

FIRE SAFETY MANAGEMENT PLANS

Our Fire Safety Management Plans assist owners, body corporates or building occupiers manage their compliance with the Fire and Rescue Service Act 1991, Building Fire Safety Regulation 2008 and the Queensland Development Code MP 6.1 Maintenance of Fire Safety Installations.

THESE PLANS MUST:

- Building specific
- Reviewed annually
- Include details of the persons responsible for developing, changing and reviewing the plan
- The name of the fire safety adviser (if applicable) for the building

EVACUATION DIAGRAMS

We design and supply evacuation diagrams and procedures. These will identify escape routes and assembly areas for your building.

We will professionally design the evacuation diagrams to suit your building, orientated to specific exit points and locations.

FIRE SAFETY SURVEYS

The Fire Safety Survey is an annual audit which identifies required fire safety installations within the common areas of the property and assesses whether they have been adequately maintained to perform to a standard no less than that which they were originally required to meet.

This involves ensuring all emergency and fire safety installations, systems and procedures are properly maintained to the appropriate standard, that the necessary record keeping is undertaken, that key personnel and staff are trained to ensure they are aware of their emergency response responsibilities and that evacuation drills are conducted on a regular basis.





Client Feedback

Testimonials



KENICK
Your leaders in sustainable living

As an award winning designer home builder, our clients expect only the best. So it's critical to me that our final product is properly checked, and complies with all required legislation. If something is missed, it reflects poorly on my business so for that reason I really appreciate working with the team at The Building Approval Company.

I've enjoyed a long standing working relationship with Troy, he is proactive and picks things up before they become a problem. I no longer need to worry about difficulties caused by inexperienced inspectors or slow turnaround times for building approvals.

The Building Approval Company's entire team, are professional, friendly, down to earth and honest – values that are important to our business too.

So any builders wanting a pro-active, approachable, knowledgeable and skilled certifier, we would recommend The Building Approval Company without hesitation.

KENT HAMS
KENICK CONSTRUCTIONS



SHEDQUARTERS

We have been working with Rodney and his team since 2011 and have always been extremely happy with his services. As a local, family owned business, we work across both the domestic and commercial building industries, and Rodney's advice and support has been invaluable in helping us to navigate the varied and often complex compliance issues that we face on a regular basis.

The certification process is highly specialized and so it's important to us to have peace of mind, knowing that we have direct access to the team's expertise.

The specific benefits of working with Rodney's team are:

1. Helpful advice, with Rodney always accessible to help us identify any issues at quote stage so

they don't become problems down the track.

2. Fast turnaround for building approvals
3. Decisions are clearly explained so that we can understand why.
4. Rodney is practical, and solutions orientated when there are any identified constraints

We would highly recommend The Building Approval Company to any builder.

MATTHEW & SUE KNIGHT
KNIGHT CONSTRUCTION



Testimonials



"Over the past 25 years my group has been in construction I've experienced difficult building certifiers who through lack of experience or understanding delayed projects costing me significant time and money.

Since working with Rodney and his team we enjoy greater peace of mind, they have a concise workable approval system with great communication between their team and ours.

I've experienced occasions when the local Council lacked grounds for planning decisions and Rodney was willing to respectfully challenge the decisions on our behalf. Instead of going

through a lengthy appeal process he was able to get a resolution within days, enabling my client to get what they wanted at no extra cost.

I'd recommend The Building Approval Company to any project builder in North Queensland needing a prompt, experienced and reliable building certifier"

RALPH DUTTON
MANAGING DIRECTOR,
CONSTRUCT GROUP



SPIRE

"From the day we started Custom Homes we have used Rodney from The Building Approval Company to carry out all our construction inspections and approvals. We have found his service to be very efficient, generally we receive written approval back within 2 days.

Rodney always offers constructive criticism should there ever be any amendments required at the approval or inspection stage, he communicates well with our trades and staff alike to achieve the highest standard.

As Rodney personally looks after both the approval and the inspection for each stage of each property we have peace of mind knowing that it's getting done right!"

CRAIG ALLAN
MANAGING DIRECTOR,
SPIRE HOMES



"Every time I discuss my jobs with the team at The Building Approval Company they are always helpful and friendly. I like dealing with them as they just get the job done without too much mucking around"

ROD NEWTON
MANAGING DIRECTOR,
ROCKSCENE POOLS



Our Awards

The Building Approval Company won the 2018 Regional Master Builders – Institute of Building Consultants Award.

Giving Back

We are committed to building and improving the community in which we live.

The following organisations have benefited from our support:



Heart Foundation
Jump Rope for Heart



THE
BUILDING APPROVAL
COMPANY

Contact

MAIN OFFICE

Redlynch Central Commercial Hub, Suite 2.7,
2 Chelsea Lane, Redlynch, Qld, 4870

☎ 07 4222 9888
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ANNE GRAY

Client Services Manager - Cairns

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TOWNSVILLE OFFICE

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1 Kalynda Parade, Bohle Plains, Qld, 4817

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NATALIE FARRELL

Client Services Manager - Townsville

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CODE BLUE CERTIFIERS PTY LTD

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