

PROFESSIONAL QUALIFICATIONS, RESUME & SEMINARS

PERSONAL DETAILS

Name	Richard JONES
Company	Sydney Building Defects Inspections & Reports (SBDIR) – ABN: 630 249 277
Address	19/2 Bechert Road, Chiswick NSW 2046
Contact Details	Mobile: 0419 416 040 Email: richard@sbdir.com.au Web: www.sbdir.com.au
Qualifications	NATIONAL – <i>Advanced Diploma in Building and Construction</i> , TAFE 2010 NATIONAL – <i>Telescopic Forklift Licence</i> NATIONAL – <i>Asbestos Assessments and Clearance Certificates</i> . CPCBC5014A NATIONAL – <i>Thermography 1</i> , Melbourne University Diploma NATIONAL – <i>CASA Pilots Licence for RPA 2019</i> . CASA Ref: SR-19-08737. ARN: 1061357 NSW – Personal Licence 32842C QLD – <i>Certificate 3 Formwork and Falsework 2010</i> QLD – <i>Builders Licence No. 1096138 (expired)</i>
Contractor Licences	Builder Open 32842C Wall and Floor Tiler 32842C Carpentry and Joinery 32842C
Industry Memberships	HIA – SBDIR Pty Ltd
Industry Courses/Seminars	HOUSING INDUSTRY ASSOCIATION (HIA), 2018 <ul style="list-style-type: none"> • Tiling systems and defects • Waterproofing systems and defects • Waterproofing defects and inspections • ACT Asbestos, ASBIRA001A IBC CONFERENCE, SEPTEMBER 2019 <ul style="list-style-type: none"> • Mould and moisture; mould prevention: Presented by Dr Tim Law, Principal of Archsciences, Architectural Scientist & Mycology, College of Engineering & Science, University of Victoria (author of Commonwealth report into biotoxins) • Termites and moisture in homes: Presented by Dr Don Ewart

ADEB (ARCHITECT, DESIGNER, ENGINEER, BUILDING AND CONSTRUCTION), MAY 2018

Waterproofing defects, challenges and failures, design compliance, trending defects in strata schemes and legal obligations

BRICKWORKS (AUSTRAL BRICKS), JUNE 2018

Understanding solar; Design in pre-cast; How to build the impossible; Lightweight construction

ADJUDICATE TODAY, 2015

- Adjudicator's 4-day course for Building and Construction Security of Payment Act 1999 (NSW) and BCIPA (QLD)
- Day One member for NSW Government

40 YEARS HANDS-ON EXPERIENCE IN SITE AND PROJECT MANAGEMENT

- Retirement Villages (cyclonic)
- High Rise (cyclonic)
- Residential and Commercial (cyclonic and non-cyclonic)

Nationality

Australian/British

Achievements

- April 2006: Appeared on *The New Inventors*, ABC with a water safety product, *Surfmate*.
- January 1998: *Operation Raleigh International* Chosen as one in 4000 persons to go to Chile on expedition and community construction.
- Patron Prince Charles, Army leader Colonel John Blashford-Snell and Expedition leader Major Henry Sawry-Cookson.
- March 2000: *Raleigh International*. Interviewed for position of team leader for a Namibia, Africa expedition by a Major at Hyde Park Barracks, Paddington. Accepted and passed criteria but withdrew due to Malaria issues in Swakopmund Province by the Okavango Delta. As per above.
- 1999: *Sunday Telegraph* article: 'Best built house we've ever lived in'

Computer Skills

- Word (word processing)
- Email
- Document formulation and consultancy reports, Australian Standards, NSW Civil and Administrative Tribunal (NCAT) and Uniform Civil Procedure Rules (UCPR)

Employment Overview

- 40 years as a hands-on contract builder/site manager/project manager in Australia and United Kingdom
- Building consulting
- Security of Payment Act NSW and BCIPA Queensland applications

Interests/Hobbies

Tennis – Golf – Mountain bike riding – Skiing – Extreme sports – Ten pin bowling – Walking – Canyoning – Wine appreciation and fine dining – Reading.
Due to a work injury, most physical activities have ceased.

EMPLOYMENT

2017 to Present

Sydney Building Defects Inspections & Reports Pty Ltd (SBDIR)

MANAGING DIRECTOR / BUILDING CONSULTANT

Building defects reports, Scott schedules, NCAT and UCPR expert evidence, SCPA NSW 1999, BCIPA 2004 (QLD)

Website: www.sbdir.com.au – Email: richard@sbdir.com.au

July 2013 to
March 2017

Kaleidoscope Constructions Australia Pty Ltd

MANAGING DIRECTOR / CONSULTANT

2010 to 2017

Consultation work

Consulting for the building and construction industry under the Security of Payment Act 1999 (NSW) and the Building and Construction Industry Payments Act 2004 (QLD)

Responsibilities
overview

- Carpentry, wall and floor tiling, waterproofing (internal/external), steel fixing, common brickwork, rendering, texture coating and metal roofing
- Creating bills of quantities and timeframes (estimating)
- Liaising with professional bodies (architects and engineers)
- Collating information and documentation for application of certificates and permits
- Engaging subcontractors
- Processing accounts
- Building consulting
- Preparing documentation liaising with clients for the submission of claims under the BCIPA Qld and Security of Payment Act NSW. To date, I have 100% record of wins and have obtained close to \$2 million retrieved funds in adjudicated findings and the collation of evidence submitted for others

Projects

- 2015: Residential home, King Street, Mascot – \$500,000
- 2015: Residential home, Rickard Street, Rodd Point – \$1.4m
- 2017: Residential home, Ingham Avenue, Five Dock – \$1m

August 2009 to
June 2013

Kaleidoscope Constructions NSW

PROPRIETOR, CONSTRUCTION, SITE & PROJECT MANAGER

Projects

- Residential renovation, Croydon – \$200,000
- Subterranean car park, Pyrmont – \$450,000 (project & site manager)
- Shop fit, Double Bay – \$350,000 (project & site manager)
- Deck and pergola, Five Dock – \$25,000

<p>October 2008 to June 2009</p> <p>Project and responsibilities overview</p>	<p>Zemar Constructions/Nouveau Living CONTRACT CONSTRUCTION/SITE MANAGER High end development costing \$24 million</p> <ul style="list-style-type: none"> • Running the project from start to finish, constructing 2 x towers of 7 storeys and 44 units in total • Responsible for civil and construction works up to structural completion
<p>June to September 2008</p>	<p>Vernor Constructions – 7 Oaks Ave, Dee Why CONTRACT FITOUT/SITE MANAGER Short-term contract for \$6M five-storey office block, 4 basement levels</p>
<p>December 2007 to June 2008</p>	<p>Kaleidoscope Constructions Queensland BUILDER / SITE MANAGER / PROJECT MANAGER Subdivided/renovated existing property and built new home Cairns, Qld – \$540,000</p>
<p>January to December 2007</p> <p>Responsibilities</p> <p>Reason for leaving</p>	<p>NEATER Builders & Construction Managers Pty Ltd CONTRACT SITE MANAGER \$3 million aged care villa</p> <p>Overseeing construction of 18 retirement/aged care villa from the ground up and associated civil works, finishing kerbing, asphalt road and installing stormwater drainage to site, kerb and road – total completion \$3m. Full understanding of disabled access and fixtures and fittings associated with aged care. Involvement in the extension/addition of preliminary civil installations such as water, electric, stormwater and MATV.</p> <p>Colin Neate employed me to undertake high end building works on his QBSA award-winning projects, however, when I started my employment with him, I was asked to undertake retirement villas (Stages 6 & 6A). The position became personally unrewarding for me and my knowledge of commercial and residential construction. (Please refer to attached reference.) Both stages were completed but I declined Stage 6B.</p>
<p>1992 to January 2007</p> <p>Responsibilities and knowledge</p>	<p>Richard Jones Constructions & Renovations SELF-EMPLOYED BUILDER / PROJECT MANAGER</p> <ul style="list-style-type: none"> • Exposed to contiguous piling, continuous sheet piling and ground anchoring, and some dewatering • Managed subterranean excavation, using rock saws and hammers • Managed ordering materials, subcontractors and staff • Negotiated with Council, architects, engineers and clients • Arranged insurances and contracts • Drafted quotations/estimating

	<ul style="list-style-type: none"> • Raised invoices and payment of accounts • Arranged advertising and marketing strategies • Oversaw OH&S, checking relevant documentation liaising with WHSO • Liaised with lawyers and town planners re Lands & Environment Court hearings • Constructed associated civil works, drainage, sewer encasements, kerbing and roads to specifications, as provided • Use of Atlantis drainage systems and all types of geotech membranes, waterproofing and related products
1999 to 2000	<p>MGR Constructions CONTRACTOR SITE SUPERVISOR (Time out from own business)</p>
1990 to 1992	<p>Digby Stewart Builder - Balmain CONTRACT BUILDER / SUPERVISOR</p>
1987 to 1990	<p>EDC Properties, Rigmart Restorations and Line Design CONTRACT BUILDER / SUPERVISOR / CABINET MAKER & INSTALLER / CARPENTER / TILER</p>
January to April 1988	<p>Operation Raleigh – Chile (now known as Raleigh International) The project was designed as a team building and management training program for young people progressing in life (sponsored by Prince Charles). It was only the elite who progressed to the expedition stages and for this you must have completed a survival and team-building weekend and shown leadership qualities.</p>

REFERENCES

Refer to www.sbdire.com.au

BACKGROUND OF THE CONSULTANT (RICHARD JONES)

I have worked in the construction industry since 1980, including 10 years in the United Kingdom until 1990 when I migrated to Australia.

Upon arrival, I worked with a local Balmain builder to obtain the transference of skills and knowledge in carpentry, joinery and wall/floor tiling, among other trades and skill sets developed.

In 1992 I attained my carpentry, joinery and tiler's licences, as well as certificates kitchen, bathroom and laundry renovations (No. 32842C). In 1999, I achieved my full builder's licence.

During 17 years predominantly working in the Balmain locality and within a 7 km radius in the Inner West of Sydney, I bought, developed and sold five properties with different partnerships. These all involved Land and Environment Court Action against Leichhardt Council (currently renamed Inner West Council).

In 2007, I carried out different types of construction works, such as cyclonic. I spent two years in Cairns Queensland, undertaking the civil and construction works for Stages 6 and 6A of the Parks Retirement Village for FKP and Neater Constructions. At the same time, I purchased and subdivided a block of land in Edge Hill, a suburb of Cairns.

In 2009, I worked for Pro Build NT, Alice Springs and set out the sunrise and sunset viewing pedestrian walkway at Uluru.

During 2009-2010, I worked as the Site Manager for the Pinnacle and Panorama unit development in Yeppoon, Central Queensland for eight months until the development was completed. Whilst in this role I commenced and completed the Advanced Diploma in Building and Construction at TAFE QLD.

This course introduced me to BCIPA QLD, equivalent to the Building and Construction Industry Security of Payment Act NSW 1999 (SOPA 1999).

I undertook many claims under these systems through the submission of evidence through adjudication. With a 100% track record I can account for approximately \$2,000,000 in retrieved payments.

After working as a part-time consultant in resolving building issues, since March 2017, I now work full time as a consultant after being disillusioned with building and construction industry ethics and standards and the quality of works performed.