

## Company Profile

TT Building Consultants Pty Ltd (TTBC) is a small to medium enterprise comprising of 5 qualified Building Surveyors accredited by the Australian Institute of Building Surveyors and 5 administrative staff. All of our qualified Building Surveyors are capable of undertaking Building Certification and Fire Safety Surveys (FSSs) in accordance with Defence Policy.

TTBC has extensive experience conducting Fire Safety Surveys (FSSs) for Defence throughout Australia, External Australian Territories and South East Asia since 2002. TTBC have undertaken over 43,429 FSSs since 2002 for buildings of varying ages, types and sizes. During the previous years of conducting FSSs within the relevant E&IG Regions, TTBC has gained an excellent understanding of Defence requirements and possess an extensive knowledge of all Defence bases including the consolidation of building access procedures. This experience allows TTBC to undertake Defence projects with a minimum of fuss and disturbance to the building occupants and allows TTBC to be considered as a “low maintenance” consultant for Defence projects.

TTBC are members of the Defence Industry Security Program and manage their own security matters. Our staff members have current Defence Industry Security Passes with eight cleared to Baseline level and one cleared to Negative Vetting 1/Secret level.

One staff member also has Defence Restricted Network (DRN) & the IBIS computer access. They are very experienced in using the Maintenance Specification, Fire Safety, Infrastructure Appraisals and Work Request Processing Modules in DEMS.

### BUILDING CERTIFICATION

TTBC staff members have undertaken building certification work on Defence Development Projects since 1997. These projects include the following:

- Rockhampton Redevelopment Project;
- HMAS Cairns Redevelopment Project;
- 51FNQR Redevelopment Project;
- Lavarack Barracks Stages 1 and 2;
- C17 Project – RAAF Bases, Darwin, Edinburgh and Townsville;
- Kissing Point Redevelopment - Townsville;
- Bushmaster Facilities – Gallipoli Barracks;
- Stage 2 ELF 8/9RAR & 9RQR Interim works project – Gallipoli Barracks;
- Mental Health Facility at Robertson Barracks; and
- Various minor works projects in Albury Wodonga Military Area, Queensland and the Northern Territory.

The vast experience and long term relationship with Defence of TTBC and staff resulted in Defences interests being well represented during these certification projects.



# Company Profile

## FIRE SAFETY SURVEY SERVICES TO DEFENCE

A significant portion of TTBC's work for Defence has been undertaking Fire Safety Surveys (FSS) of Defence buildings. FSSs are not simply an appraisal against the current building codes and standards but are to ascertain the condition of the subject building in relation to occupant safety and asset protection. Factors also considered include the building age, type and heritage status. For older buildings a risk management approach for compliance with current building codes and standards may be required.

Since FSS work was outsourced in 2002, TTBC has undertaken most of the FSS work for Defence. To date over 43,429 buildings have been surveyed.

TTBC has undertaken FSSs on every Defence building, which requires a FSS, within the Defence Estate. The experience and quality of work provided by TTBC has been recognised by Defence and resulted in TTBC being re-engaged in the same Defence Regions – two, three and more times.

TTBC has also undertaken FSSs of the entire Defence facilities on Cocos (Keeling Islands), RAN facilities in Singapore and RAAF Base Butterworth in Penang, Malaysia.

FSSs have been undertaken on a wide range of Defence Facilities that include the following:

- Heritage – Victoria Barracks (Brisbane, Sydney and Melbourne) and Anglesea Barracks, Hobart
- Administration Offices
- Aircraft Hangers
- Air Traffic Control Towers
- Child Care Centres
- Communication Centres
- Explosive Ordnance Facilities
- Explosive Manufacturing Facilities
- Fire Stations
- Golf Clubs
- Gymnasiums
- High Level Security Areas
- Workshops
- High rise – Defence Plaza – Sydney and Melbourne
- Hotel ELDO – Woomera
- Laboratories
- Living In Accommodation
- Medical and Dental Facilities
- Messes
- Museums
- Retail Shops
- Sporting Facilities
- Theatres
- Training Facilities
- Warehouses

All FSSs have been undertaken in accordance with the MFPE, Building Code of Australia (BCA), DEQMS and relevant Defence Fire Safety Policy and Standards.

The net result is that TTBC are the most experienced consultants that are available to Defence to undertake FSS and provide building certification services.



# Company Profile

## DEFENCE DIRECTORATE OF ESTATE ENGINEERING POLICY

TTBCs experience and quality of work is well recognised by Defence. This is evidenced as a result of the selection by the Directorate of Estate Engineering Policy (DEEP) to play a major role in policy updating/changing projects.

TTBC has recently completed a three year engagement with DEEP in Canberra. Tasks included writing the policy for the Defence building certification process. Presently there is no approved national policy in regard to Defence building certification.

During the past three year consultancy with DEEP, TTBC key staff have also been instrumental in the re-writing of the Defence primary fire safety policy – the Manual of Fire Protection Engineering (MFPE). As a result of this work MFPE 2011 has been published and MFPE 2014 has been completed and is awaiting publication.

## REVIEW AND GAP ANALYSIS OF AUSTRALIAN STANDARD

Maintenance of fire protection systems and equipment - AS 1851

TTBC was directly engaged by DEEP to undertake an extensive comparison between the AS 1851 1-16 suite of Standards and AS 1851-2005. The purpose of the project was to identify the difference between the relevant standard and provide indicative costs.

The project has been completed and has allowed Defence to make an informed decision as to which AS 1851 Standard(s) should be adopted. Defence has subsequently issued clear policy in relation to the adoption of AS 1851-2005. The completed copy of the analysis can be found on the Defence Estate Quality Management System (DEQMS) web site.

TTBC was also engaged to undertake a similar gap analysis AS 1851 1-16 suite of Standards and AS 1851-2012. This analysis has been completed and Defence are currently considering the adoption of AS 1851-2012.

## DISPENSATIONS

Dispensations is the term used by Defence to address deficiencies with either the Building Code of Australia (BCA) or Defence policy compliance requirements in accordance with Chapter 26 of the MFPE.

DEEP engaged TTBC to review, catalogue, scan and upload the Defence Dispensations on the DEQMS web site. Prior to this engagement, the existing dispensations were held in hard copy only at DEEP which meant the dispensations could not be easily identified nor could buildings be identified that had a dispensation.

This project has now been successfully completed and dispensations can now be readily accessed on the DEQMS by Defence personnel.

## OTHER SERVICES PROVIDED TO DEFENCE

Building Certification and FSSs have been the core work undertaken by TTBC. However TTBC has the flexibility and capability to undertake other work/services for Defence which has included the following:



## Company Profile

- Undertaken the National Fire Safety Survey Audit Project in November 2005 that was sponsored by the OH&S Directorate – Defence Support Group National Operations Division – Canberra, ACT;
- Undertaken Building Condition Appraisal Audits of all Jindalee Operational Radar Network assets in NT/K, QLD, SA & WA Sub-Regions;
- Undertaken a combined audit of Fire Safety, Building Appraisal and Fixed Plant and Equipment of the Engine Business Unit (EBU) assets at RAAF Base, Amberley, Qld;
- Undertaken an Occupational, Health, Safety & Welfare Audit – Defence Child Care Centres at various sites in the DS-SA Region;
- Undertaken an Occupational, Health, Safety & Welfare Audit – Ex-Military Rehabilitation Centre (XMRC), Edinburgh Military Area, SA;
- Access to and data input to the DEMS including the Fire Safety Module which included analysing data, amending data and attaching completed FSSs;
- Undertaken the day to day role as a Defence Fire Safety Officer dealing with DSRG client enquiries and issues in the DS-ACT/SNSW Regional Office;
- Specific expert advice in relation to BCA and Fire Engineering issues for the DSRG Fire Safety Managers (FSM);
- Reviewed contractors submissions for compliance with fire safety upgrading scope of works and value for money review;
- Reviewed the DEMS data information and advised the Defence Fire Safety Managers/Officers of any errors as well as making recommendations for remedial action;
- Provide the Emergency Control Organisation advice in relation to their roles and responsibilities;
- Reviewed the Emergency Control Notice Boards for content and recommend changes/updating;
- Reviewed the maintenance documents held by the Comprehensive Maintenance Contractor/Supplier (CMC/S) and report on sufficiency and status of the maintenance to the Defence Fire Safety Managers/Officers;
- Provided advice to the CMC/S in relation to maintenance requirements of the fire safety installations and other equipment to be maintained, i.e. emergency eye wash, shower stations, electrical integrity testing and special equipment;
- Provided advice in relation to workshop safety issues identified during Fire Safety Surveys;
- Provision of Evacuation Plans in accordance with AS 3745; and
- Undertaken Building Condition Appraisals for Government Funded Facilities for the Comprehensive Maintenance Services Contractor and the Garrison Support Services Contractor in the DSRG – SA Region.

### DEFENCE POINTS OF CONTACT

#### Previous Project Work

The tasking/administration for the various Defence Projects, were by the Fire Safety Officers/Managers for the following Defence Sub-Regions:

- ACT/SNSW Region – Ms Tammy Weekes, Regional Fire Safety and Asbestos Officer, Telephone 02 6055 2679.
- RMV Region – Mr Gerry McManus – Regional Fire Safety Officer, Telephone 02 6055 2957.
- Central and West Region – Mr Fess Parker – Regional Compliance Manager, Telephone 08 8259 6365.
- SC Region – Mr Greg Kiely – Regional Senior Fire Officer, Telephone 02 9377 2302.
- QLD Region – Mr Rod Gilbert – Regional Fire Safety Officer, Telephone 07 3332 7042
- SWS Region – Mr Stuart Medcalf – Regional Estate Planning & Compliance Officer, Telephone 02 8782 4740.
- VIC/TAS Region - Mr Jerimiah Tonks – Regional Fire Safety Officer, Telephone 03 6237 7270.
- DEEP - Mr Peter Smith - Assistant Director - Fire Safety, Telephone 02 6266 8184



# Company Profile

## QUALITY AND SAFETY ASSURANCE

TTBC have an established quality assurance system in place overseen by the integrated management system team. The TTBC quality assurance system is certified to meet the standards of ISO 9001-2008. TTBC have an established workplace health and safety management system in place overseen by a qualified workplace health and safety advisor. The TTBC workplace health and safety management system is certified to comply with the standards of AS/NZS 4801:2001. TTBC have been listed on the JAS-ANZ register since 2009.

TTBC's aim is to develop long term, professional relationships with clients by consistently providing a high quality of service that exceeds their expectations. TTBC's approach to quality assurance (QA) is based on the use of a project specific quality plan. This is established for all projects and achieves consistently high quality work with accurate project delivery outcomes.

TTBC also conducts bi-annual training conferences lasting two-three days where all TTBC technical and administrative staff are together to receive formal training to update their skills and sharing of Defence experiences. Guest speakers from Defence and professionals from industry are also invited as presenters. The technical content of the TTBC training sessions are of such a high standard, they are recognised by the AIBS Continual Professional Development (CPD) Scheme.

## BUILDING CODE 2014

Formerly the National Code of Practice for Construction Industry

TTBC advises that as of 18 January 2010 it is fully compliant with the Building Code 2013 which was formerly known as the National Code of Practice for Construction Industry.

## STAFF TRAINING

To ensure the staff are always leaders in their field and to maintain the currency of their knowledge, TTBC conducts bi-annual training conferences lasting two-three days where all TTBC technical and administrative staff are together to receive formal training to update their skills and sharing of Defence experiences. Guest speakers from Defence and industry professionals are also invited as presenters. The technical content of the TTBC training sessions are of such a high standard, they are recognised by the AIBS Continual Professional Development (CPD) Scheme.

## TTBC OFFICES AND CONTACTS

TTBC are based in South East Queensland with our offices located in Palmwoods on the Sunshine Coast. We have a proven track record of being able to service all Defence locations throughout Australia, External Australian Territories and South East Asia on a fly in fly out basis.

Should a surge capacity be required, TTBC have the ability to call upon staff from our sister company TT Building Surveyors (TTBS) to assist in the delivery of the required services. TTBS, has offices in the following locations: Brisbane, Qld; Sydney, NSW; and Perth, WA.

**Mr Stuart Titheradge**  
**Managing Director**  
0418 793 161

**Mrs Leanne Coates**  
**Associate Director**  
0404 369 585

**Mr Rod Smith**  
**Building Certification Manager**  
0423 832 217

*Our dedicated team of professionals have the skills, knowledge and resources to meet your needs.*