

# KARRINYUP

BY

 **BLACKBURNE**

BLACKBURNE  
QUALITY ASSURANCE

## Selection of contractor

- On large projects we will always select a tier 1 builder which are usually large national companies and with an unsurpassed track record
- On smaller or mid-size projects we run a short listing process prior to tender, this process includes assessing:
  - The proposed project team
  - Company financials
  - Pipeline of work
  - Track record and experience
  - QA systems

## Selection of consultants

- Well recognised consultants are appointed for critical infrastructure such as structure, electrical, mechanical, and hydraulics.
- We also appoint the best consultants with regards to fire protection, acoustics, energy, and building code compliance
- The Superintendent is appointed at design stage to provide comment and independent review on the design as it progresses.
- With regards to structure – we appoint a separate Structural Engineer to run a peer review of the structural design.

All of our consultants are industry leaders and are highly regarded in their respective fields.



# Design development

- Blackburne run a technical review stage prior to launch of a project – this addresses all technical aspects of the development to ensure the structure and services as well as fire and building code requirements are accommodated in the marketing design.
- During design development the Blackburne Project Director and Development Manager for the project will sit in every design meeting to ensure the design is in keeping with Blackburne's quality expectations.
- The concrete structure is peer reviewed through the design phase.
- As mentioned the superintendent reviews all design information through the process.
- Local authorities as well as fire and emergency services are consulted and their advice is adopted by the design– and reports issued.
- The BCA consultant constantly reviews the design to ensure compliance with the Building Code of Australia.
- Once the design is complete and ready for construction each consultant must provide a design certificate that is required for the building permit.
- Materials specified are required to meet all Australian standards as no inferior products are permitted. The Project Director reviews all material specifications to ensure expectations are met.



# Construction

- All structural elements being constructed are inspected by the Structural Engineer prior to concrete being poured.
- Services consultants run regular inspections and site reports on all services such as electrical, mechanical and hydraulic.
- The contractors QA systems require them to run regular project assessments to ensure their building methods and quality control are in line with expectations.
- Towards the completion of the project the consultants and Blackburne team complete regular defect inspections.
- All consultants are required to certify their discipline has been constructed in accordance with their design and specification – this is required to obtain the certificate of occupancy from local council.
- The BCA consultant will run regular onsite inspections to ensure compliance with the Building Code of Australia, then on completion will certify the entire project.

**BLACKBURNE – THE LEADERS IN LUXURY APARTMENTS IN WA.  
100% DELIVERY TRACK RECORD.**