

Capability Statement

www.klineconstruction.com.au

Kline Industries international Pty Ltd Trading as Kline Construction and Development is a QBSA medium rise licensed building company established in 1995. We are often asked "what is it you do?" Currently we are designing and constructing a 65 room Motel with six commercial tenancies in Gatton Qld.

Below is a general list of things that we do for Body Corporate Properties and accommodation buildings including resorts, hotels and motels.

- ✓ . Air-conditioning maintenance & repairs.
- ✓ . Anti slip coatings to tiles, stairs, balconies and walkways
- ✓ . Balustrade replacement
- ✓ . Bathroom Refurbishments
- ✓ . Common area refurbishment (internal & external)
- ✓ . Carpet & tile replacement
- ✓ . Concreting & remedial repairs
- ✓ . Design & Construct
- ✓ . Facility Management
- ✓ . Full room refurbishments
- ✓ . Insurance works
- ✓ . New Landscaping works
- ✓ . Painting internal & external - any height
- ✓ . Pressure cleaning and sealing
- ✓ . Project Management
- ✓ . Rendering - from patching to complete buildings
- ✓ . Roofing, fascia, gutter and downpipe replacement
- ✓ . Roof coatings & membrane applications
- ✓ . Smoke detector compliance
- ✓ . Spalling (concrete cancer) repairs
- ✓ . Water proofing (balconies and planter boxes)
- ✓ . Window frame & glass replacement

As a full service builder, we can provide a complete or tailored service to meet your needs.

- . We build to the highest standards
- . We have significant expertise in Project Management, Site Supervision, Estimating, Contract Administration and Budget Control
- . Full design, engineering and consulting services are available
- . Council submissions, approvals and final certificates are part of our service
- . We offer a full range of trade services
- . Our suppliers are reliable and responsive.
- . Material and Hardware suppliers include companies like Neumann Steel, Bradnam Windows, Ideal Electrical and Brims hardware
- . We have a supply line that can accommodate metro and regional construction needs
- . We are PQC & Q- build registered
- . We are currently completing our Quality Assurance ISO-9001: 2008
- . We are ISO 14064 Carbon Managed
- . We guarantee our workmanship
- . Modern trends and energy efficiencies are incorporated into our product
- . We commit to on-time, on-budget agreements

Spalling Concrete, a common maintenance problem

Spalling concrete is largely due to a natural deterioration process called carbonation. Carbon dioxide in the air diffuses into the concrete and reacts with the alkalis in it. The concrete becomes carbonated and this allows the embedded steel bars to corrode. The corroded steel bars expand and exert force onto the surrounding concrete causing the concrete to expand and crack, thus causing in extreme cases concrete to fall from the building causing risk of damage and or death.

The early stages of spalling concrete will not affect the safety of the building. However, the spalling concrete should be repaired as soon as possible before the steel bars corrode further, hence the term (concrete cancer) and the problem left untreated can affect the structural integrity of the building.

Repairing spalling concrete, firstly remove the affected concrete areas to expose the steel bars. The steel bars must be completely exposed so the steel can be treated by cleaning, de-scale and then apply a primer/sealer as a rust inhibitor to the exposed steel or replace steel. It is important to seal any other cracks in the building, and then have the building painted with our premium silicone paint which will inhibit the carbonation process and greatly minimise the ingress of oxygen and moisture into the concrete.

Kline Construction has the sole distribution rights for a silicone resin paint that has a 15 year warranty, this new world first product will prevent moisture and oxygen entering the concrete, hence the steel bars in the concrete will not corrode. This will greatly reduce your maintenance intervals and costs. The specially formulated silicone resin paint will wash off any air-borne pollutants keeping the exterior looking newer for longer.

BSA LICENCE DETAILS

Licence Number:	1028406
Licence Parameters:	Builder medium Rise
Defects History:	0
Allowable Annual Turnover:	\$10,000,000

ADDITIONAL CREDENTIALS

Q- Build	Registered
OH&S Construction Induction	White Card 1422600
PQC Registration Number:	3203
Work Cover	
Policy Number	WAB121107592
Public Liability Insurance	
Policy Number:	SMX013558746 Expires 16/9/13
Claim History:	0
Public Liability	\$20,000,000

BUSINESS STRUCTURE

Kline Industries international Pty Ltd ATF Kline Property Trust, Trading as Kline Construction & Developments.

ACN: 094 676 918

ABN: 24 102 711 496

SERVICES

Project Management

Project management is our speciality; quality procedures and management ensure your project is completed to specification and within the contracted time frame and budget.

As experienced Project Developers, we know effective Project Management is critical to the bottom line. Take advantage of our dedication and experience to troubleshoot your next project and see for yourself the difference Kline Constructions can make to your bottom line.

We have a flexible Project Management model and can offer everything from site management to a full turnkey service, including all trades and suppliers. Our aim is to satisfy your needs.

Refurbishment

Anything from works within the common property areas to a full building makeover, Kline Constructions can bring any project to fruition with minimum fuss.

Our team has been handpicked for their expertise – part of the secret to our success over the last 17 years.

CURRENT PROJECTS & WORK HISTORY

- Commercial Demolition & De-fitting of numerous commercial tenancies. Circle on Cavil. Including sign writing, ATM machine tenancy construction, party wall construction, water-proofing, line marking to three level car-park and electrical & plumbing works to new and old tenancies.
- Commercial Demolition & Refurbishment of tenancies within the Corporate Centre, Bundall for Cromwell Property Group.
- Commercial Air-conditioning works including plenum and Barrel fan exhaust works.
- Extensive renovation and extension to 34 Hersden Court, Bonogin.
- New home and design alterations 52 Wyangan Valley way, Mudgeeraba.
- 12 Unit development, design and construct, Andromeda Parade, Robina.
- New home design & construct, 5 Eagle View Court, Bonogin. Mark & Leigh Dornan.
- Insurance works for water penetration, Palma Crescent, Varsity Lakes, Mrs Nina Carroll.
- Rectifications works and complete building works from frame stage, Julie Cowey.
- 11 townhouse development, Mapleton Circuit, Varsity lakes.
- 28 unit developments design and obtain DA and BA approvals, Emerald Lakes.
- Design and construct 930m2 acreage property, 9 forest Ridge Drive, Bonogin.
- Design renovation and extension, 23 Key West Blvd, Broadbeach Waters.
- Construction of exclusive Sovereign Island property, 46 the sovereign Mile.
- Consult and design 65 room motel and 6 commercial tenancies, Gatton Council.
- Price and immobilise working crew to prepare, fit and complete 43 modular houses in Glenden for St Hilliers Constructions.
- Price and construct ILU “Independent living units” for various aged care providers.
- Design and construct many duplexes, townhouse developments, waterfront homes within the past 17 years.

CONCLUSION

In a changing economic climate, we remain successful after 17 years due to our secure and streamlined business structure.

Our business is flexible, functional and effective. As well as traditional building techniques we have adapted our business to offer cutting edge modular construction. In a suitable project, this can have a substantial effect on lowering costs and reducing build times. Our building license qualifies us to carry out work to the value of \$10 million. The company operates with a Certificate of Currency for \$10 million in public liability insurance and can be adjusted to suite your needs.

Best of all we are local – we know SEQ and understand the building and market conditions. We have established credentials with Council and know that working within legislative guidelines is essential. Our sub-contractors have a proven history with our company – they know the high standard we expect.

Our OH&S is current and exceeds current legislative requirements.

**Business Pack Certificate of Currency
Schedule**

Thank you for choosing to insure with Allianz.

This schedule and the Policy Document (Product Disclosure Statement) provided to You by Us sets out details of Your cover in place with Us.

Please make sure You read these documents thoroughly to ensure the details are correct. If any information is incorrect or You do not have Your Policy Document please contact Your intermediary.

Insurer

Allianz Australia Insurance Limited
AFS Licence No. 234708
ABN 15 000 122 850

Intermediary Details

Account Number A1420000884
Account Name INSURANCE SOLUTIONS QUEENSLAND PTY LTD

Period Of Insurance

Effective Date 15/09/2012
Expiry Date 4:00pm on 15/09/2013
Print Date 26/11/2012

Insured Details

Name

Insured Name KLINE INDUSTRIES INTERNATIONAL
Trading Name

Goods & Services Tax (GST)

Are you registered for GST NO
Your ABN
Your Input Tax Credit (ITC) entitlement % on the GST component of the premium 0

SITUATION 1

RISK ADDRESS 9 FORREST RIDGE DRIVE BONOGIN QLD 4213
ANZSIC CODE 41111
OCCUPATION Builder / Home renovator (Contracts >\$100K) - excl

Section Seven - Public and Products Liability Risk Details

Item	Description	Limit of Indemnity
1	Public Liability any one Occurrence	\$20,000,000
2	Products Liability any one Occurrence and in the aggregate any one Period of Insurance	\$20,000,000
Optional Extensions		
1	Property in Physical or Legal Control	\$100,000
Excess applicable to claims:		
	Property damage	\$500
	Injury	\$0

Additional conditions and endorsements applying to this Section

The following additional condition(s) and/or endorsement(s) apply to this section. Where applicable, they will replace any terms, conditions or exclusions contained in the Policy Document.

Erections & Alterations

ERECTIONS, ALTERATIONS AND ADDITIONS ENDORSEMENT ATTACHING TO AND FORMING PART OF POLICY:

The following amendment is made to the Public and Products Liability Section.

The specific exclusion headed Erections, alterations and additions or the heading Construction is deleted and replaced by:

Erections, alterations and additions / Construction

arising directly or indirectly out of or in any way connected with:

- a. the construction, erection, alteration, demolition of and/or addition to buildings by You or on Your behalf, which involves any construction, erection, alteration, demolition of and/or addition at any
 - (i) area where aircraft takes off or lands, including but not limited to airport tarmac, aerodrome, airstrip or heliport; or
 - (ii) aircraft hangar or any other area used for storing, sheltering, servicing, maintaining or parking aircraft or aircraft components; or
 - (iii) ship handling or loading facility, including but not limited to dock, port or wharf; or
 - (iv) underground mine; or
 - (v) mills, steelworks or aluminium refinery; or
 - (vi) facility for grain or coal handling; or
 - (vii) power generating facility; or
 - (viii) oil or petroleum refinery facility; or
 - (ix) gas producing or bulk fuel storage facility.
- b. the demolition of any building(s) or structure(s), by You or on Your behalf where the building(s) or structure(s) exceeds 10 metres in height.

Provided that this exclusion will not apply to alteration of or addition to Buildings owned and/or occupied by You where the cost of such alterations or additions does not exceed \$500,000.

The following specific exclusions are added to the Public and Products Liability Section - Specific exclusions applicable to this Section.

Blasting

arising directly or indirectly out of or in any way connected with any blasting or the use, cartage, detonation or storage of explosives.

Excavation

arising directly or indirectly out of or in any way connected with excavation works by You or on Your behalf where the depth of such excavation exceeds 3.5 metres in depth.

Tree Felling or lopping

arising directly or indirectly out of or in any way connected with any tree felling or lopping by You or on Your behalf where the tree exceeds 3.5 metres in height.

Underground services

for any Property Damage to underground property and services unless, prior to the commencement of work, You have inquired with the relevant authorities or owners of such underground property and services and recorded in writing their advice as to their exact location, traced their existence and indicated their location in-situ.

Unless a higher amount is shown in the Schedule You will be responsible for the first \$1,000 of Property Damage to underground property and services per Occurrence.

Vibration, removal and/or weakening of support

Property Damage to any land, buildings or other property caused directly or indirectly by vibration or in any way connected with vibration, underpinning, restumping, shoring, dewatering or the removal or weakening of and/or interference with support to or of land, buildings or any other property.

Other than as amended above, the terms, conditions and exclusions of this Policy shall continue to apply.



Acknowledgement of Application

This may be used as
evidence of the commitment of

Kline Industries International Pty Ltd ATF Kline Property Trust
trading as
Kline Construction & Developments
24 102 711 496

having applied for
Quality Management System
Certified against the
ISO 9001:2008 standard

Application Number: **QEC29508**
Expiry Date: **8th June 2012**

Lauren James

A handwritten signature in black ink that reads "L. James".

Business Development Manager QLD
8 December 2011
SAI Global Limited
ABN 67 050 611 642

Certificate of Prequalification (PQC)

Kline Industries International Pty Ltd as the trustee for Kline Property Trust

has achieved prequalification to undertake building projects
for the Queensland Government

PQC Registration Number: **3203**

Date of issue: **28 June 2011**



A/ PQC Registrar
Department of Public Works

This Certificate of Registration under the Prequalification System is issued subject to the Conditions of Prequalification (PQC) and the Registrant's current Schedule to Registration of Prequalification (PQC). This certificate will remain current until the implementation of the next release of the PQC System unless cancelled or suspended under the review process.



Queensland Government
Department of **Public Works**



Student ID number 000000157097 / Induction Card Number 1422600

STATEMENT OF ATTAINMENT

A Statement of Attainment is issued by a Registered Training Organisation when an individual has completed one or more units of competency from nationally recognised qualification(s)/course(s)

CPCCOHS1001A

Work safely in the construction industry

Graydon Russell Kline

HAS SUCCESSFULLY COMPLETED THE

CPCCOHS1001A: Work safely in the construction industry

And has been assessed as having satisfied the following course elements as required by the AQTF.

Element 1: Identify OHS Legislative Requirements.

Element 2. Identify Construction Hazards and Control Measures.

Element 3. Identify OHS Communication and Reporting Procedures.

Element 4. Identify OHS Incident Response Procedures.

Date: 29th of April, 2011

Signed:

Bill Guinea, Director
Narbil Training & Consulting
Services



NATIONALLY RECOGNISED
TRAINING

RTO Number 31890

This Statement of Attainment certified herein is recognised within the
Australian Qualifications Framework



Kline Construction & Developments

9 Forest Ridge Dve, Bonogin

ISO 14064: Carbon Managed

The Scope of the assessment covers:
Kline Developments and Construction

Independent

CERTIFICATION SERVICES



Head Office: P.O.Box 103
Rosedale South Qld 4123
P:1300 857 149 F: 1300 857 150

Date of Issue	25/07/2012
Expiry Date	25/07/2013
Certification Number	30019
Certification Date	25/07/2012