

**BUILDING  
SERVICES**  
EST 1975



**SERVICING THE OWNERS CORPORATION & BUILDING  
INSURANCE INDUSTRY FOR OVER 40 YEARS**

 [www.rnbs.com.au](http://www.rnbs.com.au)

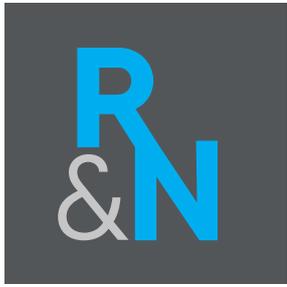
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 **MASTER  
BUILDERS  
VICTORIA**



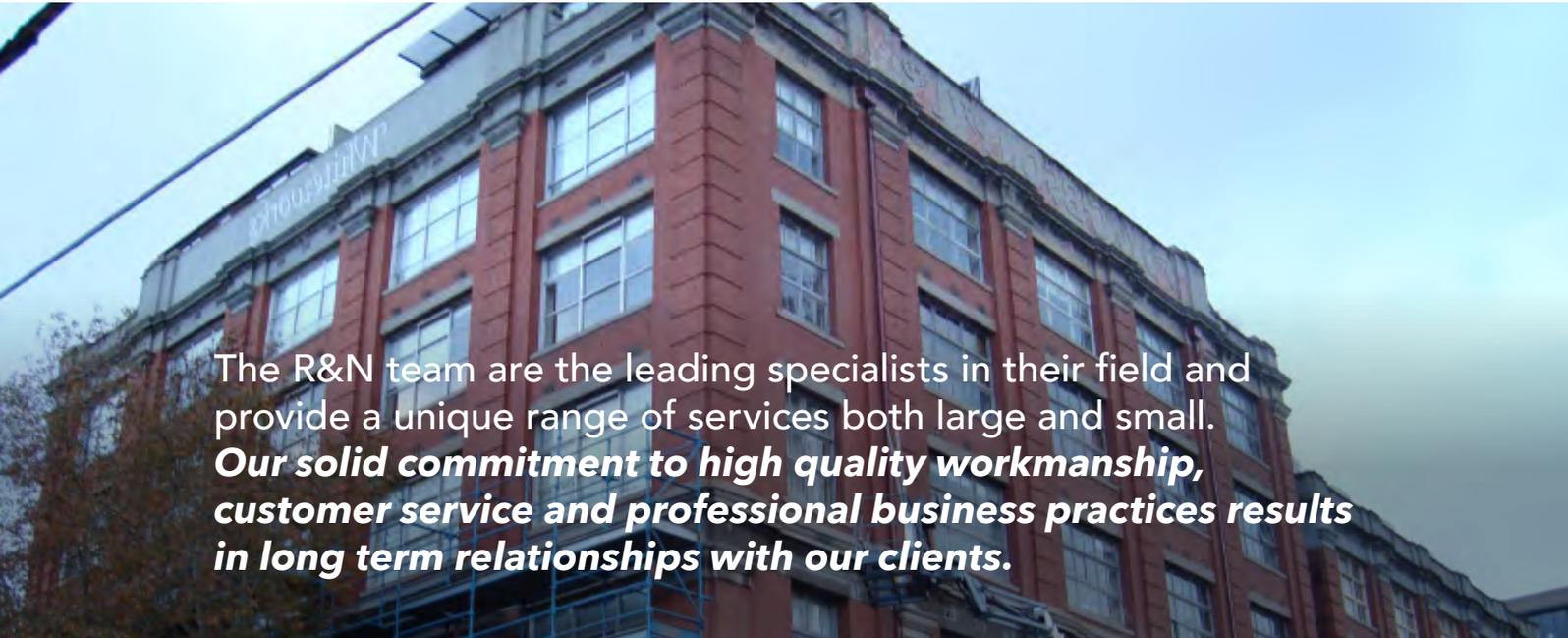


**BUILDING SERVICES**

**EST 1975**

**R&N Building Services Pty Ltd have been servicing the Owners Corporation and Building Insurance Industry for over 40 years.**

R&N's vast range of services covers Concrete repairs, Render repairs, Balcony repairs, Waterproofing, Concrete Replacement, Trip Hazard Repairs, Cladding Repairs and Replacement, Building Services and Defect Repair Work.



The R&N team are the leading specialists in their field and provide a unique range of services both large and small. ***Our solid commitment to high quality workmanship, customer service and professional business practices results in long term relationships with our clients.***



**We are committed to building and maintaining client relationships through providing a service that is professional, efficient and of high quality.**



**INSURANCE**

**R&N Building Services Pty Ltd is covered by:**

- Public Liability Insurance to \$20 Million
- Workcover Insurance
- Contract Works Insurance
- Eligibility for Domestic Builders Warranty Insurance

**LICENSING**

**Registered Building Practitioner:**

- CDB-U 52165
- CCB-L 56633

Master Builders Association: MBA – 52421

Concrete Institute of Australia: CIA-5227194



# Workplace Health and Safety



R&N Building Services follow a stringent WHS Policy developed to provide a working environment that is a safe for all employees, clients and the surrounding community.

All employees at R&N Building Services are trained in safe working practises and procedures and understand the importance of safety in the workplace.

All WHS polices and procedures are regularly viewed and updated when necessary.

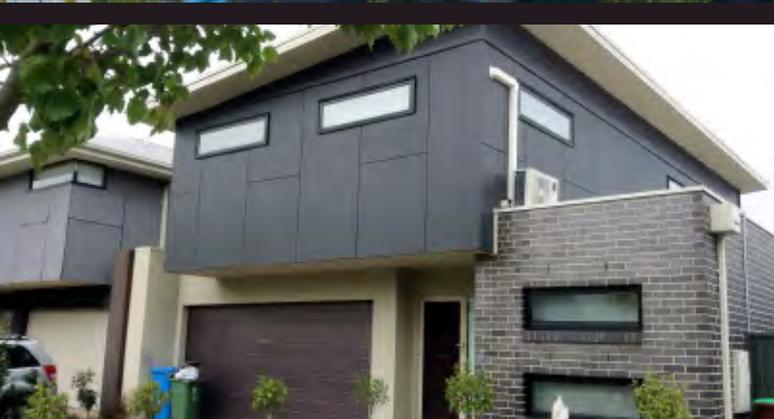
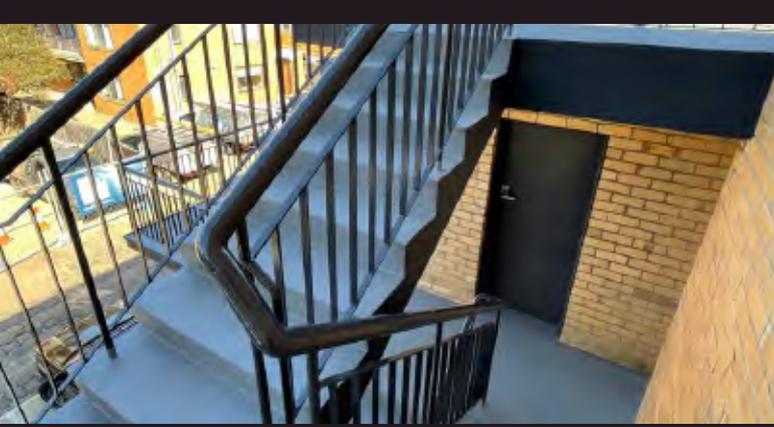


## R&N Building Services WHS Commitment for every job:



- To ensure all employees and contractors have been inducted into R&N company WHS training
- To carry out site specific inductions
- To carry out a Risk Assessment and relevant SWMS / JSAs as required for every job.
- To carry out regular site specific WHS toolbox meetings
- To ensure appropriate barricades/fencing and signs (where applicable) are set up for site safety and to form a (work) exclusion zone.
- To ensure appropriate height access equipment is used, including a working at heights rescue plan





**BUILDING  
SERVICES**  
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With over 40 years of experience, R&N Building Services is a trusted name in the building industry.

## SERVICES

**R&N's vast range of services include:**

- Concrete repairs
- Render repairs
- Balcony repairs
- Waterproofing
- Concrete Replacement
- Trip Hazard Repairs
- Cladding Repairs and Replacement
- Defect Repair Work
- Building Services:
  - Lightweight Cladding Repairs and Restoration
  - Brickwork
  - Waterproofing
  - Steelwork
  - Tiling
  - Painting
  - Make Safe
  - OH&S Work

## Concrete Repairs

When reinforcement steel within concrete rusts, it can expand and force concrete to break away or "spall". This is also known as **concrete cancer**.

The spalled/damaged concrete can be repaired by treating or replacing the corroded steel and then rebuilding the concrete areas with appropriately modified repair mortars. A protective coating can then be applied to prevent moisture and water ingress.

**R&N Building Services specialise in the treatment and repair of concrete and applications of preventative coatings.**

- Removal of spalled/damaged areas in a safe and clean manner
- Cleaning and preparation of areas to an approved standard
- Treatment or replacement of reinforcement steel to an approved standard and with appropriate materials
- Rebuilding of areas to an approved standard with appropriate modified repair mortars
- Application of farring and/or texture coats to repaired areas to blend in with existing finishes
- Application of remedial and new coatings to prevent moisture/water ingress. Polyurethane or acrylic coatings can be applied with decorative or industrial finishes
- Application of membrane systems and protective coatings to concrete balconies and walkways



Remedial Works

## Render Repairs

R&N Building Services can carry out localised render repairs or refurbish full buildings. Render can be applied in various types of products and finishes.

We strive to perform repairs to a high quality finish, blending into existing finishes to minimise the look of repairs.

### R&N can carry out various Render Repairs:

- Sand/cement render
- Acrylic Render coatings
- Different surfaces, ie; brickwork, blueboard etc
- Various coatings/texture finishes
- Repair and/or full refurbishment of damaged/defective lightweight cladding
- Decorative mouldings, corbels and render
- Internal hard plaster and plaster
- Application of protective coatings to rendered surface



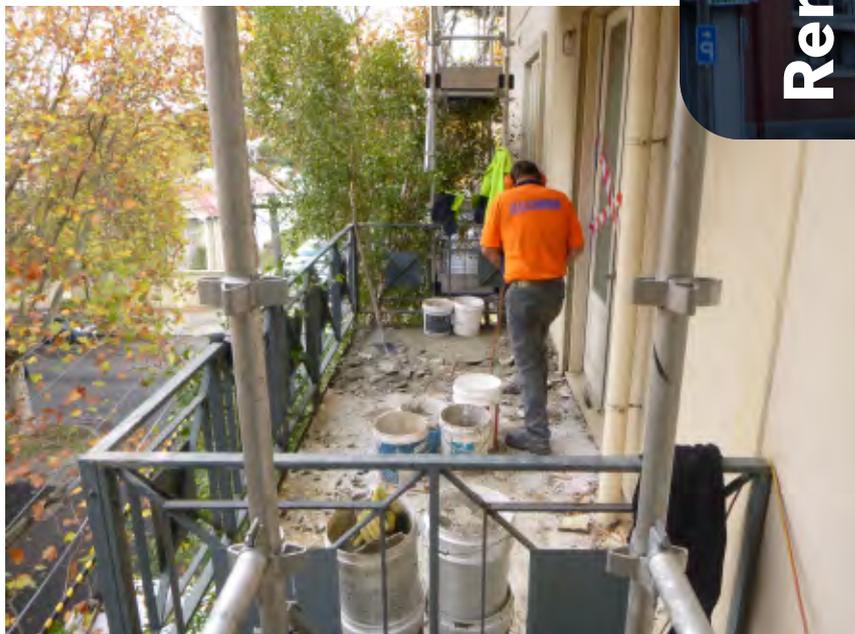
### Balcony Repairs

Defective membrane or non existing membrane causes the majority of balcony leaks. The main cause of defects are poor building practices (to all aspects of the balcony) that do not meet Australian Standards, carried out in the initial build.

Each balcony can be different - R&N will assess and devise a tailored solution to ensure your balcony is fully refurbished to meet the highest quality and Australian Standards.

#### R&N can carry out balcony repairs/ refurbishments including:

- Demolition of existing tiles, membrane and screed.
- Preparation or replacement of the existing substrate.
- Replacement and/or alteration of windows and doors to ensure an adequate hob is installed so membrane termination/upturn meets Aust. Standards.
- Replacement and/or alteration of surrounding cladding to ensure membrane termination/upturn detail meets Aust. Standards.
- Installation of substrate membrane, screed, top membrane and tiles as required to meet Aust. Standards.



## Concrete

R&N Building Services can carry out concrete replacement to damaged driveway, car park and pathway areas. We can replace damaged areas, matching existing finishes or full replacement, enhancing the look of a property.

### CONCRETE APPLICATIONS:

- Plain concrete
- Coloured finished concrete
- Pattern finished concrete, (paving and slate imitations)
- Exposed aggregate concrete
- Sealer application



Concrete and Trip Hazard Repairs

## Trip Hazard Repairs

R&N Building Services can identify and rectify potential trip hazards to a property of any size. meet the highest quality and Australian Standards.

- Grinding of raised concrete edges.
- Replacement of damaged concrete
- Rectification of slippery surfaces
- Highlighting irregularities to pedestrians.
- Replacement and/or repair of grate & frames and pits if required.
- Replacement and/or repair of trench grate and frames



## Lightweight Cladding Repairs and Restoration

R&N Building Services can repair and restore all lightweight cladding and acrylic render systems to buildings.

- Framing repairs prior to cladding repairs and/or installation.
- Cement sheet / Blueboard repairs and replacement prior to full render system application.
- Polystyrene cladding repairs and replacement prior to full render system application
- Installation of control joints, (which are commonly not installed to manufacturers recommendations and Aust standards).
- Localised repairs to render and acrylic coatings.
- Application of the full render system, including reinforcing mesh, render, texture coating and membrane coating.



## Brickwork

R&N Building Services can complete a range of brickwork repairs and construction.

- Repair and insurance works: impact damage and vandalism to fences and buildings
- New brick fences in various styles
- Lintel replacement to buildings
- Re-pointing of fretting and damaged brickwork
- Crack stitching and repairs
- Rising Damp / Damp course Treatment & Installation



## Waterproofing

R&N Building Services can apply new waterproofing membrane and protective coating systems. We carry out high quality workmanship using only approved standard procedures for preparation and application with appropriate high quality materials.

- Balconies and terraces including re-tiling or trafficable finishes
- Elevated or cantilevered concrete walkways and areas
- Planter boxes
- Rendered surfaces, ie; the facade of a building



## Steelwork

R&N Building Services can repair existing steelwork or construct and fabricate new steelwork.

- Repairs to existing balustrades
- Construct and install new steel balustrades
- Construct and install new aluminium balustrades
- Upgrade/modify existing balustrades to current regulations
- General steelwork and repairs



Building Services

## Tiling

- Repairs to existing tiles
- Replacement or installation of large areas: foyers, entrances, pathways
- Tiled balcony and terrace refurbishment including new waterproofing membrane system



## Painting

We offer a full painting service, from minor works to full building painting and rejuvenation.

- High pressure washing of surfaces as part of preparation
- Small repairs or localised areas
- Render painting (including repairs if required)
- Windows
- Entire buildings including render, brickwork, fascias, gutters and eaves
- Steel work in enamel or the Dulux Two Pack epoxy coating system
- Specialised systems such as the Dulux Acratex system.



## Make Safe

R&N Building Services can attend promptly and carry out make safes to property/building repairs.



Building Services

## Occupational Health and Safety Work

R&N Building Services can carry out various work required for OH&S purposes.



- Installation of bollards and protection bollards
- Installation of signs
- Installation of speed humps
- Line marking
- General work required for OH&S purposes





R&N services the insurance industry to assess and repair defective building works.

The main cause of defects are poor building practices that do not meet Australian Standards or Manufacturers Specifications, carried out in the initial build.

R&N will assess and devise a tailored solution to ensure your defective building work is rectified to the highest quality, meeting Australian Standards.



## Leaking and Defective Balconies

R&N can carry out balcony repairs/refurbishments including:

- Demolition of existing tiles, membrane and screed.
- Preparation or replacement of the existing substrate.
- Replacement and/or alteration of windows and doors to ensure an adequate hob is installed so membrane termination/upturn meets Aust Standards.
- Replacement and/or alteration of surrounding cladding to ensure membrane termination/upturn detail meets Aust Standards.
- Installation of substrate membrane, screed, top membrane and tiles as required to meet Aust Standards



## Leaking and Defective External Cladding

The main cause of cladding defects is when the cladding was not originally installed to manufactures specifications.

**R&N assess and carry out repairs/ refurbishment such as:**

- Remove and dispose of existing cladding and building wrap, exposing the frame.
- Repair and alter the existing frame to suit the installation of the new cladding.
- Install new building wrap, flashings, capping and cladding to manufacturers specifications and Australian Standards.
- If required, prepare and paint the new cladding to match existing.



## Leaking and Defective Roofs, Box Gutters, Flashing/Cappings & Plumbing

Common leaks and defects occur as the roof and box gutters are not installed to Australian Standards.

R&N will assess and devise a solution which will include repairs and alterations or full replacement, ensuring new repair or replacement work meets Australian Standards. membrane termination/upturn detail meets Aust Standards.



Defect Repairs

## Leaking Bathrooms, Including Defective Membrane & Tiling

Defective membrane or non existing membrane are the main causes of bathroom leaks.

Also, bathrooms are constructed with many aspects not meeting Australian Standards.

Majority of the time, a bathroom will require full refurbishment to rectify the defect, which R&N can carry out ensuring all works meet Australian Standards.



## Consequential Damage Repair

Includes repairing damage caused by the defect, such as:

- Plaster
- Skirting boards
- Architraves
- Floor coverings
- Repainting

