



AWM ACCESS WITHOUT BARRIERS

Specialists in Access Advice & Modification, Construction & Maintenance Services



ACCESS ADVICE &
MODIFICATION



CONSTRUCTION



BUILDING
MAINTENANCE

BL 14526 | EC 011082 | PL 7384 | GF 012741 | ACN: 167 698 964



Overview

What makes us different?

Access without Barriers is not your typical construction and maintenance company. What makes AWB different is that we are committed to creating and building environments that are inclusive of everybody. Although our founding partners comes from building background they share the same passion, to help those individuals with physical barriers achieve a better quality of life. Their mission is to build a company that helps to improve access, inclusion and participation of all individuals amongst our community.

Graeme Kennedy is a registered plumber and gas fitter, who also holds a certificate IV in Access Auditing & Advice. Nick Stock on the other hand is the companies registered Builder with the building commission of Western Australia. Their values of equality, inclusion and fairness is what AWB is built on.

Our objective

Access without Barriers has one core objective, to create an inclusive environment for everybody. In achieving this objective AWB will provide access advice and modification services, construction and maintenance services to various sectors. Such sectors include businesses, government organisations & non for profit organisations.

Our mission is to help these sectors meet their duties under the Disability Discrimination Act, Building Code of Australia & Australian Standards. In achieving this objective AWB offer a wide range of high quality and expert access advice services tailored to meet the needs of our clients. AWB takes care of everything from planning stage to completion and ongoing preventative maintenance.

Key services:

- Access Advice & Modifications - Including access design and drafting services.
- Construction- Projects from \$1000 to in excess of \$1 million.
- Building Maintenance- preventative, planned and emergency maintenance services.
 - Electrical
 - Plumbing
 - Carpentry
 - Roofing

So why AWB? Because we do everything!

Don't let our name mistake you. Yes, our passion is disabled access advice and modifications, however this is not all we do. We provide a comprehensive construction and maintenance service for all sectors. At the end of the day we strongly believe good access is good business!



Access Advice & Modification

Advice

Our advice begins before we even enter the building. We consider absolutely everything from the correct number, size and layout of parking spaces to curb cuts, ramps, doors, doors handles & grab rails.

Once we enter the building we will cast a keen eye from top to bottom, including horizontal and vertical access, signage installation, bathroom & kitchen access etc.

Modifications

We don't just offer access advice; we do everything from initial design and consultation through to project management and construction. Our key services include however are not limited to the following:

- Building design consultation services to disability standards.
- Project Management & Planning services.
- All Plumbing, Gas Fitting, Electrical & Carpentry Works- Hire a wide range of qualified trade's people experienced in disabled access works.
- We can transform and modify any bathroom, kitchen and other such environments to conform to access regulation AS1428.

Experience

AWB has a well experienced team, with great knowledge and qualifications in plumbing, maintenance and general building services. The team has undertaken a number of disabled access projects including plumbing and gas upgrades for local schools, government departments, prisons, airports and other public spaces.

Key projects undertaken include:

- Perth Zoo Toilet Development (Award Winner)
- ABC Radio Studio (Award Winner)
- Various bathroom modifications for disability services Australia.
- Disability upgrades for Therapy Focus & various Occupational Therapist Hospitals (WA State Government)

Additional Services

- Fixtures & Fittings for Disability Requirements
- Grab rails
- Wheelchair Ramps
- Automatic Door Openers & Door Hardware
- Emergency Call Out Services- Plumbing & Electrical



Construction

AWB building an accessible future

When it comes to quality builds, you can't go past the AWB Team. AWB Construction Manager, Nick Stock has successfully delivered numerous projects for the private & public sectors, ranging from complex building projects, through to refurbishments, fit-outs and disabled access modifications.

Nick Stock holds the companies building registration with the building commission of WA. He has a wealth of industry experience and comprehensive understanding of the building codes of Australia. Nick leads a team of highly skilled and talented tradespeople, committed to executing projects to the highest industry standards, through attention to detail and quality workmanship. Supported by decades of combined building and management experience, the AWB team define winning strategies and guarantee every project is completed to the highest quality. AWB

will work corroboratively with local councils, governmental authorities, architects as well as manufacturers, their suppliers, and their distribution partners to deliver quality results every time.

Our Industry Focus

When you think of Access without Barriers, you probably think we only focus on disabled access. AWB focuses on all construction projects from \$1000 to in excess of \$1. We have the demonstrated experience, skills and knowledge to complete various projects.

The sectors we build for include:

- Commercial
- Education
- Aged Care/ Health
- Public/ Hospitality
- Refurbishment/Fit Out
- Retail
- Recreation

Our Projects

Nick Stock has vast past experience successfully managing and delivering a wide range of projects throughout metropolitan and regional Western Australia. Such Projects he has delivered Include:

- Department of Housing & Works Refurbishment \$74,000 Albany Prison {\$200,000}
- Bandyup Womens Prison {\$700,000}
- Kent Street High School Science Refurbishment (\$2.1 Million);
- West Australian Police Custodial Upgrades (\$1.7 Million)
- Fremantle Old Port Arthur Urban Landscape Development (\$2.2 Million)
- Belridge SHS Toilet Block Development (\$350 000)
- Albany Prison (\$200,000)

“ Don't let our name mistake you! We don't just focus on disabled access advice. Our Construction Team can handle any project regardless of size or scope! ”



“We can help maintain your building now and for decades to come with our comprehensive all trade’s team.”



Building Maintenance

We Maintain All Spaces

AWB provides a comprehensive preventative and emergency maintenance service for the public, commercial and industrial sectors. We have our own trade’s team who are on call, 24 hours a day, 7 days a week to respond to a variety of maintenance requests.

Preventative Maintenance

Preventative Maintenance is defined as the scheduling of regular precautionary maintenance routines covering a variety of areas not covered under daily services. Preventative Maintenance schedule is designed to limit the amount of maintenance required over the life of fixture, area or building.

AWB provides an inclusive preventative maintenance service tailored to the needs of our specific clients. We can plan and implement and maintenance strategy based on the requirements of your environment to ensure the lifespan of your building is maximised.

Our in-house Trades



ELECTRICAL



PLUMBING



CARPENTRY



ROOFING

Periodical inspections and checks are in accordance with an Australian Standard or other specified methods.

Emergency Maintenance

Emergency Maintenance is defined as a threat of immediate injury and/or severe damage to property that means the dwelling is not habitable and/or is a tenant safety issue.

AWB offers an emergency maintenance service for our clients. The details of the service vary from client to client and is dependent on specific client requirements. As standard we offer a 4 hour emergency turn around service. As such if our client reports an incident to our Maintenance department as a category 1 maintenance emergency, then a member of our trade’s team would attend site within 4 hours of that claim being received.

Need a maintenance plan for your Business?

AWB can present your business with a maintenance proposal tailored specifically to your businesses needs and requirements. Email info@accesswithoutbarriers.com.au or call 08 9472 944 for your free consultation.



Access Advice, Construction & Maintenance The complete solution for your business.

Save time &
hassle,
Build with AWB...

Access without Barriers is the complete solution for your business. Yes our passion is improving the lives of those with physical barriers, so everybody whether able bodied or not can move freely through public and private spaces. We aim to do this through giving advice on how people and businesses can improve their spaces to allow better access. We started Access without Barriers because it combines our passion for helping those with physical barriers with our adoration for the building and maintenance industry.

We believe we are unique in our position in the building industry in WA as we have the opportunity to help people through doing something we love doing. We make it easy for companies, government organisations and private industry as we provide a comprehensive service from start

“ “We don't just give Access Advice, we can build, manage and maintain your project too.” ”

to finish.

THE AWB PROCESS

Advice: Our Access Auditor will visit your site and address possible areas of improvement to internal and external spaces, with specific reference to DDA & BCA standards.

Design: Our Access Auditor will then prepare & submit a schematic design based on the areas in use and the purpose of use. We will also submit a detailed schedule & quotation

Project Manage: Our Project Manager will then develop a accurate building plan inline with time constraints & the building environment.

Build: Once the planning & design stages are completed we will then commence construction. We will handle all facets of the building process and manage the project to completion.

Maintain: We dont stop when the construction process is finished. We want our customers to use the space we construct for decades to come, that is why we plan and offer a preventative maintenace service.



Graeme Kennedy
Managing Director

PREVIOUS RECOGNITIONS

Master Builders Association WA Excellence Awards 2011

Construction of Perth Zoo Eco Toilet including Disabled toilet Block.
Excellence in Energy Efficiency under \$5M.

Master Builders Association WA Excellence Awards 2011

Construction of ABC Radio Studio Broome, Including disabled Access Ramp and Toilet.
Best Commercial Building under \$10M

“ I have always wanted to help improve the quality of life for individuals with physical challenges; AWB combines my passion for business with my ambition to help those who need it most. G.K. ”

As a qualified Access Auditor, Graeme Kennedy has a passion to help those individuals with physical barriers achieve a better quality of life. Graeme has been in the building & maintenance industries for over 30 years, having successfully owned and operated several multi trade, minor works and refurbishment businesses in the UK and Australia.

Graeme is a driven individual, committed to achieving results which go above and beyond industry standard. His interest for disabled access dates back to when he was a Plumber in the UK, where he worked on a number of disabled bathroom refurbishment and modification projects. This allowed Graeme to see firsthand the benefits and pure pleasure individuals gained through building and modifying accessible living spaces.

Qualifications

- Certificate IV in Access Consulting- Institute of Access Training Australia
- Certificate in Access Auditing- Institute of London Licensed Plumber (WA) PL 7384
- REIWA Property Management
- Plumbing Contractor's License (Water Supply, Sanitary & Drainage)
- Gas Installations, Gas Standards, Legislation & Gas Safety
- Supervisor's Course - Occupational Health & Safety
- Various business management, building services and safety related courses

Expertise

- Disability Access & Advice
- Building Specification & Property Maintenance
- Health & Safety Management
- Refurbishment & Minor Works
- Project Management
- Bathroom Modifications for Disability Access
- Plumbing & Gas
- Disability Ramps & Grab Rail Installation

Nick Stock has been in the construction & building industries for in excess of 18 years. Nick has a wealth of experience in estimating, surveying and project management. Prior to joining Access without Barriers, Nick was Senior Project Manager & Partner of the successful WA construction & building services company, CPD Group. In this role he had the responsibility of overseeing the entire projects team including; administration and contracts administration staff to supervisors, trades and labour staff. In this role Nick successfully delivered many projects for the government, private and non for profit sectors.

The projects Nick has undertaken have varied significantly in value, ranging from \$10,000 to \$3 million. Nick was recently recognised for his outstanding attention to detail and project management skill when CPD Group was awarded an Excellence in Energy Efficiency Award by the Master Builders Association. The award was for the construction of the Perth Zoo Eco toilet Facility, in which Nick Stock was Project Manager.

Qualifications

- Builders Registration with Building Commission WA (BL13763)
- Diploma of Builders Registration- Challenger Tafe
- Diploma of Building, Building Surveying and Certificate 4 in Building with Frankston Tafe
- Certificate in Understanding Building & Construction Contracts
- Certificate of Safe Tilt up Construction
- Estimating & Scheduling Qualifications
- Bachelor of Arts- Social Sciences Double Major.
- Supervisor's Course - Occupational Health & Safety/ First Aid qualifications.

Expertise

- Project Management- To budget, to specification and within timeframe.
- Comprehensive knowledge of Building Codes/Australian Standards.
- Outstanding building management skills- ability to liaise at all levels.
- Effective Problem Solving and Decision Making skills.
- Committed to efficient Occupational Health & Safety practices.
- Sound Knowledge of Disability Standards Australia.
- Ability to analyse, assess and act on achieving desired results.



Nick Stock
Construction Manager

PREVIOUS RECOGNITIONS

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Construction of Perth Zoo Eco Toilet including Disabled toilet Block.
Excellence in Energy Efficiency under \$5M.

Master Builders Association WA Excellence Awards 2011

Construction of ABC Radio Studio Broome, Including disabled Access Ramp and Toilet.
Best Commercial Building under \$10M

“ I see great accomplishment in successfully completing projects which go above and beyond our client's expectations. NS ”



Vaughan Graham
Operations

“ I get a huge sense of accomplishment when a customer walks away with a smile on their face. This is what we strive for on every project and this is what we will deliver. VG ”

Vaughan Graham joins AWB with vast experience in business operations and customer service related positions. Prior to joining AWB, Vaughan was the Operations Manager for a national wholesale hardware supplier in the building industry. In this role he was not only responsible for purchasing, quality control and logistics; he also had the responsibility of generating new customer leads whilst maintaining strong relationships with existing clientele.

Vaughan also has vast experience in a range of print and non-print media. He has developed a number of successful marketing campaigns and branding identity strategies. Vaughan's main focus is on sales and lead generation. Vaughan will oversee the entire AWB operations including business development, marketing, administration & tender submissions.

Qualifications

- Bachelor of Commerce- Marketing & Public Relations
- Supply Chain Management- Diploma (In completion)
- Certificate in Understanding Building & Construction Contracts
- Certificate in Business Development & Networking
- Sales Development & Lead Generation
- First Aid Certificate

Expertise

- Marketing- Print & Non-print
- Tenders & Tender Process
- Supply Chain Management
- Lead Generation
- Social Media Marketing
- Purchasing/Scheduling
- Customer Service & Business Development
- Sales & Development
- Employee Management & Personal development
- In-design, Photoshop proficient.
- Office Management

Contact us

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