

Stan (Stanley) Giaouris is the Principal Building Consultant of The Construction Adviser. Specialising in construction advisory services, Stan acts as an expert building consultant for insurers, owners' corporations, clients' representatives and project managers on behalf of insurers, property developers, builders, and homeowners.

Stan also holds the position of lecturer at the University of Technology, Sydney (Faculty of Design, Architecture, and Building) ongoing since 2018, President of the Master Builders Association (St George division), and State Councillor — Master Builders Association of New South Wales.

Stan Giaouris and TCA were featured in the *Australian Institute of Waterproofing November Newsletter*.

Stan has provided expert evidence in tribunal, district and supreme courts in NSW.

SUMMARY QUALIFICATIONS

- Bachelor of Building in Construction Management (UTS)
- Certificate III in Construction Waterproofing
- NSW Fair Trading Builders Licence #188343C
- D&BPA Reg Building Practitioner BUP#000624
- Registered Strata Bond Scheme Inspector (ASBC) #131
- Qualified A4 Building Certifier/ Building Inspector (undertake mandator inspections under Environmental Planning Regulations)
- Liveable Housing Design Assessor #20330

SPECIAL COMPETENCIES

- Construction detailing, products, and code compliance, especially in regard to buildability and practical construction solutions
- Forensic and remedial building defect investigations across all aspects of construction
- Expert witness for defective building work with informed knowledge of the National Construction Code and Australian Standards

WATERPROOFING EXPERTISE

- Certificate III in Construction Waterproofing
- Qualified A4 Building Certifier/Building Inspector so can sign off Mandatory Waterproofing Inspections as required by Environmental Planning Assessment Regulation
- Trained over 600 people in 2022 and 350 in 2023 in Waterproofing
- Current Chairperson for Master Builders Waterproofing Technical Committee
- Experienced Waterproofing Installer, installing waterproofing since 1999
- Provides detailed waterproofing design and specifications

DESIGN EXPERTISE

- Extensive experience in design management
- TCA currently has four engineers and provides complete remediation design solutions and waterproofing designs
- Liveable Housing Design Assessor #20330
- As an A4 Certifier qualified to assist in reviewing CC and CDC applications

GENERAL CONSTRUCTION EXPERTISE

- Licenced Builder since 2006
- 20 years of onsite practical construction experience
- NSW Fair Trading Builders Licence #188343C
- D&BPA Reg Building Practitioner BUP#000624
- Registered Strata Bond Scheme Inspector (ASBC) #131
- Qualified A4 Building Certifier/ Building Inspector (undertake mandator inspections for waterproofing, framework, pre-pour, passive fire.

CAREER HIGHLIGHTS

- Being appointed by his peers as Chairperson for the Master Builders Association Technical Committee.
- Constructing a missile testing facility for the Department of Defence. When commissioned by the American Military was identified as the most accurate facility in the world (reference from Defence can be provided).
- Construction of an individual home with a construction value of over \$18M. with a pool one can walk under, then Stan personally designed the waterproofing and glazing details.
- Winning Master Builders Award for the renovation of John McGrath of McGrath real-estate fame penthouse apartment fit out.

Employment Summary

November 2018 - Present

Master Builder Association of NSW

State Councillor and President of St George Division

- Chairperson of Master Builders Waterproofing Technical Committee
- President St George division 2021, 2022 and 2023
- State Councillor 2020, 2022 and 2023
- Vice President St George 2019 & 2020
- St George Committee Member from 2018 to present

November 2018 — Present

The Construction Adviser

Principal Building Consultant

- Judgments
 - NCAT HB 20/45109 Abbott ats Patterson
 - NCAT HB 21/38931 SP 92283 v Aushome & Zapphire
 - NCAT HB 21/46560 Bakes ats TNT Building
- Provided expert testimonies for the following matters:
 - District - Song v Westpac Insurance – engaged by Insurer
 - Federal - SP 91086 v Fairview Architectural – engaged by Insurer
 - NCAT - Strata plan 93863 v Caldas Constructions - engaged by Builder
 - NCAT - Abbotts ats Patterson Built – engaged by Homeowner
 - NCAT - Lovell v SP9319 – engaged by Builder
 - NCAT - Baker v TNT Building – engaged by Homeowner
 - NCAT - McKenzie v Polis Constructions – engaged by Homeowner
 - NCAT - SP 92283 v Aushome Constructions & Zapphire Developments – engaged by Developer
- Completed conclaves with a tribunal member or facilitator for the following matters:
 - SP91189 ats PNA Property Developments
 - SP85972 ats ABP Pro Build Pty Ltd
 - Strata plan 93863 v Caldas Constructions
 - Abbotts ats Patterson Built
- Participated in providing a joint report with other experts for the following matters:
 - SP91189 ats PNA Property Developments
 - SP85972 ats ABP Pro Build Pty Ltd
 - Okladnikov ats Evolution Building
 - Tokic ats Phoenix Homes
 - SP92607 and 93616 ats Better Buildings
 - SP93389 ats Parker Logan
 - So & Lu v Masterton Homes
 - Malsave ats Roach
 - Strata plan 93863 v Caldas Constructions
 - Abbotts ats Patterson Built
 - SP 88424 v Pupovac Constructions
 - NKR Design stone v Benetatos
 - SP 8851 v Dee Why Developments
 - Kearns v KearHunter Building Insp
 - Mobius vs Design Build
 - SP90547 v Hulume
 - SP 92202 v Deicorp
 - SP 83406 v Crown Constructions
 - SP 8846 v Keelerford Developments
 - SP 70292 v CJ Duncan
 - Nettle v Living Constructions
 - SP 98141 v Mono Constructions
 - Baker v TNT Building
 - Teng v FEV Mono Constructions
 - NRMA V Maincom Constructions
 - Solevski v Genix Building
 - Song v Westpac Insurance
 - SP 99779 v Piety THP Construction
 - Day and Heany v Qove

- SP 92283 v Aushome Constructions & Zaphire Developments
- Joint reports (conclave) completed with and without members:
 - Units – Bellevue Hill, Rhodes, Carlingford, Wollongong, Blacktown, Arncliffe, Leichhardt, Dee Why
 - Luxury home (\$3m) – Mudgee
 - 40 Units – Wollongong
 - 90 units - Rhodes
 - Insurance causation and damages - Bankstown
 - Townhouses – Balgowlah, Monterey, Blakehurst
 - Individual homes throughout NSW and Qld
 - Pre-purchase inspection liability claims across NSW and Qld
 - Numerous Liability and Causation
 - Luxury residential – Bellevue Hill, Freshwater
 - Numerous others, commercial, residential, waterproofing, including quantum
- Expert reports have been completed for the following properties (numbering is TCA in-house numbering):
 - Cladding Class action engaged by the insurer
 - Paint adhesion failure claim, engaged by the manufacturer
 - Malicious tenancy damages for the insurer
 - Numerous accident causation and responsibility reports, engaged by the insurer
 - 2018.057 – 13 freestanding townhouses, selected defect response, including partial costings
 - 2018.060 – 6 luxury apartments (Double Bay) defect response, including costings and remediation design
 - 2019.044 – single home defects, including costings
 - 2019.045 – 100+ units, façade and waterproofing defects, including costings
 - 2019.065 – pre-school defects with costings
 - 2019.040 – individual home, defect response with costings
 - 2019.068 – cladding testing and remediation
 - 2019.048 – 6 luxury units defect response with costings
 - 2019.097 – construction methodology and process assessment
 - 2019.008 – duplex defects, including costings
 - 2019.086 – 21 units, defect response, including costings
 - 2019.055 – 90+ units, general defects and waterproofing
 - 2019.072 – individual home – DA breaches – including costings
 - 2019.059 – 52 units general building and waterproofing defects including costings
 - 2020.012 – 122 units general building and waterproofing defects
 - 2020.014 – duplexes general building and waterproofing defects
 - 2020.023 – 123 units general building and waterproofing defects & remediation scope
 - 2020.036 – 6 luxury terraces, general building, and waterproofing defects including remediation scope and design details
 - 2020.045 – defective stone installation including costings
 - 2020.048 -unapproved changes to strata property including costings
 - 2020.056 – reasonableness of pre purchase inspection including costings
- Construction advisory services to developers and builders for the following properties:
 - 2018.061 – 15 luxury apartments
 - 2019.013 – 25 free standing luxury houses
 - 2019.019 – large home
 - 2019.028 – commercial construction advice
 - 2019.033 – Building classification advice
 - 2019.042 – water ingress from façade
 - 2019.048 – assisting with certification of building works
 - 2019.050 – roofing inspections
 - 2019.062 – luxury home, remediation scope
 - 2019.069 – dilapidation report
 - 2019.060 – façade and Hebel remediation scope
 - 2019.061 – material handling methodology
 - 2019.078 – defect remediation and mediation
 - 2019.057 - defect remediation and mediation
 - 2019.085 – dilapidation report of 3 terraces
 - 2019.098 – general and waterproofing defects to duplex
 - 2019.005 – 10 luxury over 55's; design review, QA inspections and defects
 - 2019.016 – defect reporting, remediation and waterproofing design
 - 2019.047 – 400+ units general building and waterproofing defects report

- 2019.092 – 6 luxury terraces, defects and ongoing advice
- 2020.010 – 8 units, general building defects
- 2020.016 - defect remediation and mediation
- 2020.027 – carpark resurfacing design, detailing, waterproof selection and tendering
- 2020.028 – ongoing contract advice and detailing
- 2020.030 – water ingress inspection, advice and remediation details
- 2020.037 – defects, remediation and detailing to 4,000m² industrial roof
- 2020.053 – design and construction advice to new luxury residence
- 2020.054 – concept design and ongoing construction advice
- 2020.055 – defect advice
- General building defect reports have been completed to the following properties:
 - 2019.011 – unit water ingress
 - 2019.017 – concrete advice
 - 2019.021 – façade advice
 - 2019.035 – water ingress and cracking
 - 2019.039 – water ingress to rooftop terrace
 - 2019.041 – boutique block of 8 units, general defects
 - 2019.046 – neighbouring rights issues
 - 2019.049 – 34 units general and waterproofing defects
 - 2019.056 – kitchen and remediation defects
 - 2019.058 – water ingress to units
 - 2019.032 – 28 units, general building and waterproofing defects
 - 2019.073 – penthouse water ingress inspection
 - 2019.079 – commercial unit water ingress
 - 2019.080 – concrete failure
 - 2019.081 – 3 x unit block roof tops inspections for water ingress
 - 2019.082 – road failures and remediation
 - 2019.093 – boutique block of 4 units, structural defect and remediation
 - 2019.070 – water ingress and remediation design
 - 2019.090 – basement defects, remediation scope and design
 - 2019.051 – water ingress, remediation, scope design and tender
 - 2019.027 – general and stormwater defects, remediation scope and design
 - 2020.015 – terrace house, structural cracking and remediation scope
 - 2020.020 – units, water ingress and waterproofing, including remediation design
 - 2020.025 – water ingress and building classification dispute
 - 2020.029 – water ingress to individual lot, ongoing advice and details
 - 2020.032 – water ingress to select units out of 43 including remediation scope
 - 2020.034 – water ingress to unit remediation, ongoing advice and details
 - 2020.038 – individual house, general building and waterproofing defects
 - 2020.042 – 50 units, general building and waterproofing defects including Hebel
 - 2020.043 – water ingress to terraces, including remediation detailing
 - 2020.044 – numerous units, water ingress and defective remediation works
 - 2020.047 – individual home, stormwater, waterproofing and general defect inspection
 - 2020.058 – selected lots of 86 units for water ingress from precast concrete residential structure
 - 2020.060 – selected lots from 49 for water ingress and remediation design
 - 2020.063 – tiling installation and waterproofing defects

**June 2018 —
Present**

University of Technology Sydney

Lecturer (Faculty of Design, Architecture, and Building)

- Lecturing in Professional Practice — The subject covers construction contracts, liability, defects, compliance requirements (2018, 2019, 2020, 2021).
- Lecturing in Procurement – This subject covers contract management, procurement, subcontractors, and head contractor agreements (2021).

**June 2018 —
November 2018**

BDW Solutions Pty Ltd

Senior Associate & Building Consultant

- Specialising in the investigation and rectification of defective building work and designs, and expert witness and project management associated with defective building work.

**December 2009 —
July 2018**

CBS Builders & CBS Projects Pty Ltd

Construction Director / Construction, Defects and Design Manager

- Frasers Putney 4H – Design Manager
D&C of 14 x 3-storey duplexes and 8 free-standing homes. Sale prices of \$2–4M each.
Construction cost: \$25 million
- Miranda Dental Hospital – Design and Construction Manager
3-storey basement with automated car stacker and 7-storey PT concrete structure with glass and terracotta façade.
Construction cost: \$18 million
- Frasers Putney – Terraces – Project Manager
D&C Construction of 22 terraces across two stages — the second stage was 11 terraces completed in eight months.
Construction cost: \$11 million
- Coogee Terraces – Project Manager
Construction of six, three-storey terraces over basement with a main stormwater culvert construction.
Construction cost: \$5 million
- Bellevue Hill Residence – Project Manager
Renovation of leading Australian residential project.
Construction cost: \$15 million
- Bellevue Hill Units – Construction Director
Construction of 10 luxury units on steep site.
Construction cost: \$10 million
- Biscuit Factory – Project Manager
External facade remediation of 106 units.
Construction cost: \$4.5 million
- Walsh Bay Apartment – Project Manager
Complete refurbishment of four penthouses for leading Australian businessmen.
Construction Cost: \$1—2 million each
- Frasers – Lumiere Apartments – Project Manager
Fitout of 3 x three-story penthouse apartments
Construction cost: \$2 million
- Smartstone Factory – Project Manager
Construction of 2100m² factory and offices
Construction cost: \$2 million
- Australian Nursing Home Foundation - Lucy Chieng Gardens – Site & Project Manager
34 apartment and bathroom refurbishment, including terraces rooftops water features
Construction cost: \$1 million
- Manly Vale Terraces – Project Manager
D&C of 4 x terraces over basement car park
Construction Cost: \$1.8 million
- Tower Café – Project Manager
D&C café fitout in CBD
Construction cost: \$0.3 million
- Australian Nursing Home Foundation - Burwood Aged Care – Project Manager
Fire compliance upgrade
Construction cost: \$0.5 million
- Waverton two Residences – Construction Manager
Heritage renovation of one residence and construction of new second residence.
Construction cost: \$5 million
- Frasers Display Apartments – Project Manager
Three different sales and display apartments.
Construction cost: \$0.5 million each
- Anglican Retirement Village – Construction Manager
Numerous \$200k+ small works projects.
Construction cost: \$1 million
- UWS P13- P15 – Project Manager
Refurbishment of three vintage houses
Construction cost: \$1 million
- Serkin Optometrist – Site & Project Manager
D&C shop fitout.

Construction cost: \$0.1 million

- UTS IELTS - Site & Project Manager
Structural Alteration and refurbishment of existing area
Construction cost: \$0.1 million
- 127 Kent Street Apartment - Site & Project Manager
Refurbishment
Construction cost: \$0.3 million
- Rissalah College – Client Representative
Client representative for construction of new school
Construction cost: \$5 million

**January 2006 —
December 2009**

Farindon Constructions Pty Ltd

Project Manager

- St Paul's International College
Construction of new accommodation, amenities, and activity building.
Construction cost: \$4 million
- Admission Building, City Quarter, Camperdown
Refurbishment and extension of heritage building to create 10 luxury apartments, 3 commercial suites, lap pool, and gym.
Construction cost: \$8 million
- St Edmund's Special School, Wahroonga
Extension and refurbishment of existing special school.
Construction cost: \$4 million
- Mosman Preparatory School
Construction of new library and science building.
Construction cost: \$2.5 million
- UNSW Building F10 Laboratories
Construction of new laboratories within existing building over two levels.
Construction cost: \$1.2 million
- Westpac Branch, 225 Forest Rd, Hurstville
Commercial building refurbishment and fitout.
Construction cost: \$1.5 million
- Springfield Hotel, 23-31 Darlinghurst Rd, Kings Cross
Refurbishment of existing building for new restaurant and nightclub over four levels, while maintaining accommodation in levels above.
Construction cost: \$2.5 million
- West End Mazda, North Parramatta
Refurbishment of car showroom, and construction of administration building.
Construction cost: \$4 million

**January 2004 —
December 2006**

Brisland Pty Ltd

Site Manager

- Bulahdelah Public School
Construction of new classrooms, games court, and football fields.
Construction cost: \$4.7 million
- Department of Defence — Encan/Decan Facility, Orchard Hills
Construction of new missile testing facility.
Construction cost: \$4 million
- Department of Defence — Victoria Barracks, Building 110
Stage 1 – Refurbishment of Intelligence and Communications building.
Construction cost: \$2.5 million
- Department of Defence — Steele Barracks, Bridging Yard
Construction of bridge training facility.
Construction cost: \$2 million
- Department of Defence — Randwick Barracks
Removal of asbestos and hazardous materials, re-instatement, and staging of works to enable barracks to remain operational.
Construction cost: \$2.5 million

**January 1999 —
December 2004**

Fugen Constructions Pty Ltd

Foreman

- Le Mer Apartments, Drummoyne
Construction of seven luxury waterfront apartments, basement car park, and lap pool.
Construction cost: \$7.5 million
- Glasshouse Tavern, Maroubra Junction
Refurbishment and fitout of commercial space for a new tavern.
Construction cost: \$0.7 million
- Darlinghurst Medical and Dental Centre
Construction of new multi-level medical centre including extensive facilities for GPs, specialists, dental, X-ray, CT scan, darkroom, and administration facilities.
Construction cost: \$7 million
- Golden Grove Tavern, Maroubra Junction
Conversion of basement level into new tavern, including all services and facilities.
Construction cost: \$1 million
- Caringbah Medical Centre
Construction of new multi-level medical centre, including a basement car park, extensive medical facilities, and operating theatre.
Construction cost: \$6.5 million
- Sydney University – Fisher Library
Fisher Library level 5 fitout, including offices.
Construction cost: \$0.5 million
- Sydney University – Institute School Building (Heritage Project)
Refurbishment of meeting rooms and two-storey office and all amenities.
Construction cost: \$1.2 million

**January 1998 —
December 1998**

Abi Group Constructions Pty Ltd

Site Cadet

- State Rail — Central, Townhall, and Wynyard Railway Stations
Refurbishment of three major train stations for 2000 Olympics. Role included all site office activities and assisting site manager with day-to-day requirements.
Construction cost: \$55 million