



COMMERCIAL PROSPECTUS

Your projects flowing smoothly

COMMERCIAL

Fluid Building Approvals boasts over 75 years of combined experience in the construction industry. We bring a wealth of experience and a pragmatic approach to help you navigate the building certification process for all commercial projects

Our experienced team has worked on hundreds of commercial tenancy fit outs, retail outlets, shopping centres, warehouses, industrial precincts, educational buildings, medical centres, assembly buildings, childcare facilities, high-rise residential buildings, townhouses, aged care facilities, duplexes, historical buildings, and office buildings.

At Fluid, we work as an integral part of your design team providing expert knowledge and guidance throughout all phases of the project from conception to completion.

Our team is enthusiastic about providing timely, concise, and consistent communication to our clients to ensure their projects run smoothly. To facilitate this, we have implemented a streamlined process and Workflow Coordinators to align with tight time frames associated with commercial tenancy fit outs and other commercial projects.

We are often asked the question “Do I need a Building Approval for a commercial tenancy fit out”? Fluid can provide legislative advice to mitigate risk and provide you (and your insurers) confidence knowing the project meets compliance.

If you want your commercial projects running smoothly, call our certification team of experts at Fluid, today.

WHY FLUID

At Fluid Building Approvals our vision is to bring a fun, fluid and fresh approach to the building certification and town planning industry. We are different and our individual approach is gaining momentum.

Here at Fluid, customer service is at our core, we seek out and partner with clients who align with our values (Fun, Loyal, Unique, Integrity & Dedicated), and together help our businesses flourish. We have many innovations that aid in a fast and simple process

The Fluid Team boast over 75 years of combined experience working in the construction industry. Our experience is our point of difference, with backgrounds in design, architecture, building investigator, compliance, builders, and project managers. This hands-on experience combined with technical aptitude has developed a pragmatic approach to help you navigate the building certification process for all commercial projects.

The Fluid customer experience is built on:



FAST TURNAROUND



LIVE TRACKING



FRIENDLY SERVICE

TOWN PLANNING

Our in-house Town Planners provide you with peace of mind.

We offer professional Town Planning services for our client's building approvals in South East Queensland.

Our highly experienced Town Planning team will work closely with your building certifier to keep your project flowing smoothly.



OUR SERVICES

Our team understand that keeping your building approval project running smoothly is the most important thing.

Fluid specialise in commercial and residential code compliance advice & certification. We also provide town planning services to builders, designers, project managers and other industry professionals.

Fluid provide building approval and town planning services for:

COMMERCIAL

- ✓ Mixed Use Developments
- ✓ Residential (Units)
- ✓ Warehouses / Factories
- ✓ Aged Care Facilities
- ✓ Child Care Centres
- ✓ Commercial Offices
- ✓ Hospitals / Health Precincts
- ✓ Schools / Sports Halls
- ✓ Churches / Public Assembly facilities
- ✓ Shopping Centres
- ✓ Government Buildings Offices
- ✓ Retail / Shop fit outs Precincts

RESIDENTIAL

- ✓ New homes
- ✓ Townhouses
- ✓ Alterations & additions
- ✓ Dual occupancy
- ✓ Secondary dwellings
- ✓ Conversions
- ✓ Decks & patios
- ✓ Carports & sheds
- ✓ Garages
- ✓ Swimming pools
- ✓ Roof approvals
- ✓ Demolition of existing buildings
- ✓ State Government projects

TOWN PLANNERS

- ✓ Subdivisions
- ✓ MCU
- ✓ Planning applications
- ✓ Planning Prelim advice

We work alongside builders, designers, architects, engineers, town planners and consultants to ensure that your building project meets relevant building codes through every step of the project, providing peace of mind.

COMMERCIAL TEAM PORTFOLIO

RETAIL & MIXED USE



- ✓ James St Precinct / Multiple Fit Outs
- ✓ Howard Smith Wharves / Multiple Fit Outs
- ✓ Fortitude Valley / Bar & Dining Precinct
- ✓ Homemaker Centre, Fortitude Valley / Multiple Fit Outs
- ✓ Eagle St Pier / Multiple Fit Outs
- ✓ Pig & Whistle – Multiple Fit Outs across SE QLD
- ✓ Winter Garden – City / Multiple Fit Outs
- ✓ Queen St Mall – City / Multiple Fit Outs
- ✓ DFO Outlets - Brisbane Airport / Multiple Fit Outs
- ✓ Westfields Centres across SE QLD
- ✓ Coorparoo Square / Multiple Fit Outs
- ✓ Pacific Fair Shopping Centre / Multiple Fit Outs
- ✓ The Squire's Landing – The Rocks, Sydney NSW

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- ✓ 111 Eagle st City / Multiple Fit Outs
- ✓ Norton Rose / Arrow Energy / Gadens Lawyers
- ✓ Riparian Plaza / Multiple office Fit Outs
- ✓ Riverside Centre / Multiple office Fit Outs
- ✓ Brisbane Square / Suncorp and BCC / Multiple Fit Outs
- ✓ We Work – Tenancy Fit outs (City and Bowen Hills)
- ✓ End of Trip Facilities for multiple commercial buildings

RESIDENTIAL



- ✓ Wellington, W/Gabba
- ✓ Waters Edge, West End
- ✓ Kelvin Grove Urban Village
- ✓ Light & Co. West End
- ✓ Arbour Gardens, West End
- ✓ RISE Gardens West End
- ✓ VIEW Gardens West End
- ✓ Watermarque North & South, Hamilton Reach
- ✓ The Green Quarter. Hamilton Reach
- ✓ Newport, Hamilton Reach
- ✓ ATRIA, Hamilton Reach

GOVERNMENT



- ✓ Ipswich Council Administration Tower
- ✓ Ipswich City Council Library
- ✓ Australia Post – national roll out
- ✓ Bank of QLD – national roll out
- ✓ Brisbane Airport Corporation
- ✓ Australian Federal Police / Fit out
- ✓ Sydney NSW

COMMERCIAL TEAM PORTFOLIO

HEALTH & SERVICES



- ✓ Springfield Medical Precinct / Multiple Fit Outs
- ✓ ATO centres across SE QLD
- ✓ NDIS centres across SE QLD
- ✓ Greenslopes Private Hospital / Multiple Fit Outs across SE QLD
- ✓ Royal Brisbane Women's Hospital / Multiple Fit Outs
- ✓ Goodlife Gyms / Multiple Fit Outs across SE QLD

INDUSTRIAL



- ✓ Costco – North Lakes
- ✓ IKEA – Merchandising Pick Up Store
- ✓ Narangba Industrial Preceint
- ✓ Portlink Industrial Park, Lytton
- ✓ Brisbane Concrete Pumping, Pinkenba
- ✓ G. James Glass Extrusion Facility, Eagle Farm
- ✓ Heathwood Distribution Centre
- ✓ Gold Coast Marina Super Yacht Facility, Commera
- ✓ Agora Timbers, Port of Brisbane

EDUCATION



- ✓ Good Start Child Care Centre / Multiple Fit Outs across SE QLD
- ✓ University of Qld St Lucia campus / Multiple Fit Outs
- ✓ QUT Garden Point and Kelvin Grove Campus / Multiple Fit Outs
- ✓ State Schools across SE QLD / Multiple Fit Outs
- ✓ Multi Purpose Halls across SE QLD
- ✓ ACU Banyo Campus
- ✓ Brisbane Boys Grammer
- ✓ Brisbane Girls Grammer
- ✓ St Peters Lutheran College

PROJECT FLUID

We want to create more spaces where people flourish.

When you choose Fluid Building Approvals, you are making a difference for the children of Southeast Asia.

A portion of each building approval contributes to the construction of school classrooms for children in developing communities in Indonesia and surrounds, through our partner Compassion Australia.



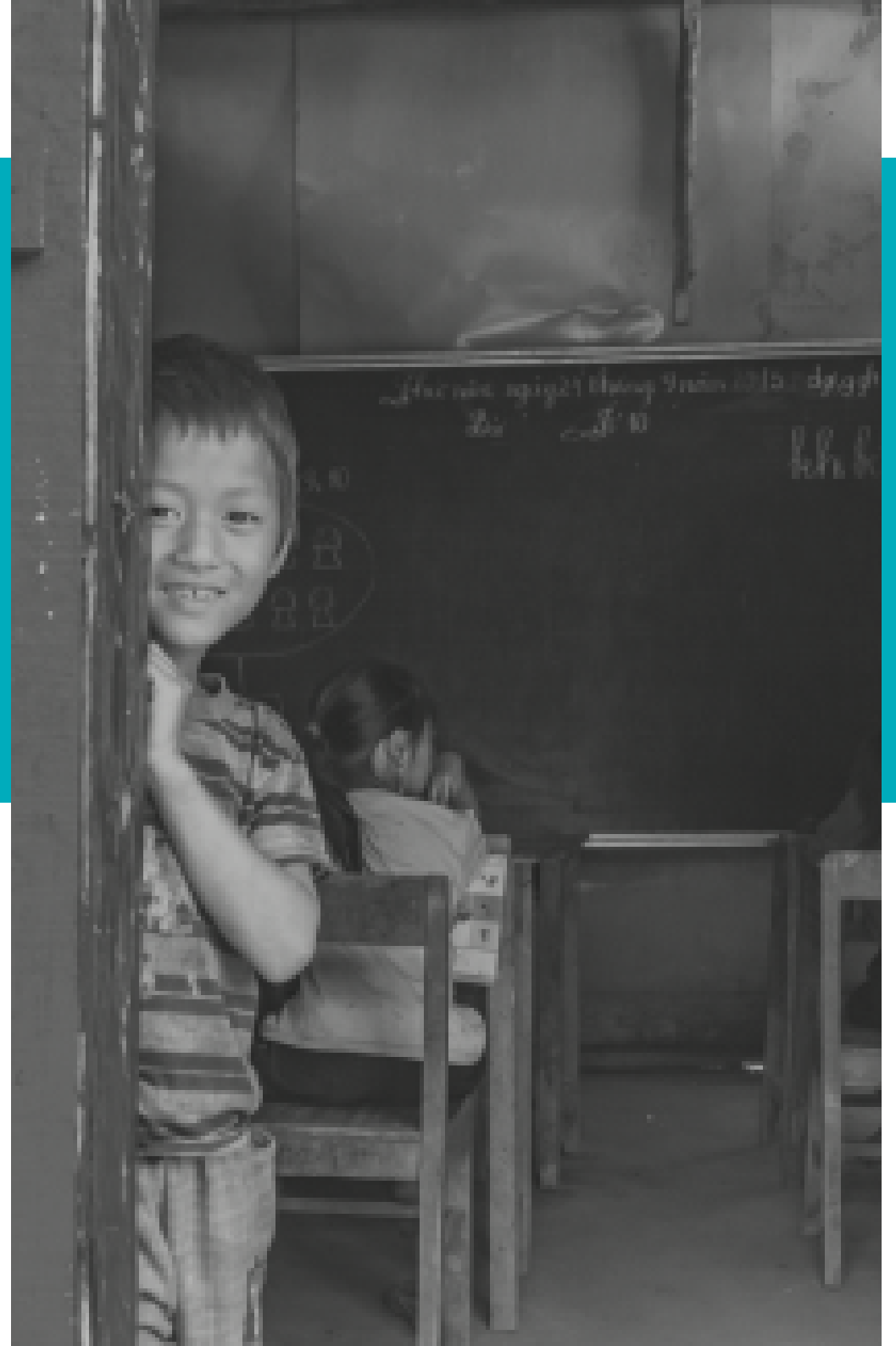
When you choose Fluid, \$7 from every job is donated.



Every milestone we achieve equates to one classroom built through Compassion Australia.



Each classroom provides a space for 344 children to flourish.



CONTACT US

Find your local Fluid hub



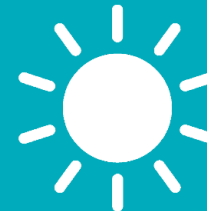
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Our service areas include South East Queensland and the Fraser Coast Region