

Curriculum Vitae – Ken Ryan

Name Kenneth Bruce Ryan
PO Box 408, Kyneton, VIC 3444
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Occupation Building Consultant specializing in the inspection of buildings and structures to determine defects and incomplete works for the purpose of defects reports. Estimating & Costing's for Domestic, Commercial & Industrial buildings. Project Management and assessment of Medium Density Developments. A consultant experienced in inspecting buildings and preparing reports for use in dispute resolution of matters going to VCAT and the courts. Assessment & review of documents for clients including development projects.

Qualifications

Diploma of Building RMIT
Registered Building Inspector IN - L – 39660
. Domestic Builder DB – U – 11538 – Retired registration.
. Commercial Builder CB - U – 6354 – Retired registration.
Building Technician's Certificate Course
Certificate Business Studies – Real Estate – RMIT
Advanced Management Program AMP 101 – Mt Eliza Mgt. College
Microsoft 'Project 'user.
Mitek Training – "Timber Roof Truss Installation"
Certificate 1v in Training and Assessment – TAE – 40110 – Holmesglen Tafe
ATFA – Assessing Timber Floor Performance Course -2016
Working with children approval.

Associations

Australian Institute of Building (Member 33 years)
Member – Australian Society Building Consultants
Member – Building Dispute Practitioners Society
Member – H I A Technical Committee
Member - H I A No. 910737
Member – ATFA – Australian timber flooring association. Membership No. 1133.

Experience Total of 58 years extensive experience in all facets of domestic, commercial & industrial building. Estimating experience spanning 15 years including domestic, commercial & industrial, renovation & extension of period homes to multi storey penthouse refurbishment.

Experience cont. /-

Qualified Carpenter & Joiner. Foreman & Leading Hand Carpenter for office & warehouse projects. Experienced Site Manager, Construction Manager, Building Manager and General Manager (7 years) for large volume builder.

I have over 20 years estimating experience in domestic and commercial buildings spread over my career.

Building Management positions undertaken over 24-year period. Construction Manager for Commonwealth Games Village Parkville, 2005 responsible for housing development, $140m in value.

Experienced in Project Management of large Medium Density residential developments including overseeing Land Development over a 10-year period.

Specialize in forensic analysis of documentation and review with all forms of buildings including contract, architectural & engineering drawings.

Experienced in Retirement village developments. Site Manager & Construction Manager of multi - level residential developments including basement construction experience up to 2010 prior to commencing Building Consultancy work in March 2011.

Have overseen and / or constructed in excess of 7,000 buildings throughout my career from dwellings, commercial & Industrial buildings to apartment buildings with basement car parking.

Experienced in inspecting buildings for defects according to the BCA, Australian Standards and relevant Guide To Standards & Tolerances. Experienced in writing reports for compliant use in VCAT and the courts.

Having maintained a long-term involvement with the Housing Industry Association Technical Committee for approximately 26 years.

Teaching Building Diploma students at Holmesglen Tafe part time since 1990 has required me to maintain an active & current connection with the building industry. I resigned from part time teaching at the end of June 2022.

I have prepared reports for all jurisdictions including representation at Building Tribunal Hearings (VCAT). Expert witness at Domestic Building List, Magistrates Court, County & Supreme Courts in Victoria.

Employment history – summary

2014 (January) Commence trading in own name – Ken Ryan Consulting. (Building Consultant)

2011 – 2014 (Jan)	Building Consultant employed by Buildspect Consulting Pty Ltd.
2007 – 2011	Stralliance Developments Pty Ltd. Manager of Medium density developments & apartments. Construction & Project management.
2005 – 2007	General Manager Construction Darnley Homes Pty Ltd. Responsible for all administration & construction activities.
2003 – 2005	Construction Manager Housing, Commonwealth Games Village Parkville. Contracted to Australand Pty Ltd.
2001 – 2003	Building Manager Burbank Homes Pty Ltd.
1996 – 2001	Senior Project Manager employed by Australand Pty Ltd. Responsible for medium density housing developments including land development involvement.
1989 – 1996	Dennis Family Homes General Manager Home Building Divisions, 7 years.
1985 – 1989	Dennis Family Homes Building Manager Triline Homes Pty Ltd.
1966 – 1985	Previous positions include: . Estimating & purchasing manager Mythin Homes Pty Ltd 7 years. . Building Estimator, R D C Homes Pty Ltd, 3 years. . Apprentice Carpenter & joiner, school buildings, Foreman on Office &Warehouse buildings 4 years with A V Jennings for 3 years. . Commercial & Industrial estimating for Andersteel Constructions Pty Ltd for 12 months.
1966 – 1970	. Completed Carpentry & Joinery Apprenticeship including 17 months working in Joinery Factory for PMG. 4 years & 8 months. . Sub Contract Carpenter 14 months.