JBS BUILD

AQUATIC · COMMERCIAL · RESIDENTIAL



A MESSAGE FROM THE DIRECTOR

James Bragg



I started JBS in 2004 as a carpentry and maintenance business with a simple belief: if you're going to do something, do it properly.

Over two decades later, that belief still drives everything we do.

I've never been interested in being the biggest builder. I've always been more interested in building the kind of company people trust with projects that matter. The kind of company project teams want involved early. The kind of team clients call again years later.

For me, building has never been just about construction. It's about understanding how a facility will operate, how people will use it, and asking the questions that improve buildability, performance and the final outcome before construction begins.

That understanding shapes how we work. We get involved early, coordinate closely with the project team and stay hands-on throughout delivery, so our clients can deal directly with the people responsible for the outcome.

It also shapes the culture we've built at JBS. The same care and accountability we bring to a project starts with how we work together as a team.

I believe people do their best work when they bring energy, pride and accountability to everything they do. We expect high standards, but we also believe in supporting one another, enjoying the work, and showing up every day committed to being the best version of ourselves — for the team, for the client and for the project.

That mindset runs through every part of JBS. It's reflected in our relationships, our workmanship and the way we approach every challenge.

At the end of the day, the facility we deliver is important. But the relationships, trust and reputation built along the way are what matter most.



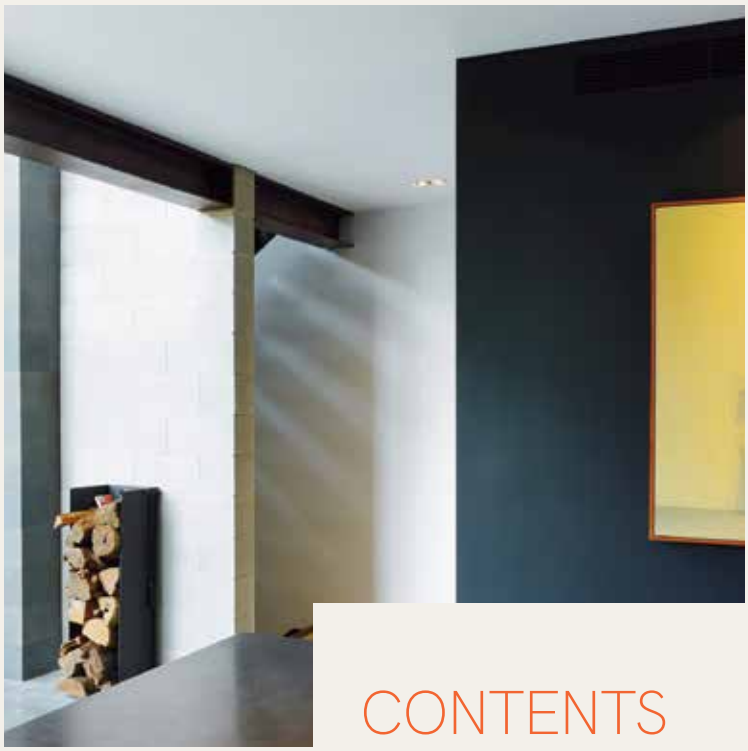
— James Bragg, Director



I believe people do their best work when they bring energy, pride and accountability to everything they do.







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From Early Planning Through Construction, Commissioning and Completion.

JBSBUILD

COMPANY PROFILE

Complex Construction. Delivered with Certainty.



An experienced aquatic and commercial builder delivering technically demanding projects across South-East Queensland.

Established in 2004, JBS Build has earned a reputation for quality workmanship, direct accountability and reliable project delivery.

Our experience spans across aquatic facilities, commercial construction, refurbishments and select high-specification residential projects. We are particularly suited to projects where operational requirements, technical coordination and build quality carry equal weight.

JBS is not simply just the builder you engage once every decision has been made. We contribute value early—working with clients, operators, architects, engineers and project managers to improve buildability, resolve potential issues and protect the project's design and operational intent.





We understand the complexity— and deliver it properly.

WHO WE ARE

We Don't Wait To Be Handed A Set of Finished Drawings.

We contribute value early — bringing practical construction knowledge to the planning, coordination and technical decisions that shape the final facility.





This is who we are

A lean, experienced construction team bringing strategic thinking, technical coordination, genuine craft and direct accountability to every project—from early planning through construction and handover.

Our clients deal directly with the people responsible for planning, decisions and delivery. This keeps communication clear, issues visible and the project moving.

This is why we are preferred ECI contractors

JBS is engaged for projects where complexity, communication, quality and operational performance matter. We work collaboratively with clients, aquatic operators, project managers, consultants and specialist contractors to identify risks early and deliver practical, buildable solutions.

Our repeat engagements and invited tenders are the result of 25 years of delivering difficult work well—and treating every project relationship as one worth keeping.

The people you meet are the people who build.

JBS Build – Core Pillar

SERVICES

What We Do.

Early Contractor Involvement

- Site and project assessment
- Constructability and buildability review
- Preliminary project planning and budgeting
- Design, specification and services coordination
- Planning and approvals input
- Programme and site logistics review

Construction & Delivery

- Aquatic facility construction and refurbishment
- Commercial construction and fit-out
- Live-site and operational facility upgrades
- Construction and site management
- Consultant, subcontractor and stakeholder coordination
- Quality, safety and programme management
- Commissioning, handover and post-completion review
- Select high-specification residential construction



Engage before the drawings are finished.

Shaping the outcome from the start.

Strategic Early Involvement









HOW WE WORK

Engaged Early. Built Well.

Our core pillars define how every JBS project is planned, coordinated and delivered. These are not aspirational values — they are operational realities, felt from first conversation to final handover.



Early Involvement

We engage at ECI stage, working with clients, operators, project managers and consultants to identify buildability issues, coordinate technical requirements and make better-informed decisions before construction begins.

No Layers

Direct access to James and the senior team throughout the project. The people involved in planning and decision-making remain connected to delivery, reducing lost information and keeping communication clear.

Craft & Workmanship

Quality is a culture at JBS—not simply a compliance exercise. Subcontractors and specialist trades are selected for their capability, reliability and shared standards. Every detail is delivered with the care required to protect performance, finish and design intent.

Real Accountability

We own the outcome. Risks and challenges are raised early, addressed directly and communicated honestly. Clients and project teams know where the project stands, what decisions are required and why.

Partnership

We build long-term relationships with clients, aquatic operators, project managers, architects, engineers, specialist contractors and consultants. Repeat engagements and referrals are the result of collaborative, dependable delivery.

SELECTED PROJECTS

Carlile Swim Pool Complex

Arana Hills ▪ Holland Park ▪ Logan



One of the most technically demanding project types in commercial construction, public aquatic facilities combine complex hydraulics, water chemistry systems, structural waterproofing, strict regulatory compliance and high-footfall public amenity—all within a live, time-sensitive programme.

Carlile Swim has now engaged JBS across **three Queensland locations—Arana Hills, Holland Park and Logan**—reflecting the confidence placed in the team to deliver technically demanding aquatic facilities. This case study focuses on Arana Hills: the construction of a new learn-to-swim facility within an operational shopping centre environment, requiring careful coordination of site logistics, stakeholder interfaces and programme delivery.

Delivered on time and to the exacting standards required for public aquatic certification, the Arana Hills project demonstrates both the breadth of JBS capability and the trust placed in the team to deliver complex, high-consequence projects that support long-term operational performance.

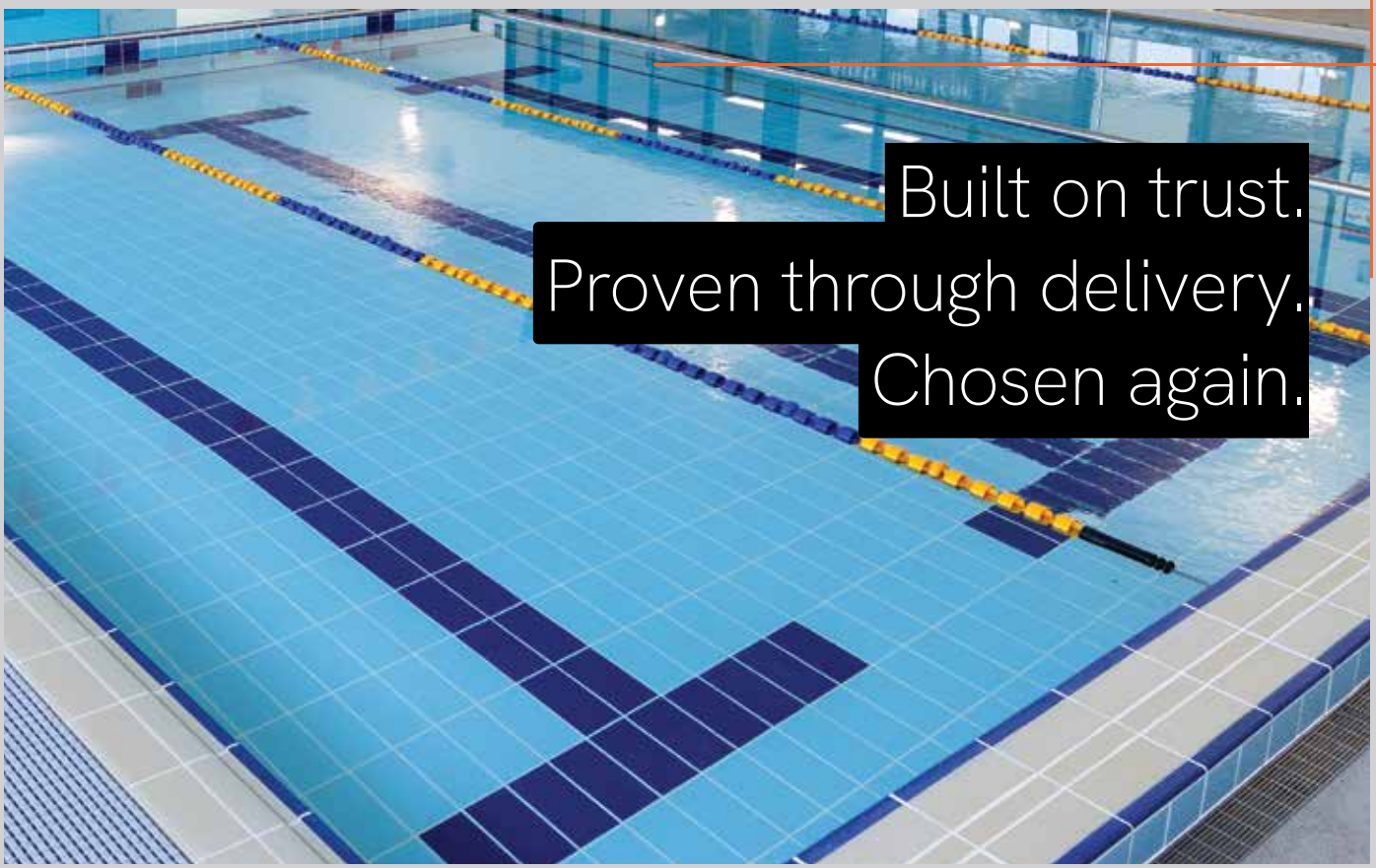
TYPE	Commercial Aquatic Facility
SCOPE	Learn-to-swim pool, plant rooms, deck & amenities
SCALE	Full site construction
COMPLETION	2024
RECOGNITION	ECI - delivered before program, to specifications and budget.





"Across three Carlile Swim developments, JBS has consistently demonstrated professionalism, capability, and a practical, solutions-focused approach. Their transparency, responsiveness, and collaborative mindset have been instrumental to the success of each project."

— Pejman Talebi, Carlile Swim.


Built on trust.
Proven through delivery.
Chosen again.



To whom it may concern,

I am pleased to provide a reference for James Bragg and the team at JBS Builders, based on our experience working together across multiple Carlile Swim projects in Queensland.

Over the past three developments, JBS has consistently demonstrated a high level of professionalism, capability, and commitment to delivering quality outcomes. Each project has presented unique challenges, and JBS has approached them with a practical, solutions-focused mindset.

- At Logan (2023), JBS successfully delivered a complex retrofit of an existing warehouse within the Hyperdome Shopping Centre. This project required careful coordination within an operational retail environment, and the team managed constraints around access, staging, and integration with existing services exceptionally well.

- At Arana Hills (2024), JBS undertook a full greenfield construction within the car park of Arana Hills Plaza. This project highlighted their ability to manage site logistics, stakeholder interfaces, and programme delivery in a live shopping centre environment while maintaining a strong focus on quality and safety.

- Most recently, at Holland Park (2026), JBS has delivered another greenfield facility within the Holland Park Sports Club precinct. This project further reflects their maturity as an ECI contractor, with strong collaboration during design development, proactive cost management, and a commitment to achieving a high-quality end product aligned with our operational requirements.

Across all projects, JBS has proven to be a reliable and collaborative partner. Their transparency, responsiveness, and willingness to work through challenges constructively have been key to the success of these developments. Importantly, they understand the specific requirements of swim school facilities and consistently deliver outcomes that support long-term operational performance.

We value our ongoing relationship with JBS and would not hesitate to recommend them for similar projects.

Kind Regards,
Pejman Talebi
Head of New Business
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“I’d recommend James and his ability to not only carry out construction works, but also recommend improvements and solve problems with practical solutions.”

Strata Manager — Petrie Point Apartments



SELECTED PROJECTS

Petrie Point Apartments — Commercial Refurbishment

A substantial upgrade and refurbishment of a multi-storey apartment complex foyer and lifts — coordinated across an operational building with live residents and a building manager. JBS managed the complexity of a live commercial site while delivering practical improvements and solving site-specific problems in real time. The client noted their ability to recommend improvements and solve problems with practical solutions — the hallmark of a builder who thinks, not just builds.

TYPE	Strata Refurbishment
SCOPE	Foyer and lift upgrade, building manager coordination, operational site management
NOTES	Competitive tender — selected on capability and reputation

Paddington House

— Ellivo Architects



Building an architect's own home is the ultimate test. JBS was engaged from the concept stage, working in tandem with the homeowner-architect to navigate a rare, steeply sloping block in Brisbane's inner city fringe — managing complex planning guidelines, constrained site access, and an exacting neighbourhood.

The result is a striking contemporary home that makes full use of robust materials, high-impact finishes, and fine craftsmanship. **Mason Cowle of Ellivo Architects noted: 'This is perhaps an ideal example of how a home can evolve with early and close collaboration".**



DESIGNER	Ellivo Architects
SCALE	450m^2 house on 500m^2 site
BUDGET	> $1 million
COMPLETION	June 2017
RECOGNITION	2014 Master Builders Housing & Construction Award Individual Home $1 million–$1.5 million



An ideal example of how a home can evolve with early and close collaboration.

Mason Cowle — Ellivo Architects



From the initial design meeting, to the follow-up after we moved in, James provided a service second to none. JBS also built our pool which was incorporated beautifully into the overall design. We could not be happier with the result.

— *Peter and Lynne*





Samford Valley House

A large, high-specification family home on a hillside hectare north-west of Brisbane. JBS was involved from the moment the clients purchased the land — recruiting the designer, shaping the brief, and managing all planning and development. The home features a tailor-made cantilevered fireplace, extensive custom joinery, and a resort-scale swimming pool integrated into the landscape.

DESIGNER	Concepts Unlimited
SCALE	1200m^2 house on 1Ha site
BUDGET	> $2 million
COMPLETION	June 2014
RECOGNITION	2015 Master Builders Award — Home of the Year & Best Swimming Pool

The Team Behind the Work



James Bragg
Director

James established JBS in 2004 as a carpentry and maintenance business. Over two decades, it has developed into an experienced commercial, aquatic and high-specification construction company—built on quality, direct accountability and the relationships that come from doing difficult work well.

He received his low-rise builder's licence at 23 and his open builder's licence at 27. He holds an Advanced Diploma of Building and Construction (Management) and is a member of the Queensland Master Builders Association.

James maintains a hands-on role in every project—collaborating directly with clients, aquatic operators, project managers, architects, engineers and specialist contractors from early planning through construction and handover. His ability to translate operational and design requirements into buildable solutions—and to identify the questions that need answering before construction begins—is what clients and project teams rely on him for.

The JBS Core Team

Zoe Schulz, Contracts Administrator

3 years in the construction industry, supporting project administration, contracts, and project delivery. Currently developing her career toward project management.

Santo Stagnitti, Open Licensed Builder

30 years of industry experience delivering commercial and complex construction projects, bringing practical building knowledge and experienced site leadership to the JBS team.

Chris Nock, Open Licensed Builder

45 years of construction management experience, including 15 years as Queensland Construction Manager for Pellicano Builders, overseeing major commercial projects across the state.

The JBS Network

Beyond its core team, JBS maintains an established network of trusted subcontractors, consultants, specialist trades and technical suppliers. Many have worked alongside James and the business for more than a decade across commercial, aquatic and high-specification projects.

This continuity is one of JBS's greatest strengths. It creates consistency across projects, reliable programming and coordination, and a site culture built on shared expectations and mutual respect. Every person brought onto a JBS project is selected not only for their skill and capability, but for their alignment with the standards that define the business: pride in workmanship, accountability, collaboration, and genuine care for the outcome.

The result is a team that can scale to meet the technical and delivery requirements of each project while maintaining the quality, culture and direct accountability for which JBS is known.

> ***I clicked instantly with James and the JBS team. It's hands-down the best place I've ever worked.***
>
> ***We do quality work with great clients. Everyone takes responsibility and works together to deliver the best result. The business has a great track record. We're easy to work with. We've built great relationships and a strong reputation. And we're doing bigger and better work every year.***
>
> ***JBS Team Member***

THE NITTY-GRITTY

Licensed, Certified, Accountable.

The licences, systems and policies supporting every JBS project—quality, safety and environmental performance held to documented standards and reviewed for continual improvement.

QBCC Registered Builder — Building Supervisor, Low-Rise & Open licences - #1065 277

Queensland Master Builders Association member

NSW Registered Builder - Lic #500557C

Awards

2014 & 2015 Master Builders Housing & Construction Awards - Winner Home $1-2M

2015 Master Builders Housing & Construction Awards - Best Swimming Pool

2015 Master Builders Housing & Construction Awards - House of the Year



POLICY 01

Quality Policy

It is our intention to maintain and build on our reputation for quality by continually achieving a standard of products and services that comply with specifications, statutory regulations, and contractual obligations — and by encouraging full employee involvement in our integrated Business Management System, developed to ISO 9001 guidelines.

Regular reviews continually improve the effectiveness of the system, reinforced by a commitment to minimal response times on quality issues. The training of our management and employees is fundamental to the success of the program, and we liaise closely with suppliers to ensure shared attention to quality.

QUALITY OBJECTIVES

- Deliver every project in accordance with agreed specifications, contractual requirements and quality standards.
- Complete 100% of corrective actions from client feedback and system audits within the nominated time.

POLICY 02

Workplace Health & Safety Policy



JBS is fully committed to the principle that all workplace injuries and illnesses can be prevented. We conduct our activities and provide a work environment that protects the health, safety and welfare of employees, subcontractors, visitors and all people affected by our work.

Directors and site managers are responsible for maintaining safe site conditions and providing appropriate systems, resources, equipment and training. Workers and subcontractors are required to follow site safety procedures, use appropriate PPE and report hazards, incidents and unsafe conditions.

JBS will:

- Adopt a risk-management approach to eliminate or control identified risks
- Require appropriate SWMS and JSA documentation for high-risk construction work
- Consult with workers and subcontractors through toolbox talks and site meetings
- Report and review all injuries, incidents and near misses as part of continuous improvement
- Comply with all relevant workplace health and safety legislation and requirements

JBS engages an external safety consultant to conduct monthly audits of every active job site, supporting the ongoing education and protection of workers, staff and subcontractors.

SAFETY OBJECTIVES

- Conduct site risk assessments to minimise workplace hazards
- Resolve every reported incident and corrective action within the nominated timeframe



POLICY 03

Environmental Policy

JBS embraces the principle of sustainable development—meeting the needs of the present without compromising the ability of future generations to meet their own. We pursue industry best practice in environmental performance across every project.

Environmental risks are considered during project planning and site operations, with workers and subcontractors expected to follow established controls and promptly report environmental hazards or incidents.

JBS will:

- Promote sound environmental practices throughout the company and across project sites
- Comply with all relevant environmental legislation and project requirements
- Use energy and water efficiently and responsibly
- Minimise construction waste and implement appropriate reuse and recycling initiatives
- Manage dust, noise, sediment, runoff and hazardous substances responsibly
- Prevent pollution and the uncontrolled release of substances into the surrounding environment

ENVIRONMENTAL OBJECTIVES

– Conduct risk assessments to minimise environmental hazards

– Complete all corrective actions arising from environmental issues within the nominated timeframe





Where thoughtful spaces begin.



JBSBUILD

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