LICENCE SEARCH - INDIVIDUAL

Issued Pursuant to Section 99 of the Queensland Building and Construction Commission Act 1991

CURRENT INFORMATION

PARTICULARS	
NAME:	**FLANIGAN, ROBERT JAMES**
BUSINESS ADDRESS:	**3 Carrada St MEDWAY NSW 2577**
LICENCE NUMBER:	**15520701**
MR CATEGORY:	**Category 1 - $800,001 to $3,000,000**

LICENCE CLASS STATUS

LICENCE CLASS	LICENCE TYPE	CONDITION	STATUS
Plumbing and Drainage	Trade Contractor Licence	NO	Active

NOTE: Where QBCC has imposed a condition, full particulars are contained within the Licence History Section.

DISCIPLINARY RECORD

Has the licensee had any of the following:	
QBCC Directions to Rectify Defective Work	NO
QBCC Disciplinary Action	NO
QBCC Initiated Convictions	NO
Infringement Notices Issued	NO
Demerit Points	NO
Exclusions, Disqualifications or Ban	NO

HISTORY

For a Glossary of Terms used in this section please click here.

Note: The Licence Class history is for the last 10 years only. Refer to Section 102 of the QBCC Act 1991.

LICENCE CLASSES

Plumbing and Drainage

Licence Class Commencement Date:02 Jul 2026

(the date the licence class was first approved.)

Date From	Date To	Type	Status	Reason
02 Jul 2026	Current	Trade Contractor Licence	Active	New Application

MAXIMUM REVENUE FINANCIAL CATEGORY

Category 1 - $800,001 to $3,000,000

The licensee's Maximum Revenue financial category is listed above. Refer to the table below to see a full list of all financial categories

Please be aware that for licensees in financial categories 1 to 7 their MR will actually be somewhere within the given range. For example, if a licensee has a Maximum Revenue of $5 million they will show as "Category 2 - $3,000,001 to $12,000,000"

Maximum Revenue (MR)

Maximum Revenue is the maximum level of revenue that a licensee can carry out in their financial year. The figure includes all revenue generated by the licensee regardless of where the licensee is located, where the work is carried out, or in which industry the revenue is generated.

MR (Maximum Revenue) is based on the NTA (Net Tangible Assets) of the licensee. Please refer to parts 3B and 4 of the Queensland Building and Construction Commission (Minimum Financial Requirements) Regulation 2018 (The MFR Regulation). Click **Link** to view the Minimum Financial Requirements policy.

Estimated MR (Maximum Revenue)

Certain licence classes are able to estimate their MR because they hold Professional Indemnity Insurance. Please refer to part 4B Professional Indemnity Insurance requirements of the MFR Regulation. Click **here** for more information.

The Maximum Revenue (MR) Financial Categories are listed in the table below:	
Financial Category	**Maximum Revenue (MR)**
SELF CERTIFICATION 1	**UP TO $200,000**
SELF CERTIFICATION 2	**UP TO $800,000**
CATEGORY 1	**$800,001 - $3,000,000**
CATEGORY 2	**$3,000,001 - $12,000,000**
CATEGORY 3	**$12,000,001 - $30,000,000**
CATEGORY 4	**$30,000,001 - $60,000,000**
CATEGORY 5	**$60,000,001 - $120,000,000**
CATEGORY 6	**$120,000,001 - $240,000,000**
CATEGORY 7	**OVER $240,000,000**

Understanding Construction Notification values and Maximum Revenue amounts

The Construction Notification (CN) values shown on this register are the total value of projects a licensee has notified during a financial year.

Maximum Revenue is the limit on how much income a licensee can earn in a financial year, based on their net tangible assets.

It's important to note that CN values do not equal income earned in that year. For example:

- CN values show the full value of a contract, even if the work (and income) is spread over several years.
- A project notified this year may generate income over multiple financial years, not just one.
- Licensees may lodge CNs at any time, including near the end of the financial year, even if most of the work happens later.
- Construction Management contracts require the construction manager to take out Home Warranty Insurance premiums for the full value of the project*, which may be significantly different to their consulting fee.

*Section 68D(7) of the Queensland Building and Construction Commission Act 1991 states the amount paid to the construction manager by the principal must be added to the insurable value of the work for the purposes of calculating the insurance premium payable.

Because of this, the total value of CNs in a financial year may look higher than a licensee's Maximum Revenue, but this does not necessarily mean the licensee has exceeded their limit.

Maximum Revenue compliance is based on the income actually earned in the financial year - not the total value of notified contracts.

RECORD OF RESIDENTIAL CONSTRUCTION WORK

NO RECORD OF ANY INSURED CONSTRUCTION WORK

RECORD OF CLAIMS APPROVED UNDER STATUTORY INSURANCE SCHEME

NO RECORD OF CLAIMS APPROVED UNDER THE STATUTORY INSURANCE SCHEME

This section will only apply if the Commission has approved a claim under the Queensland Home Warranty Scheme for work which the licensee paid, or ought to have paid, an insurance premium.

NOTE: This information will be removed from the register five (5) years after the approval was made.

DIRECTIONS TO RECTIFY

For a guide of Rectification of Building Work please click here.

QBCC DIRECTIONS TO RECTIFY DEFECTIVE WORK OR REMEDY CONSEQUENTIAL DAMAGE

A Direction is a formal Order issued by QBCC to rectify or complete identified building work or remedy consequential damage.

NO DIRECTIONS RECORDED

Structural directions include defects that may:-

- allow water penetration into a building
- adversely affect the health and/or safety of the occupant
- adversely affect the structural adequacy of the building or
- adversely affect the serviceability, performance or functional use of the building

Non-Structural directions include defects that are not Structural and which:-

- result from a failure by the licensee to meet a reasonable standard of construction and finish; or
- are of a kind that commonly occur during the "settling in" period of a new dwelling.

QBCC is able to direct contractors to rectify defects or remedy consequential damage for 6 years and 6 months from the date of completion of the work. Information about these kinds of directions is only included in this register after all periods in which to seek a review of the direction, and/or for making any appeal arising out of any review of the direction/tribunal order/conviction, have ended and any actual review or appeal is finally decided or is not proceeded with.

Complied denotes the licensee has satisfied the requirements of the direction.
NOTE: This information will be removed from the register five (5) years after the direction was issued.

DISCIPLINARY RECORD

QBCC DISCIPLINARY ACTION

NO QBCC DISCIPLINARY ACTION TAKEN

This section will only apply if the Commission has taken disciplinary action against a licensee and the appeal period has lapsed.

QBCC INITIATED CONVICTIONS

NO RECORDED OFFENCES

This section only applies where the licensee has been convicted of an offence against the Queensland Building and Construction Commission Act 1991, the Queensland Building Tribunal Act 2000, the Domestic Building Contract Act 2000 or the Queensland Civil and Administrative Tribunal Act 2009.
NOTE: This information will be removed from the register five (5) years after the order was made.

EXCLUSIONS

EXCLUDED INDIVIDUAL

NO RECORD OF EXCLUSIONS

An excluded individual is a person who is excluded from holding a contractor's, nominee supervisor's or site supervisor's licence*, or from running a licensed company, due to an insolvency event.

*does not apply to licensees who held a site superivsors licence prior to 1 October 2020 and who were excluded before that date. These licensees may continue to hold a site supervisors licence.
NOTE: This information will be removed from the register after ten (10) years.

PERMANENTLY EXCLUDED INDIVIDUAL

NO RECORD OF PERMANENT EXCLUSIONS

A permanently excluded person is an entity which has been excluded twice.
NOTE: this information will remain on the register for the life of the individual.

BANNED INDIVIDUAL

NO RECORD OF BANS

A banned individual is a person who is excluded from holding a licence for a period of three (3) years for carrying out Tier 1 defective work. Tier 1 defective work is grossly defective work that falls below the standard reasonably expected of a licensed contractor for the type of building work; and either:-

- adversely affects the structural performance of a building to the extent that a person could not reasonably be expected to use the building for the purpose for which it was, or is being erected or constructed; or:-
- is likely to cause the death of, or grievous bodily harm to a person.

An example of tier 1 defective work would be substandard work that requires all or a significant part of a building to be demolished or substantially reconstructed.

If an individual is banned a second time the period of the ban is for the life of the individual.
Information on Tier 1 defective work was not recorded on the Public Register prior to 1 July 2003.
NOTE: Information relating to a three (3) year ban will be removed from the register after ten (10) years.

DISQUALIFIED INDIVIDUAL

NO RECORD OF DISQUALIFICATION

A disqualified individual or company is an entity which is excluded from holding a licence for three years for accumulating 30 demerit points or more in a three year period.

INFRINGEMENT NOTICES

INFRINGEMENT NOTICES PAID & DEFAULT CERTIFICATES FOR QBCC OFFENCES

NO RECORD OF INFRINGEMENT NOTICES

Infringement notices relate to specific offences under the Queensland Building and Construction Commission Act 1991 (QBCC Act) and the Domestic Building Contracts Act 2000 (DBC Act). Licensees issued with an infringement notice are required to pay the specified penalty amount within 28 days or elect to have the matter dealt with by a Court. Failure to pay a fine in part or full or elect to have the matter dealt with by a Court will result in a default certificate being registered. Where a licensee elects to have the matter heard by a court the infringement notice will not be recorded here until the matter is determined. Information on paid Infringement Notices or details of offences where a default certificate has been registered was not recorded on the register prior to 21 December 2007.

NOTE: Records of paid Infringement Notices or default certificates will be removed from the register five (5) years from the date the record was placed on the register or if the infringement notice is withdrawn by the Commission or the enforcement order stops having effect.

DEMERIT POINTS

NO DEMERIT POINTS RECORDED

Demerit points relate to specific offences under the *Queensland Building and Construction Commission Act 1991* (QBCC Act) and unsatisfied judgment debts which relate to payment and contractual obligations. Varying points ranging from 2 to 10 will be allocated to a licence for each demerit point offence and 10 points will be allocated for each unsatisfied judgment debt. Some examples of demerit point offences are:

- Inadequate supervision of building work
- Contracts (and contract variations) not being in writing
- Failure to comply with a direction to rectify defective work
- Failure to warn that a contract is a construction management trade contract
- For domestic building contracts, taking an excess deposit

An individual licensee who accumulates 30 or more demerit points within a three-year period could be disqualified from holding a licence for three years.

Company Officers and Nominees for company licences - where the company accumulates 30 or more demerit points within a three-year period, could themselves be disqualified from holding a licence.

Disqualifications upon accumulation of demerit points are not automatic and in some legislated circumstances, accumulation of more than 30 points may result in no further action being taken and some or all points set aside.

Generally, demerit points are removed from this register three years from the date of issue or, for an unsatisfied judgment debt, when the debt is paid.

CERTIFICATION

The information provided in this certificate correctly reflects details and status of the licensee in the Queensland Building and Construction Commission register at the date and time of printing the certificate.

Authorised Officer: _____

Position: _____

Note: To determine any specific detail contained in the search you may apply in writing to QBCC for access to specific documents under the Right to Information Act 2009 by contacting your nearest QBCC office. A fee and processing time of up to 35 business days applies.