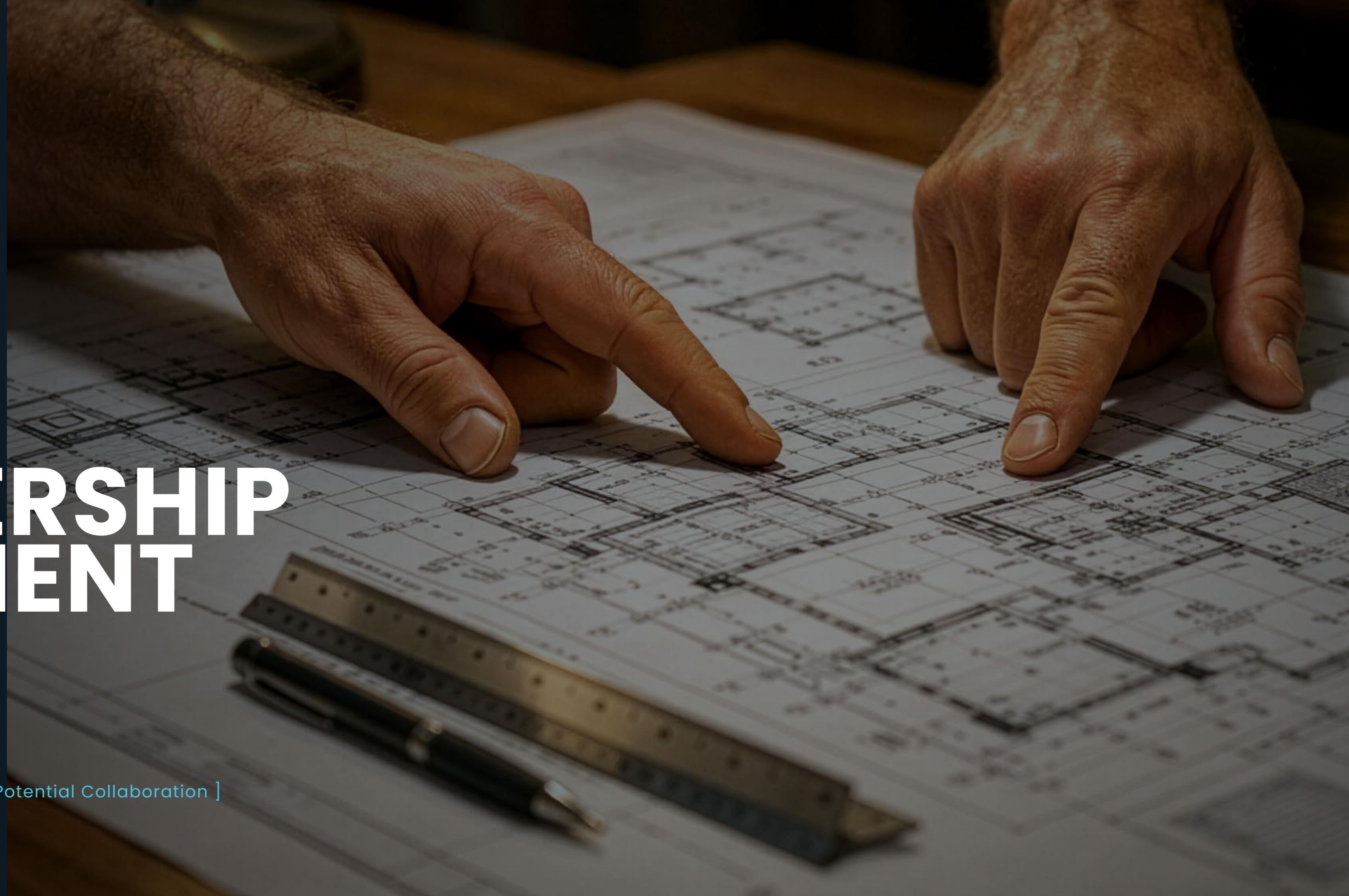


PARTNERSHIP ALIGNMENT GUIDE

[For Builders & Developers Exploring a Potential Collaboration]



Purpose of This Guide

Well-run projects begin with alignment: **Smooth, low-friction partnerships that make complex builds easier, cleaner, and more predictable.**

This guide helps builders and developers quickly assess whether our approach, standards, and way of working align with the needs of your project. It provides a clear overview of who we are, how we operate, and the type of partners we work best with.

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☎ 0429 020 276
🌐 scplumbingco.com.au
✉ service@scplumbingco.com.au

Who We Are

Sunny Coast Plumbing Co is a premium plumbing and roofing business based on the Sunshine Coast. Our work is grounded in **craftsmanship, consistency, and clear communication** — the foundations of smooth, low friction project flow.

With three generations actively involved, we have a long-term stake in every job, and a team that's personally invested in getting it right. With **30+ years across civil, commercial, industrial & residential** projects, we support builders and developers who value clean execution, reliable coordination, and a refined finish that stands up to scrutiny.

solution-focused predictable workflow **consistent**
low friction **builder-friendly** accountable
clash detection quality craftsmanship **organised**
premium finish **problem-solving** calm presence
reliable architectural integration clean handovers
awareness trusted **detail-driven** experienced
forward sequencing responsive **precision**
prepared **pre-emptive communication**
long term focus intentional collaborative owner-guided
clean execution high standards coordinated

"We're not just family-owned, we're owner-guided, builder-aligned, and committed to establishing long-term partnerships delivering work that's **clean, compliant, and consistently well executed.**"

 SUNNY COAST
PLUMBING co.

Principal Plumber & Owner–Operator

LYNDON RICHARDSON

An expert who manages complexities
that others can't .

Skilled • Reliable • Builder-friendly
• Technically excellent • Easy to work with.

With over 30 years' experience, Lyndon Richardson brings a practical, builder-aligned approach to plumbing and roofing on complex sites.

His background in multi-stage developments, commercial builds, and luxury homes has shaped a clear standard: work must not only meet code, but be executed cleanly, precisely, and in a way that supports the wider build.

As Principal Plumber, Lyndon remains directly involved in every project. This ensures consistent workmanship, clear communication, and accountability from start to finish — something many builders find missing when dealing with larger, less hands-on crews.

30+ YEARS CIVIL, COMMERCIAL, INDUSTRIAL & RESIDENTIAL PLUMBING

- Experience managing complex, detail-heavy projects.
- Clean, precise workmanship that meets premium expectations.
- Direct hands-on involvement from Lyndon as owner-operator.
- Service across the Sunshine Coast, Noosa and surrounds.

*"Plumbing and roofing that builders
never have to second guess."*

 SUNNY COAST
PLUMBING co.

Our Ideal Partner

Who They Are

Property developers and builders shaping the next generation of Sunshine Coast communities — overseeing housing estates, commercial precincts, multi-stage civil projects, industrial facilities, and custom architectural builds — seeking long-term partnerships with capable, clear-thinking plumbing and roofing specialists who keep complex builds running smoothly.

What They Value

- Quality over short cuts.
- Clear, builder friendly communication.
- Safe, organised work sites.
- Professionalism and reliability.
- Honest, experience led advice.
- Long term solutions, not temporary fixes.
- Leadership and accountability.

This overview keeps us aligned with the project partners who appreciate our standards — **those who value the care, precision, and craftsmanship that defines Sunny Coast Plumbing Co.**

Their Mindset

- Detail oriented and intentional.
- Focused on the finish and the process.
- Appreciative of trades who think ahead.
- Open to expert recommendations.
- Seeking seamless, low friction project flow.
- Expecting a consistent quality of work that stands up to scrutiny.

Why They Choose Us

- We show up prepared.
- We work to code and beyond.
- We communicate clearly and respectfully.
- We deliver a refined, consistent finish.
- We reduce friction on site.
- We manage their project with care.
- We lead by example, regardless of how others operate.

"Our ideal partners recognise the difference between a trade that simply completes a task and one that elevates the outcome of an entire project."



Ideal Project & Partnership Fit

Projects We Work Best On

- High-end residential homes
- Custom architectural builds
- Underground civil works
- Multi-stage developments and housing estates
- Commercial and mixed-use projects
- Industrial facilities and large-span roofing
- Projects where presentation, performance and longevity matter

Partners We Work Best With

Developers and builders who value:

- Quality workmanship over shortcuts
- Clear communication between trades
- Well-organised, safe job sites
- Long-term solutions
- Reliable scheduling and sequencing
- Leadership through actions, not excuses.

"We work best with builders and developers who see trades as long-term collaborators rather than interchangeable contractors."



How We Work & How It Feels

- **Early site coordination** → **calm**, zero morning surprises.
- **Clear scopes before start** → **certainty**, no second-guessing.
- **Prepared, fully equipped arrival** → **momentum** from the first hour.
- **Tidy, controlled work zones** → **respect**, no friction with other trades.
- **Sequenced install aligned with build stages** → **flow**, no stop-start delays.
- **Proactive issue spotting** → **confidence**, problems handled before they escalate.
- **Direct, real-time communication** → **clarity**, always know where things stand.
- **Own mistakes immediately and fix fast** → **relief**, no lingering risk.
- **Coordination with other trades** → **ease**, fewer clashes and rework.
- **Accurate rough-ins first time** → **precision**, finishes go in cleanly.
- **Respect for program timelines** → **control**, builder keeps authority over schedule.
- **Thinking ahead to downstream trades** → **support**, others can do their job properly.
- **Site awareness (safety, access, shared space)** → **professionalism**, no tension on site.
- **A calm capable consistent presence** → **predictability**, the rarest and most valuable thing on a build.

"Working with Sunny Coast Plumbing Co feels **calm, controlled, and predictable**. The kind of steady, reliable workmanship you never have to second-guess."

"The result is a **smoother build, fewer surprises**, and the confidence of having your project supported by a trade-partner who genuinely makes your job easier."



Project Experience

We bring practical experience across civil, commercial, industrial, and high-end residential environments where coordination, sequencing, and consistency matter.

Residential Construction

- Custom architectural homes
- High-end residential builds
- Multi-residential developments

Commercial & Civil Projects

- Commercial plumbing installations
- Industrial facilities and structural roofing
- Large-scale developments & infrastructure works
- Multi-stage construction environments
- Civil works, underground services, and site connections
- Gas mains and commercial gas installations

Types of Work Delivered

- Complete plumbing systems
- Stormwater and drainage infrastructure
- Roof plumbing and rainwater management
- Large-span roofing systems
- Architectural wall cladding installation
- Underground sewer, water, civil connections
- Gasfitting and gas infrastructure installations
- Plumbing for complex, detail-driven projects

Across hundreds of projects, we've learned that alignment between trades is the difference between a smooth build and a stressful one. Our project history shows the results — fewer surprises, cleaner handovers, and plumbing and roofing systems that support the wider build, not slow it down.

[View Past Projects →](#)

"Over 30+ years we've delivered civil, commercial, industrial and residential projects that demand careful coordination, precise installation, and a practical understanding of how plumbing integrates with the wider construction process."



Professional Standards

Complex builds rely on trades who operate with consistency, foresight, and respect for the broader construction environment. Our professional standard is built around clean execution, clear communication, and a practical understanding of how plumbing and roofing integrate into complex projects. The goal is simple: reduce friction, support sequencing, and deliver work that stands up to scrutiny.

Consistency Across Every Stage

The same level of care applied from early works through to final fit off, ensuring predictable outcomes and a clean handover.

Respect for the Build Process

Work delivered in a way that supports scheduling, workflow, and coordination between trades — never creating unnecessary disruption.

Architectural Integration

Installations completed to support the design intent, maintaining alignment with the architectural vision rather than compromising it.

Forward Sequencing

Planning ahead to align with build stages, access requirements, and the needs of downstream trades.

Proactive Clash Identification

Spotting potential conflicts early and addressing them before they become site issues or cause delays.

Pre Emptive Communication

Clear, timely updates that allow builders to make informed decisions before problems escalate.

Detail Driven Execution

Care applied to the critical elements behind walls, underground, and within roof systems — the areas that determine long term performance.

"Our role is straightforward:
Make the plumbing and roofing component
of your project run smoothly, reliably, and
without unnecessary disruption."



Compliance & Accountability

We take responsibility for the quality, safety, and compliance of every component we deliver. Our work aligns with industry best practice, and is backed by a level of accountability that keeps projects moving forward without surprises.

Code-Compliant Workmanship

All plumbing and roofing work is built to meet and exceed regulatory expectations, and manufacturer requirements. We don't cut corners, and we don't leave compliance to chance.

Responsibility for Outcomes

We own the work we deliver — from the visible finishes to the unseen infrastructure. If something needs attention, we address it promptly and transparently.

Ethical and Professional Conduct

We operate with integrity on every site. That means clear communication, respect for the build environment, and decisions that prioritise safety and long-term performance.

Quality in the Details

The unseen elements matter. We take care with the parts of the job that no one notices unless they fail — because that's where reliability is built.

Hands-On Leadership & Direct Accountability

Lyndon Richardson, our Principal Plumber and Owner-Operator, is hands-on and directly involved in every project. Builders and developers get owner-level accountability — ensuring the plumbing and roofing component of the build runs cleanly and predictably.

Sunny Coast Plumbing Co

"Craftsmanship you can trust, communication you can rely on, and a calm capable consistent presence, that keeps projects moving forward cleanly and predictably."



Partnership Invitation

We work with builders and developers across the Sunshine Coast on projects where quality, organisation, and craftsmanship matter.

If our approach, standards, and way of working align with the needs of your project, we'd love to connect and bring our calm, consistent presence to your site.

Contact me directly,

LYNDON RICHARDSON

PRINCIPAL PLUMBER & OWNER-OPERATOR
SUNNY COAST PLUMBING CO

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"We provide smooth, aligned, low-friction partnerships that make complex builds easier, cleaner, and more predictable."

Because behind every development is a world of risk, civil works, budgets, compliance, timelines, sequencing, approvals, and contractors — and the right partners make all of it easier.

