

JOSEPH BANOUB

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Profile	Six years in high-end NSW residential, with deep experience in design, documentation and approvals across DA, CDC and Section 4.55 pathways. As Design Team Manager at a design-and-construct builder I now carry projects through procurement, site and handover, and I'm moving into contracts administration and construction delivery, where knowing how a project was designed and approved saves time and cost on site. Completing a Certificate IV in Building and Construction (CPC40120).	
Experience	Design Team Manager, Futureflip Aug 2024 – present <i>High-end design-and-construct builder of custom homes and dual occupancies across NSW. Promoted from Building Designer; joined April 2023.</i> – Deliver 15+ concurrent projects valued at \$3M to \$7M from approval through construction to handover, as the single point of contact for clients, consultants, certifiers, councils and site. – Close out DA conditions and CC requirements with consultants, certifiers and Council to get projects construction-ready; on Belgrave Esplanade, Sylvania (\$2.85M), I joined at CC stage and had the CC issued within 12 weeks. – Compare trade and supplier quotes against design intent, working with the contracts administrator to identify scope gaps. – Procure specialist products: confirm specifications and lead times, and coordinate delivery and installation with site. – Stafford, Gerroa (\$13M, 2025 HIA NSW Home of the Year): joined mid-build to resolve rooftop access. Sourced and procured a UK-made retractable glazed Skybox, the first in NSW, secured the DA modification from Council and coordinated installation. – Answer site RFIs, issue revised documentation and attend site meetings. – Coordinate certifier inspections through to the occupation certificate, and support defects resolution and handover. – Run project programmes and report progress, risk and resourcing to the directors. – Lead and resource five designers; run the team's fee invoicing, cashflow and expenses. – Prepare feasibility studies that test planning controls and yield for site acquisition, including the re-plan that took a refused Byron Bay DA to an approved CDC. Recent projects: Nicholson, Cronulla (\$4.21M) · Botanic, Mosman (\$4.14M) · Andrews Avenue, Bondi (\$3.96M) · Trevelyan, Botany (\$3.33M). 14 HIA awards and finalist placings across my projects. Case studies and the full register: portfolio.banoub.com.au.	
	Building Designer, Gen One Sydney Nov 2020 – Apr 2023 – Client-facing from first enquiry through to approval: took the brief, developed the design and stayed the client's main contact throughout. – Coordinated every consultant across design and approval, running up to 15 concurrent CDC, DA and CC packages for duplexes and custom homes. – Answered builder and site queries in construction, designing for buildability and cost.	
Education	Certificate IV in Building and Construction (CPC40120) Master Builders Australia Completing July 2027 Bachelor of Design in Architecture University of Technology Sydney 2017 – 2020	
Skills	Approvals: DA, CDC, CC and s4.55; LEP, DCP and SEPP; NCC and Australian Standards. Tools: Excel, Word and Outlook; Procore (working knowledge); Archicad. Licences: NSW White Card and full NSW driver licence. Languages: English and Arabic.	