



COMMUNITY HOUSING Capability Statement

2024





In the spirit of reconciliation Growthbuilt acknowledge the Traditional Custodians of Country throughout Australia and their connections to land, sea and community.

We pay our respect to Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples.



SMOKING CEREMONY
BELLA VISTA HAVEN STAGE 1 | AVEO



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THE LOFTS, WOOLLOOMOOLOO
BESPOKE PROPERTIES





Our goal is always to help you achieve yours.

Growthbuilt is a leading design and construction company with a depth of capability across a diverse range of sectors including aged care, seniors living, residential, education, mixed-use, community housing and commercial projects. Across our 19-year history, we've earned the trust and confidence of our clients through vibrant partnerships grounded in trust, transparency, and innovation.

At the heart of this success is a passionate team of contracting experts who love what they do.

Our dynamic senior management team prioritise the continued re-investment and long-term growth of our people, promoting a culture based on transparency, inclusiveness, and collaboration.

Our commitment to quality and excellence is reflected in being one of the first construction companies in NSW to receive a Gold Star iCIRT rating. Additionally, our 90% repeat client base stands testament to the consistently exceptional outcomes we deliver and the genuine partnerships we share with our clients and trade partners.

The Growthbuilt difference offers a hand-in-hand approach from award to completion: aligning to our clients' vision to ensure a safe, successful delivery on time, within budget, and to exceptional quality always. It's this competence and confidence that enables our people and the projects they deliver to reach their full potential.



14-18 PHILLIP STREET, ST MARYS
LAHC



90%

Repeat Clients



180+

Employees



Gold

Gold STAR
ICIRT Rating



In-house

Design
Services & ECI



19+

Years



21%

Female Participation
across the business





Capabilities: Our Sectors

Our team brings a seamless and multi-disciplinary approach to the building process, combining extensive construction experience across a multitude of sectors.



120⁺

PROJECTS

\$2b

WORK DELIVERED

15⁺

ECI PROJECTS



Capabilities: Our Services



CONSTRUCTION

Construction is driven by operational discipline, technical expertise, safety and quality control, commercial outcomes, and risk mitigation. We partner

with clients to understand and invest in their vision, using our design and delivery capabilities across all methods and asset classes. Our team includes industry-leading talent and we maintain strong relationships with top trade partners and suppliers to ensure high-quality outcomes for our clients.



PRE-CONSTRUCTION

Growthbuilt offers comprehensive pre-construction services, including design development, risk analysis,

project scheduling, and cost management. Our pre-construction team consists of experienced design, engineering, and services specialists, supported by market-leading estimators and planners to ensure project success from the start.



DEVELOPMENT

We have significant ability in streamlining the development life-cycle, including providing innovative solutions on planning constraints, design

managing planning proposals and DA approvals to ensure a successful development deliver.



SMALL WORKS

GB Projects specialises in small works valued between \$250K and \$20M, offering extensions, fit-outs, and

refurbishments building services. Our expertise covers alterations, building upgrades, fast-track refurbishments, and conservation repairs on heritage-listed buildings. As leaders in small works and restorative services, the GB Projects team focuses on enhancing the safety and functionality of assets for all our client.



JOINERY

Growthbuilt's in-house joinery company, ThinkFactory, delivers exclusive bespoke joinery for all our projects. As one of Australia's

leading manufacturers of architectural joinery, ThinkFactory provides comprehensive design, manufacture, and installation solutions. Their in-house design capabilities ensure optimised joinery outcomes tailored to each project's unique needs.



REMEDIAL

At Growthbuilt, we specialise in remediation projects, restoring buildings and assets to a secure and operational state. Our

expertise includes cladding replacements and complex structural repairs, always with a focus on sustainable, long-lasting results.



Capabilities: Our Specialties



06 REGIONAL

Growthbuilt's regionally based teams leverage local insights and collaborate with the community to tailor solutions for the unique challenges of regional infrastructure. By prioritising the use of local trade partners and suppliers, we aim to drive positive community outcomes and ensure the success of our projects.



01 HERITAGE

Preservation of heritage assets require utmost diligence and attention to detail. Our nuanced experience in collaborating with local authorities and heritage consultants is vital to delivering project outcomes.



05 SUSTAINABILITY

Committed to reducing our environmental footprint, we blend innovative design with the consideration of recyclable and renewable materials as well as on-site sustainable building practices.



02 ADAPTIVE REUSE

Growthbuilt specialise in transforming existing structures into vibrant, functional spaces that meet the evolving needs of our clients and community.



04 TAKE OVER

We recognise that taking over existing projects, in their current state up until completion and handover, demands a tailored approach to ensure a seamless transition and successful delivery outcome.



03 LIVE ENVIRONMENTS

Growthbuilt excels in delivering construction projects within live and operational environments, prioritising minimal disruption to surrounding communities. Our industry-leading systems and practices ensure seamless integration, maintaining harmony and productivity throughout the project lifecycle.



Leadership Team

The executive management leadership team continually drive improvement initiatives throughout the business on a daily basis.



COLIN RAHIM
DIRECTOR & JOINT CEO



PETER SUKKAR
DIRECTOR & JOINT CEO



JOHN O'BRIEN
ACTING GROUP CFO,
FINANCE, RISK



ADAM ASHCROFT
GENERAL MANAGER



AMY WILLIAMS
HEAD OF STRATEGIC
GROWTH AND
PARTNERSHIPS



ALLERICK RABIE
COMMERCIAL
MANAGER



NAIM EL KADERI
CONSTRUCTION
MANAGER



HAIDER ALI
CONSTRUCTION
MANAGER



MITCHELL STUBBS
HEAD OF PEOPLE
AND CULTURE



JOHN GABRIEL
HEAD OF GB PROJECTS



DON ZAKROCZYMSKI
HEAD OF WHSE



CLARISSA LORENZINI
FINANCE MANAGER



Development Team

Combining vision and expertise, our Property Development Team transforms concepts into reality, delivering exceptional residential, retail, industrial and commercial spaces that meet and exceed market demands.

At Growthbuilt, we pride ourselves on delivering exceptional property developments that set new benchmarks in quality, innovation, and community impact. Our expertise spans residential, commercial, and mixed-use projects, ensuring we provide comprehensive services that cater to a diverse range of needs.

Our team relies on all individual members to maximise their knowledge and ability in acquisitions, funding, design development, authority approvals, project marketing, finance/structuring, sales, construction, and post completion.



COLIN RAHIM
DIRECTOR & JOINT CEO



PETER SUKKAR
DIRECTOR & JOINT CEO



JENNA STAMPARIDIS
DEVELOPMENT MANAGER



JORDAN CHILCOTT
SENIOR DEVELOPMENT
MANAGER



Community Housing Portfolio

Over 40+ Units Delivered

Our project teams have delivered over 400 social and affordable units within Greater Sydney over the past five years.

COMMUNITY HOUSING

Growthbuilt and our team bring extensive capabilities and experience to the community housing sector.

We have delivered numerous projects designed specifically for long-term rental with a focus on residents' cost of living and amenity, including recent appointment at the highly anticipated Boronia apartments development with City West Housing.

Our extensive social and affordable accommodation experience has also allowed us to form partnerships with Anglicare, Land & Housing Corporation, Unilodge and UKO Co Living.

We have developed comprehensive methodologies to deliver works for Community Housing Providers (CHPs) as well as working closely with key stakeholders throughout the project to ensure the design intent is delivered to a best-in-industry standard.



OUR CLIENTS





“Growthbuilt understands the unique rules, regulations and procedures that come along with different types of construction, from luxury retirement living to residential care, residential strata accommodation and affordable housing developments. The team always looking for how to improve the process and better engage with the client.

It goes without saying, Growthbuilt has an excellent documentation and quality control process in place which gives the client comfort that the project is in good hands.”

Serge Bolgarschii

Development Director
Anglicare



ARISTA MT DRUITT
ANGLICARE



Arista, Mt Druitt

Multi-staged design and construction of new build senior's living facility at a complex live site

Arista Mt Druitt Affordable Housing Project delivers an exemplar of what is possible in affordable housing.

The primary focus is creating an integrated development that brings people together, enhances and strengthens the community.

Comprising 169 residences ranging from studio to 2-bedroom apartments across three, 8-level buildings.

The design incorporates 55 strata units, and 114 affordable units in a mix of 53 Boarding Rooms, 60 in-fill affordable housing units, plus 1 studio allocated for use by the Boarding House Manager.

CLIENT

Anglicare

VALUE

\$50M

LOCATION

Mt Druitt, NSW

COMPLETION DATE

Apr '20 -Oct '21





Boronia Apartments

Affordable homes for at-risk families and low-income service workers (delivered under NHFIC)

↵

This critical project will see 74 build-to-rent affordable dwellings created to house Sydney's most at-risk families and low-income essential service workers.

100% of the residences are affordable with one-third of the apartments allocated to women and children at risk of homelessness due to domestic and family violence. The project has been designed specifically for long-term rental with a focus on residents' cost of living and amenity through the incorporation of passive design principles to improve comfort and reduce energy costs.

CLIENT

City West Housing

VALUE

\$55M

LOCATION

Waterloo, NSW

COMPLETION DATE

May '23 - Dec '24





St Luke's Village

Affordable aged-care in the Illawarra region (delivered under the SAHF)

▾

Growthbuilt were engaged by Anglicare to take-over construction works from a builder who went into liquidation. The project comprises 60 units within two residential buildings along with a community building that includes a cafe, hairdresser, lounge, gym and activities area. 51 of the 60 single-bed units will be specifically set aside for social and affordable housing.

CLIENT

Anglicare

VALUE

\$15M

LOCATION

Dapto, NSW

COMPLETION DATE

Apr '23 - Jun '23





St Marys Affordable Housing

7-star nationwide house energy rating scheme (delivered under the SAHF)



Growthbuilt delivered a 5-storey building on Phillip Street, just 8 minutes' walk from St Marys Station and the future St Marys Metro station, in 2022.

The architecturally designed building contains 23 one-bedroom and 21 2-bedroom units, with 20 basement car parking spaces. These homes will help meet the strong local demand for smaller dwellings, including from local tenants currently living in properties with unused bedrooms. The property features landscaped communal areas and incorporates environmental design features, including solar power for common areas and a central rainwater tank for the gardens.

CLIENT

LAHC

VALUE

\$20M

LOCATION

St Marys, NSW

COMPLETION DATE

Aug '19 - Jan '22





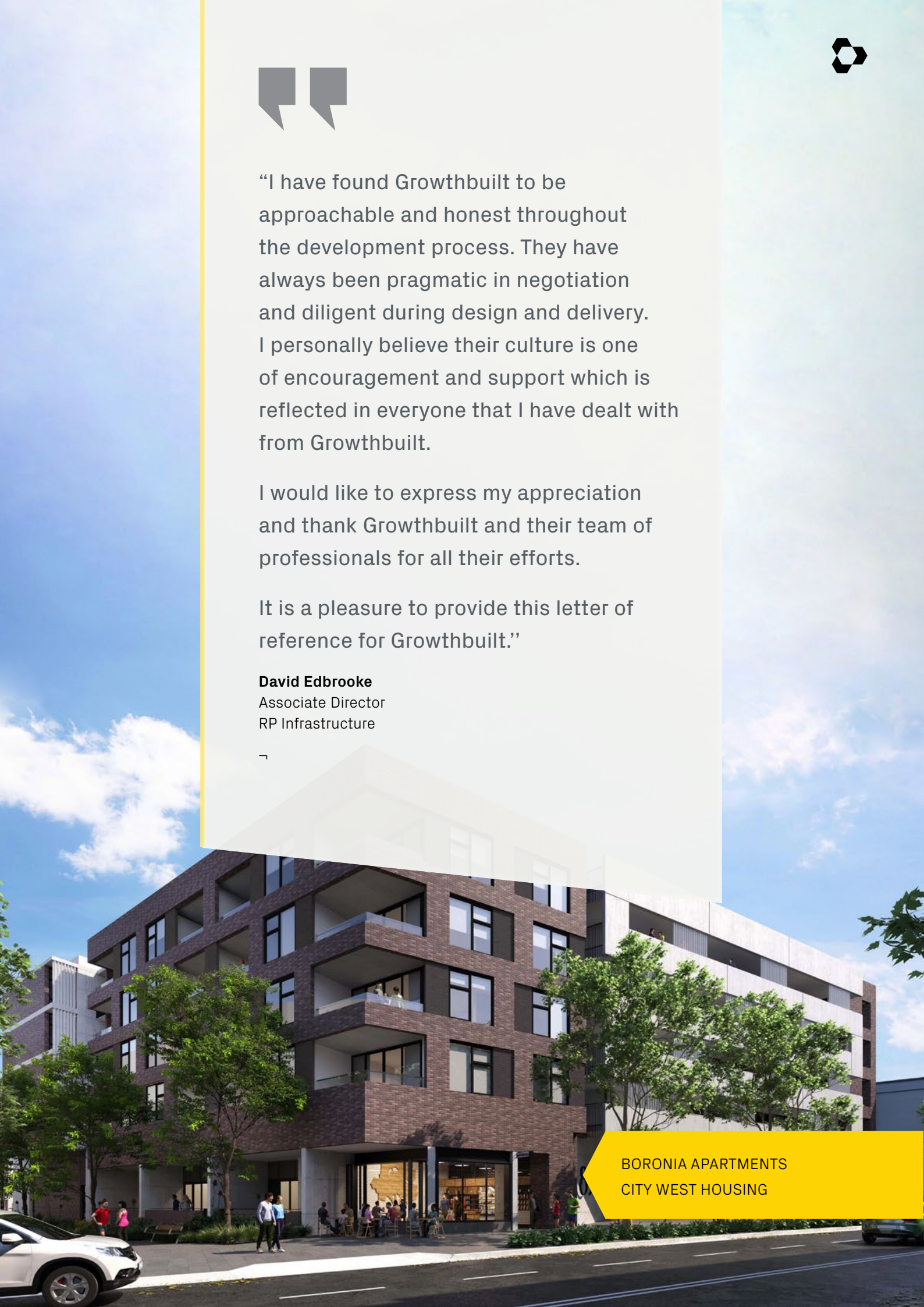
“I have found Growthbuilt to be approachable and honest throughout the development process. They have always been pragmatic in negotiation and diligent during design and delivery. I personally believe their culture is one of encouragement and support which is reflected in everyone that I have dealt with from Growthbuilt.

I would like to express my appreciation and thank Growthbuilt and their team of professionals for all their efforts.

It is a pleasure to provide this letter of reference for Growthbuilt.”

David Edbrooke

Associate Director
RP Infrastructure



BORONIA APARTMENTS
CITY WEST HOUSING



Ashfield Village

Inner west affordable accommodation

Delivering in collaboration with co-living leader UKO, Growthbuilt are proud to have completed and welcome the co-living community to their new home, Ashfield Village.

This exceptional development features over 7 levels with 44 fully furnished contemporary studio apartments, multiple communal living spaces, outdoor courtyard deck with BBQ facilities, ground floor retail within a high traffic inner west location. A basement level car park is served by a car lift with retail space on the ground floor.

CLIENT

193 Liverpool Rd Trust

VALUE

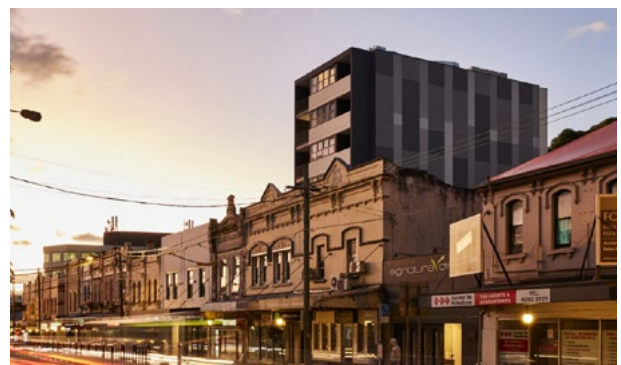
\$15M

LOCATION

Ashfield, NSW

COMPLETION DATE

Aug '20 - May '22





Steelworks Hotel

New era for a 134 year old hotel (delivered under the SAHF)



Port Kembla's landmark Steelworks Hotel has entered a new era in its 134-year history and will now provide homes for older people in need of safe, affordable housing.

Growthbuilt were engaged by Anglicare in late 2022 to deliver 30 studio apartments to be home to social housing residents aged 55 and over. The apartments include contemporary design, with community and social spaces, with the historic façade preserved.

CLIENT

Anglicare

VALUE

\$10M

LOCATION

Port Kembla, NSW

COMPLETION DATE

Sep '22 - Nov '23





Hawkins Place

Seniors living combined with affordable housing in a stunning Inner west setting (delivered under the SAHF)

▭

Aged and healthcare accommodation over 6 storey structure with ground level community and new retail street frontage. Additional features are two levels of basement car parking, and 49 ILUs, including eight affordable housing units.

CLIENT

Uniting

VALUE

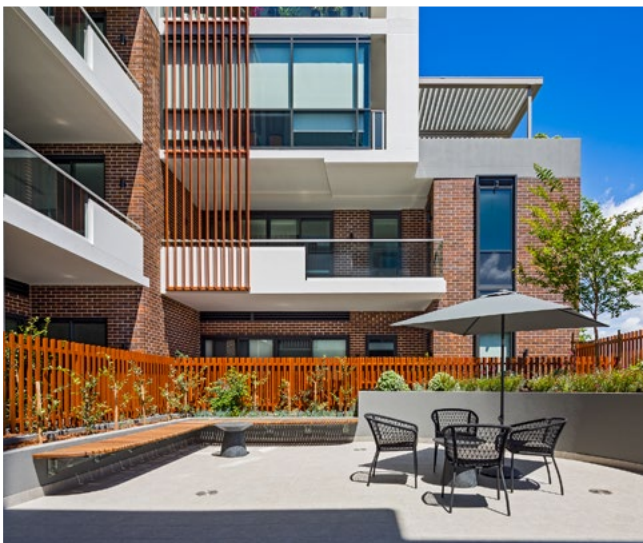
\$30M

LOCATION

Norton St, Leichhardt NSW

COMPLETION DATE

Feb '20 - Mar '23





McRae McMahon Place

The village centres around beautifully landscaped gardens, with a relaxing water feature and a resort-style indoor pool (delivered under the SAHF)



The project is made up of 69 Independent Living Units (ILUs), including demolition of existing structures and construction of two, six-level residential aged care facility, being built upon a podium.

There is a one level basement car park consisting of 62 resident car parking spaces, 8 visitor car parking spaces plus motorcycle parking and a car wash bay.

Uniting Marion Street's location alongside many operating tenancies and neighbouring residential buildings means that the project team must always ensure their continued operation and satisfaction.

This included creating and implementing an extensive Community & Key Stakeholder Management Plan for managing community affairs.

CLIENT

Uniting

VALUE

\$40M

LOCATION

Leichhardt, NSW

COMPLETION DATE

Nov '20 - Aug '23





“Having existing professional partnerships with consultants on a project is beneficial for both efficiency in timing and expectation of quality. Growthbuilt and McGregor Westlake Architecture share a successful and ongoing professional partnership having collaborated on flagship mixed-use and accommodation new build and fitout projects in recent years. We have successfully collaborated on The Lofts in Woolloomooloo. We are also currently delivering works together for NSW Land and Housing Corporation in St Marys, affordable housing.

We have a successful and continuing relationship with Growthbuilt and will continue our relationship forward as a partner of choice”

Peter McGregor
Founding Principal & Director
McGregor Westlake Architecture

▾



ST MARYS VILLAGE
LAHC



The Lofts

Lofty lifestyle living



Growthbuilt were engaged in 2014 to deliver the instantly recognisable Lofts in Woolloomooloo. To a McGregor Westlake design, the adaptive reuse mixed use development involves 31 apartments, a ground floor retail space and underground carparking.

CLIENT

Bespoke Properties

VALUE

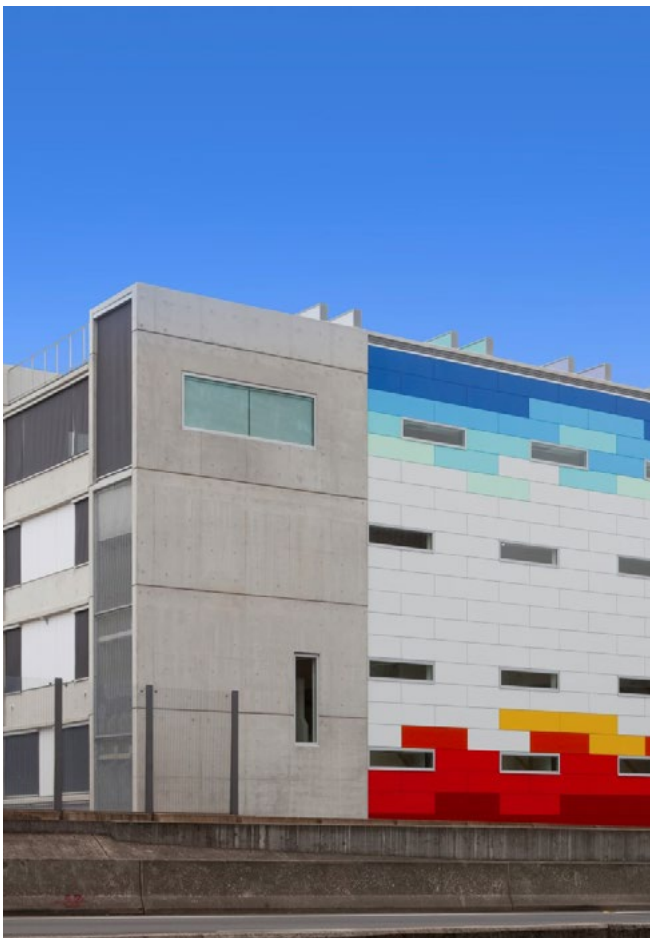
\$10M

LOCATION

Woolloomooloo, NSW

COMPLETION DATE

Sep '14 - Sep '15





Foveaux Street

Inner-city affordable living



Growthbuilt expertly crafted a distinctive collection of 32 boutique inner city studios, in the vibrant suburb of Surry Hills.

This exceptional UDIA award winning, freehold development, comprised of 27 one-bedroom and 5 spacious two-bedroom studios, with a subterranean car park, seamlessly accessible via a state-of-the-art car lift. 46 Foveaux Street, Surry Hills is ideally located within the highly sought after and tightly held city fringe of Sydney; a precinct notorious for its abundance of leisure, boutique dining, transport, and retail amenity. Sydney, University of Sydney,

CLIENT

SR46

VALUE

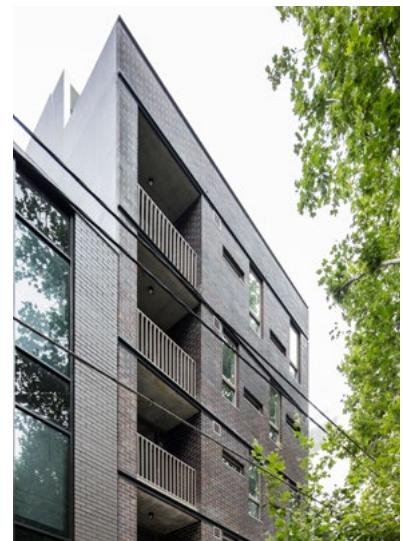
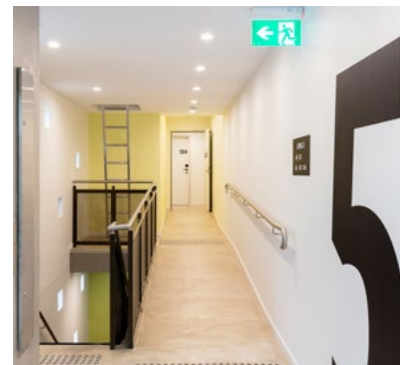
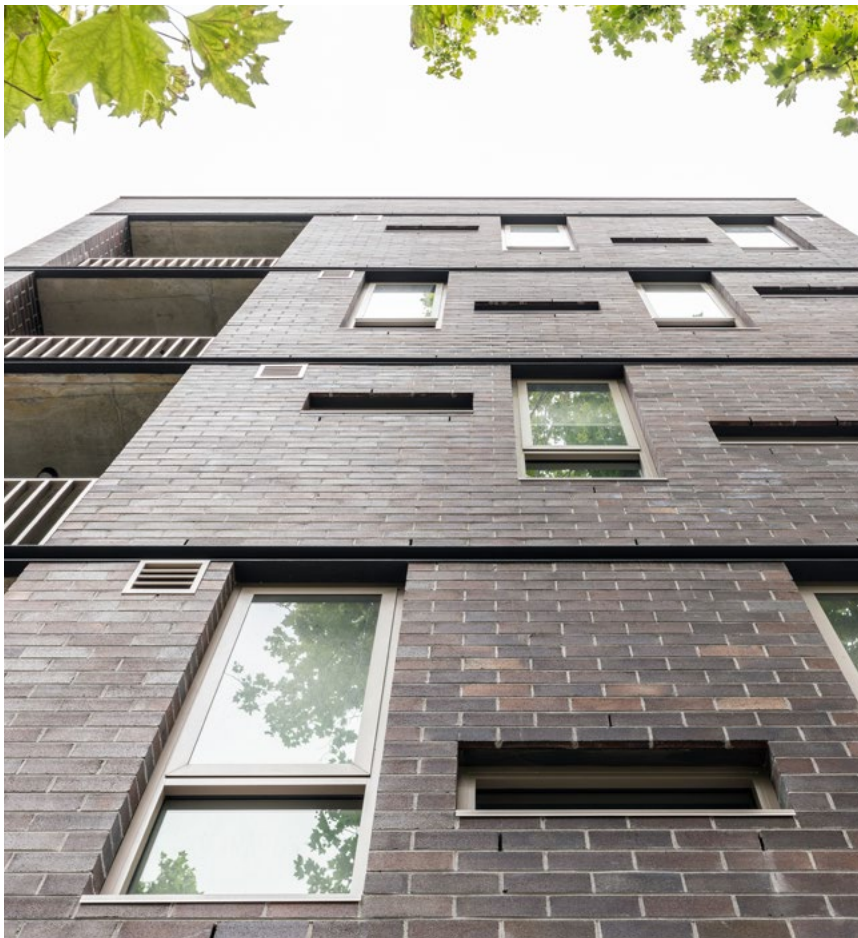
\$10M

LOCATION

Surry Hills, NSW

COMPLETION DATE

Nov '16 - Nov '17





THE LOFTS, WOOLLOOMOOLOO
BESPOKE PROPERTIES



Robust Financial Capacity



Our robust financial capacity ensures stability and reliability, allowing us to navigate economic fluctuations and deliver projects on time and within budget.

With a diversified portfolio and consistent year-on-year revenue growth, bolstered by substantial cash reserves and non-liquid assets, we ensure steady cash flow and profitability.

Through rigorous financial management, Growthbuilt solidifies its position as a reliable and agile player in the Australian construction industry.

Our audited financial statements are available upon request.





Quality In Everything We Do



Our Quality Assurance system complies with ISO 9001:2008 and has been developed to drive our goal of high quality construction.



Quality
ISO 9001



iCIRT Certification

Growthbuilt is an ICIRT 3 Gold Star Rated business with a trusted and transparent approach. We operate with openness and clarity in our practices and have an established reputation for reliability and credibility.

Everything
we do
works towards
the goal of
quality
construction

This is the ultimate measure of successful project delivery and the high levels of client satisfaction.

These outcomes guarantee us the repeat business and positive references which underpin our growth and development strategy.



Driving Strong Safety Outcomes

Growthbuilt have developed robust systems to ensure WHS is at the forefront of every projects.

Understanding and management of WHS is an integral part of our governance and leadership. Growthbuilt views this as the creation and protection of value, it assists us in setting strategy, achieving objectives and making informed decisions.

Our work health and safety management system complies with FSC Standards, ISO 45001:2018 and has been developed to drive our goal of safe construction.



Health & Safety
AS/NZS 4801





Environmental Stewardship

We take our responsibility for sustainability practices seriously.

This responsibility encompasses our approach across environmental, economic, safety and social factors in how we operate and deliver.



Influencing sustainable design

Growthbuilt believe our responsibility is to be influencers in sustainable design and work proactively to minimise and manage the environmental impact of our operations.

This entails creativity and forward-thinking, encouraging the exploration of new ideas and technologies that can further enhance safety, health, and well-being outcomes in the industry.

As a member of the Green Building Council of Australia, we have Green Star Accredited Professional employees who strive to deliver environmentally sustainable buildings by collaborating with clients, consultants, and subcontractors from the inception of projects.



Environment
ISO 14001



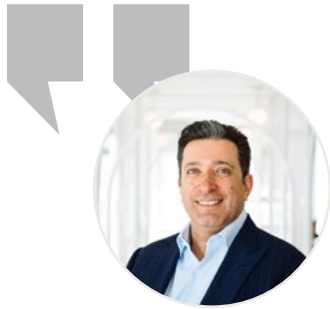
future-focused projects.

We use an Environmental Management System in accordance with global best practice guidelines: ISO 14001.





Embracing Diversity and Inclusivity



Colin Rahim,
Director / CEO

*"Innovation and Diversity,
underpinned by integrity,
is what drives our growth"*



At Growthbuilt, we believe that diversity drives innovation and strengthens our team's ability to deliver exceptional results.

The Growthbuilt family includes a diverse range of people from different nationalities, cultures, and backgrounds. We have cultivated an inclusive culture that thrives on the unique perspectives and innovative ideas that come from our varied workforce.

We're proud to be recognised as an Equal Opportunity Employer, with women making up approximately 21 per cent of our workforce, across leadership and site-based positions.



Award Winner 2020
Diversity <250 Employees





Building our Community



We know the power that is unearthed when project teams collaborate with communities, so we continuously seek to engage with community groups to implement initiatives that encourage interaction between our clients, employees and the local community.



TEAMWORK IN ACTION **Sports Sponsorship**

We sponsor sporting clubs like Sydney University Australian National Football Club to foster teamwork and support their growth from grassroots to elite levels.

TACKLING MENTAL HEALTH IN CONSTRUCTION **Partnerships with MATES and The Big Anxiety**

Mental health and well-being of workers in the construction industry is a growing issue. Growthbuilt is proud to be a partner of programs such as The Big Anxiety and MATES in Construction, which are working to reduce the number of suicides and related incidents among construction workers.

BRINGING COMFORT IN CHALLENGING TIMES **Supporting Sydney Children's Hospital**

Growthbuilt completed a pro bono renovation at Sydney Children's Hospital, enhancing the Children Intensive Care Unit (CICU) Hostel and Medical Imaging Department. The project aimed to create modern, welcoming spaces for young patients and their families.

EMPOWERING YOUTH IN NEED **Partnership with the Property Industry Foundation**

Growthbuilt proudly sponsors the Property Industry Foundation (PIF), aiding homeless youth with housing and supporting educational, employment, and well-being initiatives through impactful events like the Tour de PIF and the PIF Regatta.

\$375K

CHARITABLE DONATION IN 2023



Industry Affiliations



Industry Memberships

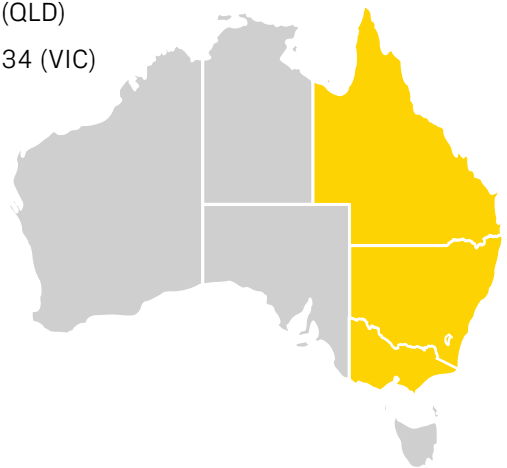


Panels & Pre Qualifications

- NSW Procurement: Pre Qualified Contractor
- NSW Roads and Maritime Services: Construction and Fitout Panel member NSW
- Land and Housing Corporation:
 - SCM0256 (Construction Works <\$1M)
 - SCM1461 (Construction Works \$1M and Over - \$43.4m)
- DEEWR: Design & Construct Panel member
- ACT Government: Pre Qualified Contractor for Capital Works
- ACT Childcare and Community Panel Member

Builders Licences

- 182204C (NSW)
- 2000085 (ACT)
- 1282859 (QLD)
- CB-U 60134 (VIC)





GROWTHBUILT

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