



GROWTHBUILT 

BUILD TO RENT
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

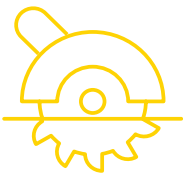
managing planning proposals and DA approvals to ensure a successful development deliver.



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



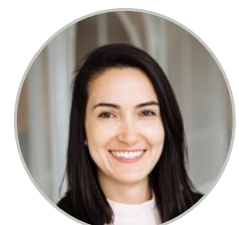
MITCHELL STUBBS
HEAD OF PEOPLE
AND CULTURE



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



Build to Rent Portfolio

Over 40+ Units Delivered

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

BUILD TO RENT ACCOMMODATION

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



Anglicare

Uniting



Family & Community Services
Land & Housing Corporation



CITY WEST
HOUSING





Student Living Ultimo

High quality product delivered on time, on budget for renowned Student Accommodation provider

The construction of this 5-storey, 58-unit student accommodation building was delivered on time, on budget, and to architectural design intent. It is conveniently located within walking distance from some of Sydney's major education institutions and has since been acquired by renowned student accommodation provider Unilodge.

CLIENT

Unilodge

VALUE

\$15M

LOCATION

Ultimo, NSW

COMPLETION DATE

Aug '13 - Dec '14





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







46-48



Foveaux Street

Award winning Inner City living amongst amenity



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





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.



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.



Quality
ISO 9001



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



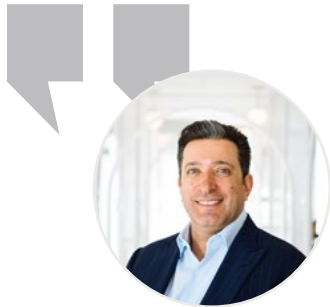
future-focused projects.

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

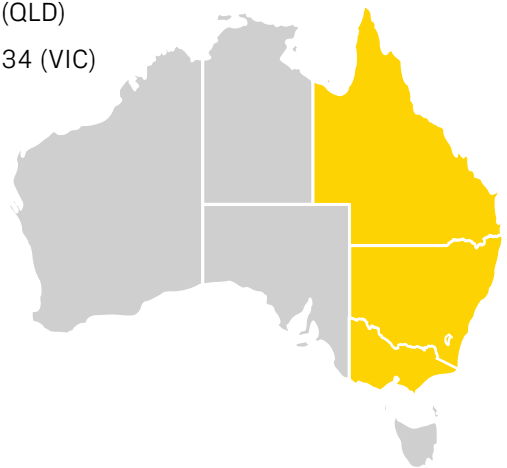


Panels & Pre Qualifications

- 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)





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