

GROWTHBUILT 

COMMERCIAL
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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52 RESERVOIR STREET,
SURRY HILLS

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.

44 MARKET STREET
DEXUS



90%

Repeat Clients



180+

Employees



3

3 STAR Gold
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.



160

PROJECTS

\$2.5B

WORK DELIVERED

15+

ECI PROJECTS



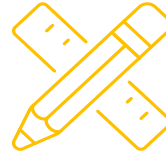
Capabilities: Our Services



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



Commercial Portfolio

Our project delivery teams have expert commercial experience and strong capability to deliver projects to a premium standard anywhere in the \$250k to \$300M price range.

Our experience extends to the design, construction and fit out of a variety of commercial and mixed use orientated developments.

Growthbuilt are a market leader in the new build design and construction delivery of high class commercial, community, aged care & accommodation new build projects.

Our experience extends to the design, construction of a variety of base & new build developments.

This includes high profile, architecturally designed, Green Star rated office/commercial towers & RACFs, large scale commercial & community projects, extensive base & cold shell refurbishments and new fitouts of existing buildings, high class showrooms and significant office components of distribution centres and industrial facilities.



OUR CLIENTS





“It has been a delight to work alongside, and with Growthbuilt on 97 Waterloo Road Macquarie Park.

This project is a key commercial tower in Goodmans Development pipeline that Growthbuilt have seamlessly brought all parties and top tier consultants together to ensure a smooth and quality delivery.

Goodman look forward to working with Growthbuilt’s quality commercial team for many years to come.”

David Lai

Goodman, Senior Project Development Manager



GOODMAN | MACQUARIE PARK
GOODMAN CORPORATE



Goodman Macquarie Park

Commercial Base Build Design & Construction

The Goodman development located at a Greenfield Site in Macquarie Park involves the base build design & construction of a brand new 11 storey, 15,000sqm commercial office tower. Works also include 4 levels of basement carparking and a ground floor retail space.

Growthbuilt delivered a 5-star GreenStar and 5-star NABERS commercial tower in Macquarie Park. Our team have a detailed understanding of the processes required to be implemented to achieve these certifications, have relationships with key consultants and an experienced design and services management team who hold ESD/ Greenstar certifications.

CLIENT

Goodman

VALUE

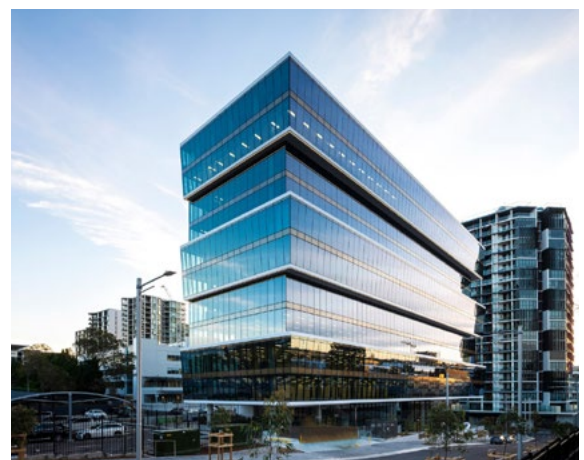
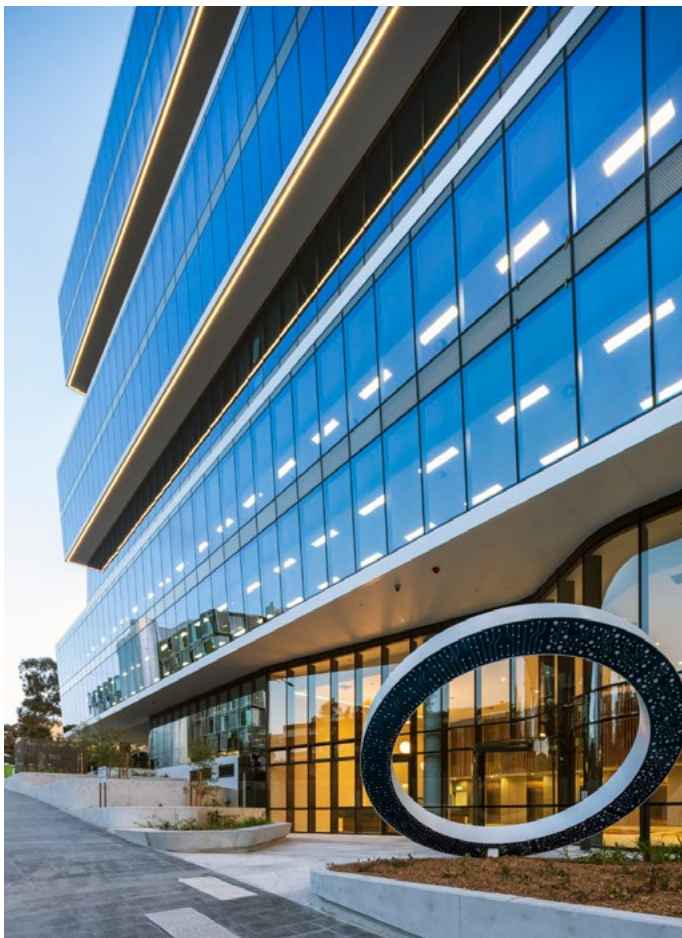
\$65M

LOCATION

Macquarie Park, NSW

COMPLETION DATE

Feb '19 - Aug '20





52 Reservoir Street

Commercial base build



The build consists of ground floor retail and 8 levels of boutique office space with private and shared gardens and roof terraces.

A sculpted glazed brick facade faces Reservoir Street, behind which an exposed timber structure projects up above the parapet.

A new laneway allows neighbouring windows to be retained and connects Reservoir and Foster Streets for the first time since the early 20th century. A large sculpture is suspended above the through-site link, filling the void between buildings. Restaurants, bars and cafés occupy the ground floor and activate the laneway. Tenancies enjoy column free floorplates, expansive glazing, sunlight and natural ventilation; and landscaped courtyards, terraces and rooftops.

CLIENT

Fracks Development

VALUE

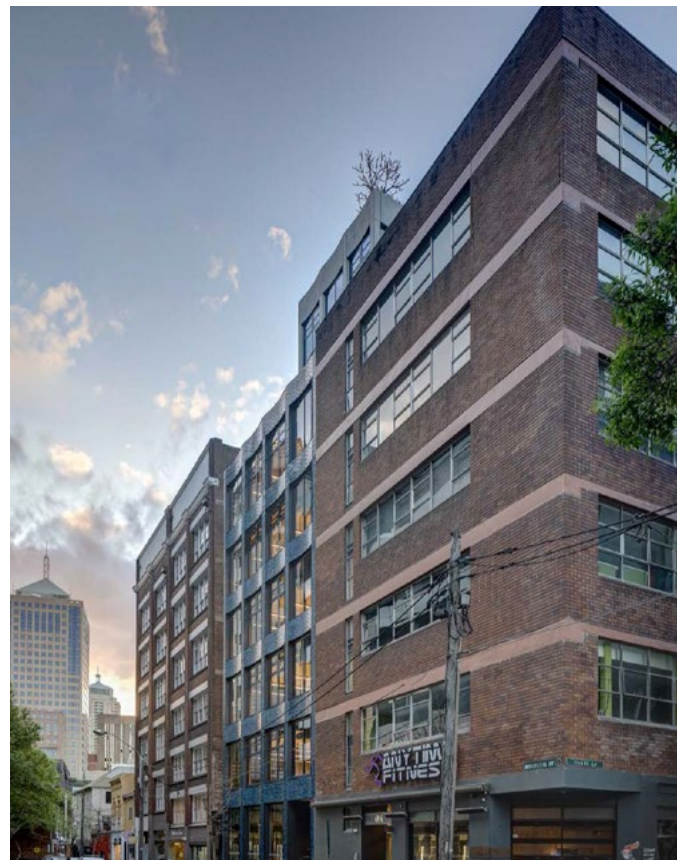
\$20M

LOCATION

Surry Hills, NSW

COMPLETION DATE

Aug '19 - Aug '21





Project Maui Health Facility

Design & Construction New Build Medical Facility

Excavation and construction of a fit for purpose medical centre comprising four levels of medical facilities and four basement levels of carparking. Complex medical equipment handling and installation

CLIENT

Genesis Care

VALUE

\$30M

LOCATION

Frenchs Forest, NSW

COMPLETION DATE

Feb '21 - Jun '23





The Fiddler Hotel

A tranquil escape from the city in the Hills District



The Mercure Hotel spans 2800sqm of hotel, restaurant and hospitality space in the heart of Sydney's renowned Hills District.

This hotel redevelopment consists the construction of 78 new rooms including a gym, swimming pool, car-park and new landscaping as well as the extension of the Greenway Function Room and children's play area.

Sitting in the center of one of Sydney's fastest growing areas, The Mercure showcases the best of the west.

CLIENT

Lewis Land Group

VALUE

\$20M

LOCATION

Rouse Hill, NSW

COMPLETION DATE

Apr '18 - Jun '19





“Growthbuilt delivered 52 Reservoir Street which comprises a basement level for end of trip, ground floor retail, 8 levels of commercial office space and a rooftop terrace on an incredibly constrained site in Surry Hills.

The project was completed 3 months ahead of program.

The entire delivery team at Growthbuilt have been exceptional. The systems, procedures and quality are well above expectation.

I would thoroughly recommend Growthbuilt to any respective client.”

Michael Grant

Director, Cornerstone Property Group



52 RESERVOIR STREET
CORNERSTONE PROPERTY GROUP



Dexus 44 Market

Live Commercial Upgrade



44 Market Street is a podium upgrade of a prominent site in Sydney's CBD.

The End of Trip upgrade will create 4 new food and beverage tenancies - most featuring mezzanine levels, a new retail tenancy on Market Street, an office suite in the mezzanine, new public domain works on York Street including a new kiosk on York Street as well as a florist plus upgrades to the existing commercial lobby.

The newly created spaces will utilise the negative space between the building's existing structure in order to respect and express the vertical articulation of the building's existing columns.

CLIENT

Dexus

VALUE

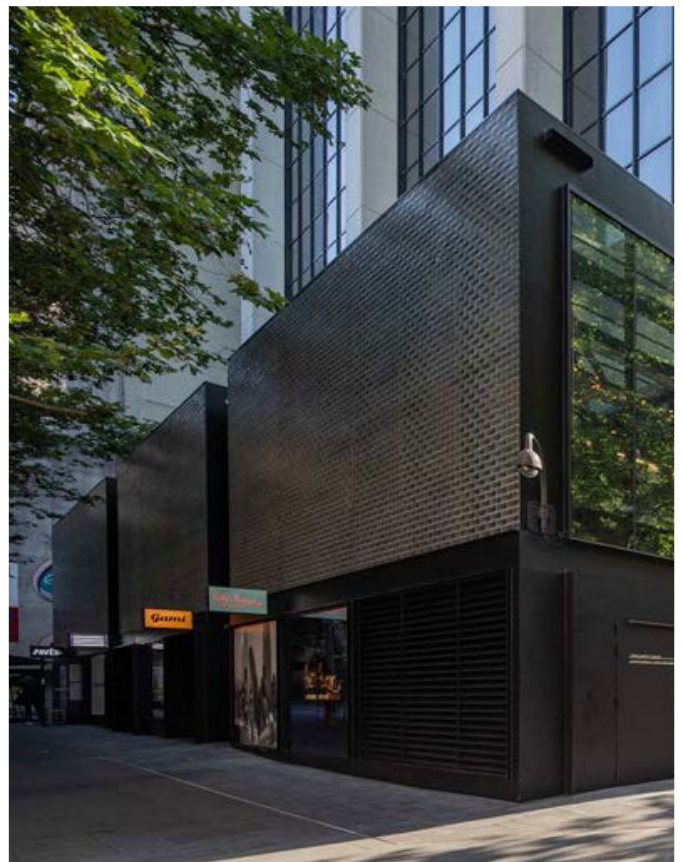
\$25M

LOCATION

Sydney, NSW

COMPLETION DATE

Feb '18 - May '19





100 Harris Commercial Fitout

New Build & Integrated Fitout

100 Harris Street is a landmark building in the bustling CBD hub of Pyrmont. Originally a wool store building with ornate brick façades, the historically significant 100 Harris Street has recently undergone an imaginative transformation. Growthbuilt were engaged for the two-level design and construct fit out for Dexu within the iconic heritage listed building.

The boutique space includes new offices, meeting rooms, quiet spaces, workstations, joinery and high spec finishes, adding to Growthbuilt's impressive repertoire of commercial fit outs for our repeat client Dexu.

CLIENT

Dexu

VALUE

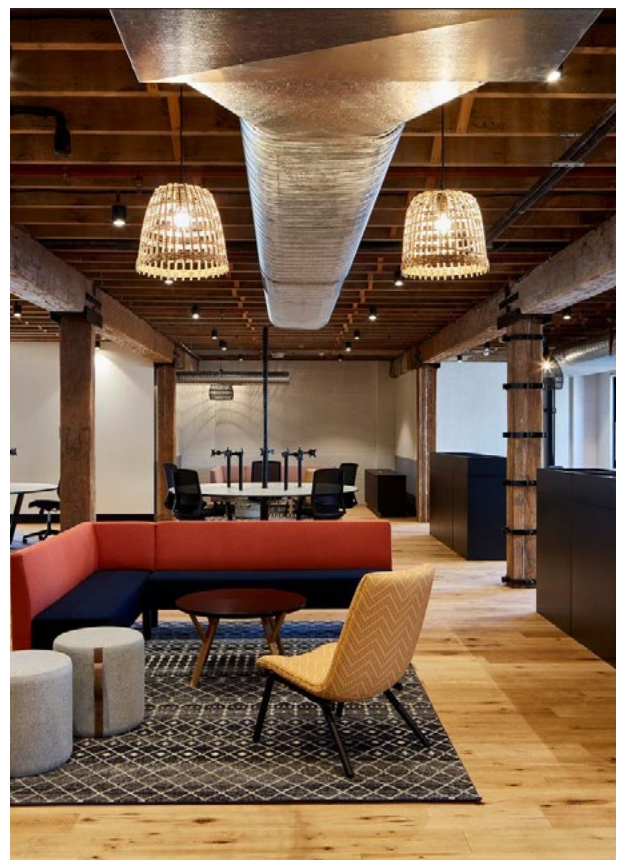
\$2.5M

LOCATION

Pyrmont, NSW

COMPLETION DATE

May '18 - Sep '18





WBC Concord Refurbishment

Excellence in construction



The Concord West Site was part of a trifecta of 2 other sites. Disruptive works could only occur on one of the three sites at any time.

Weekly stakeholder workshops occurred to coordinate all changeover works.

The following works were staged/implemented over 12 different shutdowns with zero interruption to business as usual.

CLIENT

Westpac

VALUE

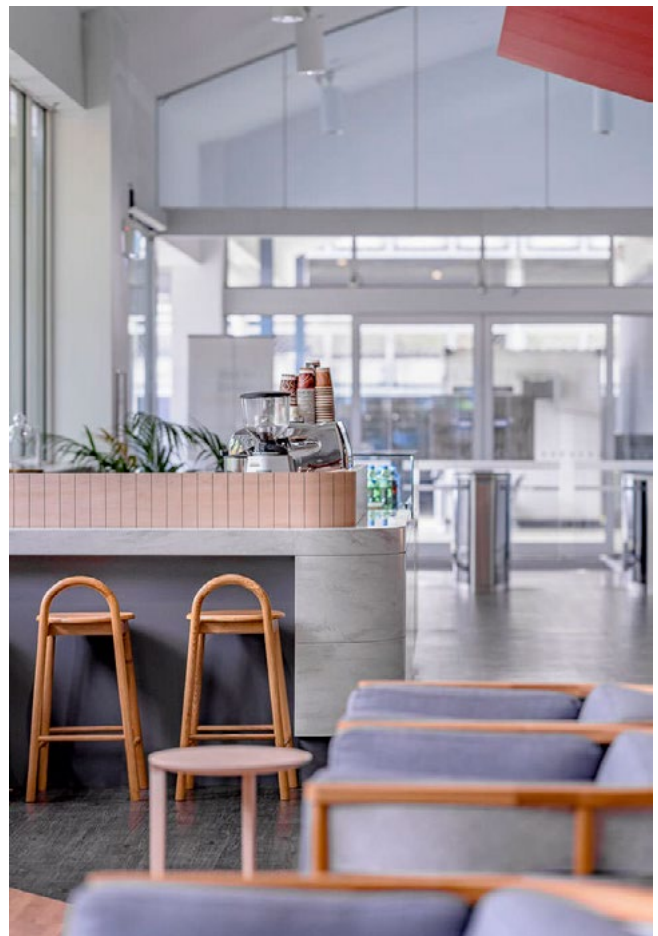
\$25M

LOCATION

Concord, NSW

COMPLETION DATE

Feb '18 - Oct '18





“We are delighted to work alongside a team of professionals who perform work on-site safely, as well as on budget and on time.

Their collaborative approach, close engagement, and open and transparent communication to the delivery of the Mercure Rouse Hill was second to none.”

Alex Thorp

Head of Acquisition, Lewis Land Group



MERCURE ROUSE HILL
LEWIS LAND GROUP



130 Harris Commercial Fitout

Integrated Fitout

Growthbuilt's three level commercial fitout at 130 Harris Street, Pyrmont was completed early 2018.

In collaboration with our delivery partner Siren Design Group, the integrated commercial fitout was delivered via an ECI procurement method for client Dexus.

With a progressive architectural design, the abundant use of natural light and various adaptable work areas, the boutique office fitout anticipates the needs and wants of future work and collaboration spaces to ensure efficiency for its users.

CLIENT

Dexus

VALUE

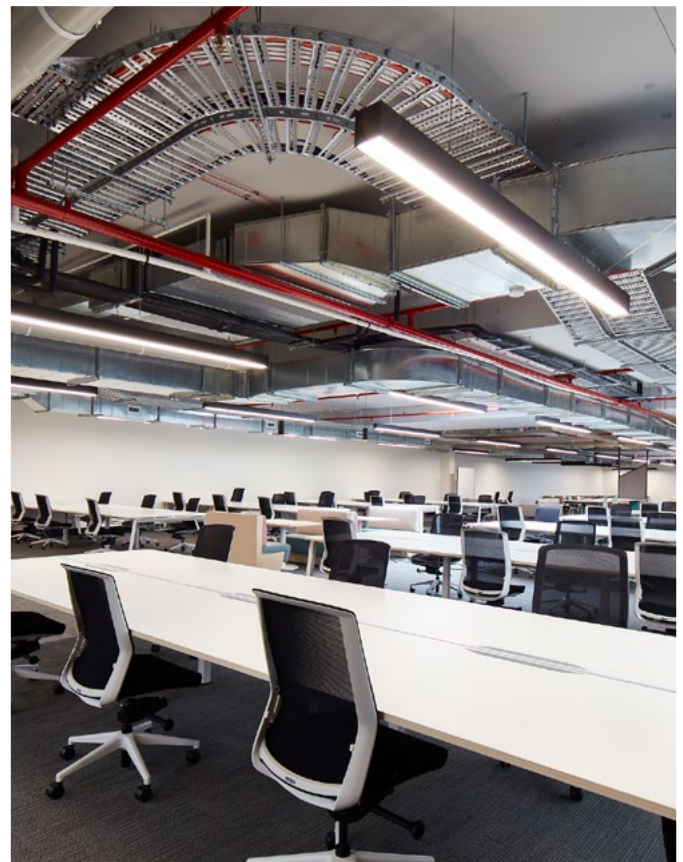
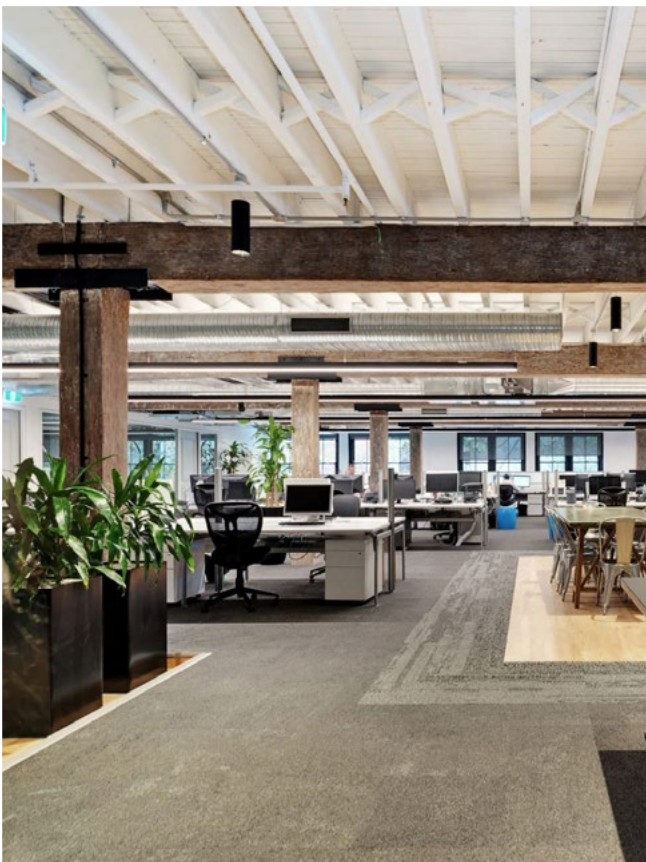
\$2M

LOCATION

Sydney, NSW

COMPLETION DATE

Nov '17 - Apr '18





Mort Street, Canberra

Capital excellence



Growthbuilt were engaged for the façade upgrade, base building and main lobby refurbishment of 4 Mort St, in Canberra's bustling commercial hub. Located adjacent to Canberra's main bus interchange, works were completed while the building was fully occupied.

Growthbuilt's construction management plan used integrated scaffold systems into the existing façade to reduce the size of the external works zone, maintaining access to the building and pedestrian access to the interchange and was developed in consultation with ACTPLA, Action Buses and Building Management.

Prefabricated material was used to minimise duration of external works.

CLIENT

Gladiator Investments

VALUE

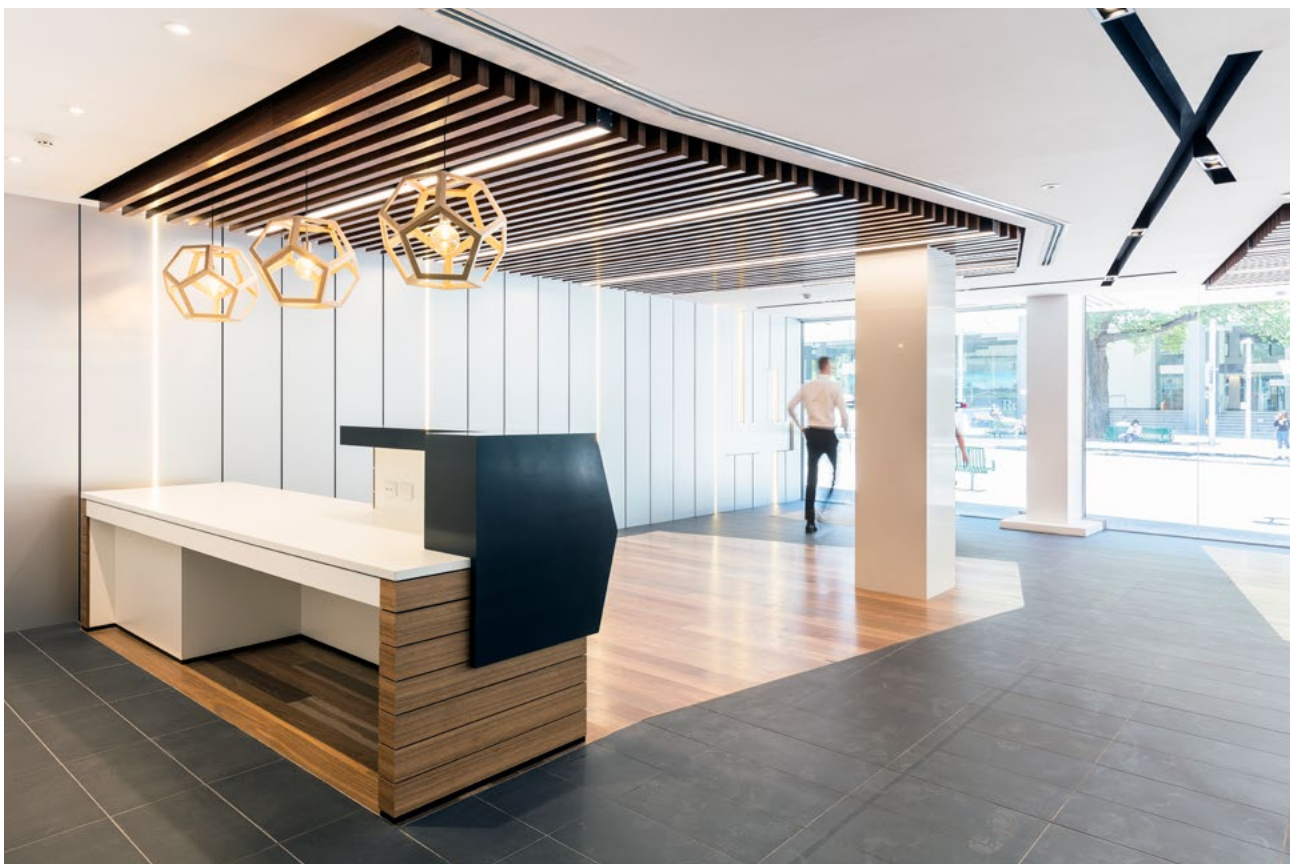
\$110K

LOCATION

Canberra, ACT

COMPLETION DATE

Dec '16 - Jun '17





Juanita Nielsen Community Centre

Adaptive Re-Use & Addition



Major redevelopment and upgrade of the Community Centre to enhance its role as a vibrant, multi-purpose community space and improve its overall function as a community venue.

Works include demolition of existing building, retention of heritage elements, rebuilding internal floors, roof demolition and rebuild.

CLIENT

City of Sydney

VALUE

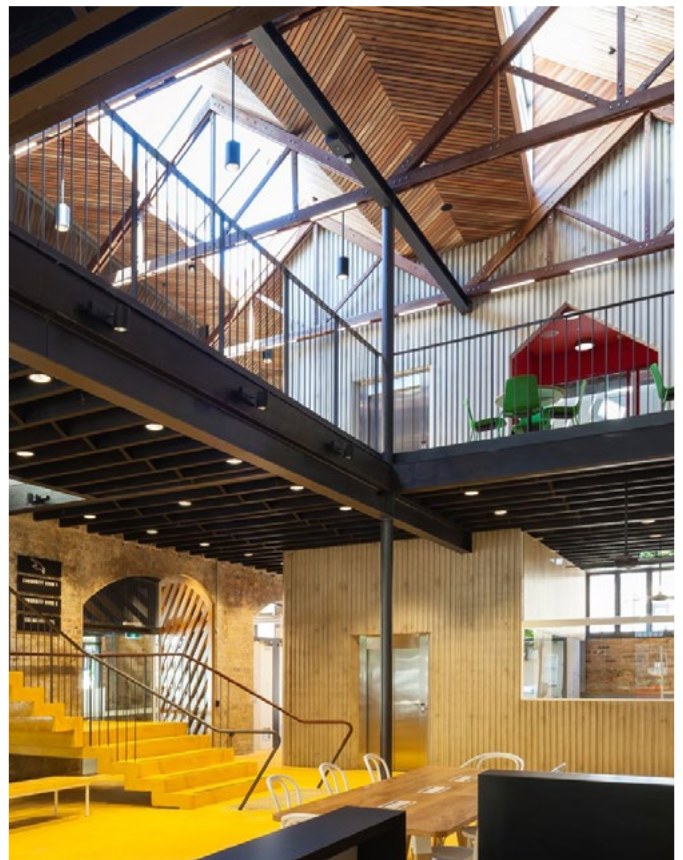
\$10M

LOCATION

Woolloomooloo, NSW

COMPLETION DATE

Dec '14 - Dec '16





F8 Law Library

Live environment project at UNSW

This project involved the Refurbishment of existing library including student LED space on level 1.

There was FFE coordination for over 20 workspaces across GF & L1 as well as help zone with storeroom, social space, study space, reception event & exhibition spaces.

CLIENT

UNSW

VALUE

\$5M

LOCATION

Kensington, NSW

COMPLETION DATE

Dec '18 - Mar '19





Griffiths Teas

Mixed-Use Design & Construction

We saw creating 37 luxury apartments and a 400-seat restaurant in a heritage listed building as an opportunity to use innovative methods and materials to both preserve and create.

A new staircase and lift shaft were installed – plus fire tank, pump room and two car stackers.

The core was built up and reinforced. A new level was added and carefully integrated with the existing elaborate brickwork and window design; and residence and restaurant work finished simultaneously.

CLIENT

Cornerstone Property Group

VALUE

\$25M

LOCATION

Surry Hills, NSW

COMPLETION DATE

Apr '16 - Dec '17





Windeyer Chambers

Alterations & Additions



Upgrading the fully occupied heritage building legal chambers took meticulous planning and a staged approach – tackling three floors at a time.

The first step was moving all plant to the roof and making the plant room our site office. We replaced the existing façade, repaired the exposed structure and built an additional level – extending the lift shaft to serve the extra floorspace created.

Full double glazing now maximises energy efficiency and tenant comfort.

CLIENT

Strata Republic

VALUE

\$7M

LOCATION

Sydney, NSW

COMPLETION DATE

Feb '13 - Feb '14





Robust Financial Capacity



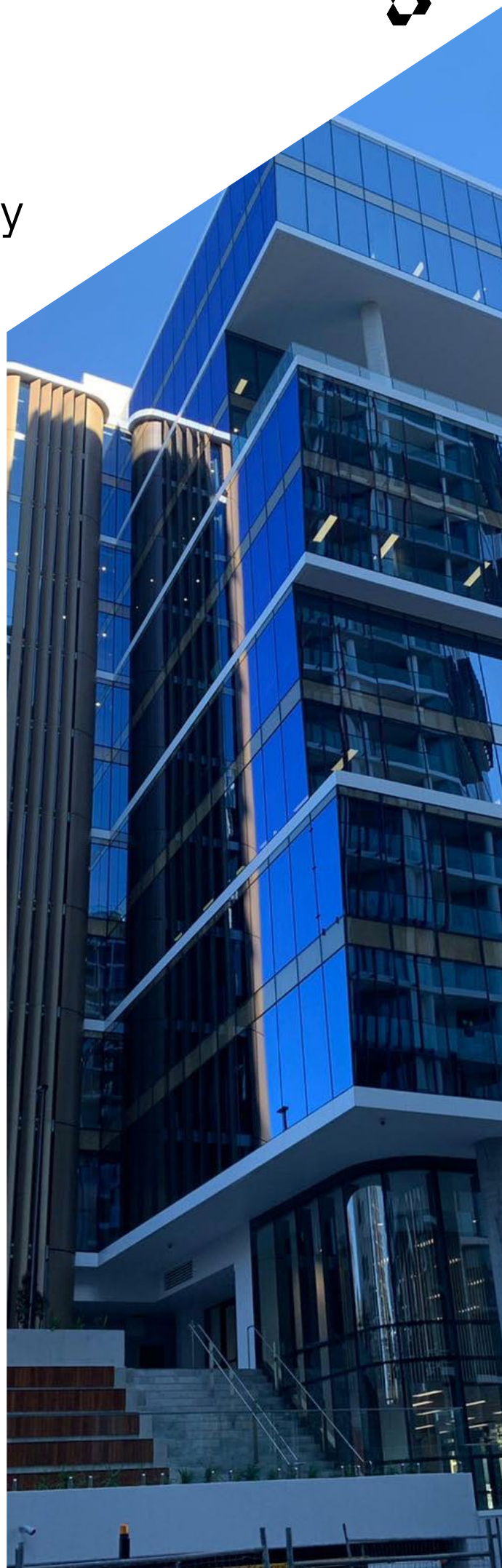
For a construction company, financial strength is paramount.

Growthbuilt provide robust financial security and capabilities to meet project demands.

With a diversified portfolio and increasing revenue coupled substantial cash reserves and liquid assets, we maintain consistent cash flow and profitability.

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

Our audited financial statements are accessible 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

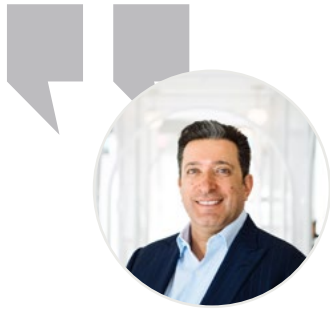


future-focused projects.

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"*



We believe that innovation stems from the collaboration of individuals with different ideas and opinions as a result of a diverse workforce.

By employing a wide range of people from different nationalities, cultures and backgrounds, Growthbuilt has managed to create an inclusive culture.

We're proud to be recognised as an Equal Opportunity Employer, with women making up approximately 20 per cent of our workforce, across leadership and site-based positions.

Growthbuilt is proud to be a primary sponsor of the Property Council of Australia Diversity Lunch and a sponsor of the National Association of Women in Construction (NAWIC).



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 and Maccabi Hakoah Sydney City East FC 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

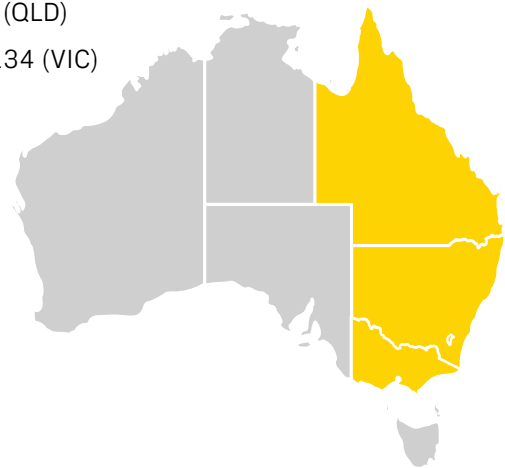


Panels & Pre Qualifications


- 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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