



RESIDENTIAL 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.



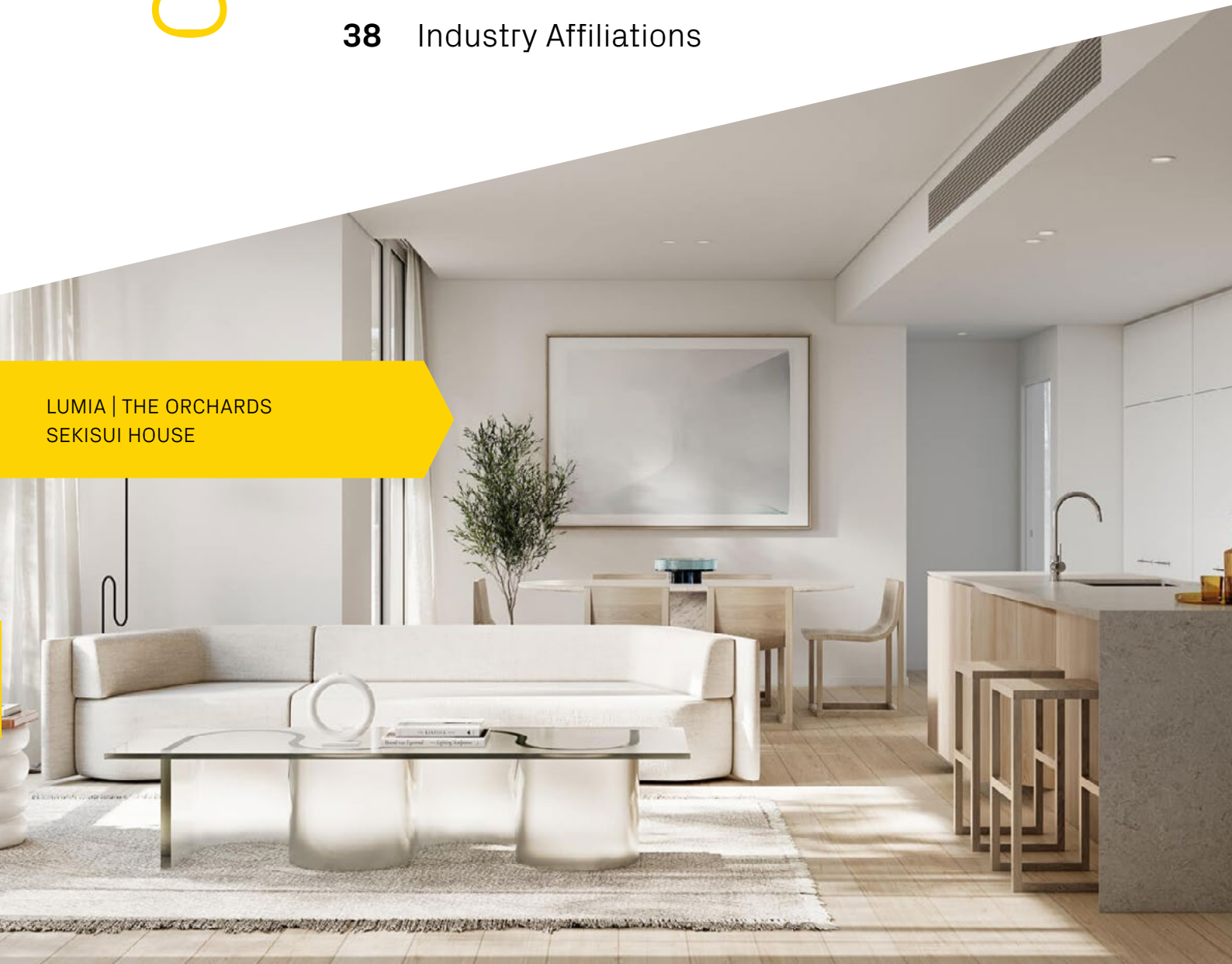
SMOKING CEREMONY
BELLA VISTA HAVEN STAGE 1 | AVEO



CONTENTS

- 6** Capabilities
- 9** Leadership Team
- 11** Residential Portfolio
- 32** Robust Financial Capacity
- 33** Quality In Everything We Do
- 34** Driving Strong Safety Outcomes
- 35** Environmental Stewardship
- 36** Embracing Diversity and Inclusivity
- 37** Building Our Community
- 38** Industry Affiliations

LUMIA | THE ORCHARDS
SEKISUI HOUSE



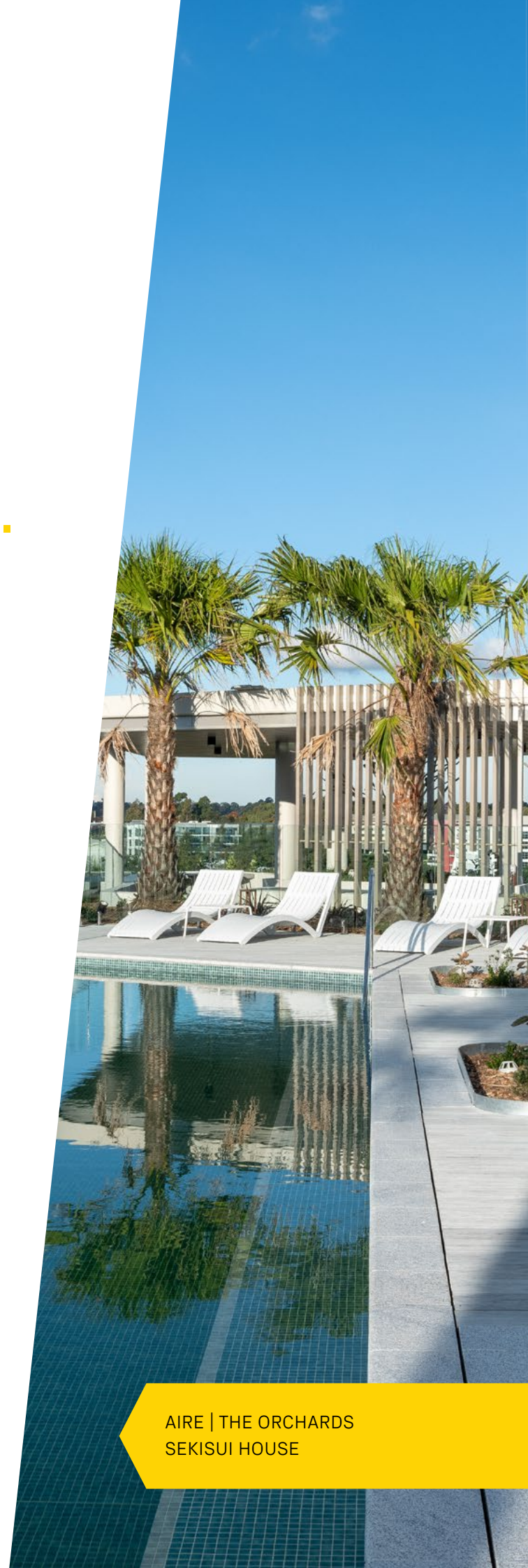
Our goal is always to help you achieve yours.

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.



AIRE | THE ORCHARDS
SEKISUI HOUSE



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.



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.



REMEDIATION

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



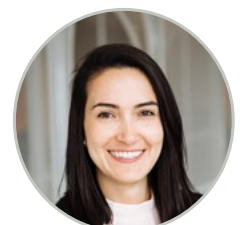
MITCHELL STUBBS
HEAD OF PEOPLE
AND CULTURE



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



Residential Portfolio

2,500+ living units
& apartments.

Our experience in residential project delivery spreads across a portfolio of more than 50 residential projects.

Growthbuilt have expertise and significant experience in delivering high end multi-storey residential projects.

Residential living and accommodation has been at the core of our company since its inception and our reputation in the market has been built on this consistent 17 year track record.

It's this track record that provides you security in our ability to deliver residential projects and ourselves the confidence to provide best in class construction management services.



OUR CLIENTS





‘Lumia’, The Orchards

Stage 3 of the luxury orchards masterplan community delivered under ECI engagement



Lumia, Stage 3 of The Orchards masterplan features a beautiful range of 330 apartments in a variety of sizes and designs.

Residents will enjoy a range of private and communal spaces including a resort-style swimming pool.

Lumia offers an unrivalled standard of living, setting a new benchmark in apartment living in The Hills.

Lumia features a range of beautiful apartments in a variety of sizes and designs, boasting location, amenity, style and quality in a world-class award-winning development.

CLIENT

Sekisui House

VALUE

\$130M

LOCATION

Norwest, NSW

COMPLETION DATE

Aug '21 - Sep '24





One Avon

A naturally integrated development located in the Lower North Shore



A project 1, 2 & 3 bedroom apartments intuitively designed by award-winning architects, encompassing 168 apartments across 3 unified buildings (ranging from 5 levels to 7 levels).

Building One Avon's 168 units takes a blend of conservation and construction. We started with an existing excavation on a conservation area site including a heritage cottage.

Over 40,000 plants were propagated and planted over 12 months.

CLIENT

Ausbao Australia

VALUE

\$70M

LOCATION

Pymble, NSW

COMPLETION DATE

Jan '17 - Jan '19





Ethos

Chatswood's first luxury residential mixed use addition in almost 4 years



This project boasts a 17-level tower boasts 49 ultra-luxury 1, 2, 3, and 4-bedroom residences enriched by remarkable vistas and experiences including wellness facilities, boutique retail and a sky lounge.

Works included increasing area to the public domain and creates a gateway building. These upgrades transition into a shared zone promoting pedestrian & cycle friendly access.

CLIENT

Central Element

VALUE

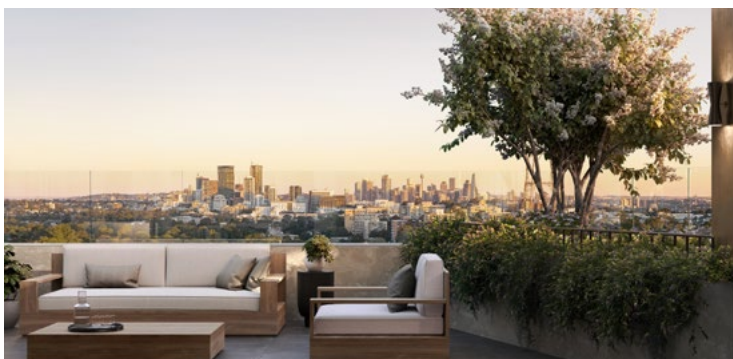
\$61M

LOCATION

Chatswood, NSW

COMPLETION DATE

Jan '23 - May '25





'Aire', The Orchards

Stage 2 of the luxury orchards masterplan community delivered under ECI engagement

As part of the 8.1-hectare Orchards masterplan, Aire is the site's most northern building and is a Japanese inspired, golf-side development comprising of 57 exclusive nature inspired residences.

Aire serves as a gateway at the site's highest elevation point, offering a landmark piece of architecture that responds to its prominent location within the surrounding Norwest district.

The mix of vibrant apartment sizes and types ensures Aire provides a home for everyone.

CLIENT

Sekisui House

VALUE

\$30M

LOCATION

Norwest, NSW

COMPLETION DATE

Jun '20 - Jun '22





The knowledge and professionalism provided by Growthbuilt proved invaluable, producing an exception design outcome that has translated to a very high quality during construction.

Sekisui House Australia has found the Growthbuilt team, from directors to administrative personal to be professional, helpful, and committed to delivering a product that meets our companies' vision, environmental and quality expectations. We are happy to promote their services to our customers and highly recommend them to industry partners. We look forward to building our relationship with their company over the coming years."

George Gesouras
Project Director, Sekisui House



'AIRE' | THE ORCHARDS
SEKISUI HOUSE



Splendour, Bellevue Hill

Cliff top views of Sydney splendour



Design and Construction of 25 bespoke luxury north-facing clifftop apartments overlooking 38 acres of pristine parklands. Works include demolition of all existing structures on the site, shoring, excavation, and the construction of 3 interconnected part four and part five storey residential buildings. The buildings are interconnected via 3 basement parking levels & landscaped areas.

The Splendour site requires significant anchoring, repair and replacement of the Cooper Park rock face bounding the site.

CLIENT

Denwol Group

VALUE

\$40M

LOCATION

Bellevue Hill, NSW

COMPLETION DATE

May '21 - Feb '24





The Carl

An 18 level apartment block with beautifully manicured gardens in Carlingford

—

Spanning over 6 levels, the residence includes a 5 Level basement carpark as well as end of trip facilities, pool, gym and beautifully manicured gardens.

Despite a number of challenges throughout the project process, The Carl's two structures rose faster than expected thanks to a nine day pour cycle and pre-cast external walls.

CLIENT

Bridgeland Investments

VALUE

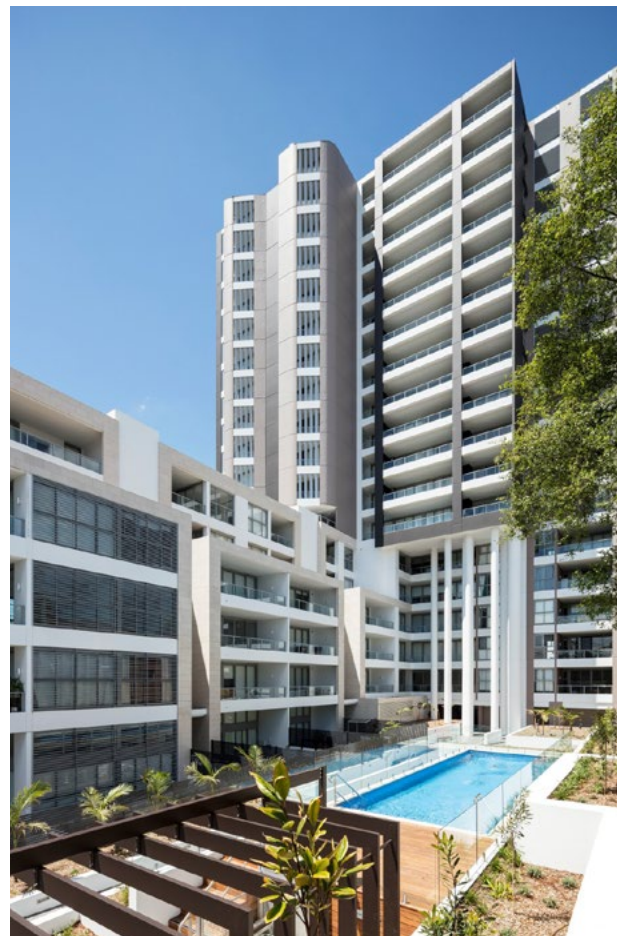
\$50M

LOCATION

Carlingford, NSW

COMPLETION DATE

May '15 - May '17





Archwood Residences

Luxury dwellings in Sydney's Upper North Shore

The Archwood Residences, located in Upper North Shore, is a perfectly balanced community of townhouses, seamlessly nestled in Roseville's green, heritage heart.

The project features the design and construction of 42 stunning 3-storey townhouses across 7 blocks, 2 basement levels of parking, spacious balconies and courtyards for entertainment, common areas, associated landscaping and public domain works.

CLIENT

Mayrin Group

VALUE

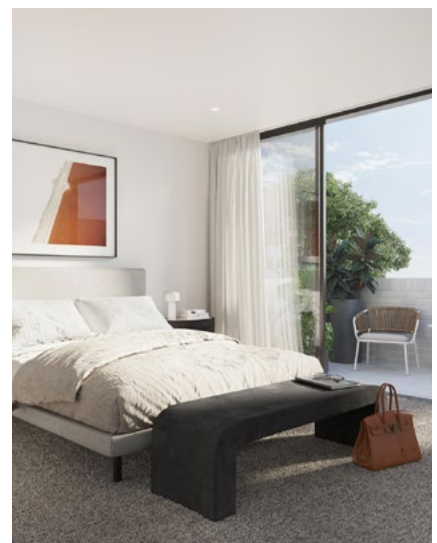
\$55M

LOCATION

Roseville, NSW

COMPLETION DATE

Jun '22 - Apr '24





Pipi, Bondi Beach

High-end luxury residential in Bondi



Overlooking the iconic Bondi Beach, Pipi Bondi comprises of 29 luxury apartments atop a ground floor retail space.

Lining the beautiful Hall Street and just a short walk from the beach, the apartments feature a premium design consisting of off-form concrete ceilings, floor tiles and timber stairs, myrtle flame timber veneer joinery and terracotta tiles.

Pipi showcases the beauty of one of Sydney's most picturesque suburbs.

CLIENT

GJD Property Pty Ltd

VALUE

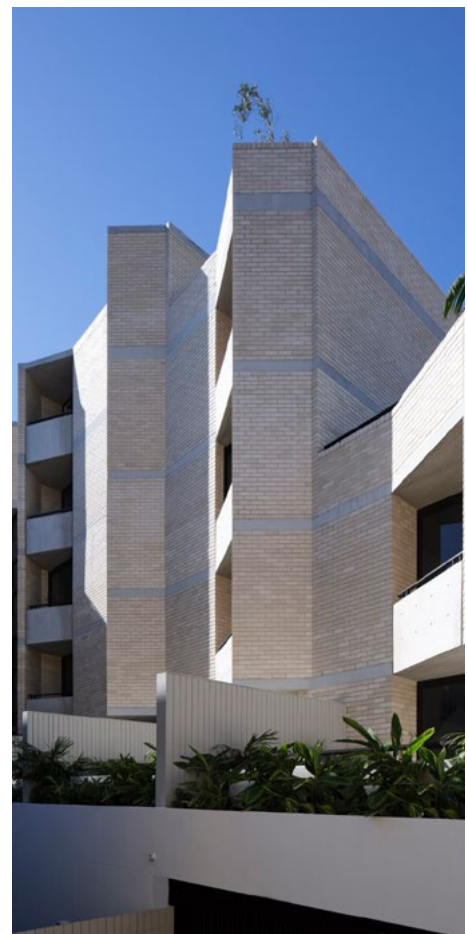
\$25M

LOCATION

Bondi Beach, NSW

COMPLETION DATE

Sep '18 - May '20





Diamond, Bondi

Design and construction of residential and mixed use retail/hospitality tenancies in Sydney's east

—

65 meticulously designed residential units spanning 11 levels, along with four vibrant street-level retail and hospitality tenancies, and four levels of basement parking, Diamond is a beacon of modern urban living in the heart of Sydney's East.

Its prime location on Oxford Street ensures residents have immediate access to an array of shops and dining options, catering to any lifestyle and preference.

CLIENT

Bondi Junction Prime

VALUE

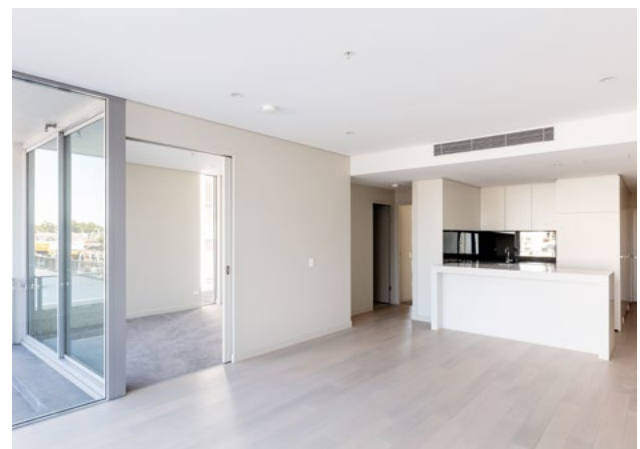
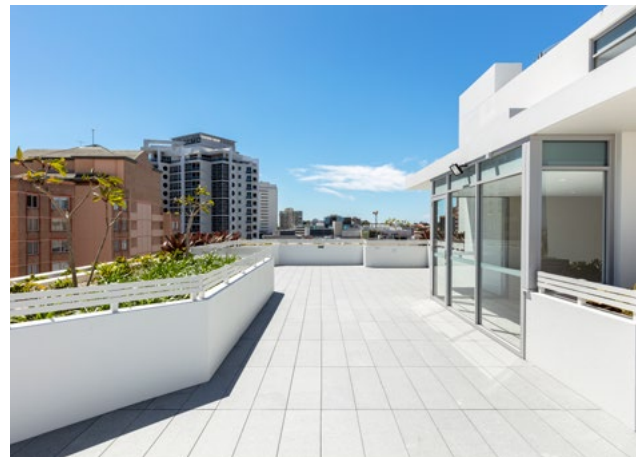
\$25M

LOCATION

Bondi, NSW

COMPLETION DATE

Oct '15 - Jul '18





Griffiths Teas

Iconic Inner-City Landmark Building



Heritage D&C comprising of 37 luxury apartments showcasing premium finishes and 4 level basement services hole.

Works included extensive hospitality FFE + incorporation of an additional level and structural steel roof enclosure.

CLIENT

Cornerstone PG

VALUE

\$25M

LOCATION

Surry Hills, NSW

COMPLETION DATE

Apr '16 - Dec '17





“Ethos marks our third collaboration with the team at Growthbuilt. Our vision at Central Element is to build exceptionally liveable developments that exceed expectations.

We work with our partners to create and invigorate communities and build homes that will shape the future of Australian living. It is important that we partner with businesses that share our vision – and the team at Growthbuilt have a proven track record in their commitment to build to exceptional quality.”

Nathan Chivas

Managing Director, Central Element

ETHOS | CHATSWOOD
CENTRAL ELEMENT



Cascade Gardens

Multi-staged design and construction of new build apartments in North Shore.

—

Cascade Gardens is a collection of 98 spacious, beautifully appointed 1-, 2- and 3-bedroom apartments, situated amongst the North Shore's abundant parkland and leafy surroundings.

This project blends a medium size mixed-use development with both public and private amenities whilst sympathetically being in keeping and partnership with local area sensitivities of flora and fauna through sustainable and careful design. The residential development takes inspiration from the natural landscape of Pymble,

CLIENT

LFD Lindfield

VALUE

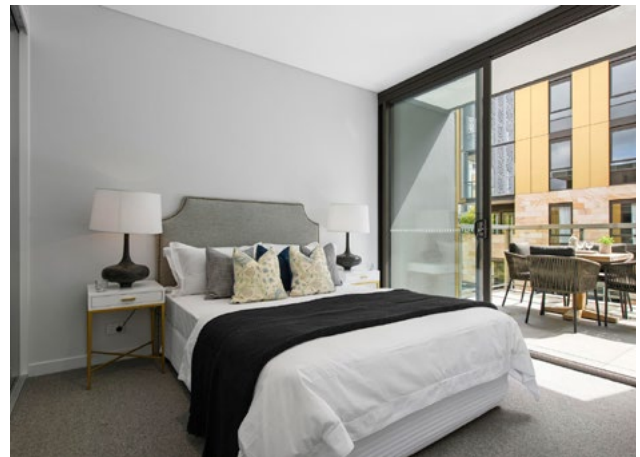
\$50M

LOCATION

Pymble, NSW

COMPLETION DATE

Aug '18 - Sep '20





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





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





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





Ashfield Village

Co-living space residency in Ashfield



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





“The quality produced by Growthbuilt on Cascade Gardens Pymble was one that our business and their business are jointly proud of. The sophistication of the Growthbuilt consultant and subcontractor base, along with their team of professionals allowed for the quality expected by LFD Developments to be delivered successfully.

The Growthbuilt team and their on-site staff were accessible at all times to address any inquiries. We appreciate Growthbuilt’s involvement, cooperative approach, and attention to detail on this landmark project.”

Benjamin Lin

Managing Director, LFD Developments



CASCADE GARDENS | PYMBLE
LFD DEVELOPMENTS



Ed. Square

Townhomes in a stunning landmark in South West Sydney



Growthbuilt have been engaged for the Design & Construct for valued repeat client Frasers Property Australia on their flagship residential community, as part of their Greater Ed. Square Development in Sydney's South West suburb, Edmondson Park.

The beautiful landmark community, masterfully designed by some of the top renowned architects within Australia, offers 184 modern townhomes across 5 blocks, superbly landscaped communal areas, pocket park, public domain works & mews areas.

CLIENT

Frasers Property

VALUE

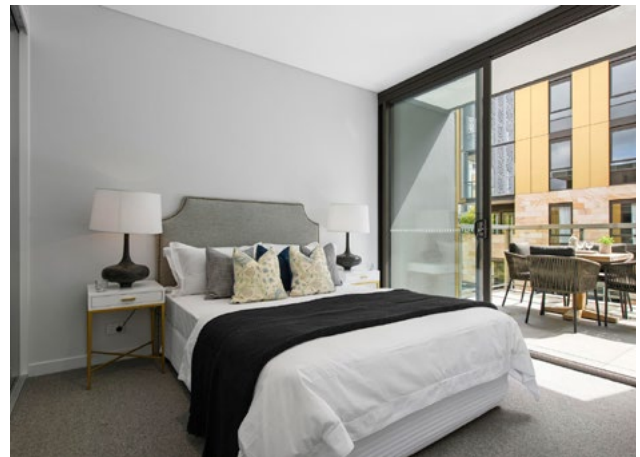
\$80M

LOCATION

Edmondson Park, NSW

COMPLETION DATE

Jul '19 - Oct '21





La Vista

Southern Sydney living



La Vista comprises 67 contemporary units over 11 levels. The design and construct project also includes ground floor commercial and retail space and is served by three levels of basement carparking.

CLIENT

BMB Property Unit Trust

VALUE

\$21M

LOCATION

Kogarah, NSW

COMPLETION DATE

May '13 - Mar '15





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.



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.

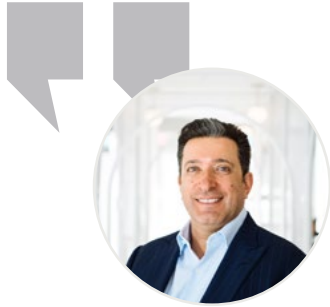


future-focused projects.

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.



\$375K

CHARITABLE DONATION IN 2023

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.



Industry Affiliations



Industry Memberships

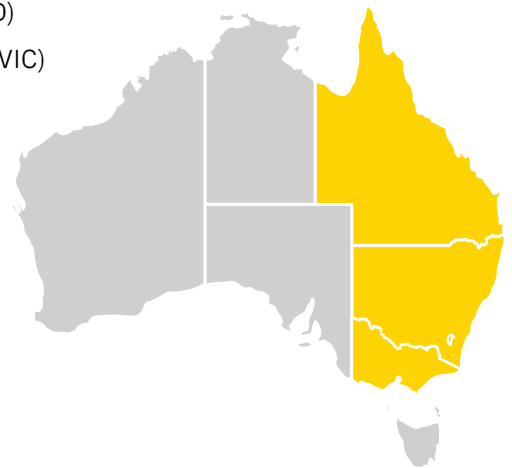


Panels & Pre Qualifications

- 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)





L9 100 William Street, Sydney NSW 2000
(02) 9212 7811
info@growthbuilt.com.au
www.growthbuilt.com.au