



RETAIL Capability Statement

2024



In the spirit of reconciliation Growthbuilt acknowledges 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** Retail Portfolio
- 22** Robust Financial Capacity
- 23** Quality In Everything We Do
- 24** Driving Strong Safety Outcomes
- 25** Environmental Stewardship
- 26** Embracing Diversity and Inclusivity
- 27** Building Our Community
- 28** Industry Affiliations

KIAMA VILLAGE
WOOLWORTHS





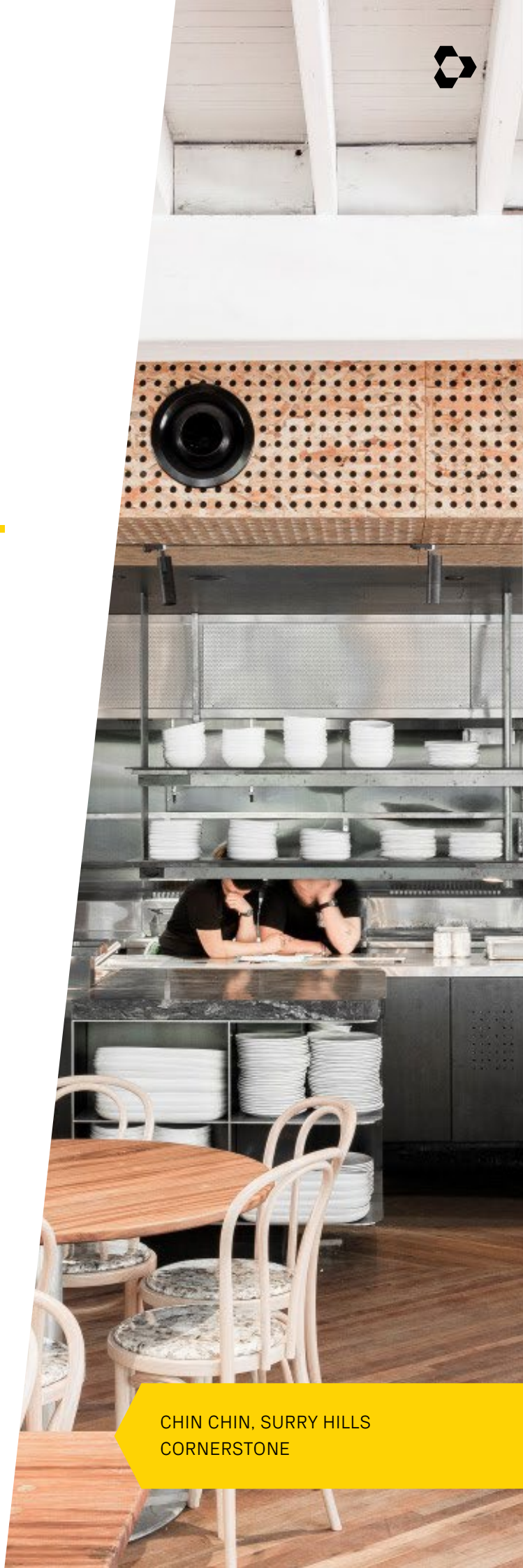
Our goal is always to help you achieve yours.

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.



CHIN CHIN, SURRY HILLS
CORNERSTONE



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



Retail Portfolio

Over 30+ retail, mixed-use & hospitality projects.

Our project teams combine his knowledge with our Best Practice management systems ensuring that our projects are delivered in the most efficient and safe manner possible without sacrificing the high standards of quality required by our clients.

RETAIL & MIXED-USE PROJECTS

Growthbuilt has become an established leader in retail project delivery within the Greater and Metropolitan Sydney region. We have developed a strong portfolio of projects for top tier developers such as Woolworths, Thirdi, Central Element, Dexus, Centuria and Cornerstone.

We understand that retail construction projects require specialised design input and understanding from commencement through to completion to ensure the synergy between all facets of the development are achieved.

Growthbuilt's extensive experience in delivering these developments reaches a variety of sizes and scopes, meaning we have a detailed understanding of both the perceived and actual risks involved in all phases of the project cycle.



OUR CLIENTS





Kiama Village

Kiama City Hub Revitalisation

Redevelopment and refurbishment works to Kiama Village will provide a community enhancing revitalisation to the area. The works include reconfiguration of the existing Woolworths shopping centre, including direct-to-boot service, commercial tenancies and potential future dining.

Other notable works include the addition of a range of specialty shops and services, including an alfresco dining area, improved car parking and access, as well as a refreshed building design, amenity, and landscaping.

CLIENT

Woolworths/Fabcot

VALUE

\$25M

LOCATION

Kiama, NSW

COMPLETION DATE

Nov '22 - Dec '23





“It is an honour and a privilege to be the custodian of the restoration and the redevelopment of the extraordinary Griffiths Teas building alongside Growthbuilt.”

Michael Grant

Director, Cornerstone Property Group

CHIN CHIN, SURRY HILLS
CORNERSTONE



44 Market Street Redevelopment

High end redevelopment & commercial workplace fitout delivered in live environment to accelerated program

▮

Growthbuilt were engaged for the delivery of the 6 Green Star Dexu refurbishment and podium upgrade, repositioning of the façade along the 3 street frontages of the building, public domain works, kiosk café, retail and 4 food and beverage tenancies.

The new facilities also feature EOT upgrade creating 4 new F&B tenancies, mezzanine levels, office suite, new public domain works on York Street including a new kiosk and florist plus upgrades to the existing commercial lobby.

CLIENT

Dexu

VALUE

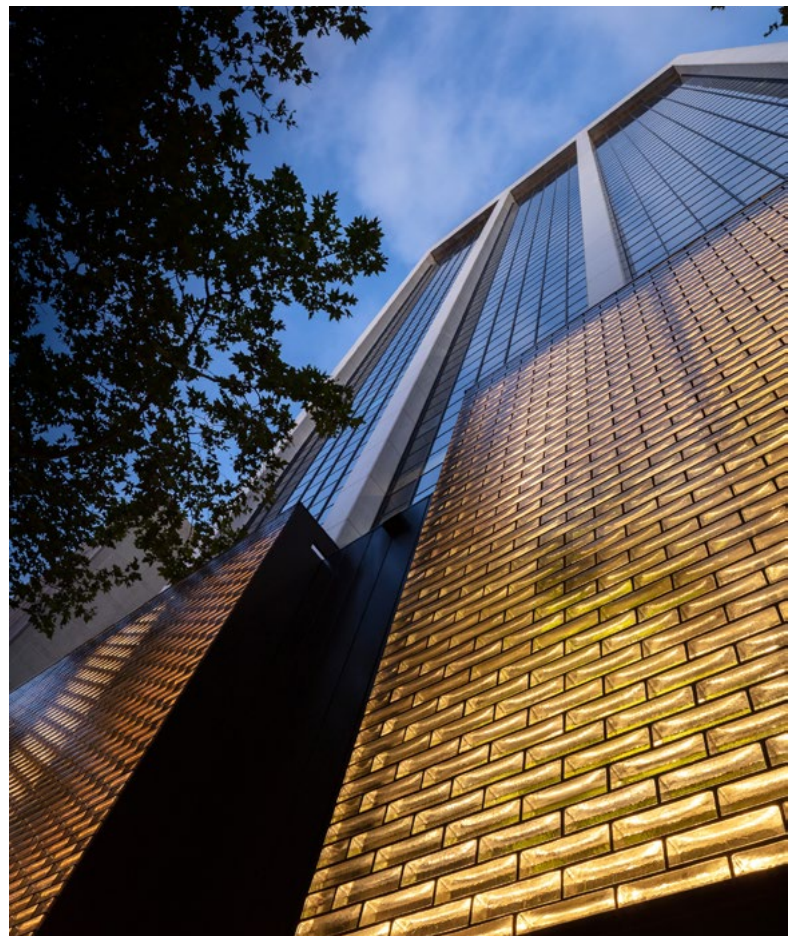
\$25M

LOCATION

Sydney, NSW

COMPLETION DATE

Feb '18 - May '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

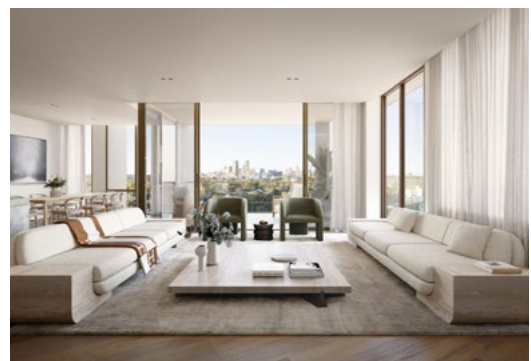
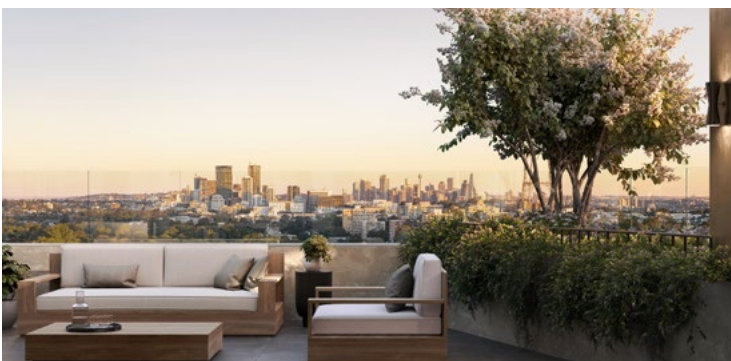
\$61M

LOCATION

Chatswood, NSW

COMPLETION DATE

Jan '23 - May '25





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

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

Director, GJD Property



100 BALMAIN
LEDA HOLDINGS



Chin Chin

Heritage design & construct



Chin Chin Restaurant is the showpiece of the Griffiths Teas project. Integrating a two level, 400 seat restaurant with two kitchens and two bars was made doubly challenging by the site's heritage listing. The dark cocktail bar is flanked with natural brick and exposed timber, adjoining a bright airy main dining area that's painted white.

Chin Chin's architectural joinery, restored façade and new entries complete the restoration and renewal of this Surry Hills icon.

CLIENT

The Lucas Group

VALUE

\$25M

LOCATION

Surry Hills, NSW

COMPLETION DATE

Sep '17 - Dec '17





Balfour Place ECI

Luxurious living fused with village life



Balfour Place offers 59 stunning residences, private rooftop gardens, and ultimate accessibility. With shops, a gym, providores, barista, public transport access, and more at your doorstep - Balfour is the place to be amongst the community of Lindfield.

The residence provides 70 units, with 1, 2, 3 and 4 bedroom apartments.

CLIENT

Thirdi Group

VALUE

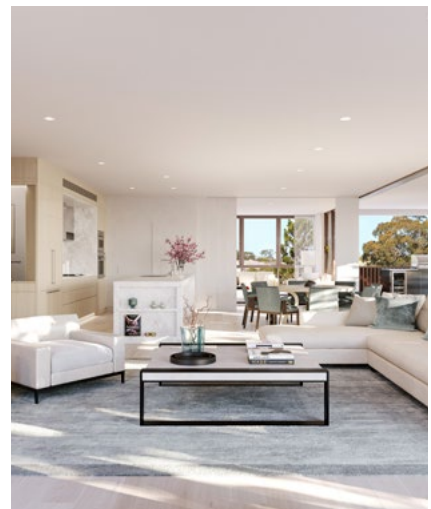
\$60M

LOCATION

Lindfield, NSW

COMPLETION DATE

Jan '22 - Mar '23





Diamond, Bondi

A mix of residential, retail and hospitality at Bondi



Diamond encompasses 65 residential units over 11 levels plus four street level retail and hospitality tenancies for client Bondi Junction Prime. Building above a rail corridor brings its own set of challenges.

Plus the busy Bondi Junction location meant we had to precisely plan and manage every minute of the build. The development is served by four levels of basement car parking.

CLIENT

Bondi Junction Prime

VALUE

\$25M

LOCATION

Bondi. NSW

COMPLETION DATE

Oct '15 -Jul '18





100 Balmain

Heritage adaptive re-use



A heritage adaptive reuse and mixed use project - made up of the refurbishment of residential retail and commercial facilities to include 6 townhouses and 19 luxury apartments.

CLIENT

Leda Holdings

VALUE

\$20M

LOCATION

Balmain, NSW

COMPLETION DATE

Oct '16 - Mar '18





44 MARKET STREET
DEXUS



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.



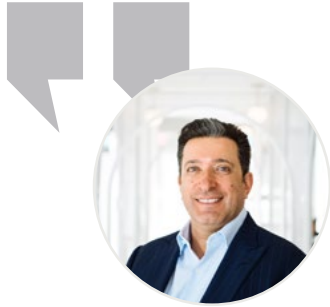
future-focused projects.

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

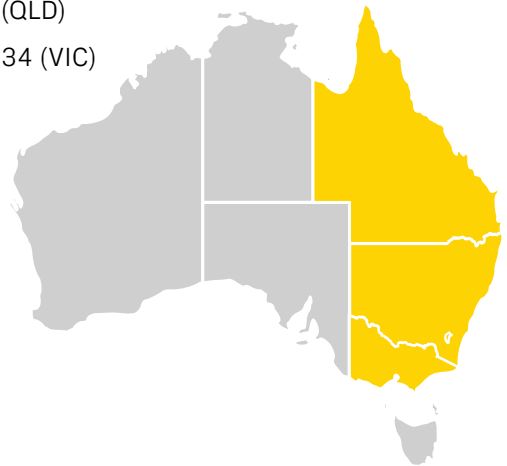


Panels & Pre Qualifications

- 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)





GROWTHBUILT

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