

GROWTHBUILT 

SENIORS  
Capability Statement

2024





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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.



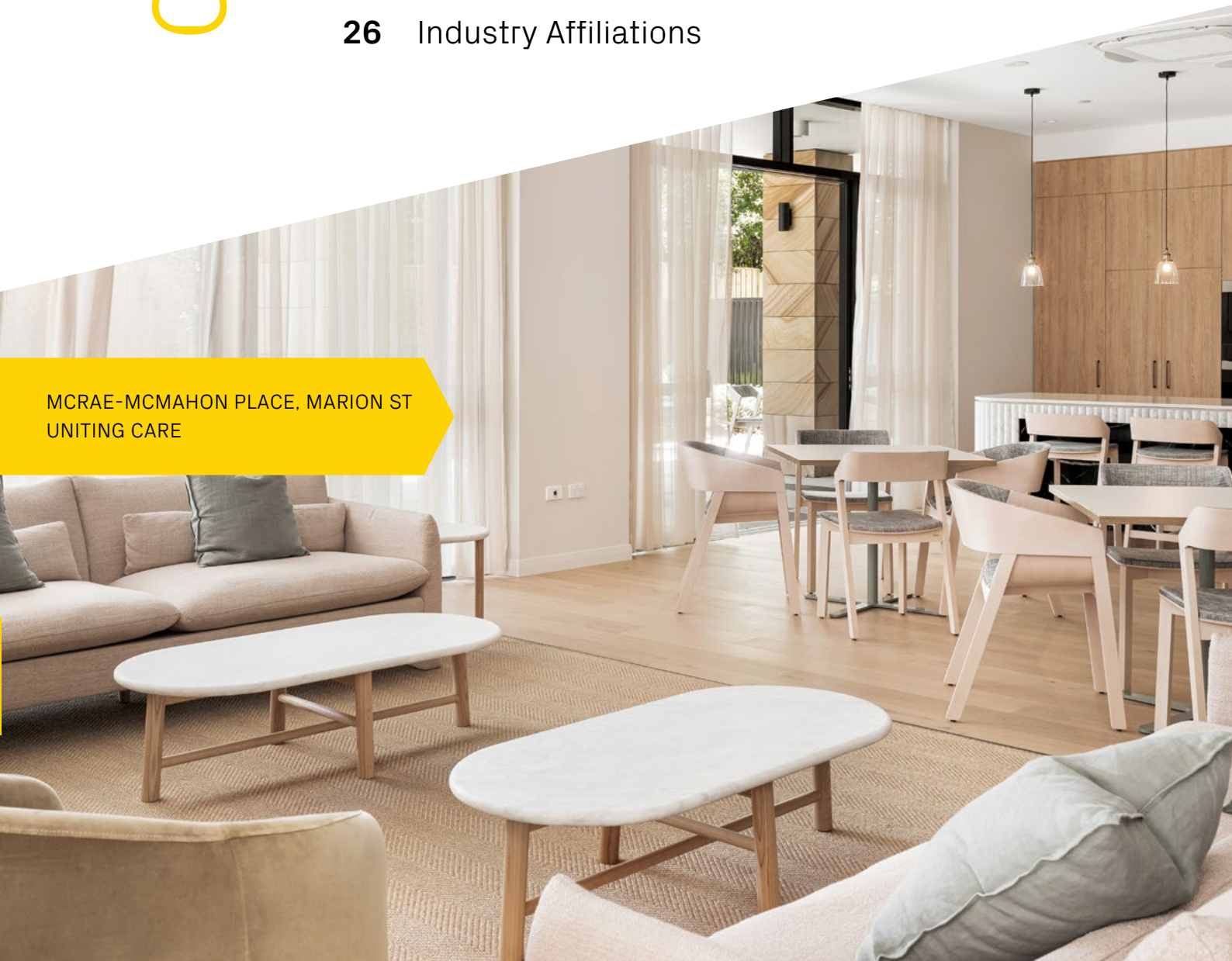
SMOKING CEREMONY  
BELLA VISTA HAVEN STAGE 1 | AVEO



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MCRAE-MCMAHON PLACE, MARION ST  
UNITING CARE



# 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.





90%

Repeat Clients



180+

Employees



3

3 STAR Gold  
ICIRT Rating



In-house

Design  
Services & ECI



19+

Years



22%

Female Participation  
across the business





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## 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<sup>+</sup>

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PROJECTS

\$2b

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WORK DELIVERED

15<sup>+</sup>

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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.





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# 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



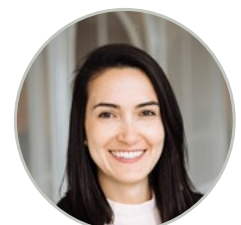
**MITCHELL STUBBS**  
HEAD OF PEOPLE  
AND CULTURE



**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



# Seniors Portfolio

“Anglicare’s ongoing relationship with Growthbuilt is a reflection of their professionalism, experience, knowledge, integrity, and the commitment of administration and construction personnel to deliver high quality projects.

We would recommend Growthbuilt to others, as a top performing builder who have provided consistent delivery for Anglicare projects.”

**Graham Worsley**  
Design Manager, Anglicare



Growthbuilt stands out as a distinguished leader in seniors’ living, aged care and accommodation. With a robust history of successfully completing numerous facilities, the company is fortified by exceptional experience and boasts a delivery team that is best-in-class.

Our proven track record is exemplified by a series of renowned and award-winning projects.

These achievements extend across a diverse spectrum, catering to various operators, not-for-profit organisations, and private providers.

The consistency of excellence in delivering successful developments underscores Growthbuilt’s commitment to providing top-tier solutions tailored to the unique needs of seniors, making us a trusted partner in the industry.



## OUR CLIENTS





# The Waterfront, Stages 6, 7 and 8

Multi-staged design and construction of new build care facility at a masterplanned, live environment site



Situated on picturesque Woollooware Bay, Woollooware Shores offers premium retirement living amidst a vibrant community. The project represents an expansion to Retirement Village at Taren Point.

The overall development, constructed in 3 stages, will provide a total of 183 self-contained dwellings and 48 residential aged care beds across six new buildings which will reinvigorate the underutilised site, offering a diverse range of new community uses and taking maximum advantage of its waterside context.

The masterplan for Woollooware Shores has reinvigorated the waterfront, offering a diverse range of community facilities connecting back into the existing foreshore, including chapel, salon, spa, theatre, meeting, and multi-purpose rooms.

These spaces are strategically integrated and distributed throughout to maximise connections to landscaped common areas.

It has been designed to promote usability, with opportunities for social interaction and equitable access.

## CLIENT

Anglicare

## VALUE

\$215M (Stages 6, 7 and 8)

## LOCATION

Taren Point, NSW

## DATES

Dec '18 - Jul '20 (Stage 6)  
Nov '20 - Aug '23 (Stage 7)  
Sep '22 - Jan '25 (Stage 8)





# McRae-McMahon Place

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

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

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

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

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

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**CLIENT**

Uniting

**VALUE**

\$40M

**LOCATION**

Leichhardt, NSW

**COMPLETION DATE**

Nov '20 - Aug '23





“Growthbuilt and Uniting have formed a strong partner which is translating into successful project outcomes to date. Growthbuilt are exceeding our expectations and fulfilling their commitment to ‘The 5 Pillars of Uniting’.

We look forward building on our continuing relationship with Growthbuilt and their team members over years to come.

**Gabriel Thielbeer**  
Development Manager, Uniting



MCRAE-MCMAHON PLACE  
UNITING



# Greenwich Place

Design and construction of a high-quality residential aged care facility and wellness centre

Located on Sydney's Lower North Shore, this boutique development will offer 90 single bedrooms, all with private ensuites, as well as on-site facilities including a café, dining rooms, a private cinema, pool, grand reception, and beautifully landscaped gardens, including 2 basement levels featuring a private salon & spa and parking for residents.

Greenwich Place's new residents will have access to the impressive rooftop clubroom and terrace gardens, where they can enjoy the expansive views of our iconic Sydney Harbour Bridge, right around to Anzac Bridge and beyond.

**CLIENT**

Stamen Greenwich

**VALUE**

\$35M

**LOCATION**

Greenwich, NSW

**COMPLETION DATE**

Feb '22 - Oct '23





# Hawkins Place

Design and construction of a resort-style seniors accommodation and independent living facility



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

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**CLIENT**

Uniting

**VALUE**

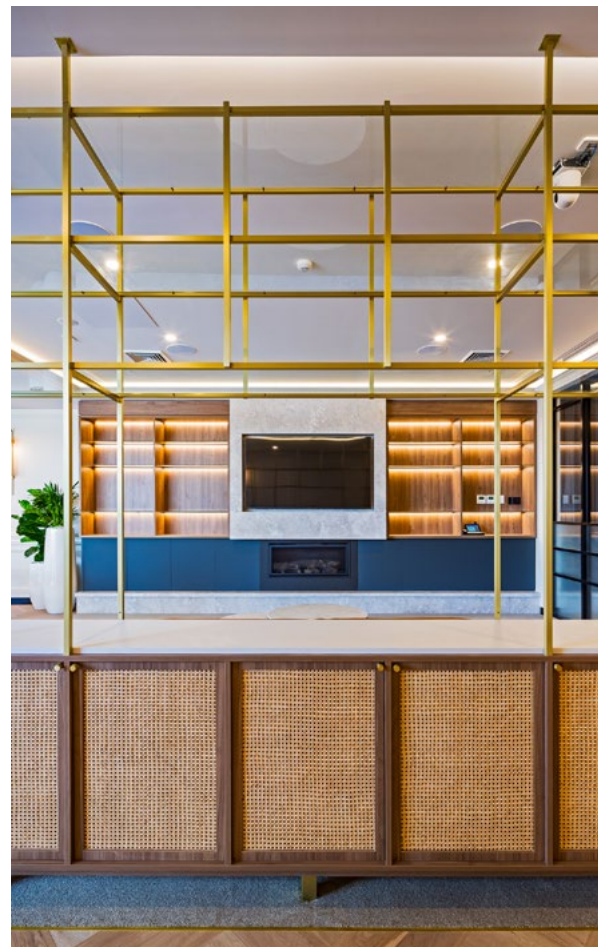
\$30M

**LOCATION**

Norton St, Leichhardt NSW

**COMPLETION DATE**

Feb '20 - Mar '23







# Estia

Cutting-edge, award winning residential aged care facility



Spread across five floors, with a beautiful sky terrace offering views to Kogarah Bay, residents can enjoy either single or companions rooms, comfortable living spaces, dining rooms, a massage, beauty and hairdressing salon.

An on-site Wellness Centre offers residents the opportunity to access enhanced physiotherapy and allied services as part of their care.

The facility was built to provide all aspects of care including clinical, social and overall well-being and offers dementia and palliative care services, which can be accessed as short-term respite care or for a longer stay.

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**CLIENT**

Estia Investments

**VALUE**

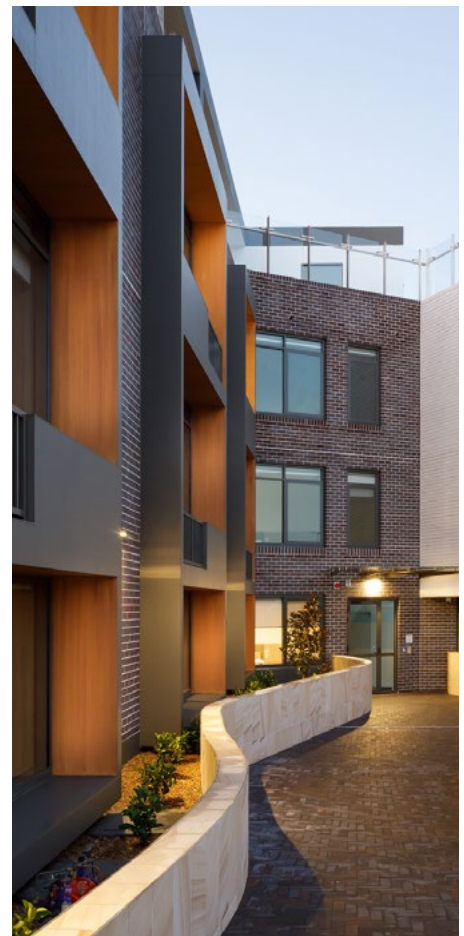
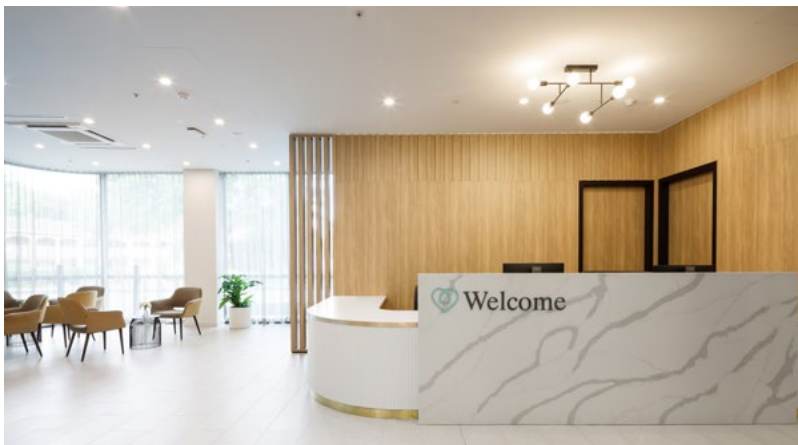
\$40M

**LOCATION**

Blakehurst, NSW

**COMPLETION DATE**

Apr '19 - Nov '20





WOOLLOOWARE SHORES - STAGE 6  
ANGLICARE



“The process of tendering, negotiating and agreeing the final contract terms for Stage 6.1 was handled in a professional way by the Growthbuilt team, with all differences resolved in a speedy and reasonable manner.

The professionalism and co-operation experienced in the pre-contract phase was continued throughout the construction stage with the team being very client focused in achieving the desired outcomes. Growthbuilt responded to our requirements in relation to quality and a defect free completion was achieved.”

**Martin Moore**

Director, Martin Moore and Associates





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# 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.



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## 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



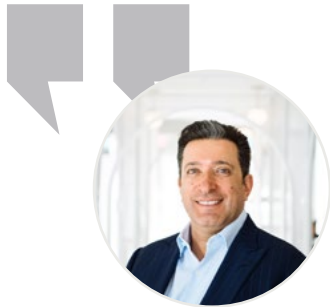
## Future-focused projects.

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.



# \$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

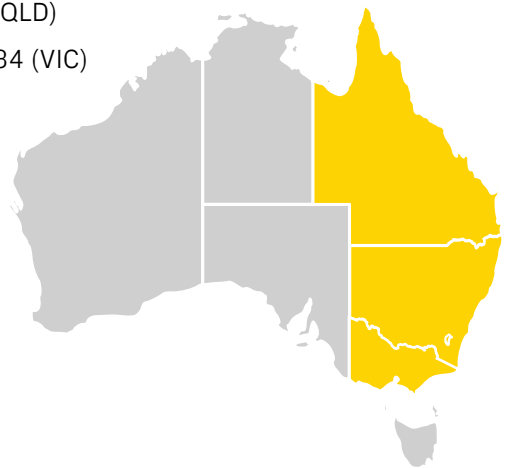


## Panels & Pre Qualifications


- 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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