

CAPABILITY STATEMENT

Absolute Customer Satisfaction





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At Ages Build we understand the critical impact of...

SUPERVISION

Ages Build ensures that all of our projects are closely supervised by our skilled Project Supervisors. Additionally our Construction Managers regularly visit our project sites to audit for quality, safety and program. They also provide technical advice and training, ensuring that our Supervisors are constantly supported in the delivery of their projects.

CO- ORDINATION & COMMUNICATION

The major component of delivering any project is the ability to co-ordinate our works with the project Stakeholders, Consultants, Trade Subcontractors and additional Client Contractors. Our team undertake essential planning in order to provide forward notice of programmed works to all parties. Where necessary we work with you to allow your operations or additional contract works to proceed unhindered. Ages Build systems are fully automated, allowing for Site Managers, Clients and Trades Subcontractors to access the most up to date project documents from their computer, phone or tablet at any time.

PLANNING

Our projects continue to complete on time and budget as each project is stringently planned by the Ages Build Project Team with;

- Thorough programming
- Adequate resource allocation
- Early procurement
- The careful selection of skilled subcontract trades

REVIEW AND DETAIL

At Ages Build the entire Project Team reviews all of the project documentation to ensure that the required detail and information is in place before we commence construction. Our early review enable us to identify potential risk and construction issues before they arise onsite, it is this early risk mitigation that saves our clients time and money.

HEALTH AND SAFETY

At Ages Build, we insist that Health and Safety comes first! There is no compromise when it comes to ensuring the safety of ANY person who comes into contact with our construction sites. Our Systems are AS/NS ISO 48001:2011 compliant and are implemented in every Ages Build project. Each and every Ages Build site is reviewed by the project delivery team to determine the site specific requirements for the project. These requirements are written into our Site Specific Health and Safety Management Plan and implemented onsite.

QUALITY

A quality project is one with defect free commissioning and handover. We achieve this through our certified AS/NZS ISO 9001:2016 Quality Management System. Ages Build implements and manages the process throughout the entire project from design to completion. Our continued Inspection and Test Plans conducted throughout the construction period ensures that we identify issues early and rectify any defects before handover.

THE ENVIRONMENT

Ages Build certified AS/NZS 14001:2016 Environmental Management System is not only implemented across all of our construction sites, but we practice the same principles to achieve our objectives and targets in the running of our business at a corporate level. We have a greater environmental benefit on our Design and Construct projects in that we are able to promote the use of sustainable building products with low volatile chemicals providing a healthy more sustainable environment for our clients.



Welcome

Ages Build has delivered over 820 construction and fit-out projects since inception in 2010. Our success has been based upon our simple working philosophy of "Absolute Client Satisfaction" and this is continually demonstrated by the repeat business we receive from our loyal clients.

At Ages Build we take great pride in having a diverse range of knowledge and experience throughout our delivery team. It is this diversity, that allows us to offer more than the average building firm. Our services extend across the Commercial, Education, Public Housing, Industrial and Residential Sectors and include:

1. Project Management
2. Design and Construction;
 - Refurbishment
 - New Build
 - Builders make good
 - BCA Compliance upgrades
 - AS1428 Accessible compliance, additions and upgrades
3. Remediation works;
 - Sensitive insurance works (RCC)
 - Insurance works
 - Defective building works
4. Heritage restoration
5. Demolition and civil works

Our delivery is focused on a partnering approach with our clients, we work together to ensure that the project deliverables and our client expectations are clearly understood. Our team understands there are often multiple stakeholders involved in projects, and our continued focus on communication ensures that all parties requirements are managed expertly.

The team at Ages Build are highly experienced working within live operating environments, in that we guarantee your building occupants a safe, and comfortable work area during our time onsite.

Ages Build offers a 24/7 call centre for our maintenance contract clients to receive and process calls for maintenance, ensuring that your residents or commercial tenants needs are promptly serviced.

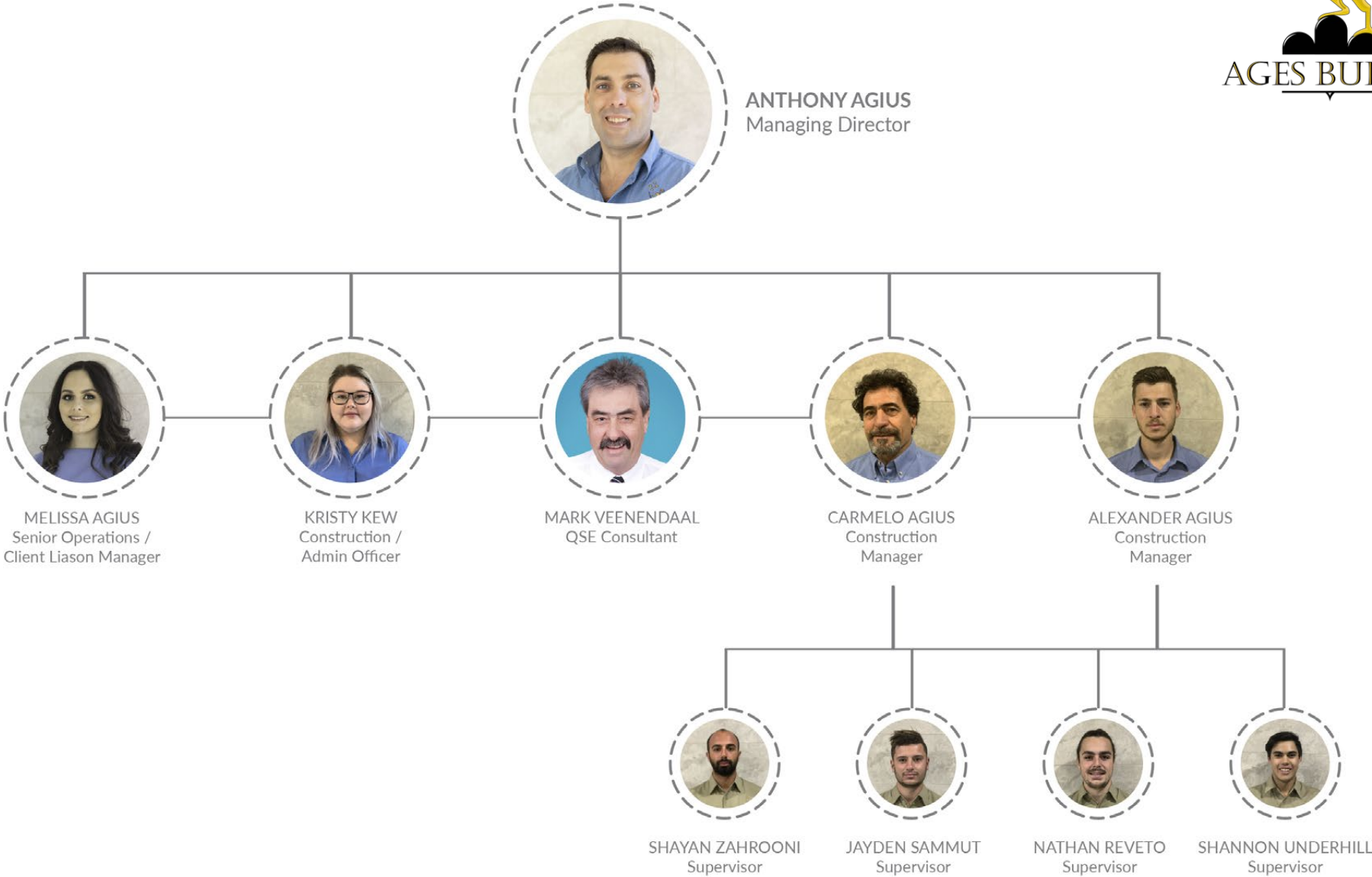
Thankyou for the opportunity to share our work experience with you, we look forward to developing a strong working relationship going forward.

Kind regards

Anthony Agius



Organisational Chart





PROJECTS

EDUCATION

CLEVELAND STREET IEHS

LOCATION:

Mitchell Road, Alexandria

CONTRACT VALUE

\$250,000

PROGRAM

4 weeks

CLIENT

Department of Education



Scope

The Intensive English High School previously located on Cleveland Street, Sydney has relocated to Mitchell Road, Alexandria. The project has seen a new building extension constructed onsite and integrated into the existing heritage building.

The school, now known as Central Sydney Intensive English School provides students with 23 specialised learning areas including Science, Art, Food Technology, Auditorium and a Library. Ages Build completed refurbishment and fitout works including:

- BCA compliance to services
- Wall partitioning
- Acoustic wall linings
- Roof flashings
- Painting
- Floor finishes
- Feature artistic wall murals
- Heritage refurbishment and make good
- External cladding

The stage 1 works were completed in 22 days to ensure that the General Learning Spaces and Specialist Classrooms were available for student occupation in Term 1, 2020. Ages Build accommodated the accelerated program with careful planning, early procurement of materials and undertaking additional after hours works. Ages Build are currently completing Stage 2 works onsite.



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DETACHED RESIDENTIAL DWELLINGS

NDIS SDA COMPLIANT

LOCATION:

17 - 19 Stilt Avenue, Cranebrook NSW

CONTRACT VALUE

\$1,200,000

PROGRAM

50 weeks

CLIENT

Dynamic Support Services



Scope

Ages Build were engaged for the design and construction of two detached dwellings meeting the NDIS Specialist Disability Accommodation Design Standards.

"The Standards focus on providing a home environment that maximises the capability of the individual to live as independently as possible incorporating personal support features within contemporary housing practice." - NDIS Specialist Disability Accommodation Design Standard.

Each dwelling provides 3 accessible bedrooms, 2 with accessible compliant ensuite, AS1428 compliant kitchens and living circulation requirements. An outdoor alfresco with recessed sliding door tracks allows for increased amenity to the occupants.

The homes, to be constructed in duplicate on the same allotment will provide housing for up to 6 Disabled Persons and 2 Carers.



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SINGLE RESIDENTIAL DWELLING & GRANNY FLAT

DUAL LIVING

LOCATION:

Kingsford Street, Smithfield NSW

CONTRACT VALUE

\$295,969

PROGRAM

30 weeks

CLIENT

Private Residential



Scope

With a brief to provide a family home incorporating a completely separate granny flat, Ages Build designed and constructed a full turn key solution for the double fronted corner block allowing the two dwellings complete separation.

The home was constructed comprising a double car garage, master bedroom with WIR and ensuite, 2 double bedrooms, theatre room, family room, dining room, kitchen and an outdoor patio to promote indoor / outdoor living.

A separate Granny Flat was constructed to the rear of the block, fronting the secondary street frontage, including kitchen, meals, family room, 2 double bedrooms and combined laundry/bathroom.

Ages Build identified privacy issues with two dwellings occupying the same block and designed the main dwelling taking full advantage of the large corner block designing the living and outdoor areas facing the secondary street frontage, fully screened with feature fencing. This ensured that no main living space overlooked the Granny Flat - ensuring complete privacy to the occupants.



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SINGLE RESIDENTIAL DWELLING

THE HAVEN

LOCATION:

Ridgehaven Road, Silverdale NSW

CONTRACT VALUE

\$433,657

PROGRAM

40 weeks

CLIENT

Private - Residential



Scope

Ages Build were pleased to be engaged to design and construct this new single storey family home in Silverdale NSW. The home was constructed to a turn key solution leaving nothing for the owners to do but move in.

The home was constructed comprising a double car garage, master bedroom with WIR and ensuite, 3 double bedrooms, rumpus room, theatre room, study, family room, kitchen and an outdoor alfresco to promote indoor / outdoor living.

Ages Build identified the home was to be built adjacent the Sydney Water Sewer asset that ran through an easement on the property and ensured that the footing details were engineered to suit construction adjacent the sewer.

The construction was to occur on a sloping site and to promote indoor / outdoor living, Ages Build designed the home with an internal step-down to allow a seamless transition between the family room and outdoor alfresco to the backyard.



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COMMERCIAL - HERITAGE BUILDING

OFFICE FITOUT

LOCATION:

Level 5, 228 Pitt Street, Sydney

CONTRACT VALUE

\$250,000

PROGRAM

3 weeks

CLIENT

Saban Brands Sydney



Scope

Ages Build undertook the new office fitout for Saban Brands in Sydney. The tenancy was located in an existing heritage building and Ages Build worked with the Building Manager to ensure that all Building Fitout Guidelines were adhered to.

The works included

- Floor coverings
- Furniture
- Feature timber walls
- Mechanical services
- Electrical services
- Fire services
- Data services
- Ceiling and partition linings
- Custom banquet seating



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COMMERCIAL - HOSPITALITY

CAFE FITOUT

LOCATION:

Crown Street, Surry Hills

CONTRACT VALUE

\$110,000

PROGRAM

5 weeks

CLIENT

Brewtown



Scope

Ages Build were contracted to undertake the fitout for a commercial cafe in Surry Hills NSW for Brewtown. The Building is heritage listed and required a fitout sensitive to the building character.

The fitout was undertaken utilising natural timbers, tiles and an industrial style fitout to compliment the existing building structure. The existing floors and structural walls remained untouched and were refurbished for maintenance requirements.

The cafe was located on busy Crown Street, Sydney and consideration had to be given to traffic control for deliveries, pedestrian management at the footpath adjacent the building and peak hour times where the street frontage is a clearway, restricting access for trades and deliveries. Ages Build strategically managed trades and delivery arrivals outside of peak times and implemented traffic control ensuring a safe and efficient delivery program.



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COMMERCIAL - HEALTH

HOSPITAL REFURBISHMENT

LOCATION:

Blue Mountains Hospital

CONTRACT VALUE

\$450,000

PROGRAM

12 weeks

CLIENT

IMPACT GROUP



Scope

Blue Mountains District ANZAC Memorial Hospital located between Leura and Katoomba has approximately 584 staff members. With 29% of these staff members residing outside of the Blue Mountains, the hospital provides much needed staff accommodation for these members of staff when they require it. Ages Build were engaged through Impact Group to undertake much needed remediation works to the hospital's 3 Storey Nurses Accommodation Building.

The works included;

- Refurbishment of existing bathrooms
- Mechanical systems to control moisture within the building
- Structural remediation to balconies, including engineering of structural steel support
- Re-wiring electrical services to meet current standards
- Mould remediation
- Waterproofing
- Brickwork remediation
- Remediation and refinishing to internal walls and ceilings



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