

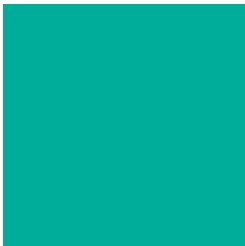


CAPABILITY STATEMENT

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SBM Pty Ltd

**SBM is an Australian-owned &
operated construction &
project management company.**





Introduction

Our team of passionate industry experts work across a range of projects around the country, with a focus on Sydney, Melbourne, Brisbane, Canberra and Perth.

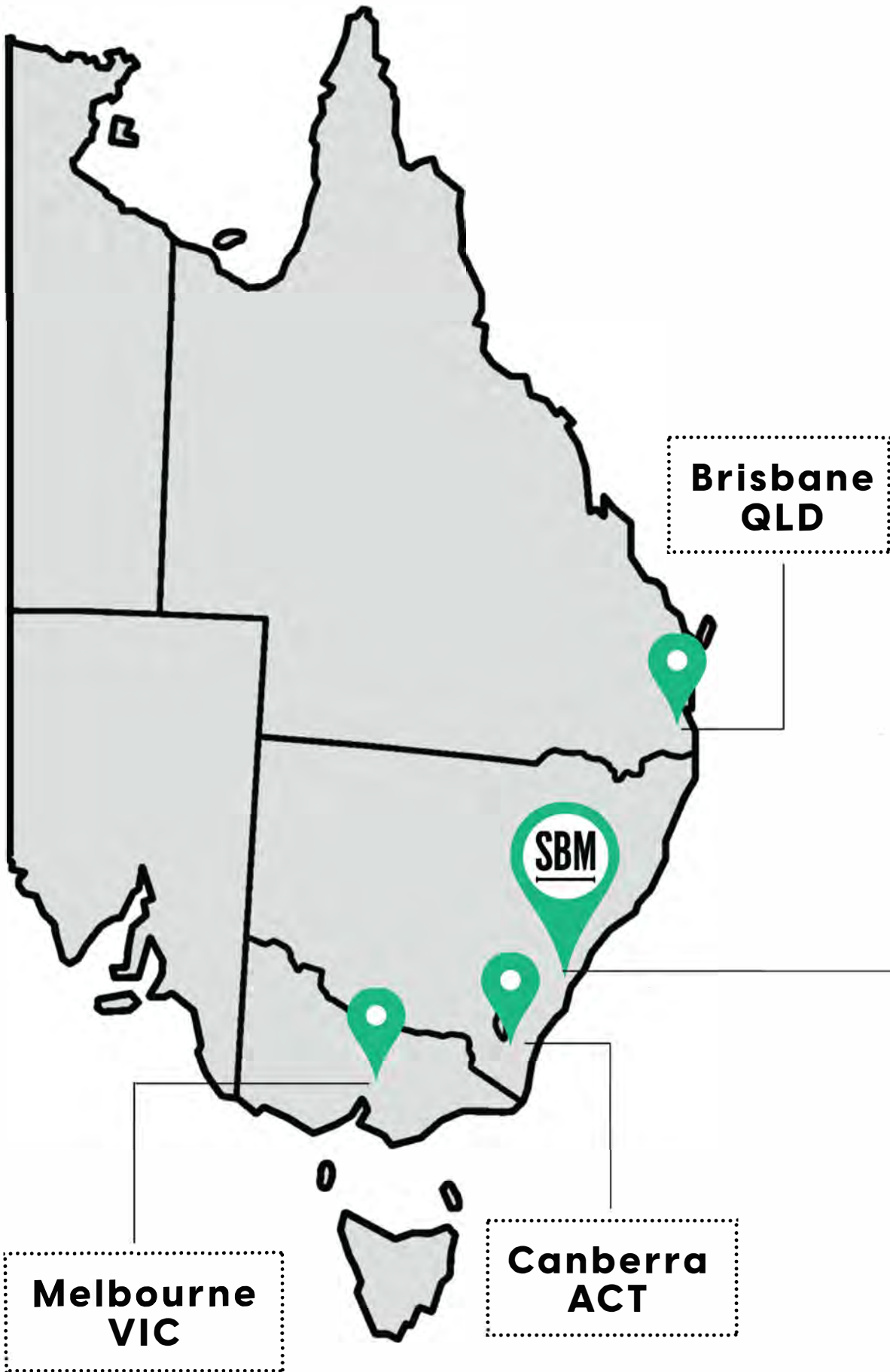
We have built a world-class team, hand selecting each member, that not only bring a wealth of experience and knowledge to their role but also help ensure the SBM Built To Measure core value is a part of everything they do, day in, day out.

Built To Measure is a standard we live by at SBM. It's a part of our promise to you, ensuring we hold ourselves to the highest of standards from project planning and strategy through to delivery and handover.

Specialising in Remedial, Commercial and Industrial projects, SBM has built a strong reputation as an industry leader - one who is willing to go above and beyond to exceed client's expectations.

Whether your project requires expert asset preservation and remedial services that are efficient and reliable, a flexible and high-quality solution for your commercial project or an industrial expertise that can help deliver a fit or purpose, new build or development, SBM is your only dependable, proven solution.

Let the dedicated, friendly team at SBM ensure your next project is **Built To Measure**.



Built to Measure.

www.sbm.build

**Sydney
NSW**

OFFICE LOCATION

55-57 Parramatta Road Concord NSW 2137

CONTACT

EMAIL: info@sbm.build

SBM

“The work we do
will help shape the
community that it
is a part of & the
responsibility that
comes with that is
not lost on us.”

The SBM team has been hand selected to include only the best industry experts in the field

Combining decades of experience, we are able to leverage a wide range of skills and expertise to ensure each and every project we undertake is delivered to only the highest of standards.

Through our shared values of hard work, transparency, integrity and commitment, the SBM team is able to ensure your next project will be a success.



LUKE SAHYOUN

General Manager, New Business and Corporate Services

Luke has extensive experience in all phases of the construction cycle. From site acquisition, planning, budgeting, procurement, and delivery.

Luke's role at SBM is primarily focused on generating new business through strategic alliances, fostering existing relationships, partnerships and implementing key business strategies and systems.



WAYNE WEBHE

B.(Hon) CFO Chief Financial Officer

After completing his bachelor (Hon) Wayne worked as a senior estimator and contracts administrator for a large Australian owned company before moving onto a national role in office and commercial fi out prior to establishing SBM.

As CFO Wayne controls SBM's estimating, tendering, governance, compliance and financial planning. Wayne works closely with our operations team and all stakeholders to ensure every project runs seamlessly, on budget and on time.



JOHN KHADI

BE (ENG) Chief Operating Officer

John is SBM's Chief Operating Officer and leads a large team of highly skilled project managers and site foreman in what is known as SBM's engine room.

With over 17 years of construction experience, and his wealth of proficiency in asset preservation, repair and intimate knowledge of every stage of construction John is responsible for project planning, resource management and quality control across all SBM Projects.

SBM TEAM OPERATIONAL STRUCTURE

Our strategic organisational model ensures the SBM team can provide industry-leading solutions due to our flexible and scalable structure.

We have the ability to tailor our team to suit your individual project requirements due to the combination of our core SBM leadership group and our extensive network of trusted industry partners, contractors and suppliers.

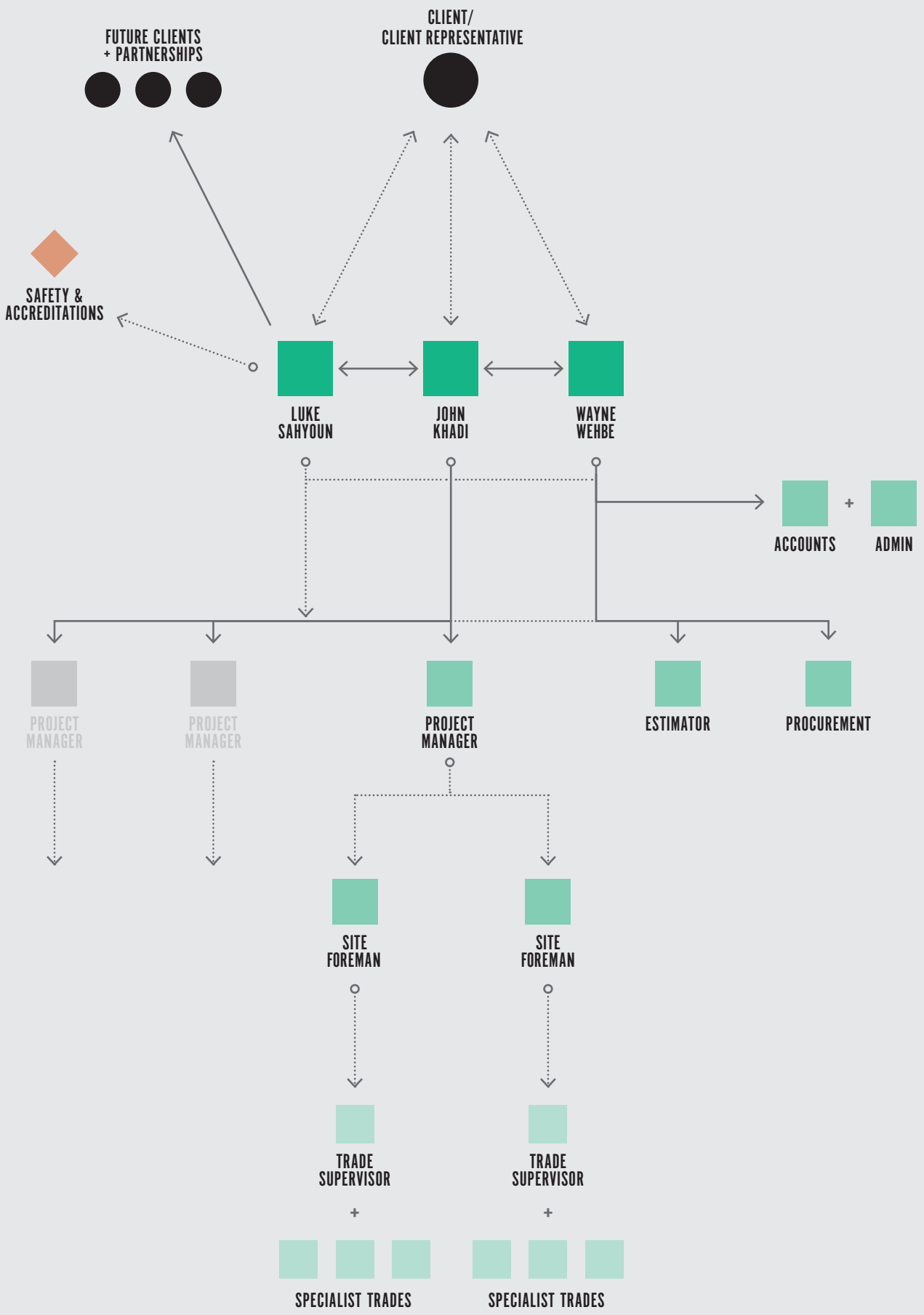
This flexible structure not only means your solution is 100% tailored to your needs but also offers peace of mind knowing that you are working with the best in the business.

QUALITY THAT'S BUILT TO MEASURE.

The SBM team have built a reputation on delivering quality work and consistently exceeding client expectations.

We have demonstrated success across a range of major projects, around the country, proving our ability to deliver a world-class finished product, on time and on budget.

We live and breathe the Built To Measure philosophy and hold ourselves to the highest of standards across every aspect of our work.



SBM Team Operational Structure

QUALITY ASSURANCE & ACCREDITATION

We don't just talk the talk when it comes to quality assurance, it's the lifeblood of our organisation.

The SBM team have worked hard accumulating our impressive list of accreditations to ensure and demonstrate our dedication to world-class operations.

SBM is currently certified ISO:9001 which demonstrates the team meets the global benchmark in quality management.

Our CM3 OHS/WHS accreditation highlights our dedication to health and safety and ensuring our team are best placed to operate to only the highest of standards on and offsite.

As proud members of the Australasian Concrete Repair Association (ACRA) we have a proven track record of completing quality work, placing SBM at the forefront of concrete repair practices and technology.

We are a Master Builders Association member.

SCA (Strata Community Association) member and proudly accredited as an SCA Preferred Strata Supplier.



SBM is a customer of Integrity Health and Safety as we believe in protecting the people of our land. We employ the team of Integrity Health and Safety to provide our First Aid training and any additional training courses we undertake. SBM is passionate about improving health outcomes for Indigenous people through employment, advocacy and education. SBM acknowledges the traditional custodians of our country and we pay our respect to them, their cultures, and to elders past, present and emerging.



We are honoured to work within the Australian construction industry and aim to ensure we remain a part of the conversation while further reinforcing the industry's strong reputation.

The Master Builders Association of New South Wales are the industry's leading representative body in the state and we are proud of our strong association.



STRATA SERVICES
SPECIALIST
COMPANY

MEMBER OF



OCCUPATIONAL HEALTH & SAFETY



We take safety seriously.

That's why at all levels of our company we have invested considerable time and cost in ensuring our systems, practices, resources and protocols are world-class.

It's our key priority to ensure not only the safety of ourselves but also our employees, associates and, of course, the general public.

This priority on OH&S not only ensures a safe working environment but also promotes productivity and efficiency across the project.

"It is fantastic to see a company embracing the real meaning behind ISO Certification like Structural Building Management Pty Ltd.

It is not a scary thing nor should it be. I am very proud to announce that Structural Building Management has successfully passed our Certification Audit and are going above and beyond the requirements in ensuring they continually monitor and improve their systems. The Integrated Management System is a fantastic addition to the company's system that was already in place."

Jim Anderson,
Senior Lead Auditor for QAS International

Through regular system audits, we are able to ensure our practices and processes are kept up to date and bi-annual independent audits help us maintain our qualification.

No matter the level in which you operate within SBM, OH&S and a heightened awareness of risks to not only yourself but those around you and the general public, is a critical thread to our operations.

ENVIRONMENTAL AWARENESS

SBM is helping shape communities, today and into the future, through our involvement in key construction projects across Australia.

We are supremely conscious of the impact our projects have on the broader community and employ superior management and processes to reduce any environmental, social or economic risk. These include detailed waste management plans, the correct management and disposal of hazardous waste plus the recycling of building materials throughout the project.

Profitable operations are important, however, at SBM, we don't believe this should come before the wellbeing and safety of the broader community and we pride ourselves on maintaining strong environmental standards.

We regularly review our processes to ensure our standards are being maintained and our operations remain at the forefront of industry expectations.

With transparency and integrity at the heart of how we operate as an organisation, our strong outward focus on reducing any negative impact of our work is integral to our overall operations.



SBM has implemented Procore into our everyday use to manage client projects in real time to ensure they are delivered efficiently and within budget. Procore is an industry-leading online Construction Management Platform that delivers real time data from site to management to proactively mitigate risk, manage costs efficiently and connect onsite teams with management teams. Procore centralises every part of your project information with 100% visibility for every stakeholder, ensuring better communication and tracking, improved quality and client satisfaction.



SBM SERVICES

We have built a dedicated team of passionate industry experts to work across a range of projects around the country, with a focus on Sydney, Melbourne, Brisbane, Canberra and Perth.

REMEDIAL

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COMMERCIAL

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INDUSTRIAL

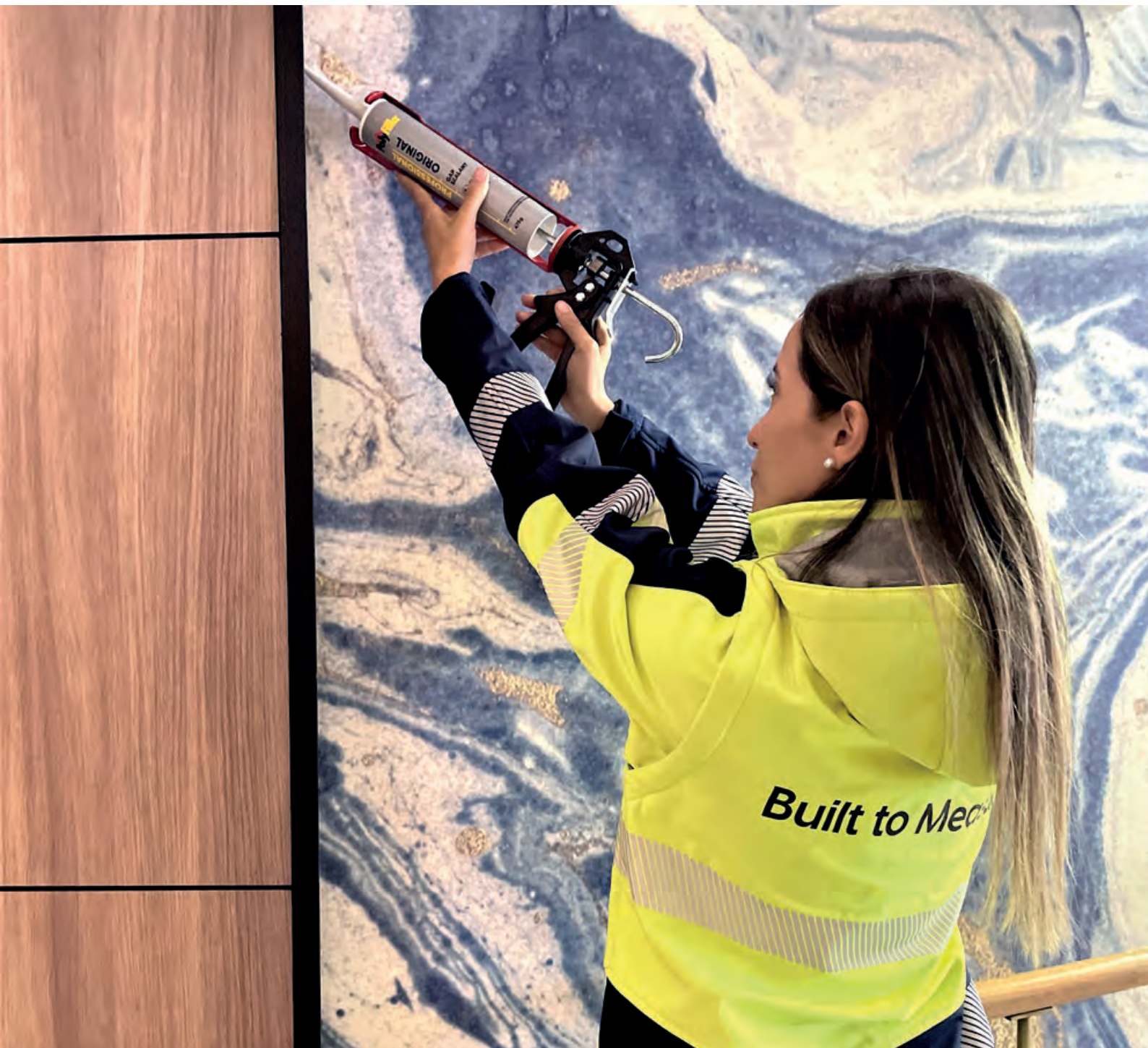
REMEDIAL

Our experienced team offer clients sustainable, efficient and reliable asset preservation and management solutions.

By combining world-class construction practices and techniques, innovative technologies and industry-leading delivery practices, SBM is able to guarantee your project and asset is in safe hands.

- Concrete Repair
- Cladding
- Painting Solutions
- Heritage Repair
- Render Repair
- Crack Repair
- Waterproofin
- Slab Joint Repair
- Design and Construction
- Facade Maintenance
- Window repair and Replacement
- Concrete Slab Strengthening
- Civil

“SBM’S REMEDIAL & ASSET PRESERVATION SERVICES STAND THE TEST OF TIME”



REMEDIAL

We're proud to partner with asset owners around Australia, helping to shape communities today, and into the future. Our hand-selected team of experts bring decades of industry experience and work to ensure your next project is a success. From managing milestones and key stakeholders to ensuring a safe, environmentally-friendly delivery, we are dedicated to exceeding your expectations.



"Over the past 5-6 months I have come to appreciate, first-hand, the professional and interpersonal skills of SBM when undertaking an extensive program of significant building rectification works for our apartment block,"

Peter McDonald
Chairperson of a major Remedial project



When it comes to asset preservation, particularly heritage and specialised projects, there's little margin for error.

Quality workmanship is a must and with due diligence, can help extend your asset's life for decades to come all while increasing your asset's value and decreasing maintenance costs.

The SBM team are proud to work on projects of all sizes, right around Australia, specialising in Residential, Strata, Commercial, Health, Government, Education and Heritage.

As members of the Australasian Concrete Repair Association (ACRA), we provide world-class methodologies, technologies and practices to help ensure your next project exceeds expectations.

Our core values of integrity and commitment are critical in ensuring the efficient delivery of Remedial works and with our expert team of industry leaders, you can be confident you have chosen the right partner in SBM.

We have been a part of major Remedial projects, leading teams to deliver on critical milestones through all stages from planning through to delivery.

We'll work with you to build a strategy that not only identifies key milestones but also details what is required to meet those milestones from scheduling and project management to budget allocation and planning.

Our expert team will then execute on the project leveraging SBM's innovative techniques and methodologies to ensure the overall project is a success, delivered on time and on budget.

CASE STUDY

REMEDIAL

Waverton / Sydney, NSW

This building required SBM to complete a comprehensive façade upgrade that included rectification of brickwork, concrete spalling repairs, crack stitching and exterior painting. SBM removed and disposed of asbestos-containing materials and reinstated the cladding on the rooftop structure. The works involved a full removal and upgrade of all windows and replacement of existing balustrades with modern semi frameless glass balustrades. SBM were also required to replace corrosive elements and fire rating to structural components.





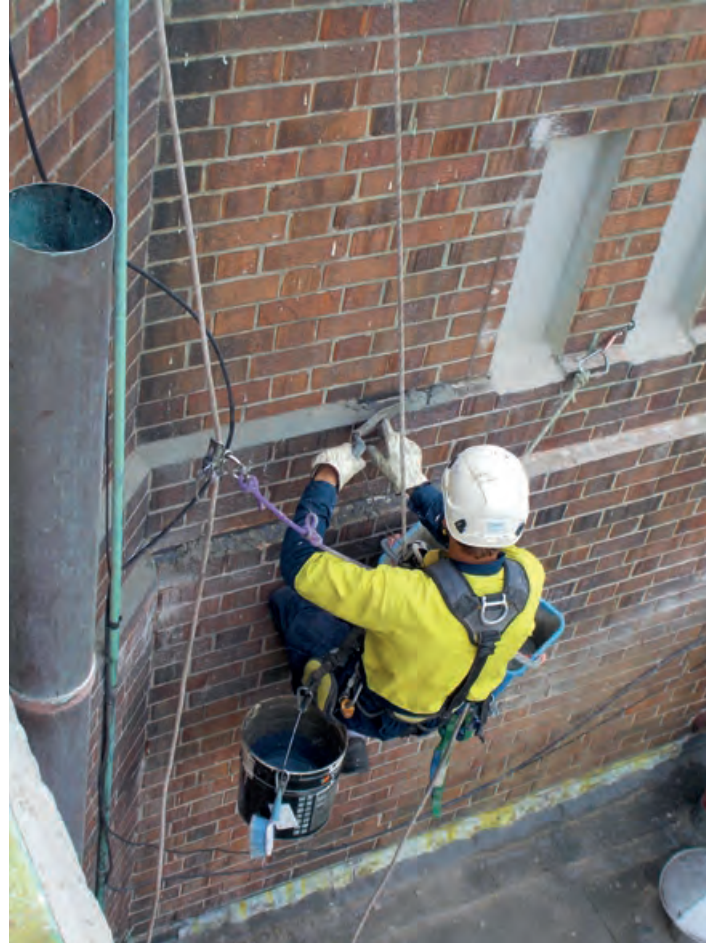
CASE STUDY

REMEDIAL

AWA Building / Sydney, NSW

This iconic Sydney building required SBM to carry out rectification works including repointing of the brickwork facade along with the rectification of the cementitious chamfer. The project also included rectification of brickwork cracks and all steel windows.

Silane and sealant were applied around all windows and the team also carried out concrete spalling repairs. Access restrictions required all work to be carried out using specialised rope access technicians which meant safety was of critical importance.





CASE STUDY

REMEDIAL

58 Kurraba Road, Neutral Bay / Sydney, NSW

SBM team was carried out to complete a set of tasks to achieve the result desired by our client:

- Demo and removal of existing balustrade, rooftop membrane and screed.

- Installation of new perimeter hob

- Installation of screed to falls

Installation of new torch on membrane system

Installation of new perimeter balustrade

Façade repairs inc cavity flashing and repointing

Installation of plinths and anchor points for façade access





CASE STUDY

REMEDIAL

Wollstonecraft/ Sydney, NSW

This building required SBM to carry out rectification works to repair damage caused by water ingress. Concrete spalling repairs were completed and fire rated spandrels were installed. Existing balustrades were removed and replaced with modern semi frameless glass balustrades and the windows were fully upgraded. The project also included rendering and painting of external slab edges.





CASE STUDY

REMEDIAL

Milsons Point / Sydney, NSW

The SBM team was called upon to carry out rectification work on the Milsons Point balustrade along the iconic Sydney Harbor foreshore.

This project required custom-made moulds to fabricate the new fence components along which were then specially drilled, tapped and coated in Dulux protective coating prior to arriving onsite.

A careful process of assembly and installation then followed onsite with all joints and junctions sealed and protected with a coating system to ensure longevity.





CASE STUDY

REMEDIAL

Rose Bay / Sydney, NSW

This building required SBM to complete a water testing investigation followed by waterproofing and repainting. Rectification work was carried out on all the windows and the Juliet balconies were removed. The elevated awnings were reconstructed, and concrete rectification work and repointing of the brickwork façade were also completed.

The project included the removal of lead paint and the remediation of decorative cavity vents, masonry piers and pier caps. Security screens were replaced, render was repaired, and utilities were upgraded.





CASE STUDY

REMEDIAL

Drummoyne / Sydney, NSW

This building required SBM to complete demolition of brick planter boxes, brick piers and tile bedding as well as the existing timber seating around the perimeter of the balcony. SBM's experience with reconstructing brick piers was essential to support the pergola using bricks and maintaining the integrity of the building. Rectification of concrete cracks, cavity flashing, and waterproofing were completed on balconies and the rooftop.





CASE STUDY

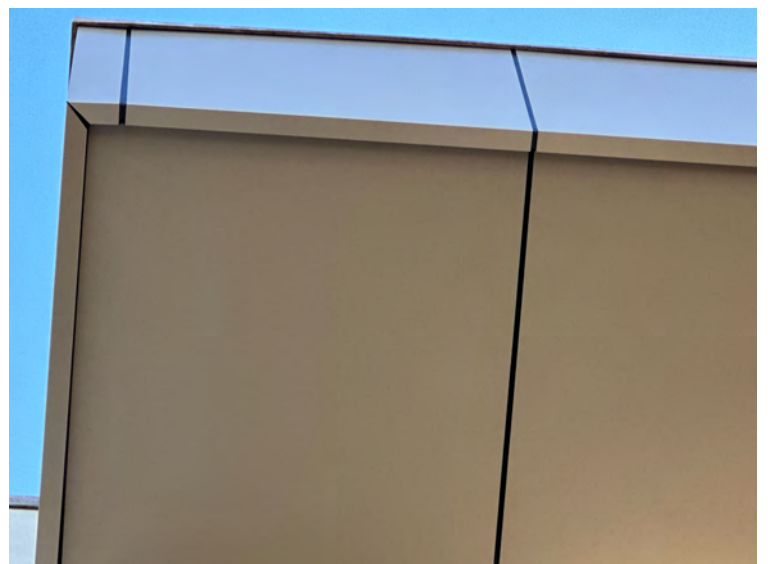
REMEDIAL

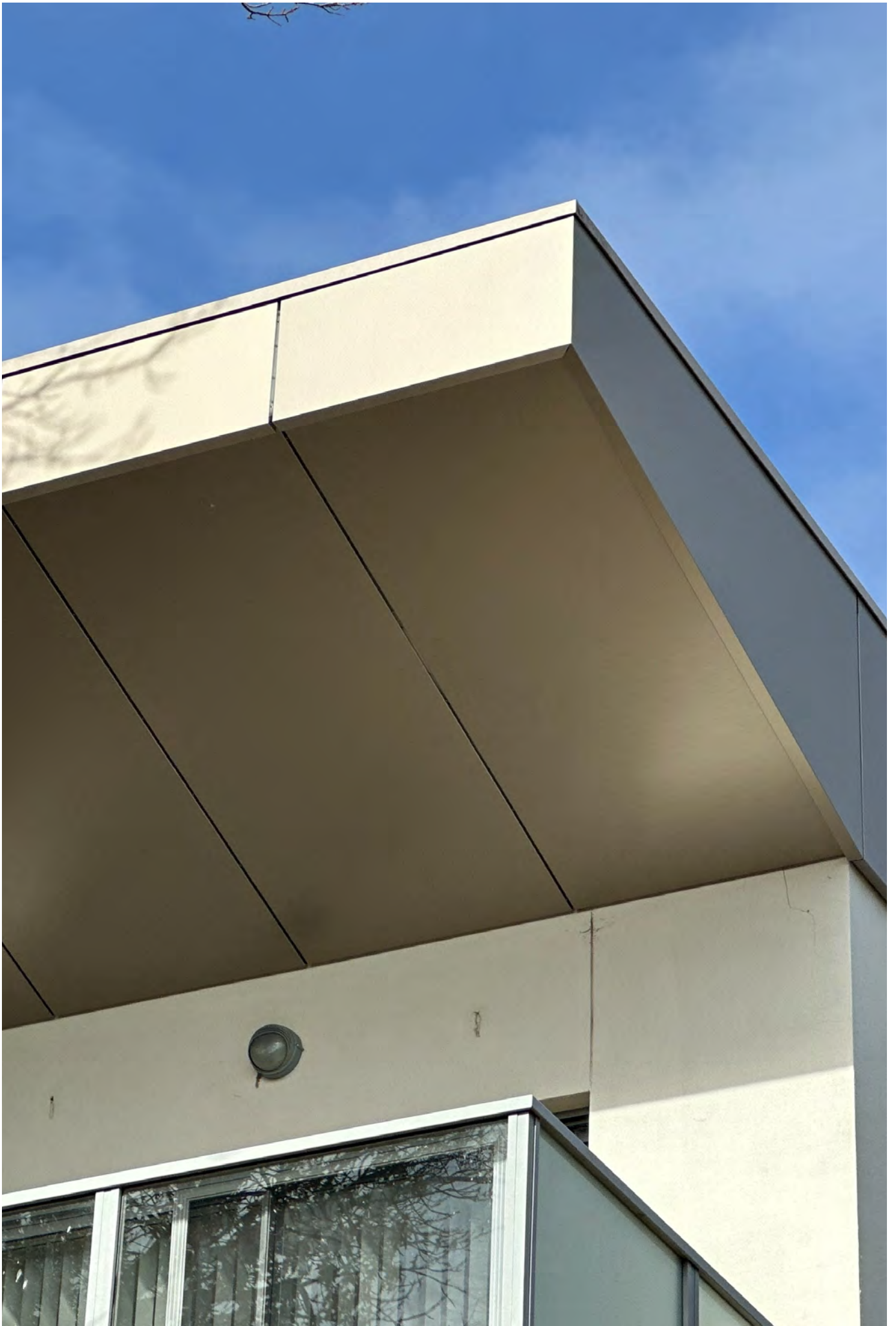
Turner / Canberra, ACT

SBM were engaged to carry out remedial works to complete the removal and replacement of combustible cladding to the building's facade.

All cladding materials installed in accordance with NCC/BCA compliance specifically in terms of combustibility and certified as non-combustable in accordance with all applicable national standards.

All correct and non-combustable system components including accessories, fixings, framing and sealant works were also installed to align with the national requirements and granted all necessary sign offs.





COMMERCIAL

SBM has built a solid reputation as industry leaders in the Commercial construction sector.

Our experienced team work to deliver reliable, cost-efficient, high-quality solutions that help to ensure your next Commercial project is a success.

Our innovative, scalable model ensures we are capable of delivering flexible, agile and efficient solutions for projects of all sizes.

- Project Management
- Office Strip Outs
- Office Fit Outs
- Make Goods
- Facade Upgrades
- Building Refurbishment
- Amenity Upgrades
- Ambient Upgrades
- Structural Upgrades

There are many moving parts that need to come together when it comes to major Commercial projects and you need a team who you can trust to keep everything moving.

SBM combine decades of experience working across all stages of Commercial construction projects, from planning to delivery, to ensure your project meets and exceeds key stakeholder expectations.

"We recently engaged Structural Building Management to assist with our new office fit out. We gave them a massive challenge, as we had time restraints and it was over the holiday period. The team were very considerate and worked hard to achieve our desired fit out. We are thrilled with the work and highly recommend SBM,"

Tamsin Wilson,
Belle Property Parramatta

CASE STUDY

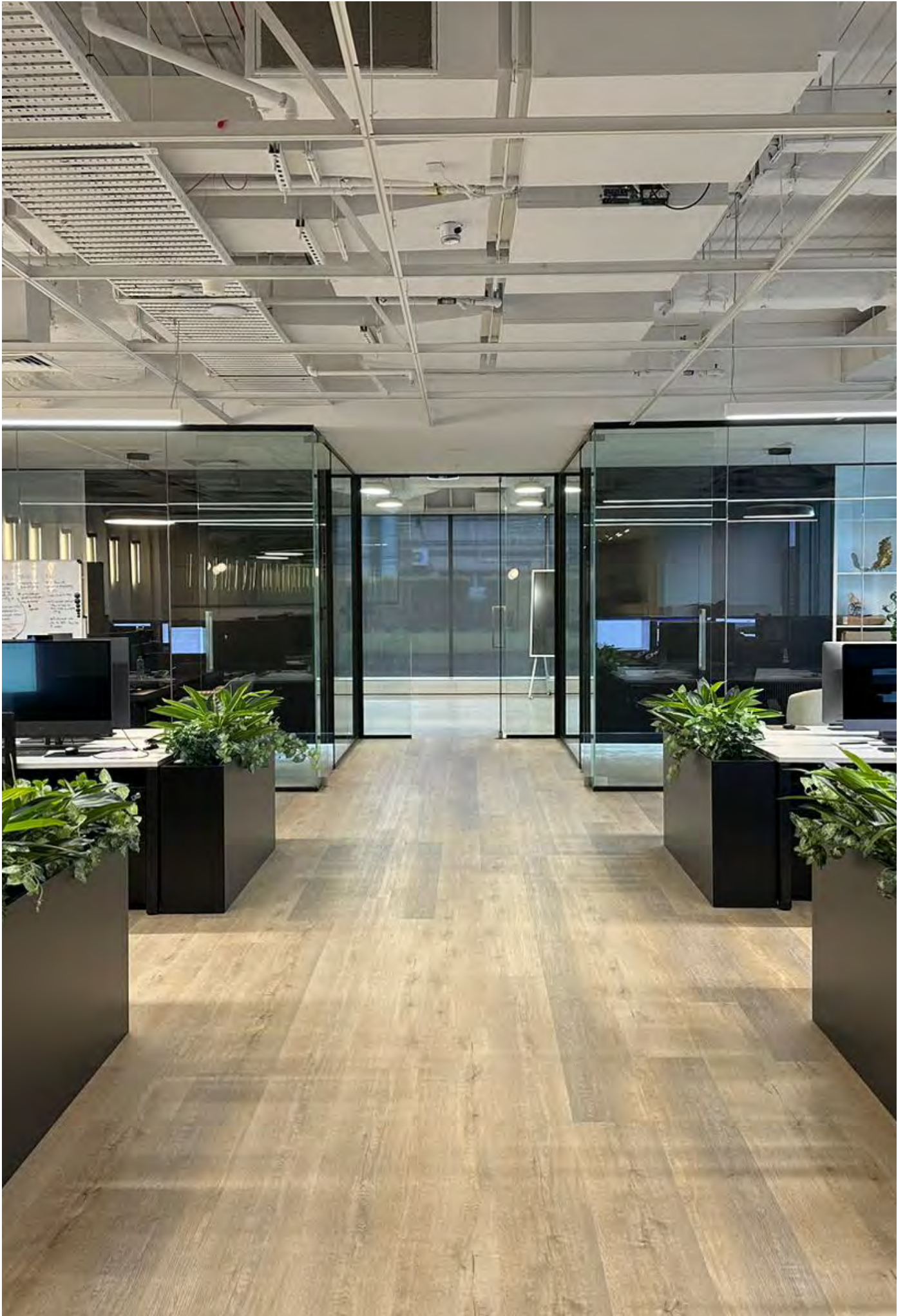
REMEDIAL

191 Salmon St/ Port Melbourne VIC

This office fit-out process involved preparing and customising an office space to meet the needs and requirements of our client. It included the design and construction of the interior space, ensuring it is functional, aesthetically pleasing, and aligns with our client's brand and culture. Here's a breakdown of the steps SBM took in this fit-out process:

1. **Assessment.** The process began with a thorough assessment of the client's requirements and objectives for their future office space.
 2. **Design Phase: Space Planning.** Designers developed concepts and selected finishes, colours, materials, and furniture that reflected our client's brand identity. This phase involved collaboration with architects and interior designers.
 3. **Permits and Approvals.** SBM obtained permits and approvals from appropriate authorities to ensure compliance with building codes, zoning regulations, and other legal requirements.
 4. **Construction: Demolition and Preparation.** Existing fixtures, partitions, and finishes were removed to prepare the space for the fit-out.
Building Works.
 5. **Technology Integration.**
 6. **Testing and Commissioning.** This included conducting safety inspections, quality checks, and user training.
 7. **Defect Rectification.**
 8. **Handover and Occupancy.** The completed office space was handed over to our client for occupancy.
 9. **Post Occupancy Evaluation.** Feedback from client was collected to evaluate the effectiveness of the fit-out in meeting their needs and to identify areas for future improvement.
- Throughout this office fit-out process, effective project management by SBM was crucial to ensure coordination among all parties involved, adherence to timelines and budgets, and successful completion of the project overall. Our collaboration among designers, contractors, suppliers, and clients was essential to achieve the desired outcome and create a functional and inspiring work environment for this client.







From office strip outs and fit outs to major project management and structural upgrades, the SBM team are the logical choice.

We have a proven track record of partnering with leading developers and organisations around Australia and delivering a world-class solution and finished product.

We know communication is the critical thread that ensures major commercial projects run smoothly and efficiently and that's why at SBM we focus on fostering Transparency and Teamwork.

It's these two foundational qualities that help to ensure all parties involved are working in the same direction and towards the same outcomes.

We'll work with you to ensure all critical milestones are being met and all stakeholders feel confident that the project is on course for a successful completion.

Managing relationships along with the crucial elements of a major commercial project can be difficult and it's what we pride ourselves on here at SBM through our experienced team of project managers, foreman and operational leaders.

We are proud to partner with developers and asset owners who are helping to shape communities around Australia through critical infrastructure and developments.

It's through our extensive experience, proven results and agile strategic approach that we feel we can be a valuable asset to any commercial works or project.



**“OUR COMMERCIAL
SOLUTIONS HELP
KEEP YOUR BUSINESS
MOVING FORWARD.”**

CASE STUDY

COMMERCIAL

Gordon Centre / Sydney, NSW

SBM carried out high-risk, large-scale concrete spalling repairs throughout the deteriorated Gordon Centre complex. This work required the team to draw upon years' of experience to ensure safety was paramount and a quality finished product was delivered.

The project also included awning replacement and the application of new waterproofing membranes to the external balconies. As part of the works, the SBM team also upgraded the existing fire stairs, treated all corroded elements of the pedestrian footbridge and undertook inspections and repairs to the tiled external facade.





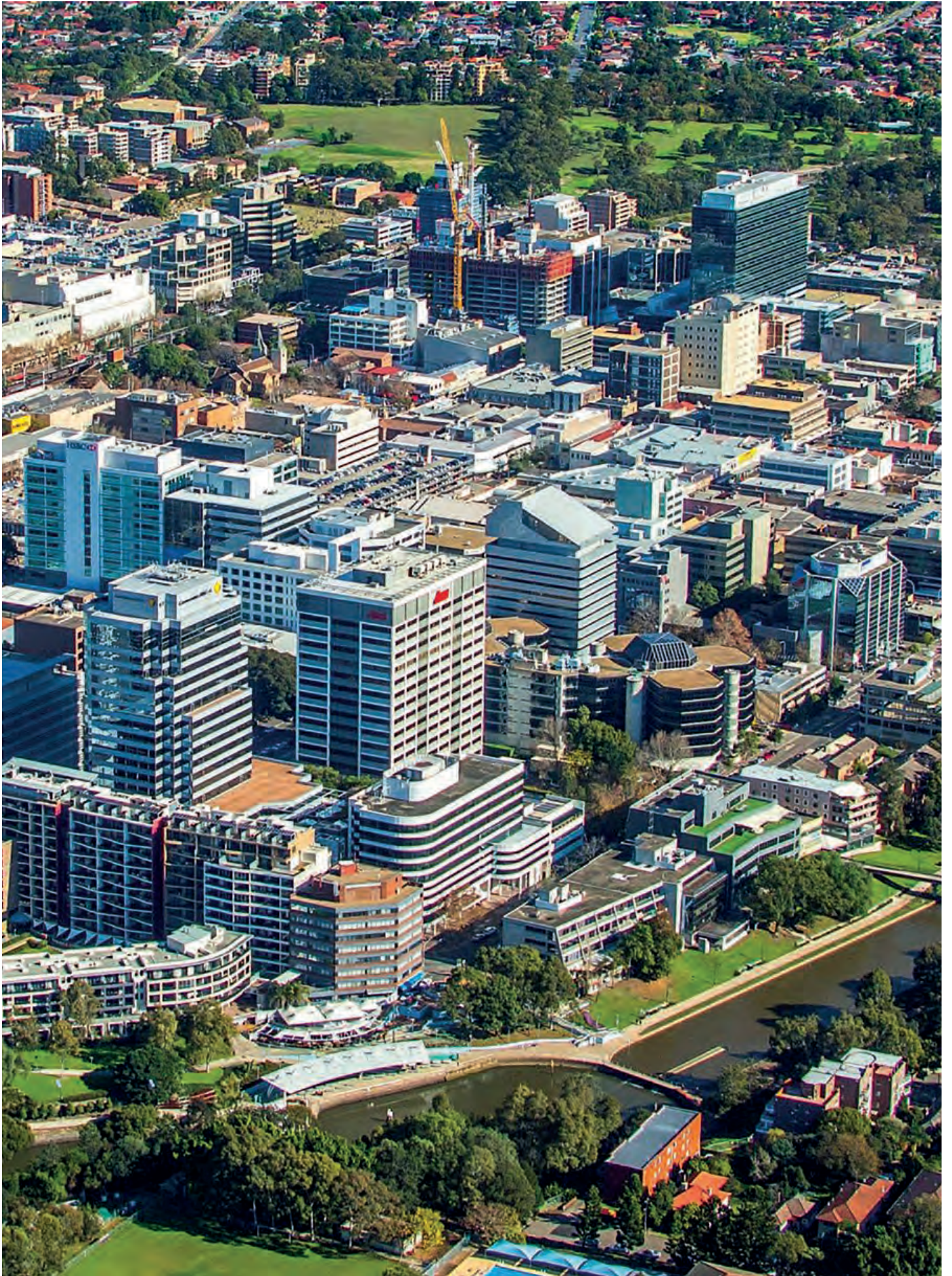
CASE STUDY

COMMERCIAL

Octagon / Sydney, NSW

SBM were required to complete works on an iconic Sydney landmark, a 20,000m² A-grade commercial building. SBM installed an atrium using 1250 linear meters of spectrum restoration overlay, allowing the building to be occupied throughout the duration of the works. SBM re-mediated internal water ingress and repaired spalling to overhead, walls and floors. With their WHS management systems in place and qualifications for working at heights, SBM were able to successfully remove existing glass blocks and replace existing sealants and gaskets.





CASE STUDY

COMMERCIAL

Belle Property / Parramatta, NSW

Working a strict deadline and budget, the SBM team delivered a modern and stylish fit-out for the 500m², two-level office block for Belle Property Parramatta. The project required a complete strip and refit including a new reception and meeting room, open-plan office area, kitchenette, toilets and conference rooms.

With a tight timeline of only 6 weeks, the project required comprehensive project planning and execution and was delivered on time and on budget.



CASE STUDY

COMMERCIAL

Pitt St/ Sydney, NSW

SBM completed a complete office de-fit and fit out including the supply and installation of flooring, custom-made joinery, plasterboard and the selection and installation of furniture. SBM conducted demolition works to all non-structural walls and kitchen spaces on various levels. As per the new open plan layout, SBM were required to relocate existing fire and mechanical services and paint all interior walls.



INDUSTRIAL

Our experienced team works with all stakeholders to deliver reliable, cost efficient, high-quality solutions that preserve your assets.

Our innovative technology supports the delivery of flexible, agile, and efficient solutions on projects of any size.

- 24 Hour Construction
- Asset Preservation
- Asset Upgrade
- Slab Reinforcement
- Roof Replacement
- Defi
- Fit Out

**“WORKING WITH
STAKEHOLDERS
TO PRESERVE
ASSETS WHILE
MAINTAINING
OPERATIONAL
PRODUCTIVITY”**



CASE STUDY

INDUSTRIAL

Port Botany / Sydney, NSW

This project required SBM to conduct investigation works to assess the extent of corrosion to reinforcements and concrete slabs. SBM engaged in concrete scrubbling from soffit of the slabs to determine the magnitude of corrosion. Existing features including concrete slabs and railings were removed and repairs and releveling of all concrete was carried out.



CASE STUDY

INDUSTRIAL

Homebush / Sydney, NSW

This project required SBM carry out a full masonry crack remediation along with repairs and replacement of assets. SBM engaged in crack stitching, mortar repointing and repairs and brickwork replacement. The masonry was repaired and reinstated, and tiles rendered and replaced. SBM also inspected and repaired the below ground services. Resin injection work was completed on the footings and cracks were repaired on the landing slabs.



CASE STUDY

INDUSTRIAL

Warwick Farm / Sydney, NSW

This project required SBM to demolish a 2000m² industrial warehouse including asphalt and bitumen and the excavation and removal of concrete. SBM obtained a private certification in accordance with council requirements to conduct demolition work and remove visual asbestos. Scissor and boom lifts were used when removing all glass to ensure no shattered glass traversed through the air.





www.sbm.build
(02) 9181 4779
info@sbm.build



@sbm.build

REACH OUT



**Let's start a new
project together.**

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