

CAPABILITY **STATEMENT**

Inspire. Design. Create.

Intelligent construction
for **challenging**
projects



SYNERGY
Construction Group



Our clients often remark that Synergy Construction Group helped them with **outcomes they could not have conceptualised on their own**

At Synergy Construction Group, we are experts in challenging, **difficult and technical projects**, delivering them on schedule and under budget **to the delight of our clients**

At Synergy Construction Group, we provide you with a scoped end-to-end project management solution, coupled with a professional, experienced and enthusiastic project management team that will assure an expertly and efficiently run project on-time and within budget.

We are NSW Licensed Builders and have over thirteen years of experience in the construction industry, with expertise in Residential, Commercial and Industrial projects including planning, design and delivery. Headquartered on the Northern Beaches, our projects span throughout NSW.

We deliver intelligent design, together with quality builds, on a smart budget to change how you interact with your home, workplace or investment. If you have a project in mind contact us to start the realisation of your plans.

We will work with you to understand your concept, specify your requirements and formulate your budgets. After consultation and research, we will compile a detailed project proposal including scopes of works and inclusions, make recommendations for consultant teams (if required) and detailed project programmes.

Synergy Construction Group is different from your average construction company. We deliver challenging, difficult and highly technical projects on-time and under budget and to specific requirements that inspire and delight our clients from start to finish.

Our expertise ranges from new builds and upgrades across the industrial, commercial, and residential sectors, made complicated by site location & access, design & materials, and existing conditions. We have a track record of delivering to tight timelines, on problematic sites, and even in situations where operations need to continue while construction work takes place.

We are able to deliver excellence because we start with the end in mind. The Synergy Construction Group difference is that our multi-disciplinary team specialises in intelligent improvements, pro-actively thinking through all elements of the design, pre-empting issues and identifying solutions in advance, and providing effective project management and construction works. We review our client's requirements and assist with ideas to improve and maximise the return on their investment.

The Synergy Construction Group difference is our genuine interest and passion in **understanding how our clients will use the building once it is completed.**

With our residential projects

We put thought into the lifestyle our clients are seeking, so their finished home is beautiful, functional and a joy to live in. From concept designs to approvals, from project planning to construction, we work with our clients to achieve their dream home with finishes that exceed expectations.



With commercial and industrial projects

We are proactive in understanding our clients' business and we consider how the space will be used, enabling us to design with operational efficiencies in mind. With relocations, we co-ordinate make-goods as well as the establishment of new premises, including fit-out, or even an expansion or upgrade.

At Synergy Construction Group, we want to understand how your business runs – **what efficiencies are possible** – and how you perform your work on site



Budget \$2.2m

Replace asbestos-filled roof on a 16,000 square metre factory space while the factory continued operations 24 hours a day, 7 days a week.

Synergy Construction Group managed an extremely large and difficult project from concept to completion. Due to the size and scale, the project was broken into seven different zones, with each section individually shut down, cleared out and wrapped up before the roof was removed and replaced with new metal roofing - all prior to moving to the next section. The project was conducted over a series of weekends and at times of lowest manufacturing volumes. It was delivered before deadline and on budget.



Budget \$400k

360 square metre office fit-out, including bathrooms, conducted in four and a half weeks.

A fast paced project, the brief was to demolish and rebuild 360 square metres of office space with just a week of planning and three weeks to complete, demonstrating Synergy Construction Group's ability to manage projects with a tight turn-around. The project also included the rejuvenation of bathrooms, lunchroom and meeting areas. It was delivered on budget and a day before the deadline.



Budget \$400k

Replace a rusted 400 square metre roof without impacting manufacturing schedules

Synergy Construction Group was called on to replace an extremely rusted structural steel roof frame measuring 400 square meters without impacting on manufacturing within the drum reconditioning plant which ran 12 hours a day, six days a week. Our approach was to divide the roof into four different sections, cut the frame off the building and remove the roof by crane over weekends. We then rebuilt the roof frame and re-seated the roof all in a single weekend without impacting the plant's ability to run at near full capacity. An additional challenge was the disrepair of the roof, it crumbled as it was removed, requiring the use of significant safe work methods. Nevertheless, the project was delivered on time and on budget.



Budget \$1.2m

Prepare the complex to ultimately obtain a Development Approval for strata sub-division

Wide-ranging remedial works were needed for this 12-unit office/warehouse complex in order to strata sub-divide into individual properties. From asbestos removal, fire separation and new fire main, upgraded hydraulics to individual electrical meters and extensive landscaping. Complex interior and exterior works were undertaken whilst several of the units remained occupied.

Whether its a **new build, or a renovation**, Synergy Construction Group specialises in projects made difficult by site constraints, tight deadlines or past **building practices**



Residential Extension

Residential extension to a luxury home

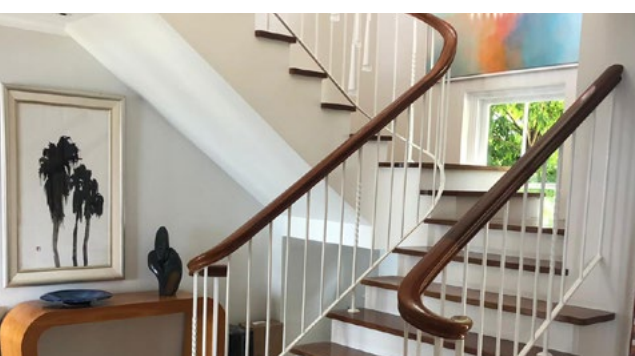
This architecturally designed luxury re-build boasted several high-end features including a magnificent three storey staircase and new loft space. Other key features include an expansive 9 metre timber bifold door opening up to the newly landscaped rear entertaining and pool area, large format exposed hardwood beams throughout and a new custom built kitchen with high end appliances, new bathrooms, bedrooms and laundry.



Residential Rebuilds

Rebuild family home from the inside-out

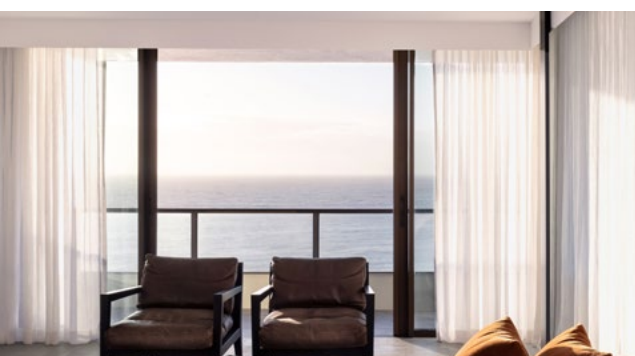
This project held sentimental value for the owner. The dream home had been incorrectly built resulting in substantial footings subsidence. Rather than demolish, the client wanted the home rebuilt – a project which involved supporting the roof frame and external brick walls and removing the entire interior structure from the house. From floor to ceiling Synergy Construction Group handled the deconstruction and then replaced the footings and rebuilt the entire house from the inside out while reusing the same roof frame and brick veneer. The project involved strict engineering and complicated work, requiring particular attention to safe work practices. The end result was a delighted client with a well-built, modern family home.



2nd Storey Additions

Residential renovations including revitalised staircase and internal elevator

This three-storey luxury residence on Sydney's Northern Beaches was an imposing home that required modernisation, beautification and changes to access to meet the needs of the new owners. The project included the rebuilding of a poorly constructed concrete staircase, the installation of a new internal elevator to improve access to the three floors, and the enlargement and replacement of timber sliding doors to enhance the amazing views. Synergy Construction Group met the site challenges, creating a beautiful timber clad staircase, new entry and functional lift space.



Unit Renovations

Major apartment transformation

In conjunction with award winning architects, a tired 11th storey 1970's-built apartment was converted into a 'modernist masterpiece'.

This extensive renovation involved significant technical and site access challenges together with strict strata protocols making this build extremely challenging. This stunning home has since featured in many design magazines.

Synergy Construction Group offers **comprehensive management and construction solutions** to ensure your project is professionally managed from concept to completion, including:

- Building defects inspections and reports
- Functional analysis
- Best value options
- Project advice

Project & Construction Management

- Project briefs and scope of works
- Project programme
- Procurement schedule
- Construction programme
- Contract procurement and engagement
- Budget and cost controls
- Contract administration
- Building works
- Trades, consultant & supplier management
- Trade-works inspections
- Project reporting
- Certification procurement
- Risk identification and management
- Variations review, valuation and recommendation
- Quality control
- Waste management
- Work health and safety

Design

- Architectural design, including 3D drawings
- Drafting services
- Landscape architecture
- Interior design

Approvals and Permits

- Development Applications (DA)
- Complying Development Certificates (CDC)
- Construction Certificates (CC)
- Occupation Certificates (OC)



Consultant Management

Our multi-disciplinary team will source, evaluate and engage professional consultants, managing the full process to ensure all consultants seamlessly integrate with the project.

Investigative Reports & Surveys

- Ground, soil and aerial surveys
- Specialist testing
- Pre-construction inspection reports
- Pest reports
- Fire and NCC compliance reports
- Risk and accessibility reports
- Hazardous materials reports

Engineering Consulting

- Civil
- Hydraulic
- Structural
- Geotechnical
- Mechanical
- Electrical
- Security, Fire and Access

Planning and Certification

- Town planning and private certification
- Legal and tribunal

Environmental Consultants

- Marine and coastal
- BASIX and NatHERS
- Bushfire, Flood and Solar

Demolition

- Deconstruction - concrete and structural
- Complete building knock-down
- Commercial & Industrial - Strip outs, make goods including amenities, offices, warehouses, & factories
- Propping and shoring walls & slabs, frames
- Remedial demolition
- Water proofing removal
- Asbestos removal

Excavation

- Bulk earth removal - site clearing, cut & fill, benching, batters, ramps, contaminated soil removal, recycling
- Detailed excavation – footings (strip and pad), set-downs, pile caps, pools and ponds
- Ground remediation

Civil Works

- Land Developments & Subdivisions
- Drainage
- Roadworks (gravel, asphalt, concrete), kerbs and guttering, carpark construction, line marking, bump stops, bollards, stops, signage

Underground Installations

- Gas, potable water, electrical, drainage, sewer, stormwater, communications fire mains

Waterproofing

- All types of domestic, commercial and industrial waterproofing

Concrete Works *including all formwork / reinforcement*

- In-situ – piers, piles, footings, beams, slabs and steps
- Off-form, suspended slabs & beams, pre-cast installs
- Features, flooring, grinding, sealing, filling, repairs

Masonry – Brick, Block, Stone

- All types of brick and blockwork
- From small decorative stone work to large slabs, blocks, features

Drainage Works

- Inspections and reports
- Sewer mains tapping, stormwater retention, overland flow paths, swales
- Maintenance and clearance
- Retaining walls, damp prevention, waterproofing, drainage system installations, rock cages, shotcreting

Asphalting

- Hand & machine laid
- Footpaths, driveways, traffic control devices, ramps, trenches, maintenance and repairs

Structural Steel Works

- Consulting, engineering and design
- Fabrication, installation, certification

HVAC

- Heating, ventilation and air conditioning
- Subfloor, refrigeration, roofing services

Roofing

- All materials – metal, tiles, shingle, concrete
- Roof access and safety
- Removal (including Asbestos)
- Installation and maintenance

Fire Protection Services

- Evaluation, installation, testing, detection, suppression, alarms, maintenance

Security

- System establishment, hard wired, wireless, access integration, CCTV, monitoring, work site security

Accessibility Solutions

- Regulatory analysis and compliance
- Implementation of solutions – ramps, handrails, indicators, signage, egress

Line-marking

- Carparks, warehouses, factories
- Thermoplastic, specialist treatments, removal, remediation, scrubbing

Signage

- Compliance, way finding, directional, road and car park, street signs, corporate site branding, safety, clearance booms, height bars

Landscaping & Fencing

- Full design services and consultancy
- Soft and hard landscaping, planting and maintenance
- Retaining walls, security gates, fences, turfing (artificial and natural), paving and tiling, irrigation

Commercial Fit-outs

- Commercial office solutions – design and installation
- Partitioning, refurbishment, kitchens, breakout rooms, meeting rooms, boardrooms, ceilings, electrical and data solutions

Industrial Fit-outs & Upgrades

- Warehouse and Factory solutions – design and installation
- Storage: racking, shelving & workbenches
- Amenities upgrades, mezzanines, insulated panel solutions

Pest Control

- Tailored pest management solutions, office, warehouse, maintenance

General Building Works

- Carpentry – first and second fix
- Electrical – first and second fix, Level 2
- Plumbing – first and second fix
- Insulation – walls, ceiling, specialist
- Windows and doors – metal, PVC, timber
- Decking and screens
- Balustrades and staircases
- Painting and decorating
- Flooring



Synergy Construction Group
is a **licensed builder** in NSW
with 13 years experience in
the **commercial, industrial
and residential sectors**

We are based in the North of Sydney
and are **project-capable throughout
the Greater Sydney Region**

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