

CAPABILITY STATEMENT

 **BUILD**



Company Overview:

3Build is the construction partner of choice delivering well-managed project outcomes with clear communication and dependable quality. Our Directors and Staff provide end-to-end delivery across pre-construction planning, construction management, and handover, with a focus on safety, program certainty, and value.

With a general target area for contracts between \$100K and \$8 million, our directors have successfully delivered major works well beyond this range. We engage early with clients, consultants, and trades to de-risk delivery, protect budgets, and maintain clear and open communication throughout every project.

Core Capabilities:

- **Preconstruction & Planning**
Buildability reviews, construction methodology, staging and logistics, preliminary programming, and cost/market input.
- **Construction Delivery**
Site establishment, supervision, contract administration, progress reporting, coordination of trades, and risk management.
- **Fit-Out & Refurbishment**
With directors experienced in live environments and risk mitigation, 3Build ensures a positive outcome with minimal disruption to operations.
- **Design Coordination**
Liaison with clients and consultants to resolve design queries and shop drawings for timely decision-making.
- **Procurement**
Transparent tendering, evaluation, and value-engineering to achieve time and cost efficiencies.
- **Handover & Aftercare**
Commissioning, O&M documentation, training, and responsive defects liability support.



Sectors:

- Commercial
- Fitout
- Medical
- Developments
- Remedial
- Renovations
- Homes



Delivery Advantage:

- **Program Certainty**
Realistic schedules, short look-aheads, and active site controls to keep work fronts productive.
- **Transparent Communication**
Committed to providing a clear, open process for clients throughout the construction journey.
- **Quality Built-In**
ITPs, hold points, and material/product reviews to confirm adequacy of specified materials. Our staff bring extensive experience with claddings, waterproofing, and specialised and high performance finishes to ensure best outcomes.
- **Cost Discipline**
Design and sequencing control, change management, and forecast-to-complete reporting for cost-plus and lump sum contracts.
- **Safe Sites**
Safe Work Method Statements, risk assessments, and strong housekeeping practices underpin our culture. The safety of our staff, subcontractors, and all personnel on site is our highest concern. We maintain incident-free targets as a fundamental goal across all projects.

Safety, Quality & Sustainability::

- **Safety Management**
Comprehensive risk identification and controls integrated into methodology and program, with an unwavering focus on incident-free delivery.
- **Quality Assurance**
Project-specific inspection and test plans, material conformance checks, and independent verification where required.
- **Environmental Controls**
Waste segregation, noise/dust management, and sustainable material choices to minimise environmental impact.
- **Working in Live Environments**
3Build specialises in programming works around live operations and public interfaces. We plan and sequence activities to maintain safety, minimise disruption, and deliver efficiently.

Sustainability & Ethics:

We believe in ethical building principles: respect for our people, clients, and the environment. We foster fair work practices and a positive team culture, knowing safe, supported teams produce better outcomes.

We make environmentally conscious decisions that influence how we build, the materials we select, and the choices we make daily. We stay aware of our footprint and take measures to reduce it through efficient programming, waste management, and sustainable product selection.

Guiding Principles:

BOLD | We take on complex problems with initiative, experience and sound judgement.

OPEN | We commit to a transparent process for our clients throughout design and construction.

ACCOUNTABLE | We own our promises and outcomes.

LOYALTY | We endeavour to build long-term relationships with clients, consultants, and trades.

CARE | We care for people, property, and the places we build.

Project Controls & Reporting:

- Time — master program, rolling look-aheads, and weekly progress summaries.
- Cost — budget registers, approved variation tracking, and forecast-to-complete.
- Risk — risk registers with assigned owners and mitigation actions.
- Stakeholders — communication plans aligned to client expectations.

Commercial Approach:

- Clear scopes and trade packaging for complete, competitive pricing.
- Open-book procurement on request, with transparent comparison of options.
- Early identification of alternatives that preserve performance while improving cost or program.
- Target delivery range \$100K–\$8M, with capability informed by experience on much larger, complex packages.

Directors' Key Project Experience:

- The Towers and Ritz-Carlton Perth — Structural Supervisor (MBA WA Best Project 2020).
- NV Apartments, Perth (\$140m) 28-floor hotel & 32-floor residential tower with commercial tenancies.
- Collie Hospital Theatre Upgrade (\$9m) Award-winning regional project.
- Bunbury Regional Community College (\$3m) Award-winning education facility.
- Bunge Silo — MBA Southwest Job of the Year.
- Stirling Cross Apartments, Innaloo WA (\$65m) Mixed residential and commercial development.
- Edmondson Park Town Centre (Ed Square), NSW (\$500m) Multi-tower mixed-use precinct.
- MLC Centre Refurbishment, Sydney (\$160m) Iconic commercial redevelopment.
- Haileybury Randal Boarding House, NT (\$12m) Education and accommodation facility.
- Charles Darwin University, NT (\$250m) Tertiary education campus development.

Expections from 3Build:



A proactive site team that plans work, solves problems early, and maintains safe, orderly work fronts.



Straightforward reporting to keep decision-makers informed and approvals timely.



Quality outcomes delivered to specification, with clean handovers and responsive aftercare.

Questions and enquiries, please contact us to discuss.

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