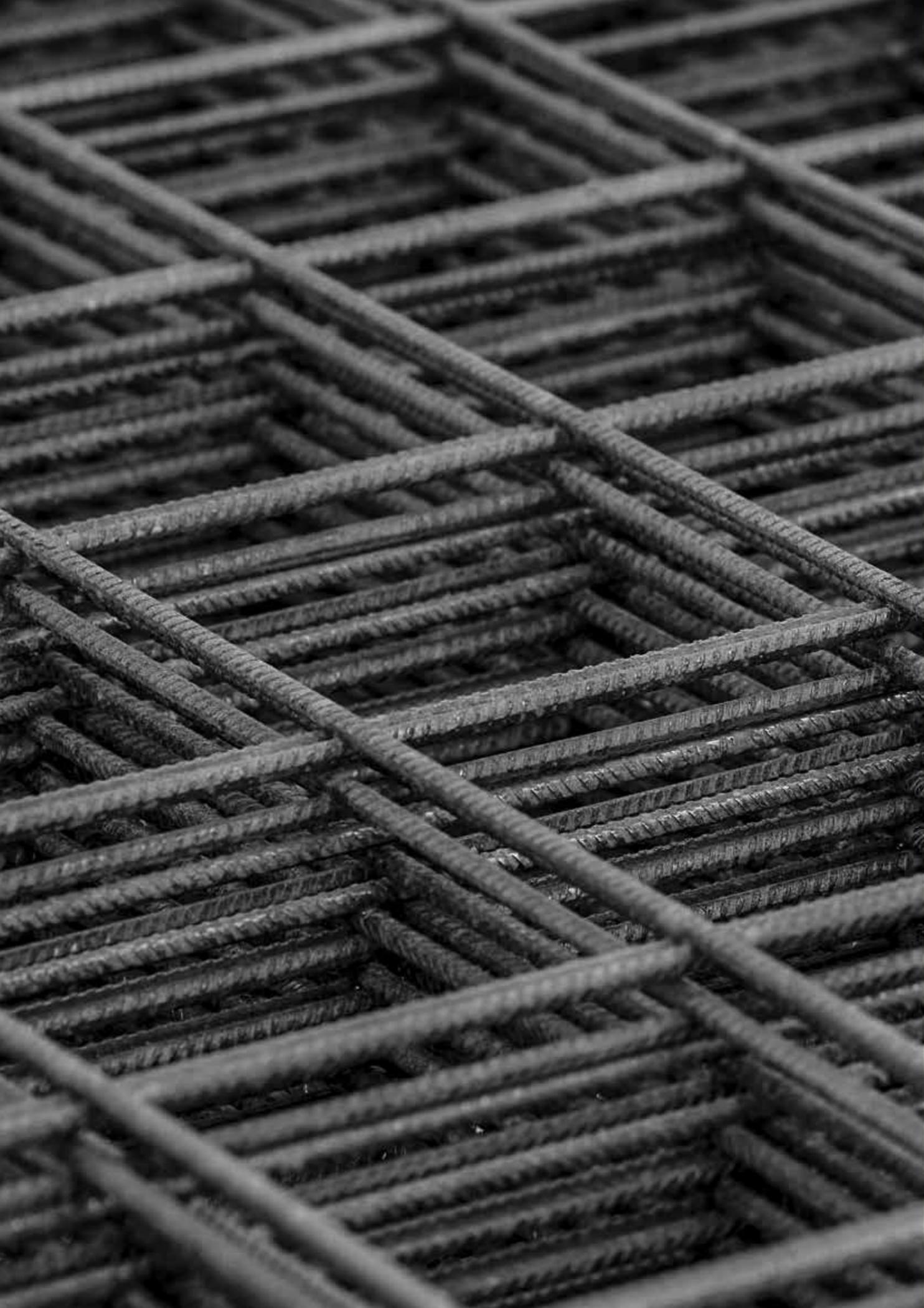




CAPABILITY STATEMENT



CONTENTS

INTRODUCTION	04 – 10
EXPERIENCE	12 – 19
CASE STUDIES	20 – 30

A FRESH, MODERN APPROACH – WITH INTEGRITY AT EVERY TURN.

INTRODUCTION

APPROACH

06

PROCESS

08

CAPABILITIES

10

LSR Construction Group delivers safe, sustainable construction solutions for industrial and commercial projects of all types. We do this by blending big business thinking with a personable, client experience that's hard to find elsewhere.



WE'RE WORKING TO BE THE BEST IN THE BUSINESS.



MRC CAULFIELD



COMMITTED TO QUALITY

At LSR, we always follow quality management procedures that reflect industry best practice. We train all personnel on these policies and continuously improve them at every opportunity. As part of this commitment, we identify and respond to any defects and nonconformances immediately – ensuring utmost safety and full compliance in all we do.



PROGRESSIVE & PROACTIVE

Continual innovation and learning sit at the heart of our culture. We embrace new technologies. We seize fresh ideas. And we refine our processes regularly. By challenging convention, we can develop creative strategies to achieve greater outcomes.



DRIVEN BY INTEGRITY

As your construction partners, we inform you of every opportunity, risk and action – and stay accountable at each stage of the project. By maintaining utmost transparency, you'll always feel confident in our work. And as true 'people people', we're also friendly, responsive and supportive. It's just our nature.



FRIENDLY TO OUR ENVIRONMENT

At LSR, we believe it's our duty to operate in ways that protect the environment and conserve natural resources. We achieve this through onsite measures, policies and procedures – and careful consideration of the materials and methods we adopt.



CORPORATE RESPONSIBILITY AT OUR CORE

LSR recognises that we will only build a sustainable future by listening carefully and responding to the needs of others. The ideas and perspectives of our customers, suppliers, subcontractors, staff, local councils and the wider community are central to every project we undertake.



A TEAM OF FIRST-RATE PROFESSIONALS

When you choose LSR, you're choosing diligent, motivated professionals who thrive on a challenge – and achieve best practice in every respect. You'll also have access to our hand-selected network of trusted contractors and consultants, who can meet all your specialist needs.

THE FOUNDATIONS OF OUR SUCCESS.

At LSR, we believe what happens behind the scenes is just as important as what happens onsite. By investing heavily in our people, processes, and technologies, we keep our quality consistent – and deliverables on track.



STARBUCKSMAIDSTONE

OUR PROCESS EXPLAINED IN SIX EASY STEPS.

The team at LSR Construction works to ensure you are only six steps away from efficient completion. We are committed to providing our clients with a smooth, consistent process.



01. CLIENT BRIEF

We start with an in-depth consultation to build a strong understanding of your goals, plans, budget and specific operational needs.



02. THE PROPOSAL

Once we have a detailed understanding of your requirements, we create a proposal entirely specific to your project. We outline your full project scope with a clear cost breakdown.



03. VALUE ADD

We apply our collective experience to thoroughly interrogate a design. This allows us to dig deep into detail to deliver a proposal with the best value costings and efficiencies.



03. DESIGN & PERMITS

Once you approve the proposal, planning begins. At this stage, we collaborate with key consultants to produce design documentation and submit permit applications.



04. CONSTRUCTION BEGINS

It's now all hands on deck. We carefully select the best contractors for the job and project-manage progress and performance every step of the way.

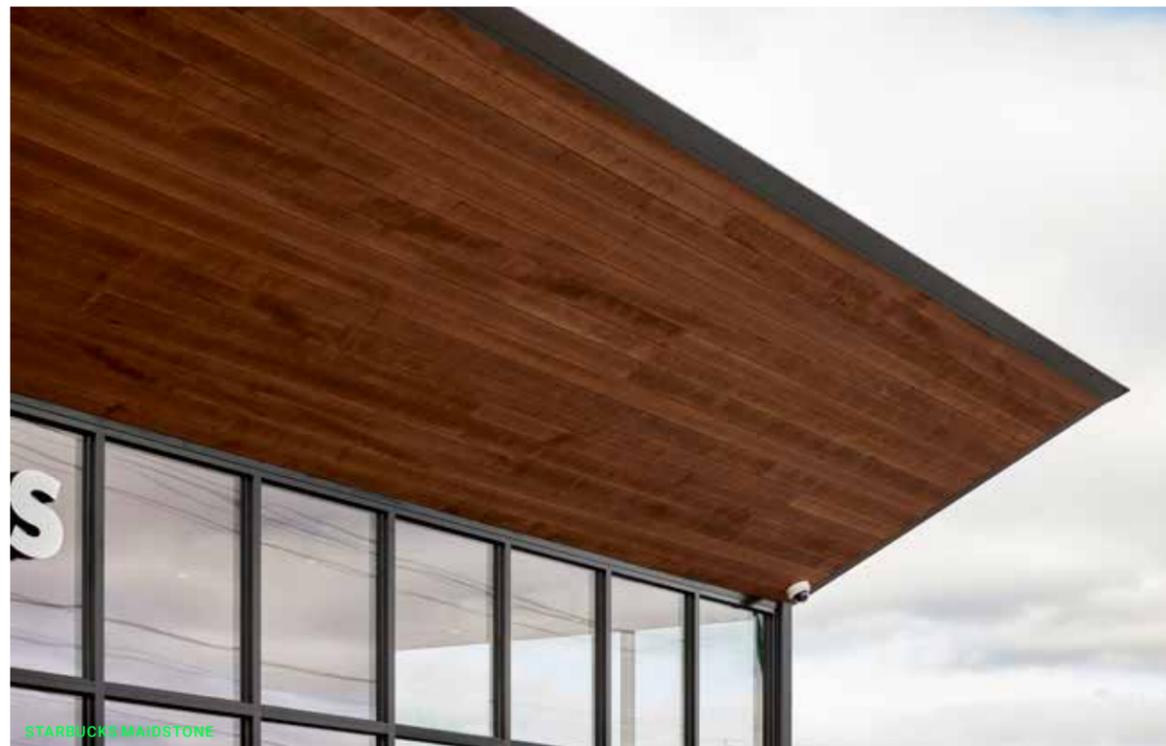


05. PROJECT HANDOVER

Once construction is complete, we oversee the handover process with utmost attention to detail, including as-built drawings, documentation and training.

COMMITTED TO QUALITY, DRIVEN BY INTEGRITY.

LSR Construction Group delivers safe, sustainable construction solutions for industrial and commercial projects of all types.



STARBUCKS MAIDSTONE

OUR SUITE OF SERVICES

Backed by a wide spectrum of capabilities, LSR delivers a full suite of services – from feasibility and design through to handover and maintenance.



01. WAREHOUSING AND MANUFACTURING

LSR continues to be a preferred choice for industry in this sector. In recent years we've planned, designed, and delivered superior logistics, storage, and manufacturing centres in key locations across Victoria.



02. BUSINESS PARKS

From site selection through all phases of development and construction, we have extensive experience in developing, designing, and building high-quality multiuse business parks.



03. LARGE FORMAT RETAIL

When looking to secure an anchor tenant, we bring an unmatched level of experience to cover every element from concept design, feasibility costings, plans and permits and delivery. Based on a head of agreement, we customise works to exact requirements in a timely and cost-effective manner for our long-standing clients who represent the biggest names in this sector.



04. CONVENIENCE RETAIL OUTLETS

Our reputation for full-service development of these high visitation outlets sees us working with leading brands who appreciate our nimble, responsive, and knowledgeable approach that treats every project as unique. Our folio of works is an example of the very best the industry has to offer.

DESIGN & BUILD BY EXPERIENCE & INNOVATION.

EXPERIENCE

OUR PEOPLE	14
FINANCIAL STRENGTH	21
CLIENT NETWORK	22

Anchored by experience, knowledge and financial strength, we have the confidence to apply our innovative approach to daily practice. Valued collaborations with our industry leading clients give us the opportunity to apply our depth of expertise and full execution capabilities.



MRC CAULFIELD

INSTRUMENTAL TO OUR SUCCESS.

When you choose LSR, you're choosing diligent, motivated professionals who thrive on a challenge – and achieve best practice in every respect. The most impressive thing we've built is our team.



MITCHELL LA FONTAINE
DIRECTOR & CO-FOUNDER

Mitch thrives on interrogating a design or process to deliver more effective solutions and develop better ways of doing things. An agile director, he motivates by example, inspiring the LSR team to look for new and improved ways to approach their roles and provide greater efficiencies and value for each project. Throw Mitch a problem and understand why he is credited as pioneering new methodology for complex projects.



BANE SUBOTICKI
DIRECTOR & CO-FOUNDER

Bane's easy going nature belies an uncompromising work ethic. He employs fearless thinking, and an innate ability to understand a client's vision, to push boundaries and evolve new benchmarks across diverse projects. Driven by an anything-is-possible outlook and the expertise to make it happen, Bane instills a culture of exploration, communication and perseverance that defines LSR.



ARIELLE CATHCART
PROJECT MANAGER

Arielle's youthful energy belies an outstanding level of expertise. A true professional, and highly respected team player, she lives and breathes every detail of the top tier projects she manages. Across roles in residential, commercial, industry and sport and recreation, Arielle has accumulated a wealth of experience that she brings to each project. Coupled with a holistic management approach, she's a force to be reckoned with.



NICK HENRY
PROJECT MANAGER

Nick is a high achiever, joining the team after a successful career in law, which included his admission to the Supreme Court. At LSR, Nick applies critical thinking and open mindedness to developing layered solutions for complex projects. Nick's super power however, is his ability to drive positive outcomes while limiting costs and extensions of time when the parameters and scope of a project changes.



DILLON HOLMES
PRE-DELIVERY COORDINATOR

Dillon has an infectious enthusiasm for making things better, working from a core belief that good design can be used to improve the way people experience their work and civic environments. His developed understanding of design processes and succinct communication skills have escalated his career progress since transitioning to a full time role at LSR while currently in his 3rd year of study at RMIT.



JACK LONIE
PRE-DELIVERY ASSISTANT

Jack's unwavering level of dedication to everything he does has developed his skills across multiple facets of the industry. His boundless get-up-and-go is coupled with a perceptive ability to turn technical information into practical, solution driven communication that forms the basis for the success of a project.



JAKE TOBIN
SITE MANAGER

Jake is best known for his 'can do' attitude that translates from site to office and client meetings. From managing the delivery of large scale commercial factories to the intricacies of detailed horse stables, he dives deeply into each project regardless of its scale and complexity. Jake's tenacious focus on work place safety, timing and quality has seen him deliver outstanding results.



DADO LOKVANCIC
SITE MANAGER

Dado's experience as a carpenter provides an excellent foundation to his prowess as a site manager. His unmatched work ethic and commitment to evolve through learning has made him invaluable on site. Dado outperforms while retaining a sense of humour and level of approachability that inspires everyone around him to bring their best to the table. His honesty and uncompromising focus on quality is further testament to his boundless capabilities.



KALLAN SMYTH
SITE MANAGER

A consummate collaborator, Kallan's generosity of spirit underscores a highly intelligent and diligent approach to every project. Kallan has an in-depth understanding of design and end-goals. With a keen eye for detail and a common-sense analytical approach to challenges, he takes a hands-on approach to every project. His character, knowledge and dependability add to a long list of credentials. An \$11m single penthouse fit-out is amongst numerous multi-residential, commercial medical and industrial projects that Kallan has helped bring to life.

**QUANTITY IS
SOMETHING YOU
COUNT. QUALITY
IS SOMETHING
YOU COUNT ON.**

We believe that financial security is a critical element when deciding on a construction partner.

**YEARS
IN BUSINESS**
3 years to date.

YEAR 01
\$2M in annual
turnover

YEAR 02
\$5M in annual
turnover

YEAR 03
\$7M in annual
turnover

15M

YEAR 4
15M in annual turnover
(22' financial year)

LSR Construction Group provides financial security to our clients and its financiers. We do this by practicing profit reinvestment and working capital management to ensure balance sheet is proportionate to the size of our business, and the projects it delivers.

We also have a strong cash and liquid asset reserves and a 'blue chip' client base, which translate into consistent cash flow and profitability.

We believe in absolute transparency, and will provide our financial statements on request.

70+ **Completed
projects.**

96% **Repeat
clients.**

30+ **Happy
clients.**

WE BUILD MORE THAN BUILDINGS. WE BUILD PARTNERSHIPS.

A LIKE-MINDED NETWORK

We invest ourselves deeply into each project, working alongside our clients who we value as colleagues and friends.



KENNARDS MORNINGTON



OAKFIELD HOSKIN



FIFECAPITAL





INNOVATING MELBOURNE'S BUILT LANDSCAPE.

CASE STUDIES

MRC	20
KENNARDS HIRE	21
MAIDSTONE	22
CLIENT TBC	23
OTHER PROJECTS	24

Our thinking and process is multifaceted and unique to each project and its environment. Every step has personal significance, commanding a hands-on approach that allows us assess and grow efficiencies and value every step of the way.

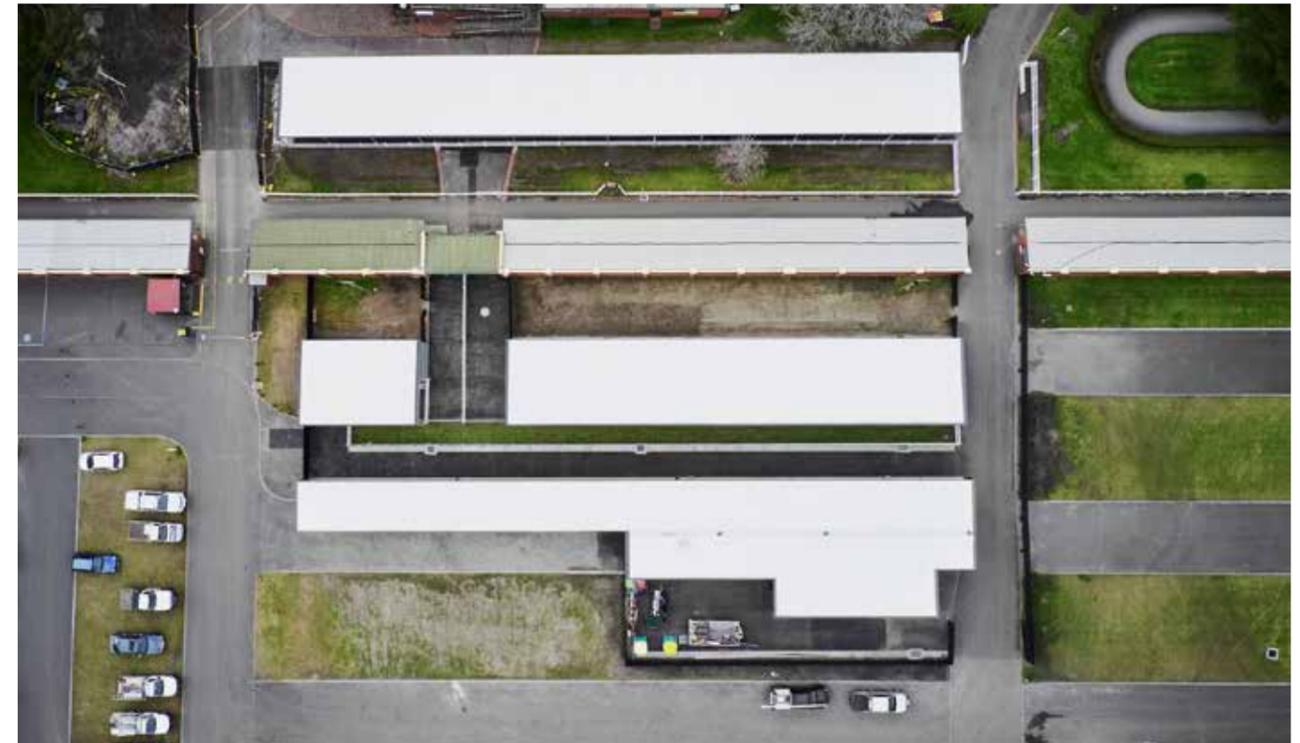


MRC CAULFIELD

UNIQUE PROCESSES FOR THE ICONIC MELBOURNE RACING CLUB.

Providing civil and inground works alongside design and construction for 85 day stalls, vet offices, check-in and wash facilities for Melbourne’s prized thoroughbreds. An innovative approach was required to include the option to repurpose if facilities are relocated.

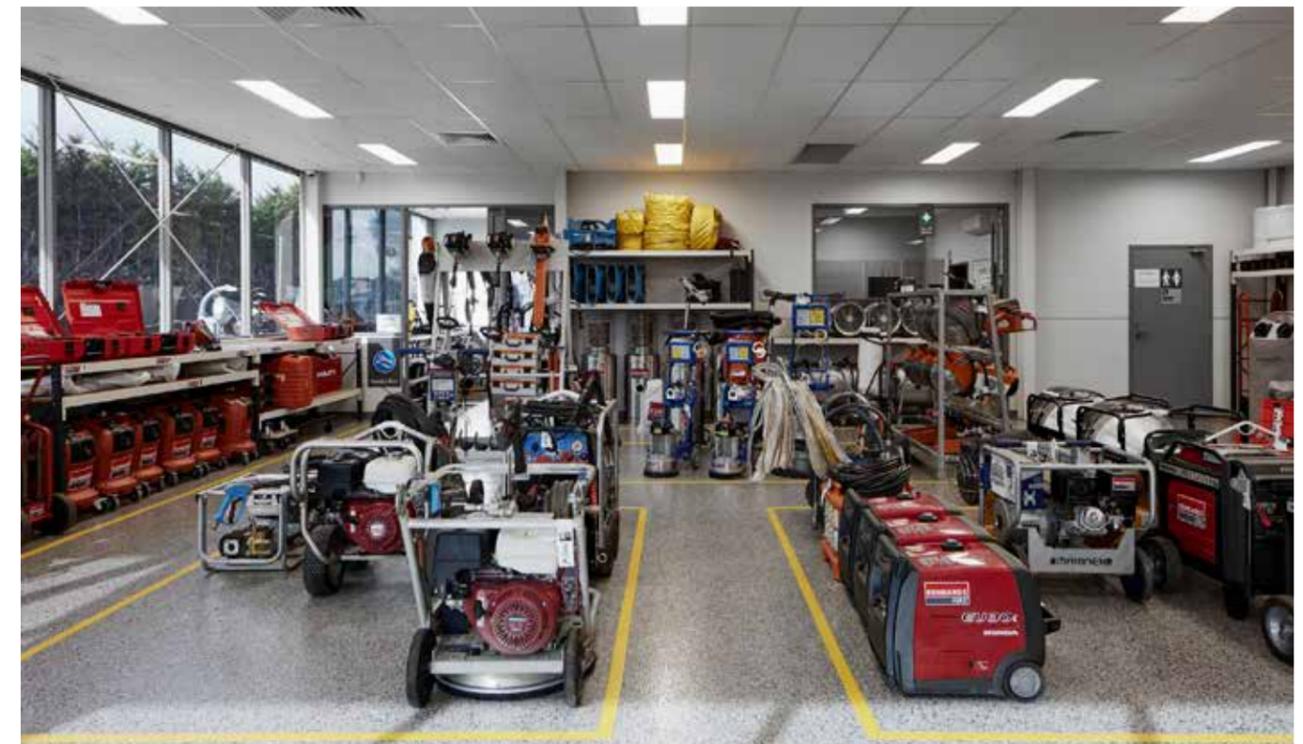
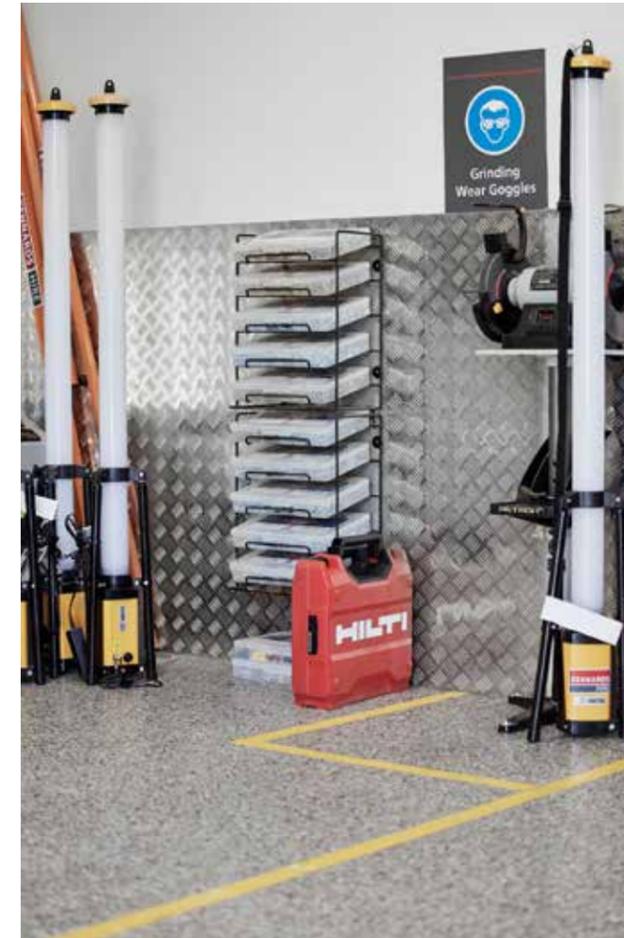
PROJECT	LOCATION	SKILLS	PROJECT SIZE	DURATION
Melbourne Racing Club	Caulfield Racecourse, Caulfield East VIC 3145	Purpose-built facility	3500m ²	17 weeks



ADAPTABLE WAREHOUSE DESIGN FOR KENNARDS HIRE.

Bringing a large scale commercial design to a high-traffic, high-visibility address required an escalation of efficiencies. A rigorous approach to engineering and delivery was required for the installation of oversized lighting and signage alongside flexible warehouse spaces and amenities.

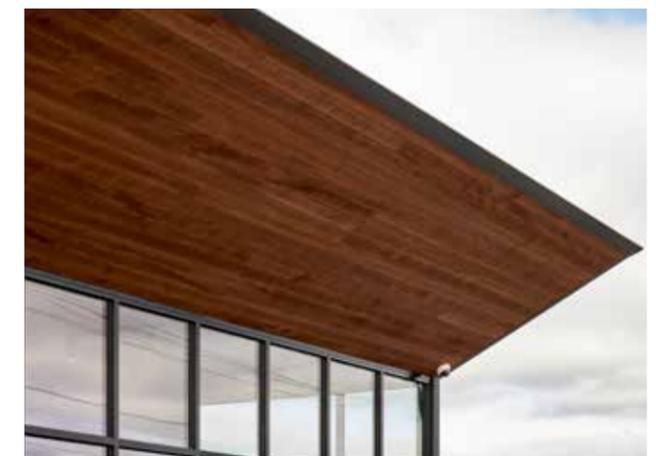
PROJECT	LOCATION	SKILLS	PROJECT SIZE	DURATION
Kennards Hire	Mornington VIC 3931	Commercial warehouse construction	600m ²	16 weeks



ONE OF MELBOURNE'S FIRST STARBUCKS DRIVE-THROUGH'S.

Developing a concept model from design to delivery for the world's largest coffee-house chain required a balance of retaining the authenticity of an American design while meeting Australian building standards. All fast tracked and to strict design and budgetary guidelines.

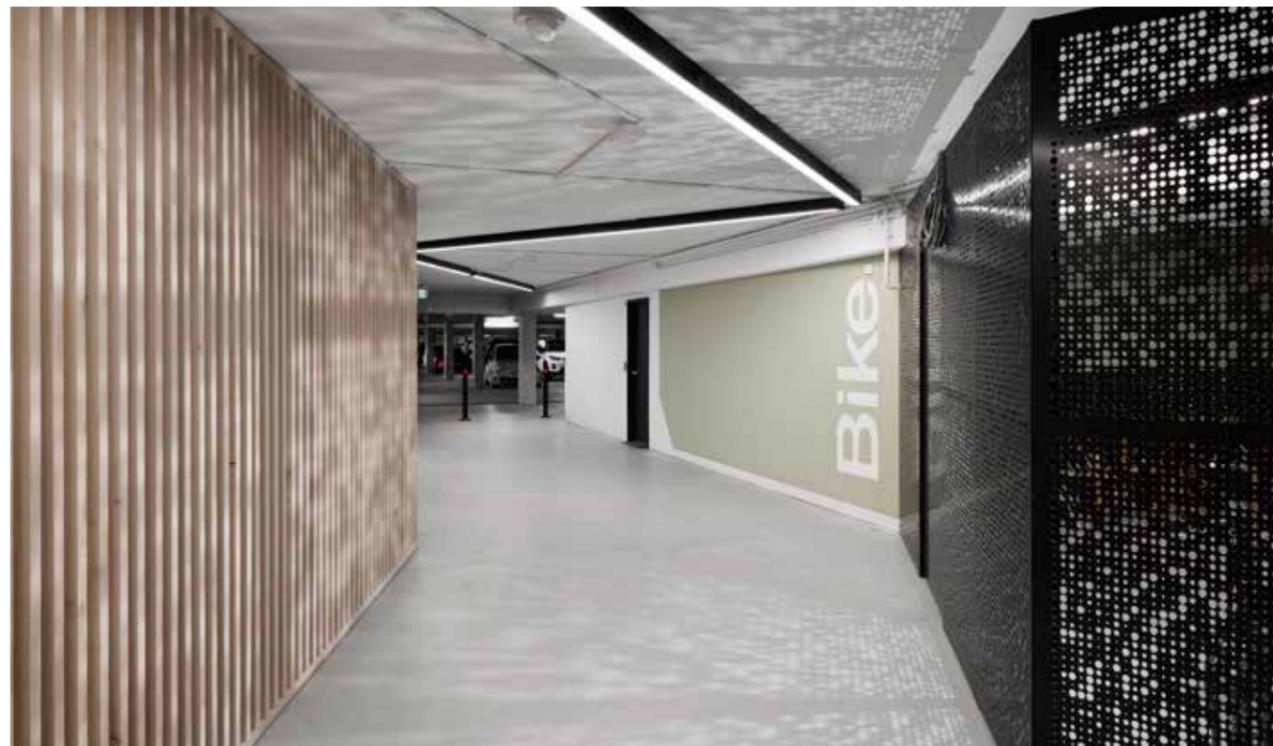
PROJECT	LOCATION	SKILLS	PROJECT SIZE	DURATION
Starbucks	Hamstead Road, Maidstone VIC 3012	Retail / hospitality	1300m ²	16 weeks



TRANSFORMING AN OFFICE INTO A HEALTHY WORKPLACE.

New interior design and build-out for GPT offices will foster better connections, increased wellbeing and productivity. The upgraded layout includes well-crafted End-of-Trip facilities, beautiful lighting features, modern work stations, meeting rooms and intelligent amenity.

PROJECT	LOCATION	SKILLS	PROJECT SIZE	DURATION
GPT Office	650 Lorimer Street, Port Melbourne VIC 3207	End of trip facilities & office	600m ²	5 weeks



DIVERSE EXPERIENCE THROUGH INDUSTRIES.

We apply our collective experience to provide outstanding design, engineering and build outcomes across a range of industries. In a quickly evolving landscape, we are able to foresee challenges, find opportunities and adapt on the run to deliver exceptional results.



PROJECT	LOCATION	SKILLS	PROJECT SIZE	DURATION
Baby Bunting & Cotton Mega – Base Building Expansion (Client: Scentre Group)	Westfield Knox, 425 Burwood Hwy, Wantirna South, VIC	Large Format Retail, D&C.	5000m ²	14 weeks

PROJECT	LOCATION	SKILLS	PROJECT SIZE	DURATION
42 Stafford Street Huntingdale (Client: Private)	42 Stafford Street Huntingdale, VIC	Warehouse & Office Construction	800m ²	16 weeks

PROJECT	LOCATION	SKILLS	PROJECT SIZE	DURATION
Department of Education & Training, Warragul (Client: DHHS)	70 Smith Street Warragul, VIC	Office Refurbishment	200m ²	2 weeks

PROJECT	LOCATION	SKILLS	PROJECT SIZE	DURATION
Classic Cinema Office Fit-Out (Client: Connect Plus)	271 Glen Huntley Road Elsternwick, VIC	Office Refurbishment	300m ²	6 weeks

PROJECT	LOCATION	SKILLS	PROJECT SIZE	DURATION
Regional Secure Docks (Client: JLL)	Geelong, Warrnambool, Ballarat, Bendigo, Morwell, VIC	Refurbishment	n/a	10 months

PROJECT	LOCATION	SKILLS	PROJECT SIZE	DURATION
The 'Tea House' Building Refurbishment (Client: Costa Fox)	28 Clarendon Street South Melbourne, VIC	Office Refurbishment	6000m ²	6 weeks

PROJECT	LOCATION	SKILLS	PROJECT SIZE	DURATION
Fountain Gate Escalator Replacement (Client: Scentre Group)	Fountain Gate 25-55 Overland Dr, Narre Warren, VIC	Retail	n/a	6 weeks

PROJECT	LOCATION	SKILLS	PROJECT SIZE	DURATION
141 Capel Street (Client: Connect Plus)	141 Capel St, North Melbourne, VIC	Office Refurbishment	2000m ²	4 weeks



LSR CONSTRUCTION GROUP PTY. LTD.

1/12 GLADSTONE PLACE
SOUTH MELBOURNE
VIC 3205 AUSTRALIA

T 03 9645 5943
E INFO@LSRCONSTRUCTION.COM.AU
W LSRCONSTRUCTION.COM.AU



