

**KEYWAY**  
*Built*

**EXPERT  
CRAFTSMEN**

Capability Statement

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# COMPANY OVERVIEW

Our privately owned and operated business provides construction services for premium homes, multi-unit and apartment developments, commercial projects and fit-outs throughout Melbourne.

Collectively, our expert team has over 80 years' combined, design building and construction experience. We have the development expertise to build spaces people genuinely love.

Our business has successfully delivered small to large scale multi-million dollar projects, with a combined value of over \$65 million.

We take immense pride in everything we do. And it's what we're renowned for. From precise project planning, selecting the best quality products through to consistent on-time project completion. Our clients experience unrivaled, exceptional service.

This stems from our close-knit highly qualified in-house team and skilled sub-contractors. Together, our expert team has demonstrated ability and knowledge to consistently deliver superior quality builds of any size.

But let's be clear.  
We don't build, we craft.

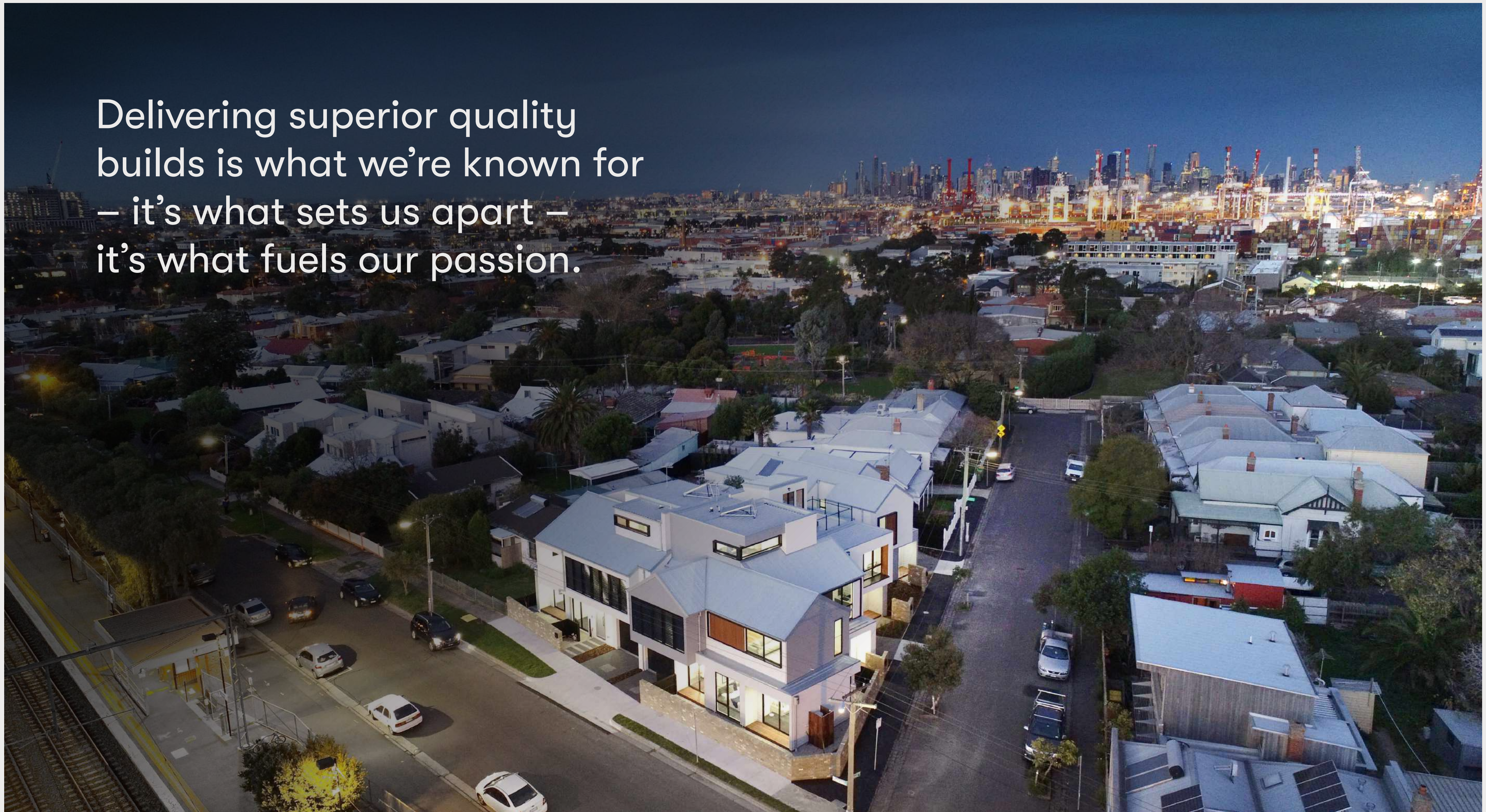
## OUR VALUES

Our team lives by our values: honesty, integrity, reliability, safety and sustainability.





Delivering superior quality  
builds is what we're known for  
— it's what sets us apart —  
it's what fuels our passion.





# OUR TEAM

We are an expert team that produces exceptional results for all clients.

Our collective experience in property development and construction, combined with our strong partner network in law, architecture, and surveying, ensure all bases are covered. It's a smooth client experience from start to end.

For all builds, design and detail are thoughtfully considered and constructed by people who genuinely care about craftsmanship.

And it shows in our attention to detail on every project. We specify the best and don't finish until we've delivered something we're proud to show off.



From left to right: Maurice Randello, Ilija Grgic, Adrian Randello, Vlad Kennedy



# OUR TEAM

## Maurice Randello

Contract Management  
and Client Relations

Maurice is a registered residential and medium-rise commercial builder with almost two decades' experience. His diverse experience ranges from an accomplished architectural building designer to a construction project manager, overseeing large-scale commercial and high-end residential builds.

Maurice has a balanced understanding in practical and theoretical construction.

As an astute leader, coupled with meticulous organisation and impeccable high standards, Maurice delivers flawlessly exceptional builds every time. He develops trusting relationships with clients and consultants, and works within their budget.

## Ilija Grgic

Client and Business  
Management

Ilija is a respected business, asset and project management leader, with a diverse career in property, oil and gas, refining, petrochemical and material handling industries.

He has over 20 years' construction, building and property development experience across Australia, through the delivery of small and large-scale development projects. Ilija partners with clients to craft unique projects, without compromising on quality.

Fostering a sustainable building enterprise fuels Ilija's passion for the construction industry.

## Adrian Randello

Project Management,  
Quality Control,  
Sub-Contractor Relations

Adrian is a registered residential and low-rise commercial builder with two decades' experience. With Adrian's trade background, he intricately understands the relationship between onsite works, programming and best practice construction methods.

Adrian is renowned for his unwavering attention to detail to produce high-end quality builds, within strict timeframes.

Leading on-site teams, Adrian is resolute when it comes to safety and the protection of staff and sub-contractors.

## Vlad Kennedy

Project Management

For over 20 years, Vlad has project managed small and large-scale developments. He is experienced in all facets of property development including site acquisition, architectural design, planning, building and marketing.

Clients appreciate Vlad's forward-thinking when it comes to future trends and long lasting quality.

With an entrepreneurial flair, Vlad has created a positive workplace where team members are not afraid to take calculated risks. This has led to a culture of innovation and open mindedness. His passion, knowledge, planning and social skills ensure customers are nurtured, and their high expectations are met, on time, on budget.



# OUR CAPABILITIES

Our company provides construction services for premium homes, multi-unit and apartment developments, commercial projects and fit-outs throughout Melbourne.

We hold the following licenses:

- Domestic Builder Unlimited  
Which allows us to build unlimited residential height
- Commercial Builder Limited – Medium Rise  
Which allows us to build to 25 metres in height (8 levels) and bulk basement excavations to a depth of 8 metres (3 levels).

We offer our clients a complete service solution which can include:

- Concept design
- Design development
- Planning and approval submission
- Contract administration
- Sub-contractor management
- Construction, including site-supervision and safety leadership
- Liaison with authorities such as council, water, gas and power authorities
- Liaison with consultants such as surveyors, architects and engineers
- Quality assurance and quality control
- Financial administration and cost control
- Final project handover

# OUR EXPERTISE

- Residential and commercial design and construct
- Commercial fit-outs
- Quality material selection
- End-to-end project management





# OUR DIFFERENCE

## Complete solution

We're hands on from handshake to handover. We expertly deliver construction services for premium homes, multi-unit and apartment developments, commercial projects and fit-outs. Our team has experience in all aspects of construction, and we call on our trusted partner network when required.

## Innovation

We continually strive to enhance our craftsmanship. We select the most suitable, top-quality materials and consider all the little details that make living and working in our builds, not merely comfortable, but a pleasure.

## Partnership

Clients become part of our crew. There's nothing hidden in the way we do business, and we're committed to delivering the best.

## Family heritage

Our tight-knit team goes way back. Some of us have been mates since childhood, and two of us since birth. But blood relationships aside, we are like a family and our shared values strengthen this close bond.

## Complex projects

The strength of our diverse experience means we can undertake projects of any scale and complexity. Our track record proves that we're capable – we've done it before and we'll do it again.

## Experience

Collectively, our expert team has over 80 years' combined building and construction experience. We draw upon our combined development experience and expertly craft beautiful spaces.

## Personal

When clients first meet us, they get a good feeling about what makes us tick and how everyone's contribution adds to the team culture. Our collaborative environment keeps us united and accountable to each other and our clients.





# OUR MAJOR PROJECTS





# ECO BUILDING, TULLAMARINE

## 3 storey commercial office and basement carpark

CLIENT  
World Link

LOCATION  
Tullamarine, Melbourne

VALUE  
\$17.7 million

SIZE  
12,360m<sup>2</sup>

TIMING  
16 months

SCOPE  
A large-scale construction project, with a basement car park and 3 storey commercial office. The ground floor incorporates a showroom, expo display centre and a fitted-out café. The first and second floors consist of 38 offices oriented around a central atrium, which provides natural light and interior ventilation. A rooftop car park is accessible from the adjoining car park building.

Innovative environmental design features help the building achieve its green star rating. These features include rainwater recycling, energy efficient lighting, solar treated glazing and window sun shades. Recycled materials include concrete components and internal timber stairs.

The leading-edge automated ventilation system uses roof mounted fans which draw outside air through the offices, and into the central atrium. This reduces the demand for mechanical air conditioning, and thereby saves energy resources, while reducing the building's carbon footprint.





# RICHARDSON ST, ESSENDON

## Architecturally designed home renovation and modern extension

CLIENT  
Private residential

LOCATION  
Essendon, Victoria

VALUE  
\$1.4 million

SIZE  
520m<sup>2</sup>

SCOPE  
An architecturally designed home renovation and modern extension to a classic property. The customised multi-level and multi-zoned home effortlessly straddles the divide between functionality and form.

Outstanding features of the project included:

- Large angled windows and sliding door
- 6.5 metre high voids, floating/cantilevered timber cladded bedroom over kitchen
- Large 6.3 metre high steel structured feature angled wall internally and externally rendered in smooth polished concrete finish
- First floor glazed atrium walkway connecting attic bedroom within old home to new extension.





# FLEUR GARDEN RESIDENCES, FLOWER ST, ESSENDON

11 townhouse development and  
basement parking

CLIENT  
Mainstone Property  
Developments

LOCATION  
Essendon, Victoria

VALUE  
\$5.7 million

SIZE  
2,575m<sup>2</sup>

ARCHITECT  
Amnon Weber Architects

TIMING  
14 months

SCOPE  
This boutique residential  
development comprises of 11  
architecturally designed multi-  
leveled, 2 and 3 bedroom  
townhouses with basement parking.  
Spacious al-fresco areas are a  
standout attribute in all apartments.

The development boasts 7 and 8  
star energy, with considered and  
sustainable features throughout.

Set in the heart of Essendon with  
easy access to transport, schools  
and shops, the property has raised  
the bar for the area.





# PARK ST, SOUTH MELBOURNE

## Luxurious residential build

CLIENT  
Private residential

LOCATION  
South Melbourne, Victoria

VALUE  
\$1 million

SIZE  
238m<sup>2</sup>

ARCHITECT  
Elevli Pus

TIMING  
12 months

SCOPE  
Construction of a 2 storey luxurious, architecturally designed home. Sourcing diverse materials, and features that required extensive shop-drawings of micro measurements and extreme detailing, added complexity to the project.

- These include:
- Custom-designed laser cut perforated screen to three sides of the upper level courtyard walls. The fixings were hidden creating a floating and seamless look.
  - Internal wood wall cladding that created a concealed laundry and powder room.

The result is an impressive, sleek space while maintaining a homely and inviting presence. Situated on a tight, densely packed residential street provided logistical challenges to overcome.





# BELLAIRS AVE, SEDDON

## 4 townhouse development

CLIENT  
ALX Ventures

LOCATION  
Seddon, Victoria

VALUE  
\$1.8 million

SIZE  
986m<sup>2</sup>

ARCHITECT  
Basset Lobaza Architects

TIMING  
12 months

SCOPE  
This residential development contains four townhouses, each with 3 bedrooms set out over 2 and 3 storeys. Set on a corner block, the architecturally designed homes were designed to maximise the space.

A forward-thinking approach helped overcome construction challenges.

A striking feature is the prominent use of timber structurally and throughout the interiors. Timber staircases, floorboards, and feature wall paneling add a sense of warmth to the monochromatic scheme of matte black and muted greys.





# ARCHER APARTMENTS DROOP ST, FOOTSCRAY

19 townhouse development and  
basement parking

CLIENT  
Private developer

LOCATION  
Footscray, Victoria

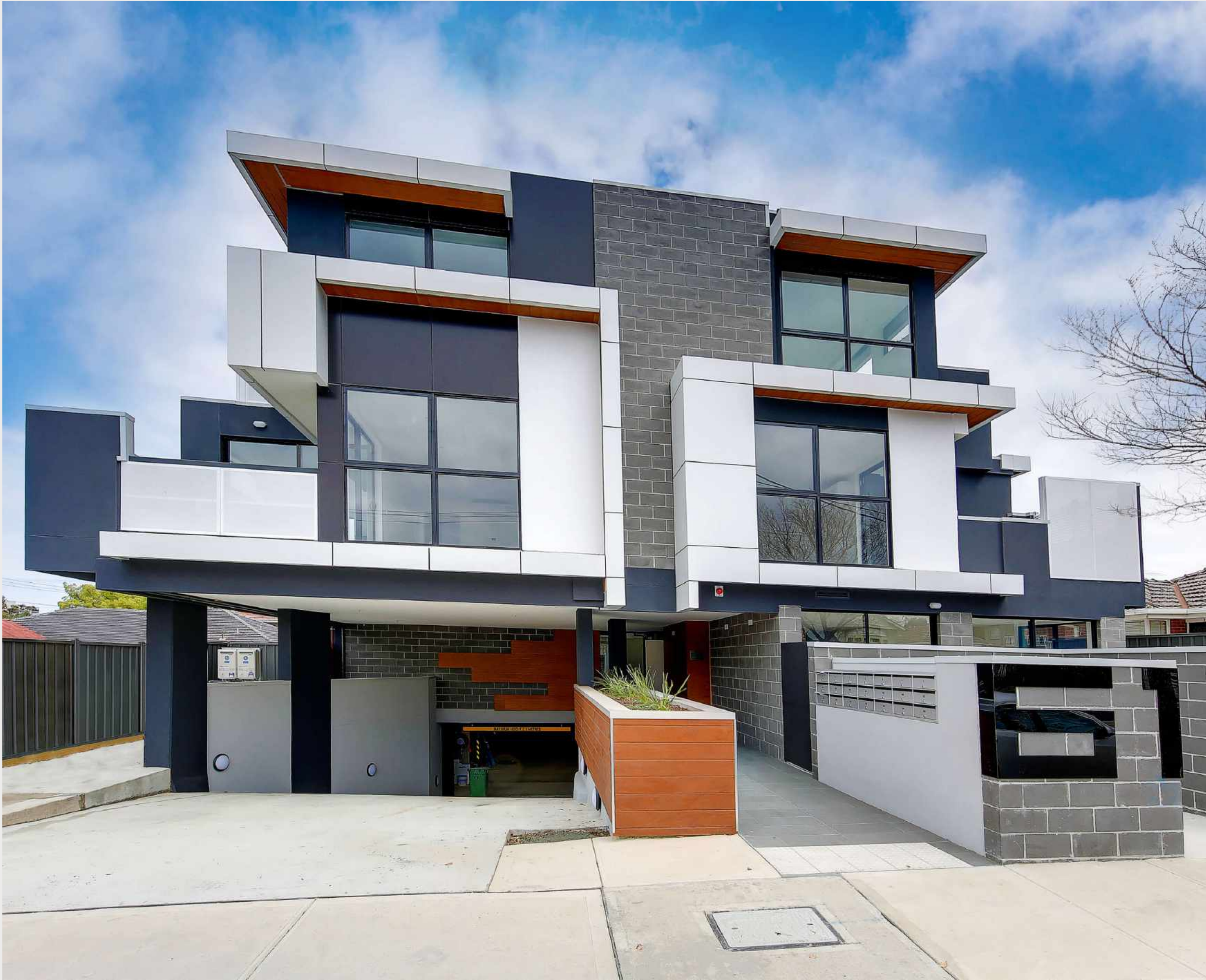
VALUE  
\$4.5 million

SIZE  
2,400m<sup>2</sup>

SCOPE  
A large scale design and construction project, with 19 bespoke, 2 and 3 bedroom townhouses and basement car park.

Our team was hands-on in every aspect, from the architectural features to the electrical, mechanical and hydraulic design, to service authority liaison. The project complexity was amplified by the main, tram-lined road in the heart of Footscray.

The result is an exceptional quality build with a contemporary design that starts at the unique facade and flows through to the 19 boutique apartments.





# FIT-OUTS

CLIENT  
Sarti Restaurant

LOCATION  
Melbourne

SCOPE  
Construction of new bar, fixed furniture and new courtyard.  
Installation of new timber floor and lighting.

- OTHER NOTABLE FIT-OUTS INCLUDE:
- Saratoga Bar, South Yarra
  - Civic Square Pharmacy, Croydon
  - Crave Convenience, Sunshine
  - Crave Convenience, Footscray
  - Keyway Office: Warehouse conversion/office fit-out, Footscray







# FEHON ST, YARRAVILLE

10 apartment development  
and basement

CLIENT  
**Private**

LOCATION  
**Yarraville, Victoria**

VALUE  
**\$3 million**

SIZE  
**1,450m<sup>2</sup>**

SCOPE  
Construction of ten, 2 and 3 bedroom apartments with basement parking.



# BUCKLEY ST, ESSENDON

Commercial office building  
and café

CLIENT  
**Private**

LOCATION  
**Essendon, Victoria**

VALUE  
**\$3.1 million**

SIZE  
**1,442m<sup>2</sup>**

TIMING  
**13 months**

SCOPE  
Construction of a three storey office building and café.



# PALMERSTON ST, WEST FOOTSCRAY

4 townhouse development

CLIENT  
**Osotoro**

LOCATION  
**West Footscray, Victoria**

VALUE  
**\$1.05 million**

SCOPE  
Construction of four distinctive two storey, 2 and 3 bedroom townhouses.



# BUXTON ST, WEST FOOTSCRAY

4 townhouse development

CLIENT  
**Two2Four**

LOCATION  
**West Footscray, Victoria**

VALUE  
**\$1.2 million**

SCOPE  
Construction of four impressive two storey, 2 and 3 bedroom townhouses.



SIZE  
**560m<sup>2</sup>**

ARCHITECT  
**Dig Design**

TIMING  
**11 months**



SIZE  
**540m<sup>2</sup>**

ARCHITECT  
**Dig Design**

TIMING  
**11 months**



# OUR TRACK RECORD

A selection of projects completed by our company and team

Project	Address	Size	Build type	Construction value
4 storey office building and basement	South Centre Rd, Tullamarine	12,600m <sup>2</sup>	Commercial	\$17,700,000
4 storey car park and basement	South Centre Road, Tullamarine	18,340m <sup>2</sup>	Commercial	\$7,500,000
11 townhouse and basement development	Flower St, Essendon	2,575m <sup>2</sup>	Residential	\$5,715,000
19 apartment and basement development	Droop St, Footscray	2,400m <sup>2</sup>	Residential	\$4,500,000
4 storey building (12 apartments)	Sandown Road, Ascot Vale	1,722m <sup>2</sup>	Residential	\$3,100,000
3 storey office building	Buckley Street, Essendon	1,442m <sup>2</sup>	Commercial	\$3,100,000
8 double storey townhouse development	Hoffmans Rd, Essendon	1,650m <sup>2</sup>	Residential	\$3,000,000
10 apartment and basement development	Fehon St, Yarraville	1,500m <sup>2</sup>	Residential	\$3,000,000
8 townhouse development	Epping Road, Epping	1,775m <sup>2</sup>	Residential	\$2,100,000
4 townhouse development	Bellairs Avenue, Seddon	990m <sup>2</sup>	Residential	\$1,800,000
4 townhouse development	Ryans Road, Eltham North	1,116m <sup>2</sup>	Residential	\$1,600,000
3 storey apartment/retail building refurb	Lygon St, Brunswick	936m <sup>2</sup>	Mixed-use	\$1,400,000
Classic home renovation and modern extension	Richardson St, Essendon	521m <sup>2</sup>	Residential	\$1,400,000
4 townhouse development	Buxton St, West Footscray	539m <sup>2</sup>	Residential	\$1,200,000
2 storey home with basement	Guthrie St, Brunswick	502m <sup>2</sup>	Residential	\$1,200,000
4 townhouse development	Palmerston St, West Footscray	560m <sup>2</sup>	Residential	\$1,050,000
2 storey luxury home	Hodkinson St, Dromana	626m <sup>2</sup>	Residential	\$1,000,000
2 storey prestige home	Park St, South Melbourne	240m <sup>2</sup>	Residential	\$1,000,000



## SAFETY

We don't joke around when it comes to safety. It comes first, no excuses.

We 100% commit to providing a safe and secure work environment for all employees and sub-contractors. Everyone has the right to go home every day, unharmed.

We comply with all relevant legislation, codes of practice and industry standards.

Our unblemished safety record is maintained by mandatory safety induction for everyone, stringent safety policies and procedures, along with weekly toolbox meetings, inspections and audits.

## ENVIRONMENT

Top of mind is our duty to responsibly conserve the environment for future generations.

We keep abreast and adopt sustainable policies, best practices, trends and innovations throughout all areas of our business, from the office to the worksite.

We commit to design and build high-performance, sustainable buildings which improve the quality of living and the Earth. This influences the products we select, with an aim to achieve the highest energy star-rating for our client's projects.

Our Environmental Management Systems aim to minimise the environmental impact to surrounding communities during construction. Wherever possible, we repurpose and recycle materials. Our demolition and waste businesses share our waste management stance.

## COMMUNITY

As a successful business, we feel it's our social responsibility to give back to the community that supports us. It's just the right thing to do.

- Event sponsor for the McGrath Foundation, Pink Stumps Day Hosts
- Sponsor of Youth Development Program for Sunshine United Cricket Club
- Ambassador for the EJ Whitten Foundation

Overseas, we make a significant donation to the Cambodia School Development Project, Chumkriel Language School. It's a grass roots charity organisation that strives to provide accessible education and assistance to their community.

They offer affordable English language classes for the local children and community members. Their Community Learning Centre provides free classes, access to books and educational resources. They also run a range of community development programs that focus on improving health and hygiene practice and living conditions within the local community.

Our initial donation funded the development of a recreation and meeting centre. Here, the children and community can gather without exposure to weather conditions. Previously, they were playing sport and meeting on a mud surface, with no coverage. They were exposed to weather conditions all year round – wet during rainy season and hot during warm weather.

Our support continues with the purchase of four development sites in Cambodia for the local community to build additional centres.





# LICENSES & ACCREDITATION

## Victorian Building Authority: Registered Building Practitioner:

- VBA - Company Domestic Registration CDB-U 65754
- VBA – Company Commercial Registration CCB-L 65753

## Domestic (Unlimited):

- Member number DB-U 30560
- Member number DB-U 30561

## Commercial (Low & Medium Rise):

- Member number CB-L 31480
- Member number CB-L 31477

MBAV member number: 126083

Member of Australian Institute  
of Company Directors

# COMPANY DETAILS

COMPANY NAME  
Keyway Built Pty. Ltd.

ABN  
69 636 547 950

ACN  
636 547 950

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