



Company Profile 2018

Absecon Pty Ltd

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Executive Summary



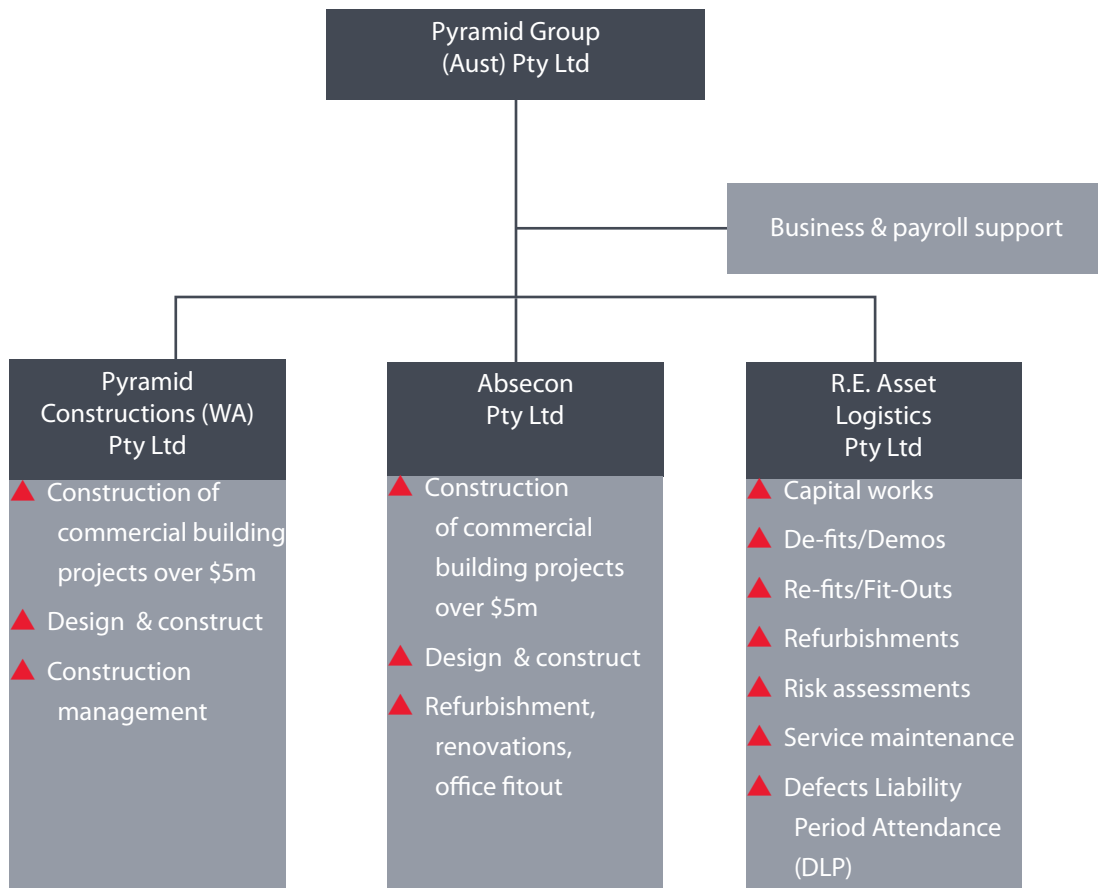
Absecon Pty Ltd was formed to focus on commercial building projects between \$1m-\$6m in value in the Perth market. This has changed significantly since Absecon's inception, with the Company having now undertaken projects to the value of \$15,000,000. The company was first registered in February 2009 and commenced tendering for works almost immediately. Two of the directors currently manage a reputable building company involved on mid to large scaled projects.

Our business goal is to provide our Clients with a competitively priced product without necessarily compromising quality or standards. More importantly completing projects on time in tight market conditions will be a priority. We will work closely with our Clients, be proactive and reliable with a "hands on" approach.

Group Structure

Pyramid Group (Aust) offers integrated services to the property development and construction markets. These services include construction and maintenance of builtform projects. Our team are dedicated professionals with diversified experience in all aspects of the property and construction industry. We offer personalised, flexible and tailored services to suit our clients requirements.

Pyramid Constructions (WA) Pty Ltd is part of Pyramid Group, a well-structured and financially solid organisation that incorporates two other property related businesses. With over 17 years of operation in the Perth market, for sustained growth Pyramid Constructions has diversified into the major projects sector.



Services Offered

Absecon offers a varied range of services for Clients in the construction and property development industry.

Services include:

- ▶ Building
- ▶ Construction/contract management
- ▶ Selected competitive tenders and professional contract management
- ▶ Cost Budgeting & Estimating
- ▶ Scheduling/time planning
- ▶ Contract administration and project accounting

Absecon is building an excellent relationship with a select group of reputable subcontractors and suppliers; and with professional, skilled and committed staff are well equipped to provide reliable, quality and economical services in all aspects of the industry.

These include:

- ▶ Preliminary/conceptual project design
- ▶ Design and engineering (using suitably experienced and qualified consultants)
- ▶ Field construction
- ▶ Contract administration and project accounting
- ▶ Accurate and detailed project reporting using integrated software

We understand the development process, the criteria and constraints required to make projects financially viable.

We will work closely with our Clients, be proactive and reliable with a "hands on" approach.

Areas of Activity

Pyramid Constructions has developed a wide range of construction capabilities since commencing operations and currently is involved in the following areas of work;

Commercial

- ▶ Retail and shopping centres
- ▶ Offices, Hospitality
- ▶ Government – Schools, Fire stations
- ▶ Industrial/warehousing
- ▶ Educational and Institutional
- ▶ Refurbishment and fit outs

Residential

- ▶ Medium rise multi-unit apartments
- ▶ Luxury apartments
- ▶ Aged Care & Retirement villages

Project Experience

The experience of the Absecon team is varied and diverse. The experience ranges from contracts undertaken to finance, design and construct, projects involving alliances with the Client. We are committed to maintaining high standards by constantly striving to improve the services we provide. The projects selected below are only partially indicative of the company's ability and these projects have been chosen to provide evidence of our ability with regard to:

- ▶ Achieving and maintaining budgetary constraints
- ▶ Adherence to difficult and tight construction programmes
- ▶ High quality
- ▶ Lateral and innovative initiatives to overcome design and construction issues
- ▶ Difficult sites with respect to access, ground conditions and environmental constraints
- ▶ Ability to carry out multi-discipline contracts
- ▶ Strong management and control of major subcontracts
- ▶ Flexibility in contract arrangements
- ▶ Professional services and non-adversarial approach

Goals and Achievements

- ▶ Emphasis on achieving time and budgetary constraints
- ▶ Pride in delivering high quality finish to specified standards
- ▶ Working in partnerships or alliance models
- ▶ Managing and minimising project risks for stakeholders
- ▶ Flexible approach and tailoring services to meet Clients' specific requirements
- ▶ Working in partnerships or alliance models
- ▶ forging long term relationships
- ▶ Comprehensive experience in wide ranging fields of construction with the ability to adapt to any circumstances and needs of specific site conditions.

Integrity, reliability and highest professionalism, with open lines of communication and a co-operative approach.

Current Projects



Amherst Aged Care & Apartments

The construction of 45 Apartments, 133 Aged Care Units, commercial kitchen and all associated services

Location: Amherst Road, Canning Vale
 Contract Period: Project commenced 2017
 Construction Value: \$33.98m
 Contract Type: JCC-D 1994



85-87 Cambridge Street Apartments

The construction of twenty apartments over four levels with an undercroft carpark.

Location: Cambridge St, West Leederville
 Contract Period: Project to commence 2016
 Construction Value: \$5.35m
 Contract Type: AS 2124

Recently Completed Projects

- ▶ Peter Moyse Anglican Community School - Stage 9
- ▶ Holy Cross College - Stage 4 & 5
- ▶ John Wallaston Anglican School, The Commons
- ▶ Regatta Apartments
- ▶ Beaufort Street Apartments
- ▶ Holy Cross College - Stage 3
- ▶ Christchurch Grammar School - Extension and Refurbishment of Q and R Block
- ▶ Hammond Park Catholic Primary School - Stage I
- ▶ 2 Downey Drive, Como
- ▶ Infant Jesus Catholic Primary School, Stage VII
- ▶ Murdoch University - The Sports Clubroom - Stage 1 and 2
- ▶ University of Western Australia - Remedial Work to Plant Room and Roof, M Block
- ▶ Infant Jesus Catholic School - Stage VI
- ▶ Murdoch University, The Learning Link Building
- ▶ Murdoch University, Refurbishment Physical Science Laboratories
- ▶ Padbury Catholic Primary School
- ▶ Lindsay Beach Boulevard Commercial Development
- ▶ Carinya Retirement Village Extensions, Bicton



Feature Projects



2 Downey Drive, Como

The construction of a three level mix used development. The development consists of commercial/retail tenancies to the ground floor and residential apartments to the first floor and mezzanine. Construction is reinforced concrete and block work structure with structural steel roof clad with metal

Location: Downey Drive, Como
 Construction Period: July 2012 to September 2013
 Construction Value: \$3.75m
 Contract Type: ABIC-MWC 2008

Feature Projects Continued.

Hammond Park Catholic Primary School - Stage 1

The construction of a new Catholic primary school in Perth's southern suburbs. The project consists of a new administration buildings, covered assembly area and teaching space.

The Project is the first stage in the development of the Primary School.

Location: Woodrow Avenue, Hammond Park
Construction Period: July 2012 to June 2013
Construction Value: \$6.56m
Contract Type: ABIC-MWC 2008



Christchurch Grammar School - Estension and Refurbishment of Q and R Block

The project involves the refurbishment of Q Block (Staff room and utilities) and the extension and refurbishment of R Block (refectory to ground floor and language classrooms to the first floor), including extensive landscaping works to the north and south courtyards.

Location: Queenslea Drive, Claremont
Construction Period: Oct 2012 to October 2013
Construction Value: \$4.5m
Contract Type: AS 2124 - 1992

Holy Cross College - Stage 3

The project involves the construction of the Secondary Facility including Design and Technology Building and Early Learning Centre, Refurbishment to rooms within the existing structure, Maintenance Shed, Exterior Parking and roadways and all Associated civil, structural, electrical, hydraulic and mechanical services.

Location: Strathmore Parkway
Construction Period: June 2013 to March 2014
Construction Value: \$11m
Contract Type: ABIC-MWC 2008



Key Management | Profile

Eric (Max) Maddren - Managing Director

Career Summary

Eric has been involved in the construction industry in varying capacities for over 30 years. In recent years Eric has been work as a consultant / contractor for a number of Construction companies in the Perth Metropolitan area. In this capacity he has involved in the administration and project management of a number of projects and also provided consultancy services to assist a construction company achieve certification to AS 4801 and seek accreditation for the Federal Safety Commission OHS accreditation scheme.

Projects that Eric has been involved in include:

- ▶ Contract administration for the expansion of Woolworths RDC (W Fairweather and Son)
- ▶ OHS Consultant services (Perth Building Company)
- ▶ Cambridge Day Surgery (Perth Building Company)
- ▶ Cambridge Street Commercial Centre, West Leederville (Pyramid Construction)
- ▶ Carramar Community Centre (Duwal Construction)
- ▶ Preparation of Prequalification and Tender Documents (Various)

From 1994 to 2003, Eric was employed by Entact Clough with responsibilities for a number of different functions within the company. These responsibilities included Quality, OHS, Environment and IT. Eric was also responsible for the preparation of Prequalification and tender documents. Projects that Eric had significant involvement with included:

- ▶ The Next Building (corner Hay and Milligan Street)
- ▶ SMRC Waste Treatment Facility (Canning Vale)
- ▶ Perth Mint Extended Coining facility
- ▶ Kwinana Motorplex
- ▶ Australian Consul Apartments, Shanghai PRC

Prior to this Eric was involved in the Training industry, working as a Consultant providing training programmes associated with the construction industry.

Projects that Eric has been involved with previous to this included:

- ▶ Australian Defence Satellite Communication Station (Kojarena, Geraldton). Site Quality Manager
- ▶ Non Blast Resistant Enclosure – Woodside LNG Plant. Site Quality Manager.
- ▶ AMC Narngulu (Geraldton) - Oversee construction of the Warehouse, Amenities, and Administration Buildings at the AMC mineral sands Plant, Narngulu.

Key Management | Profile

Jerry Masaryk - Managing Director

Qualifications and Achievements

- ▶ Registered Builder - Registration # 10331
- ▶ The Bachelor of Applied Science (Building), Curtin University of Technology
- ▶ National Building Professional Register - Building Register - Building Professional Level 1 (2001)
- ▶ Justice of the Peace WA & Member of the Royal Association of Justices WA
- ▶ Committee Member of the AIB WA (1998-2001)
- ▶ Honorary Secretary AIB (1995-1996)
- ▶ Recipient of the AIB - 1993 Chapter Medal, 1994
- ▶ H.I.A Ltd - Home Building Supervisors Course

Career Summary

Jerry has been involved in the construction industry since 1993 and from 1999 as a Managing Director of Pyramid Group. He is responsible for managing the company's day to day operations including office administration, IT, financial reporting and is actively involved with the company's building projects which include:

- ▶ Retail & Shopping Centres (Haynes SC, Cambridge Commercial Centre 17,000m² \$14.7m, Brighton Village SC, Kambos Retravisation Store Malaga, Impressions Furniture Showrooms Cannington, King Edward Road Commerce Centre, Hillarys SC 4,000m² \$10.6m, Karratha Village SC & Cinemas, Forrestfield Woolworths Plus Petrol Station.
- ▶ Luxury Apartments and Housing (Civic Square, South Beach & Jetty Apartments, DOH Newcastle & Fitzgerald Street, Monet, Westbridge, Notting Hill and Calais & Iceworks Apartments).
- ▶ Healthcare (Murdoch IID Research Facility \$20mil)
- ▶ University, Government, Schools (Lake Gwelup PS, Swan CC Library & Arts Centre, Ellenbrook Fire Station & Training Facilities, Murdoch MIT Feeder & Vet College Extensions, Banksia Hill Juvenile Detention Centre Stage 3)
- ▶ Offices (Station Street Offices, Subiaco 5 Levels x 14,000m² \$24mil)
- ▶ Aged Care (Banksia Park, St Louis Estate Administration Facility, Workshop, Gatehouse & Water Management Centre, Kalgoorlie KNM - Concentrator Upgrade - Control Room, Office Fit Out, Mil Base, Mechanical & Piping installations. Alliance Model with Western Mining. Torpedo Maintenance Facility, Garden Island).

Jerry with his strong management and accounting experience has developed and expanded Pyramid Group Aus into a company group capable of delivering mid to large scaled commercial projects in the Perth construction market.

Key Management | Profile

Anthony Chillino - Director

Career Summary

Since commencing his career in 1997, Anthony has worked in various locations throughout Australia, in both metropolitan and regional areas. He has worked on numerous projects and varying forms of construction including industrial, mining, hospitality, retail, educational/institutional, aged-care, commercial, residential (single, multi-unit and multi-rise), defence, corrective services and health.

Some of the projects that Anthony has been involved on:

- ▶ Retail and shopping centres (Yanchep SC \$17.7m, Haynes SC \$13.4m)
- ▶ Luxury apartments & housing (McCallum Lane Apartments, \$15.6m; Civic Square Apartments \$20.6m, Luxury Apartments, North Coogee \$11.1m, Mixed Development, Fitzgerald St, Perth, \$14.2m, Westbridge Apartments, \$14m, W. Perth, Luxury Apartments \$19m, W. Perth; Multi-storey multi-unit residential development, \$7m, Subiaco;
- ▶ Aged Care (Banksia; Casterton Victoria)
- ▶ Healthcare (Casterton Hospital, Hopetoun Hospital, Victoria)
- ▶ Educational (Library & Arts Centre, Swan Christian College, \$7m, Lake Gwelup; RMIT University Victoria)
- ▶ Hospitality (Short Stay Hotel, \$5m, Fremantle; "The Shed" Tavern/Restaurant, Northbridge)
- ▶ Corrective Services (Ararat Prison Victoria, Acacia Prison Wooroloo WA)
- ▶ Defence (HMAS Stirling Garden Island)
- ▶ Industrial/Resource (CSBP Ammonia Plant, Kwinana; Cawse Nickel Mine, Kalgoorlie)

With nearly 20 years of experience in the construction industry, Anthony has progressed from contract-administration, estimating, supervision, project management, and to construction management roles.

As Director, Anthony manages business development, provides advice to project team members and staff, works on negotiating contracts, live projects, tenders and coordinating Design & Construct opportunities. He also assists in establishing and implementing health & safety and industrial policies, ongoing staff development and training.

Senior Management

Director Eric (Max) Maddren

Director Jerry Masaryk

Director Anthony Chillino



Absecon Pty Ltd

Level 3, 72 Melville Parade, South Perth WA 6151

PO Box 586 South Perth WA 6951

tel. (08) 9340 9888

email. enquiries@absecon.net.au

web. www.absecon.net.au

Absecon Pty Ltd – ACN 135 603 968 – ABN 98 135 603 968

Registered Builder: 12863