

# CAPABILITY STATEMENT



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# 01

## ABOUT ABACORP



## WHO WE ARE

<b>The Company</b>	Confidently delivering high-quality commercial construction across every project. We are <b>experienced in commercial construction, fit-out, and refurbishments</b> . Dedicated team of over 25 skilled professionals. We are a boutique construction firm specialising in tailored, high-quality projects.
<b>Our History</b>	Established 11 years ago, in 2014, the company has grown steadily since inception. <b>Owned and operated by two hands-on directors</b> . Growth from year-to-year with a consistently profitable trading history. We maintain a strong financial position, operating without debt.
<b>Our Passion</b>	Turn Key Projects, Construction Management, Head Contractor, Design Focused. Valued Engineering, Hands-On Approach, Risk Mitigation, Zero Defects. <b>We love what we do, and we have passion doing it, the devil is in the detail.</b>
<b>Our Culture</b>	<b>The biggest part of our culture is TRUST.</b> Meaning of our TRUST "Firm belief in the reliability, truth, or ability of someone or something. Service and Quality, with a collaborative winning attitude Multi-award winning project portfolio.
<b>Accreditations</b>	<b>We are only as good as our last project.</b> We comply with all the Australian Standards, ISO Safety, Quality Environmental, NCC, and Government requirements. We go above and beyond expectations.



### Our Details



ABACORP Pty Ltd is led by Director **Joe Vinci**, with 35 years of experience, and Director **Anthony Bakhos**, with 16 years of experience in the industry.

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Telephone: (02) 7209 4245  
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North Sydney, NSW 2060

joe.vinci@abacorp.com.au  
anthony.bakhos@abacorp.com.a

### Our Accountants



Kely + Partners Pty Ltd  
**Daniel Chiha**  
B.Bus, B.IT, CA, Regd Tax Agent

Client Director  
Telephone: (02) 8001 2999  
Mobile: 0406 181 946  
Address: Level 2A, 120 Old Pittwater  
Rd, Brookvale, NSW 2100

Email:  
daniel.chiha@kelypartners.com.au

### Our Bank



Commonwealth Bank Pty Ltd  
**Susan Zhang**  
Relationship Executive

Commercial Banking - NSW 30  
West 1 Level 8 35 Tumbalong  
Boulevard, Haymarket NSW 2000

Mobile: 0459 882 317  
Email: zhangs@cba.com.au

### Our Insurance Broker



**Amanda Stephenson** -Senior  
Account Executive, Corporate NSW  
| Marsh

Marsh Pty Ltd | Level 21, 100  
Barangaroo Ave, Sydney NSW 2000

Mobile: 0458 883 954  
Email: anita.topp@marsh.com  
www.marsh.com.au

## COMPANY DETAILS



### Our Members Associations

Australian Institute of Building  
CM3 Safety Certified  
Interior Fitout Association  
Master Builders Association NSW



## ASSOCIATIONS



## OUR SYSTEMS

**PROCORE**

Document Control, Site Correspondence, Site Photos, Site Dairy, ITPS, Quality

**aconex**

Document Control, Site Correspondence, Site Photos, Site Dairy, ITPS, Quality

 **SignOnSite**

Work, Health and Safety, SWMS, inductions, and attendance digitally

 **ProcurePro**

Construction Procurement and Subcontract Management Platform

 **Jobpac**  
CONNECT

Construction accounting and project management software

 **BUILDSoft**  
A **MiTek** Company

Buildsoft streamlines estimating, quantity takeoff, and cost management

**pipedrive**

Pipedrive streamlines sales, pipelines, and customer relationship management

**tools.ai**

National Construction Code & Best-practices

Procore | Jobpac Connect | SignOnSite | BuildSoft | Aconex



**ABACORP is headquartered in North Sydney, with active project delivery across the greater metropolitan regions of Sydney, Wollongong, and Newcastle.**

To support our continued growth, we are expanding our geographic footprint with new offices planned for Melbourne and Brisbane—both set to launch in the near future.



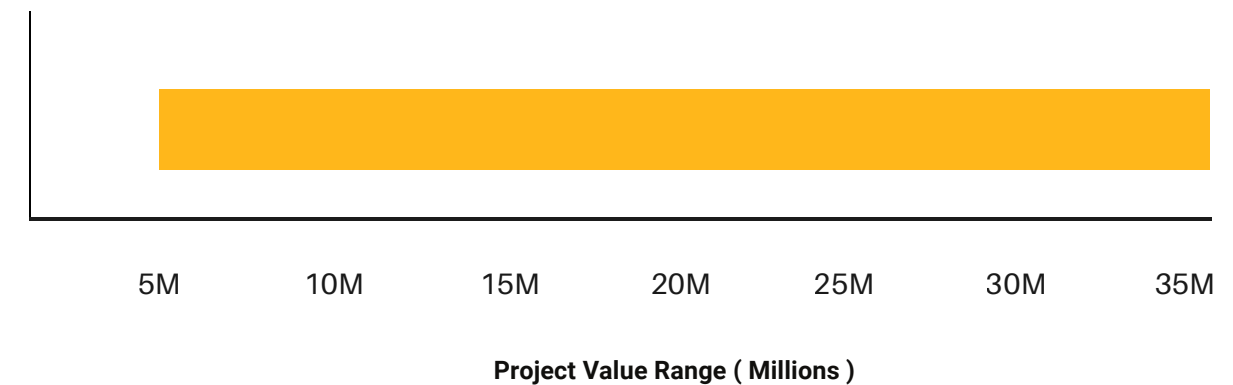
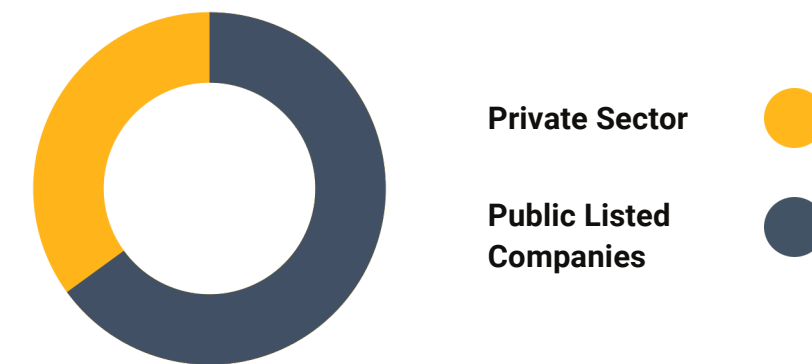
## OUR LOCATIONS



ABACORP maintains a strategically focused project portfolio, primarily secured through direct negotiations with long-standing clients, many of whom return to us for repeat business.

Our capacity enables us to successfully deliver projects ranging in value from \$1 million to \$30 million across a wide range of sectors.

### Projects and Sectors



## FINANCIAL STATUS



## GROWTH STATUS

With over **11 years of consistent performance** and a leadership team bringing more than **100 years of combined industry experience**, Abacorp has built a reputation for delivering reliable, high-quality outcomes across the commercial construction sector.

We operate as a **boutique, hands-on team**, deliberately limiting our project intake to ensure each build receives the attention it deserves. Our directors remain actively involved from tender to handover, driving performance, collaboration, and accountability on every site.

Our growth has been underpinned by a clear focus: **profitability, professionalism, and long-term relationships**. We align with clients and projects that reflect our values, ensuring seamless delivery without compromising quality or integrity.

Our record speaks for itself:

- **Zero claims or legal disputes** with clients or subcontractors since inception
- **Zero safety breaches** with WorkSafe NSW
- **Zero environmental breaches**
- **Zero defect liability disputes** with NCAT

In support of our quality-first approach, we offer an **industry-leading 24-month defect liability period, twice the standard duration**. This reflects our confidence in our processes, our workmanship, and our commitment to long-term project performance.

We hold one belief above all:

**We are only as good as our last project.**

***"Focused on long-term success through strategic, sustainable growth."***



## THE TEAM



Our strength lies in the calibre of our people. We are a dedicated, close-knit team of over 25 professionals who bring technical expertise, hands-on leadership, and an unwavering commitment to quality across every project we deliver. From commercial construction to complex refurbishments and bespoke fit-outs, our team operates with a clear focus on collaboration, performance, and precision.



Led by two actively involved directors with over 50 years of combined experience, our leadership ensures that every project receives direct oversight and strategic input from the top down. Their vision and values shape our culture, a culture built on trust, integrity, and attention to detail.



We tailor our delivery approach to suit each client's needs, whether as head contractor, construction manager, or a fully integrated design and construct partner. Our operational model allows us to remain agile, responsive, and deeply engaged at every stage of the project lifecycle. We believe that early involvement leads to better outcomes, and we actively contribute during planning, design coordination, compliance, cost planning, and risk mitigation.

Each member of our team brings a unique set of skills and experiences, yet all share the same values—ownership, accountability, and a commitment to continuous improvement. From our project managers and site supervisors to our estimators, coordinators, and cadets, everyone plays a critical role in delivering seamless, high-quality results.

At ABACORP, we don't just build structures, we build lasting relationships, strong teams, and enduring value for our clients.



**Joe Vinci**  
Director



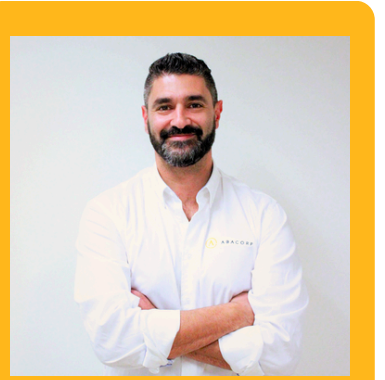
**Anthony Bakhos**  
Director



**Bernadette Vinci**  
Operations Manager



**Alex Imre**  
Project Manager



**Justin Francis**  
Construction Manager



**Diego Soleira**  
Site Manager



**Paul Romeo**  
Site Manager



**Clovice Khachan**  
Site Manager



**Anthony Grech**  
Leading Hand



**Dominic Roda**  
Chief Estimator



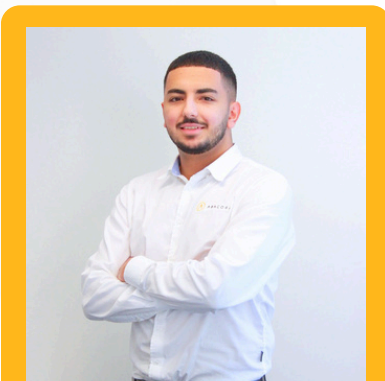
**Sevil Shaki**  
Estimator



**Michael Vinci**  
Contract Administrator



**Jayden Bakhos**  
Contract Administrator



**Charbel Hassarati**  
Cadet



**Armani Zepeda**  
Cadet



**Niklas Green**  
BDM



**Sanjana Khandelwal**  
Marketing Assistant



**Natasha Ferguson**  
Support BDM

# THE VENGERS TEAM



**02**

**PROJECT EXPERIENCE**



# PROVEN PARTNERSHIPS





IMAX



Bridge Street Offices



Headlands Cafe



Asquith Display Suite



Little Drifter



Snap Fitness



Left of Fields



Events Gold Class



MESA Display Suite

## PROJECT EXPERIENCE:

# FITOUT

ABACORP has established a strong reputation in interior fitouts through a proven ability to transform spaces with precision, creativity, and client-focused delivery.

We take pride in delivering immersive environments that enhance how people live, work, and experience space. Our team's specialised knowledge in architectural detailing, services coordination, and compliance allows us to manage even the most complex fitouts with confidence.

We **thrive on early collaboration**, engaging with clients, architects, and consultants from the outset to ensure buildability, cost efficiency, and alignment with operational goals.

Our interior fitout works extend beyond delivery. We remain committed to post-occupancy outcomes, offering support for maintenance, small works, and facility upgrades as spaces evolve over time. ABACORP brings craftsmanship, care, and clarity to every fitout we undertake.



Bbraun



Minto Mall



Burbank Centre



Argus



Smith St. Parramatta



Meridian Business Centre



Woolworths



Capital Office



JL Pierce Transport

## PROJECT EXPERIENCE: NEW BUILDS

Construction is where our foundations were laid, and where our reputation continues to grow. We are builders at our core, delivering projects that shape communities, support industries, and enable businesses to thrive.

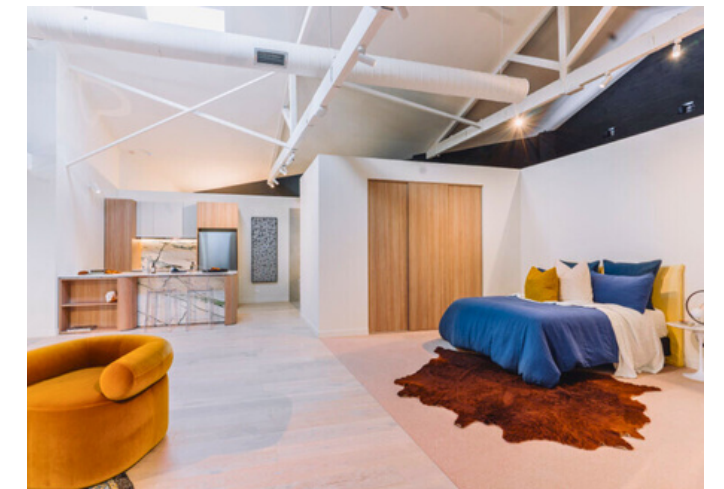
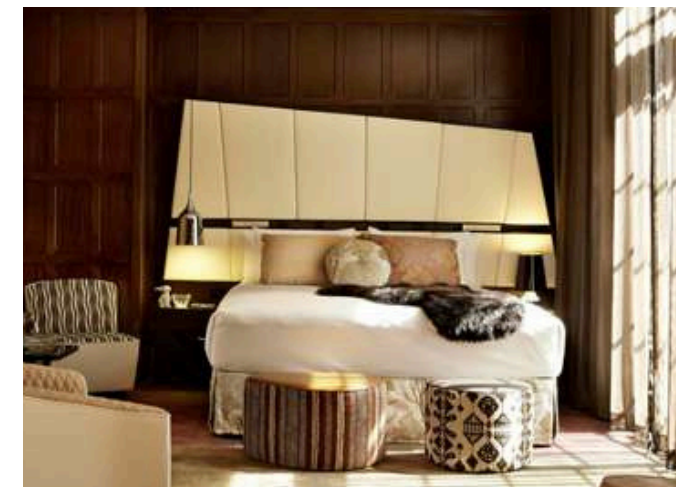
Our construction expertise spans a variety of project types, from **purpose-built education centres** and **hospitality venues** to **commercial headquarters** and **high-performance industrial spaces**.

We understand that successful construction goes beyond what's on paper; it's about proactive problem-solving, clear communication, and delivering on our promise.

At every stage, our priority is to build with integrity, creating spaces that perform today and endure tomorrow.



- Rydges (*Bankstown, Cronulla, Capital Hill, Gladstone, Townsville, Cairns*)
- QT Penthouse Suites
- Hills Lodge
- The Village (*Bondi, Surry Hills, Glebe*)
- The Best Western Hotel
- Atura Hotel



**PROJECT EXPERIENCE:**  
**ACCOMMODATION**



- QT Gowings Bar & Grill
- Zambrero (Campbelltown, Penrith)
- IMAX Lounge Bar
- The Horse,
- Oportos
- Madmex
- PLR2
- Vine & Grind
- Left of Field
- Tradewinds, Maroubra
- UTS Loft Bar
- Skyline Drive In
- French Fair Cafe
- Rosey Rabbit
- Headlands Coffee Shop
- Tankstream



**PROJECT SHOWCASE:**  
**HOSPITALITY**



- Snap Fitness (North Ryde, Dural, Haberfield, Concord West, Meadowbank, Raby)
- Gold's Gym (North Sydney, Miranda)
- Bernie Mullane Sports Field
- Rooftop Pooldeck- Byron Bay (Currently under Construction)

Ebraun



**PROJECT SHOWCASE:**  
**FITNESS & LEISURE**



- Bangor Shopping Village
- Minto Market Place
- Woolworths
- Beaumont Shopping Centre - *Coming Soon*
- Candy Bar (*George Street, Macquarie Centre*)
- Liqourland (*Penrith, Kareela*)
- Fish Fair (*Miranda, Carringbah*)
- Bachmayer
- Manly Corso Retail
- Minto El Jahhan
- Zambrero

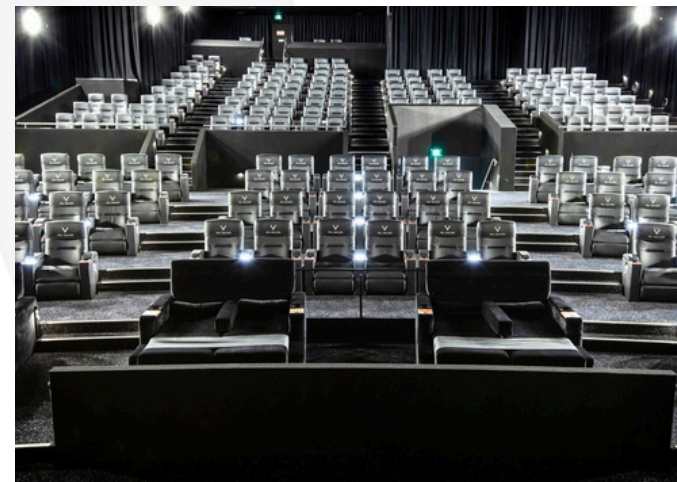


**PROJECT SHOWCASE:**

**RETAIL**



- IMAX
- Events Gold Class Cinema
- Event Cinemas (Cronulla, MacArthur, Macquarie, Shellharbour, George St., Beverly Hills )
- Event Junior



**PROJECT SHOWCASE:**  
**ENTERTAINMENT**



- Meridian Business Centre
- Argus - Norwest Business Park
- Crossroads Homemaker
- Clean Rooms, Astra Pharmaceuticals
- Bridge Lane Offices
- Braun Offices
- Work Bee
- Capital Corporation
- MESA
- Burbank Centre
- Capital Office
- Asquith Blake Investment
- Eden Brae
- Baulkham Hills
- JL Pierce Transport



**PROJECT SHOWCASE:**  
**INDUSTRIAL**



- Children's Choice - Minto Market Place
- OZ Education (*Lidcombe, Homebush, Tuggerah*)
- Knox Grammar School - Upgrade
- Artillery School, Manly - Refurbishments



**PROJECT SHOWCASE:  
EDUCATION**



**03**

**DELIVERY**



Design & Builder's  
Practitioners

Early Contractor  
Involvement

Construction  
Management

Head Contractor  
(Lump Sum)

Design & Construct

Cost Plus

License No.  
BUP0003030

## **TYPES OF ENGAGEMENT**



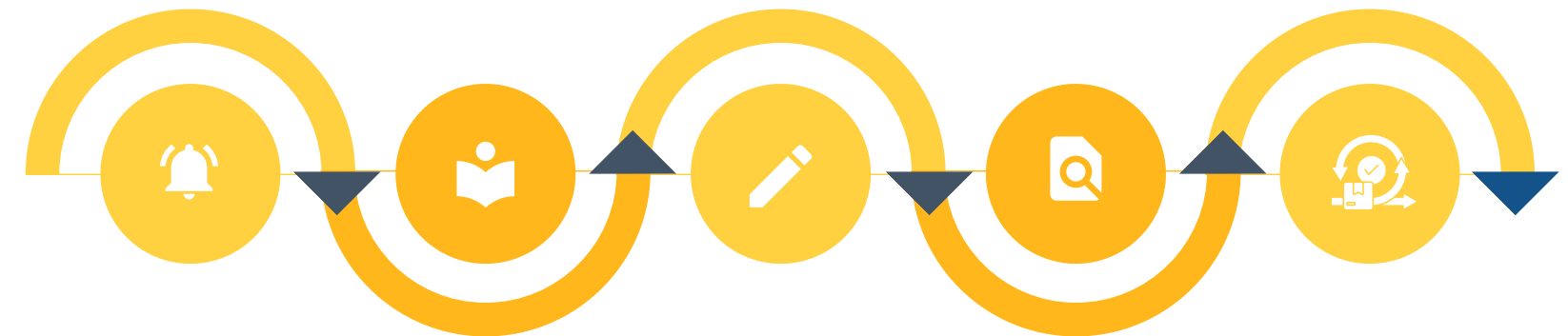
## SAVINGS THROUGH SMART VALUE ENGINEERING

### Smarter Material Substitutions

We suggest alternate products that maintain performance but offer better cost, faster lead times, or improved durability, saving both time and money.

### Optimised Services Coordination

We work closely with consultants and trades to reduce clashes and overdesign in mechanical, electrical, hydraulic, and fire systems, ensuring smoother installs and leaner costs.



### Early Design Input

We provide practical construction advice during design development, helping to flag overdesigned elements and cost-heavy materials before they're locked in.

### Buildability Reviews

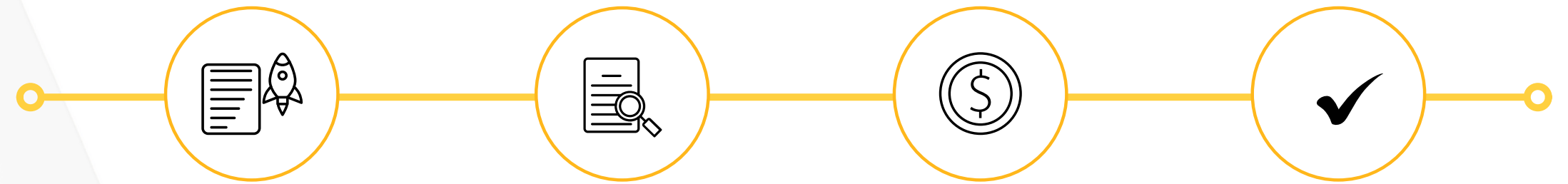
We assess constructability and staging early, identifying site access issues, sequencing risks, and unnecessary complexity before they hit site.

### Reducing Rework

We help resolve detail gaps during pre-construction, minimising rework, RFIs, and costly variations during delivery.

## VALUE ENGINEERING

We're not just building your project, we're looking at the full picture. We aim to reduce risk, shorten timelines, and save you money through practical, hands-on experience and proactive engineering alternatives.



### 1. Project Kick-off

- Introduce the ABACORP team
- Understand client goals, project scope, culture, budget, and timeline.
- Recommend suitable consultants (existing, external, or internal).
- Fix fees and disbursements to the agreed scope (no variations).
- Set up communication and reporting protocols.
- Establish program timelines and key milestones.

### 2. Strategic Briefing

- Inspect shortlisted sites (if selection is still pending).
- Analyse and report on space, services, risks, and dilapidation.
- Begin client briefings (executive, user groups, technology).
- Confirm electronic communications with client (intranet, staff, documents).
- Review essential services providers and confirm timelines.
- Set targets for cost, sustainability, and design intent.

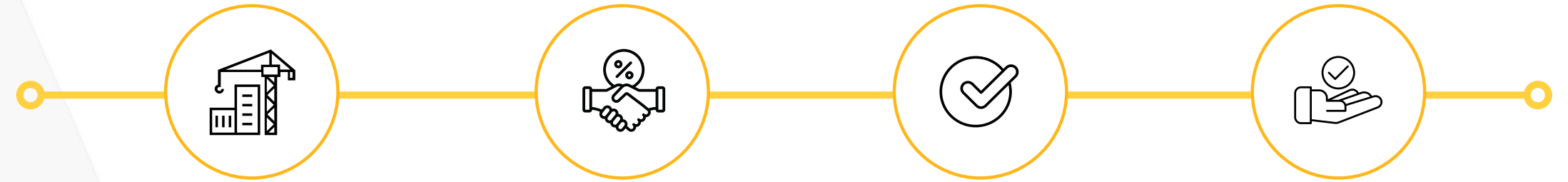
### 3. Design & Cost

- Run design and cost workshops concurrently.
- Issue preliminary, intermediate, and final design documentation.
- Provide matching open-book cost plans at each design stage.
- Carry out buildability reviews throughout the process.
- Deliver value management in line with client requirements.
- Submit design and cost documentation for independent audit.

### 4. Approvals

- Secure progressive client approvals on scope, design, and cost.
- Obtain pre-approvals from landlord or building management.
- Finalise product, material, and finish selections (tours, samples, workshops).
- Obtain all required statutory approvals and certifications (BCA, DDA, DA, CDC, CC).
- Confirm overall program and key milestone dates.
- Activate pre-orders for long lead-time items.
- Finalise project cost as a fixed lump sum.

## DELIVERY STAGES



### 5. Construction

- Prepare all IMS documentation (PMP, SWMS, WMP, inductions).
- Set up and secure the site in line with the fitout guide.
- Coordinate all trade activities across the site.
- Monitor program, milestones, quality, and safety daily.
- Hold weekly project meetings and toolbox talks (with client as needed).
- Achieve milestones, report progress, and prepare for inspection, testing, and commissioning.

### 6. Commissioning

- Conduct pre-testing and commissioning of IT systems.
- Test and commission AV installations.
- Report and rectify all defects.
- Prepare and submit the occupation certificate.
- Liaise with landlord and building management as required.
- Collate as-built drawings, manuals, warranties, and documentation.

### 7. Handover

- Complete final defects inspection.
- Conduct final site clean.
- Submit all manuals and documentation.
- Handover project to client.
- Set up ongoing service agreements.
- Finalise contract reconciliation

### 8. Support

- Provide client training as required.
- Offer ongoing user support.
- Support churn and space adjustments.
- Manage minor works and modifications.
- Access to our national support network.
- Plan for future upgrades or needs.

## DELIVERY STAGES



# PROJECT METHODOLOGY

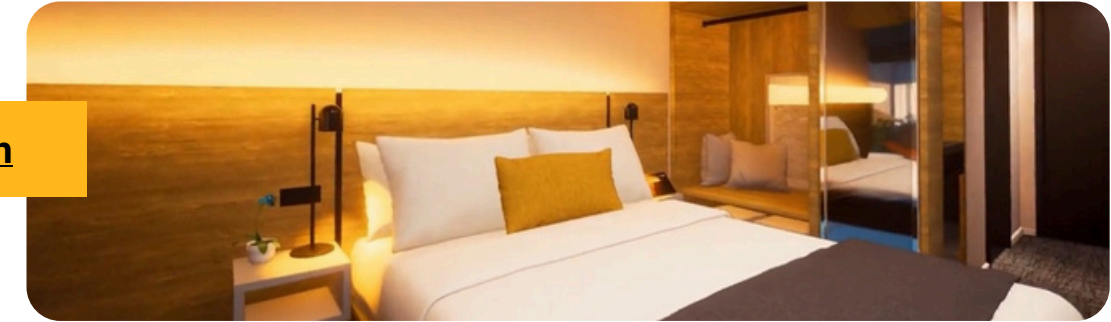
## The Drifter Hotel, Byron Bay

\* Click Text to watch video



## The Song Hotel, Wentworth

\* Click Text to watch video



## Mesa Display Suite, Hurtsville

\* Click Text to watch video



## Minto Market Place, Minto

\* Click Text to watch video



## Falcon Lodge, North Sydney

\* Click Text to watch video





# TESTIMONIALS



We've partnered with ABACORP on several of our hybrid-hotel projects across NSW, and they have consistently delivered exceptional outcomes. Their team has a deep understanding of the complexities of accommodation refurbishments and upgrades, balancing tight programmes, intricate detailing, and operational challenges with ease. Communication with all stakeholders was seamless, the process was well-managed, and each project was completed to an impeccable standard. With ABACORP, projects feel effortless, and the quality of the results speaks for itself. We have every confidence in recommending ABACORP as a trusted and reliable construction partner.

— Zac Voss, Corporate Development Executive, Drifter Hybrid-Hotels



ABACORP has delivered several high-end office fitouts for us within the same building, each time raising the bar. The standard of workmanship is exceptional, with every detail executed to the highest level. Their team understands the demands of premium office environments, meticulous finishes, tight programs, and seamless coordination with building management and tenants. ABACORP continues to prove themselves as a reliable partner for projects where only the best will do. When quality is non-negotiable, ABACORP sets the benchmark."

— Giancarlo Papaianni, Project Director BridgeLane Group



I have worked with ABACORP across a wide range of projects, from refurbishments and through to industrial facilities. No matter the size or complexity, their team delivers with the same level of professionalism, quality, and attention to detail. ABACORP are proactive in solving challenges before they become issues, and they've consistently handed over projects on time with quality and to budget. Whatever the project type, ABACORP always delivers confidence.

— Henry Newman, Property & Development Manager (HWN)



ABACORP has been our trusted construction partner for over 10 years, delivering multiple cinema projects across NSW, including flagship locations and the IMAX theatre. Many of these fit-outs were completed within live environments, requiring careful staging and minimal disruption to our operations. Their ability to manage complex works with precision, attention to detail, and seamless coordination sets them apart.

ABACORP consistently meets our high expectations and timelines, which is why they remain a valued partner after more than a decade of successful projects. With ABACORP, even the most challenging live projects run smoothly.

— Andrew Kovac, General Manager | Project Management & Design



We are pleased to acknowledge Abacorp for the outstanding delivery of the \$15 Million multi-stage upgrade and extension of our shopping centre. The works included a major Woolworths extension with a drive-through collection, a new childcare centre, multiple new tenancies, and carpark upgrades. Most recently, the new El Jannah drive-through was completed, further showcasing Abacorp's ability to deliver high-quality outcomes while the centre remained live and trading. We greatly appreciate the professionalism, commitment, and dedication of the Abacorp team throughout this project.

— Tony Murdocca, CEO, Minto Mall



**04**

**CORPORATE DATA**



## OUR MANAGEMENT SYSTEMS

Our operations are underpinned by a fully integrated management system that ensures excellence across safety, quality, and environmental performance. We are certified and aligned with the following standards:

- **AS/NZS 4801:2001 – Occupational Health & Safety**
- **ISO 9001:2015 – Quality Management**
- **ISO 14001:2015 – Environmental Management**

This framework supports consistent project outcomes by embedding best practices at every stage—from planning through to completion. Quality is assured through structured inspection and test plans (ITPs), active process monitoring, and continuous improvement initiatives.

We follow a simple but effective philosophy:  
**we inspect it, we test it, we warrant it.**



**We Inspect It**



**We Test It**



**We Warrant It**

Our commitment to "getting it right the first time" is shared across all levels of the business, including subcontractors and suppliers. Quality concerns are addressed promptly, and measurable performance metrics guide ongoing system refinement.

This strong governance structure not only secures project success but reinforces our reputation as a trusted and dependable delivery partner.



## WORK, HEALTH, SAFETY & ENVIRONMENTAL

We are committed to creating and maintaining a safe, healthy, and environmentally responsible workplace across all projects. Our WHSE practices are guided by an accredited Integrated Management System aligned with **AS/NZS 4801, ISO 14001, and ISO 9001 standards.**



Our safety culture is proactive and people-focused, with initiatives that include:

- **Daily pre-start meetings**
- **Regular risk assessments**
- **Ongoing training and education**
- **Routine tool inspections and maintenance**
- **Encouragement of employee feedback and safety incentives**

We also proudly support the Aboriginal Participation in Construction (APiC) policy.

Environmental compliance is integrated into all aspects of our project delivery. From reducing site waste to managing noise, dust, and environmental impacts, we ensure every project is conducted with care for both people and place.

With full coverage under **Public Liability, Workers Compensation, and Professional Indemnity Insurance, and CM3 certification** in place, our **WHSE commitment** ensures every stakeholder, from site teams to clients, can operate with confidence.



We are committed to maintaining fair, compliant, and transparent industrial relations practices across all levels of our operations. Our team operates in alignment with current workplace legislation and industry standards, fostering strong, respectful relationships with employees, subcontractors, and stakeholders.

To ensure robust protection and risk management, we maintain comprehensive insurance coverage, including:

**Public Liability Insurance – \$20 million**

**Workers Compensation Insurance**

**Professional Indemnity Insurance**

We are also **CM3 prequalified**, with a demonstrated commitment to safe work practices and contractor management compliance. These insurances and certifications reflect our proactive approach to workplace safety, accountability, and operational integrity.



## **INDUSTRIAL RELATIONS & INSURANCES**



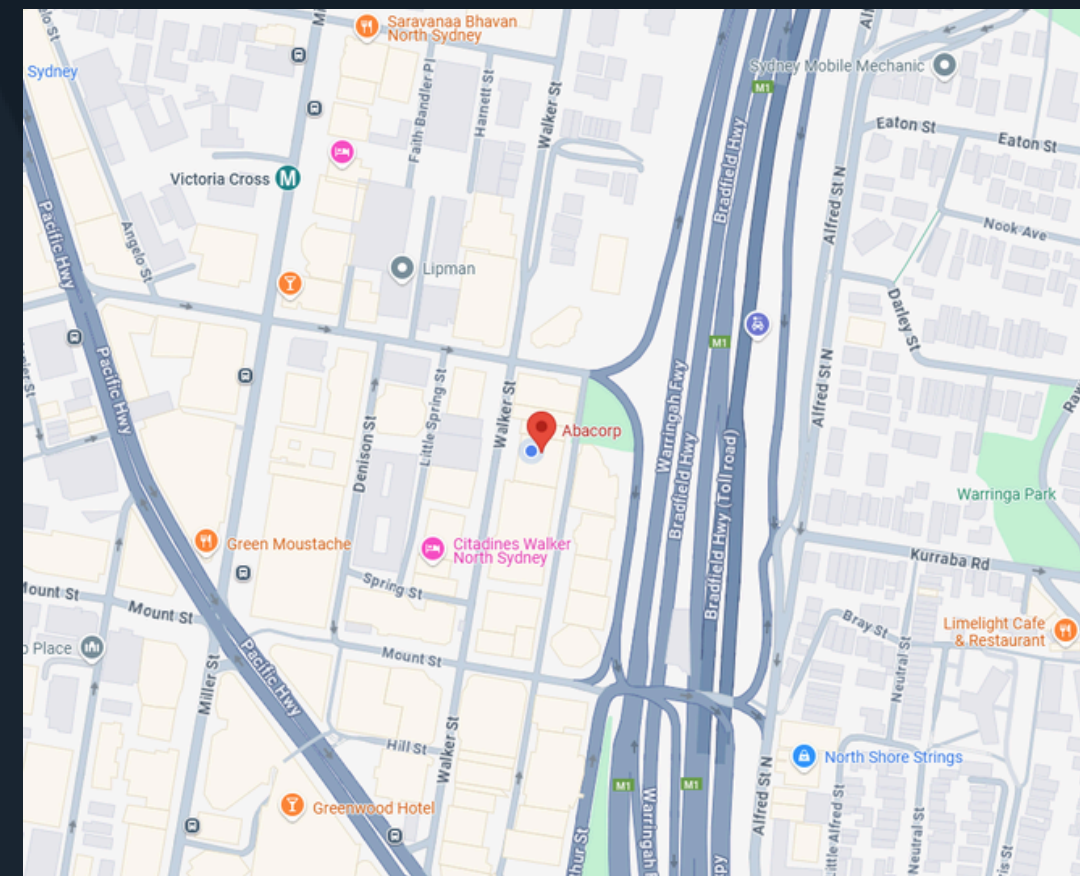
At ABACORP, our team brings the right qualifications and experience, ensuring exceptional **expertise** in every project we take on. The trust of our quality repeat clients reflects the standard of our work.

**Locate us:**

Suite 203  
157 Walker Street  
North Sydney  
Sydney  
New South Wales 2060

[abacorp.com.au](http://abacorp.com.au)

**ABACORP, Confidence in Construction**



**CONTACT US**