

MACKIE PTY LTD

CAPABILITY STATEMENT

Mackie Pty Ltd
401 Nepean Highway
Frankston Vic 3199

Telephone: (03) 9781 4066
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mackiebuild@mackie.com.au
www.mackie.com.au





INTRODUCING MACKIE

Mackie Pty Ltd is part of the Mackie Group, a privately owned property development and construction company with a proud history spanning 75 years.

Through strategic expansion and careful stewardship the Mackie Group has grown to become one of Victoria's leading integrated construction companies.

With a proud history spanning 75 years, the Mackie Group has built a reputation for outstanding achievement, quality construction and skilled teamwork.

The Group comprises three separate yet integrated businesses spanning architecture and planning, building and construction and facilities management.

This broadly based structure, featuring Mackie Pty Ltd, our architects and planners at MSM & Associates and the Facilities Management Australia team, underpins our financial strength and gives the Mackie Group the power, flexibility and network to facilitate most project types.





MACKIE PTY LTD

EXCELLENCE IN BUILDING AND CONSTRUCTION

As the Mackie Group's construction and building arm, Mackie Pty Ltd, has specialist skills and proven expertise in commercial, retail, educational and residential construction projects.

Mackie Pty Ltd's skilled and dedicated workforce includes project and site managers, plant operators, crane crews, carpenters, labourers and landscapers.

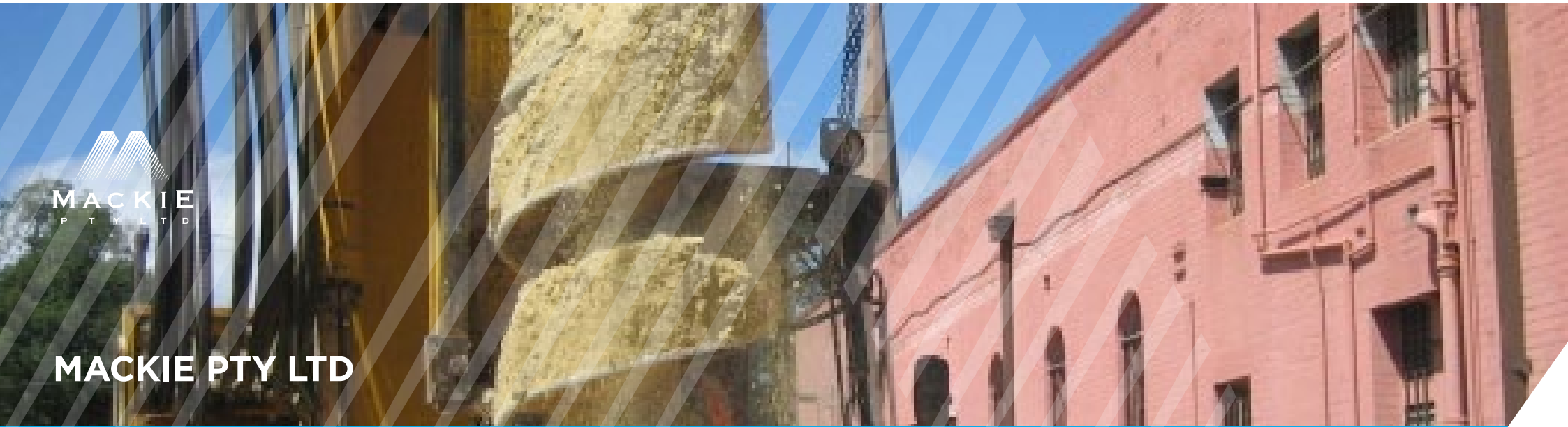
This team works closely with the planners and architects at MSM & Associates for seamless, efficient project delivery.

Such internal partnering enables Mackie Pty Ltd to offer genuine end-to-end design, construction and facilities management services.

While the company has expanded into most building sectors, Mackie Pty Ltd is Victoria's leading expert in the design, construction and management of public infrastructure, having worked continuously with Government for 75 years.

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MACKIE
PTY LTD

MACKIE PTY LTD

Our portfolio ranges from complicated laboratories, radiology bunkers and multi-deck car parks to the refurbishment of heritage-listed buildings, schools and police stations. This diverse range gives Mackie Pty Ltd a powerful knowledge base to draw from when constructing any project.

What makes Mackie Pty Ltd different

- 75 years of experience in construction
- Privately-owned family company where the Principals' hands-on approach facilitates drive, quality and problem solving
- Stable, low risk approach to development
- Financially strong

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MACKIE HISTORY

The Mackie Group's history dates back more than 75 years. The company's origins can be traced to a small shop in Little Collins Street, Melbourne, where widow and mother of six, Nellie Nixon, opened a decorating business in 1935.

Known for her hard work and creative flair, Nellie quickly began winning design contracts for Melbourne's most prominent government institutions and landmarks. These included the Geelong Courthouse, the Commonwealth Bank in Bourke Street, St Andrew's Hospital in Spring Street and the Royal Melbourne Hospital.

Mornington Peninsula carpenter and contractor, Gilbert Lawson Mackie, met Nellie Nixon whilst working in the same Little Collins Street office building. Nellie employed Gilbert to build display screens for her showroom, and it was here that Gilbert met and fell in love with Nellie's daughter, Joan. ▶

Left: Nellie Nixon and Ralph Mackie

Right: Joan Mackie with son Ralph



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MACKIE HISTORY

Gilbert and Joan later married and settled on the Mornington Peninsula where they raised a family. They also aligned the two businesses, with a particular emphasis on government projects. Over the years Mackie grew and diversified into construction, architecture, housing, finance and marketing and facilities management practices.

Today, the impressive range of projects completed by the group includes the National Institute of Circus Arts, The Alfred Hospital Retail Plaza and Multi-level Car Park, Mode Apartments, Royal Albert Apartments, St Vincent's Hospital Car Park and Child Care Facility, Dromana Secondary College, DHS Community Housing, Broadmeadows Regeneration Project and the Peter MacCallum Cancer Centre.



Above: Gilbert Mackie

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MACKIE PRINCIPALS

RALPH MACKIE

Managing Director Registered Builder CB U 3975

Experience

Ralph Mackie has worked in the construction and facilities management industry for over 40 years, giving him unparalleled knowledge and an exceptional eye for detail.

He began working in the family business as a carpenter and supervisor before travelling overseas for six years, gaining experience working with major construction groups in the UK.

Upon his return to Australia, Ralph took over the business from his father and went on to expand the Mackie Group into an integrated company providing construction, architectural and financial services to industry.

Ralph's deep committed to the development of health and government facilities in Victoria has led him to successfully complete a range of leading-edge projects, from multi-level residential apartments and car parks through to industrial and institutional facilities.

He has also contributed to the expansion of the industry through the provision of mezzanine finance, joint ventures and the development of his own residential and commercial properties.

Ralph takes a hands-on approach to all the company's projects and is always available to provide his expertise and guidance on construction issues.



MACKIE PRINCIPALS

OLIVER MACKIE

General Manager

Bachelor of Business

Master of Technology (Construction Management)

Experience

As the fourth generation to join the family company, Oliver Mackie brings extensive management skills and Information Communication Technology experience to the company.

After graduating from RMIT with distinction in 2001, Oliver began working alongside his father at the Mackie Group. He has worked in all aspects of the company's operations, gaining a comprehensive understanding of the construction industry.

With strong experience in project planning, contracts and budgeting, Oliver is well placed to provide administrative and resource support to the project teams.

His knowledge and skill in project delivery methods, including lump sum, design, construction and private partnerships, have come to the fore in many projects.



COMMERCIAL



CSIRO CENTRE FOR MATHEMATICAL AND INFORMATION SCIENCES

New office and laboratory facility for the CSIRO constructed and managed under the National Code of Practice for the Construction Industry.

This project involved the design and documentation of new offices, meeting areas and extensive laboratories to accommodate the Victorian based CSIRO Mathematical and Information Sciences (CMIS) at the CSIRO main site in Clayton, Victoria.

The project involved a gross floor plan of approximately 1665m² over three levels.

Project Value: \$6m

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COMMERCIAL



ANGELATOS OFFICE

**Construction of a new multi-level office and commercial building
for the Angelatos Property Group.**

737 High Street, Kew East

Project Value: \$1.2m

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COMMERCIAL



HMAS CERBERUS

Construction of a Bricklaying and Lagging training facility.

Mackie Pty Ltd designed the facility to use mezzanine classrooms over the teaching areas, capitalising on the volume of the building, which was scaled to match the adjacent historic buildings. This design feature gained 200m² for an additional cost of \$50,000.

Project Value: \$2m

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COMMERCIAL



KINGSTON ARTS CENTRE

Mackie Pty Ltd was responsible for the refurbishment, conversion and extension of a prominent historic building to house a Community Arts Centre.

The project involved external brick cleaning, creating new timber windows, producing hard plaster and ornate cornices and doors, together with blending in more modern features including electric doors and down lights. This project had a gross floor plan of approximately 1665m² over three levels.

Project Value: \$4m

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COMMERCIAL



FRANKSTON CULTURAL CENTRE

This joint venture with Mackie Pty Ltd and Salzer involved construction of a new cultural centre including several seminar rooms, an 850-seat theatre, function rooms, library and a toy library.

Project Value: \$20m

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COMMERCIAL



CARRUM DOWNS IGA SUPERMARKET AND HEAD QUARTERS

Construction of a new Ritchies IGA supermarket and specialty shops in Carrum Downs.

The project involved the fit out of the Ritchies supermarket which was to set the benchmark for future stores. Following the successful completion, Mackie was contracted to construct the Ritchies head office located on the same site.

Project Value: \$10m

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HEALTHCARE



ST. VINCENT'S HOSPITAL CAR PARK AND CHILDCARE FACILITY

Design and construction of a 110-place childcare facility and eight-level car park.

The childcare facility was designed and built within a historically significant building and involved extensive decontamination of the site prior to construction.

This process required the development of a Remediation and Environmental Action Plan to be employed throughout the duration of the works to ensure the site and contaminated soil were managed in accordance with EPA regulations, which included the correct disposal and treatment of soil and management of air quality issues.

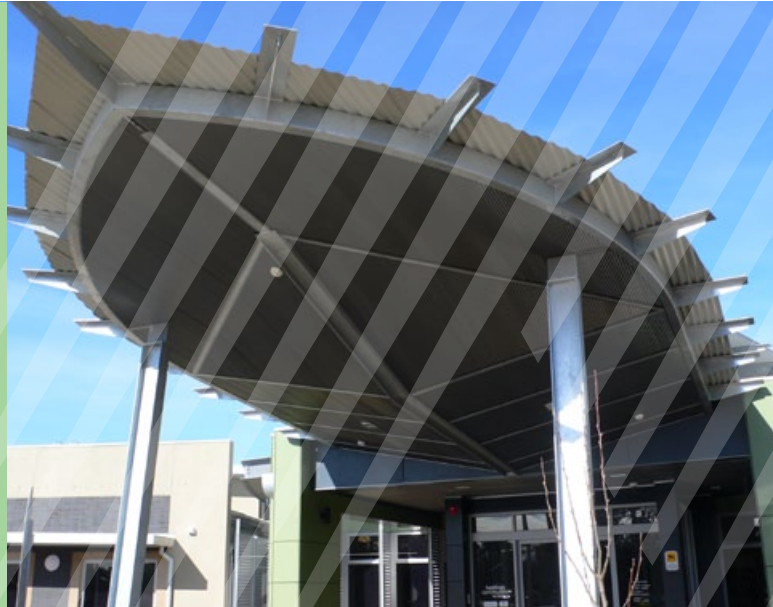
Project Value: \$15m

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HEALTHCARE



PENINSULA COMMUNITY HEALTH CENTRE

Construction of a new 2500m² community health facility to provide enhanced community health and social support.

Services for the new facility include dental, physiotherapy, speech pathology, dietetics, diabetes education, podiatry and children, women and family services.

The building features large multi-purpose activity rooms for use by community groups.

The project required road works to incorporate a turning lane into the centre as well as the relocation of two power poles.

A number of ESD initiatives including systems for recycling and lighting, as well as controls for monitoring heating and cooling were incorporated into the build.

Project Value: \$10m

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HEALTHCARE



FOUNDATION HOUSE - BRUNSWICK

The Department of Human Services and the Victorian Foundation for the Survivors of Torture engaged Mackie Pty Ltd to construct a single-level building consisting of offices and interview facilities.

Mackie Pty Ltd was also required to make alterations to the entry and a refurbishment of the existing sports hall.

Project Value: \$4m

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HEALTHCARE



ALFRED HOSPITAL MRI INSTALLATION

This project involved the refurbishment and extension of a two-storey wing of the hospital to accommodate a magnetic resonance imaging diagnostic machine.

Due to the complex nature of the 40-tonne equipment, Mackie Pty Ltd was required to use chilled water to cool the machine throughout the construction process and shield the magnetic field using copper sheets whilst ensuring no ferrous metals were used.

Other features of the project included incorporating a diagnostic room, preparation and recovery areas, administration and computer rooms, as well as staff facilities.

Project Value: \$3.6m

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HEALTHCARE



CAMBERWELL COMMUNITY CARE UNIT

Extension and refurbishment of a two-storey building to incorporate a 21-bed mental care unit, including offices, communal and kitchen areas.

Due to the needs of the incoming residents of the facility, Mackie Pty Ltd was required to adhere to strict project timelines as there was no opportunity to continue work once the residents were onsite.

Project Value: \$4m

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HEALTHCARE



PETER MACCALLUM CANCER CENTRE

Mackie Pty Ltd worked with Peter MacCallum Cancer Centre and Lyons Architects to redevelop the basement level into radiology consulting suites and offices.

The new facility provides improved patient and staff areas including state-of-the-art radiotherapy planning and treatment equipment, specialist radiation oncology services and on site pharmacy, pathology and diagnostic imaging facilities.

Project Value: \$4m

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HEALTHCARE



THE ALFRED HOSPITAL RETAIL PLAZA & MULTI-LEVEL CAR PARK

Two public private partnership projects, commencing with the development of stage one of a multi-level staff car park.

The second project consisted of the redevelopment of the hospital's foyer, which included a café, pharmacy, hairdresser and other retail facilities.

Several retail outlets required re-fitting and the full glazed front façade involved a high level of finish.

Both of these projects have required ongoing commitment through an associated company to ensure day-to-day management and maintenance.

Project value: Foyer \$6m, car park \$13m

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HEALTHCARE



FRANKSTON HOSPITAL RADIOLOGY DEPARTMENT

Redevelopment of the radiology department to include offices, consulting suites, X-ray room, nuclear medicine, ultrasound and CT scanner facilities.

Project Value: \$2m

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HEALTHCARE



MAROONDAH HOSPITAL CAR PARK

Design and construction project to produce the Maroondah Hospital Car Park.

We worked closely with our structural engineers to design a suitable extension to the existing car park. The design solution was both economical and aesthetically successful. The use of 'Z' purlins to screen the car park allowed for ease of construction both in cost and in reduced construction time. It also provided a canvas for the introduction of art to the elevations of the building providing a visual amenity to the area. We worked in close and constant consultation with the client. We also reviewed the program to the extent that due to the long lead times associated with the supply of the lifts we delayed the commencement of construction to avoid an extended period of interruption of the existing car park while managing to complete the project a month ahead of program.

Project Value: \$5m

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HEALTHCARE



ALEXANDRA DISTRICT HOSPITAL REDEVELOPMENT

Construction of a new facility to provide medical care, emergency stabilisation, an operating suite, day-stay facilities, community health, and administration and support facilities.

The redevelopment provides 25 acute and six day-stay beds, combined with a new operating theatre and primary care area that allows for service expansion and administration.

The project involved significant earthworks requiring extensive site excavation and preparation of the building platform.

Project Value: \$16m

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HEALTHCARE



WERRIBEE MERCY HEALTH EXPANSION STAGE 1

Construction of a new maternity centre to accommodate a 32-bed integrated unit providing antenatal, birthing and postnatal care, outpatient consulting rooms/clinic and an emergency outpatient service.

The Special Care Nursery is also being redeveloped as a separable portion to the works. As the Hospital remained operational during the works a high level of co-ordination and co-operation was required with the hospital staff and engineers to ensure safe progress of the works.

Project Value: \$10m

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HEALTHCARE



FRANKSTON HOSPITAL MATERNITY EXPANSION

Construction of a new maternity facility at Frankston Hospital to provide for increased capacity.

Works involved construction of a suspended floor on bored piers which required extensive consultation with hospital engineers to determine locations of existing services, so that the Hospital could remain operational without the need to shutdown these services.

Project Value: \$5m

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HEALTHCARE



KOORI YOUTH ALCOHOL AND DRUG HEALING SERVICE

Construction of a new alcohol and drug rehabilitation service for indigenous youth.

The works comprised administration facilities, communal areas including semi-commercial kitchen and dining area, two accommodation units for 12 people and a cultural building constructed from rammed earth which had 'outward' and 'inward' healing spaces.

Project Value: \$3.5m

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EDUCATION/
INSTITUTIONAL



NATIONAL INSTITUTE OF CIRCUS ARTS - PRAHRAN

Construction of a state-of-the-art, purpose-built venue to house training and performances by NICA students as well as the wider circus community, located at the Prahran Campus of Swinburne University.

Facilities included spring flooring, bar/kiosk and amenities.

Project value: \$8m

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EDUCATION/
INSTITUTIONAL



AUSTRALIAN BALLET SCHOOL - SOUTHBANK

Alterations and additions to the Australian Ballet School including fit-out of office, teaching and studio spaces.

Project value: \$1.8m

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**EDUCATION/
INSTITUTIONAL**



MT. HIRA COLLEGE P-12

Mackie Pty Ltd has worked for many years with Mt. Hira College and the Turkish community in the development of their Prep-Year 12 School in Keysborough.

To date we have completed new classrooms, library, science and technology and are currently completing a new multi-purpose hall.

Project value: \$16m

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EDUCATION/
INSTITUTIONAL



BROADMEADOWS SCHOOL REGENERATION PROJECT

Construction of a new school and three new primary school buildings, a multi-purpose hall, gymnasium and landscaping, as part of the Broadmeadows school regeneration project.

Project value: \$18m

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EDUCATION/
INSTITUTIONAL



MONASH SPECIAL DEVELOPMENT SCHOOL

Redevelopment of an existing school to provide improved facilities which included early-learning, primary and senior classrooms, multi-purpose, art and administration buildings.

Project value: \$6m

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EDUCATION/
INSTITUTIONAL



THE LAKES P-9 SCHOOL

Construction of stage one of a Prep-Year 9 school, including special development school, administration, recreation, classrooms and R&D facilities.

Project value: \$12.3m

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**EDUCATION/
INSTITUTIONAL**



PAKENHAM LAKESIDE PRIMARY SCHOOL

Construction of a new primary school.

Construction of a new Prep-Year 6 school. Facilities included classrooms, multi-purpose room, gymnasium and administration buildings.

Project value: \$6m

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EDUCATION/
INSTITUTIONAL



PORT MELBOURNE PRIMARY SCHOOL

Construction and refurbishments of classrooms and administration facilities.

Project value: \$3.7m

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EDUCATION/
INSTITUTIONAL



MILL PARK PRIMARY SCHOOL

Construction of six new classrooms and the extension and refurbishment of the school's administration, multi-purpose, music and art facilities.

Project value: \$3m

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**EDUCATION/
INSTITUTIONAL**



GEMBROOK PRIMARY SCHOOL

Construction of eight general purpose classrooms, new art and craft facility, new multi-purpose hall and canteen, new administration wing, amenities and associated site works.

Project value: \$3m

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EDUCATION/
INSTITUTIONAL



EPPING NORTHEAST PRIMARY SCHOOL

Construction of a new primary school including general purpose classrooms, administration, art, music and multi-purpose facilities.

Project value: \$6m

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EDUCATION/
INSTITUTIONAL



NORTH MELBOURNE PRIMARY SCHOOL

Partial renovation of a heritage building and a new two-storey extension that included general purpose classrooms, library, music, arts, staff, administration and amenities.

Project value: \$3.5m

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RESIDENTIAL



ROYAL ALBERT APARTMENTS

Construction of an inner city apartment building featuring an internal swimming pool and gymnasium along with two levels of car parking for 120 vehicles. There was a total of 75 apartments with two levels of penthouses and a conservatory on the top floor.

Project value: \$30m

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RESIDENTIAL



MODE APARTMENTS

Development, design in conjunction with MSM & Associates and construction of an inner city 16-storey apartment building featuring 74 apartments, internal swimming pool, gymnasium and four levels of car parking.

Project value: \$24m

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RESIDENTIAL



BANK PLACE

Construction of 12 luxury apartments in inner-city Melbourne above an existing five-storey office building, which continued to operate during construction.

Apartment finishes included luxury glass, stone, stainless steel and floating timber floors.

This project involved a very high level of organisation and communication with different departments of local government, office and restaurant tenants both in the building and the immediate proximity due to restricted access with severe loading constraints.

Project value: \$7m

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RESIDENTIAL



PIER 9 APARTMENTS

**Construction and part finance of 65 apartments including car parks.
Unique as some units are located on the water, some 70m from the bank.**

Mackie Pty Ltd recommended and changed the external 'wall' system from solid brick to precast concrete. We developed a system to prefabricate the roofs and balconies on the ground and craned them into position. These changes expedited the program, the labour component of the project, increased worker safety and resulted in substantial cost savings.

Project value: \$18m

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RESIDENTIAL



HARBOUR-SIDE APARTMENTS

Conversion and extension of existing hotel into beach-front townhouses and a new apartment development featuring six townhouses and 46 apartments.

The existing façade of the historic hotel was maintained whilst the internal space was converted into luxury apartments, piazza area and basement car parking for 79 vehicles.

Project value: \$12m

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OUR RESOURCES

Technical

With a permanent workforce of 80 employees including project and site managers, plant operators, crane crew, carpenters, labourers and landscapers, Mackie Pty Ltd is powerfully positioned to take on most project types.

Through our proactive management and commitment to teamwork, the Mackie team consistently delivers projects on time and on budget. We can do this because of our integrated organisational structure and the individual skills and dedication of each team member.

Mackie is a client-centred company, taking the time to actively listen and understand the needs of each client and project. Our many decades experience in educational facilities design, documentation, construction and management means we bring to each project deep knowledge and insight into what works and what it takes to create buildings of lasting beauty and quality.

As part of our commitment to client communication, we provide a single point of contact, whose focus is on quality, cost, and timing of delivery.

Managerial

Mackie Pty Ltd's great strength is our people. With more than half a century of professional experience, we have a proven track record and a deep understanding of public and private sector construction.

Physical

Mackie's vertically integrated structure means we are exceptionally well resourced to service all facets of construction across a wide range of project types.

The capacity of our fully owned plant and operating machinery is extensive, giving us further control over project timing and delivery, significantly reducing project costs.

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OUR RESOURCES

Equipment

Mackie Pty Ltd has a policy of owning and operating an extensive range of equipment, all of which can be resourced for projects if and when required. This equipment includes but is not limited to:

- **M380D Favelle Favco tower crane**
- **Komatsu, Volvo crane truck 4WD backhoe**
- **JLG knuckle boom**
- **Ingersoll Rand 6 tonne double smooth roller**
- **Ingersoll Rand 12 tonne smooth drum with sheep foot shells**
- **Merlo 4WD telescopic handler**
- **Electric and all-terrain scissor lifts**
- **Volvo tipper.**

This policy of investing into the resources of the company reduces the down time and the need to wait for rental equipment. We are able to fully resource our sites without delay.

Steel fabrication

Mackie Pty Ltd operates a modern steel fabrication workshop where we carry out all our own steel fabrication works. This includes steel stairs, portal frames, steel lintels and anything to be manufactured from steel, stainless steel or alloys.

Our steel fabrication capacity has been an integral part of Mackie Pty Ltd's total operations and is equipped to the highest standards.

Having steel fabrication 'in-house' means we can significantly streamline the fabrications process, producing specialised and replacement steel works as required. This in turn increases our capacity to meet project time and cost objectives.

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