MACKIE PTY LTD

COMPANY CREDENTIALS
& CAPABILITY STATEMENT



VICTORIAN COMMERCIAL BUILDER · SEAFORD · FAMILY-OWNED

Family builders since 1935. Our own steel, our own plant.

Schools, hospitals, aged care, housing and community buildings for government, institutional and private clients across Victoria.

1935	ISO	CCB-U	CSR
Family origins	9001 · 14001 · 45001	Unlimited commercial builder	Building & Refurbishment

Cover: Werribee Mercy Hospital maternity wing, built for Mercy Health while the hospital stayed open · Completed 2011

A family construction business, building for Victoria since 1952.

Mackie Pty Ltd is a family-owned commercial builder based in Seaford, Victoria. We build new facilities and upgrade existing ones for schools, hospitals, aged care, housing and community clients, much of it for government.

Our story

1935

The family story begins with a decorating business on Little Collins Street, Melbourne. A carpenter engaged to build the showroom became part of the family, and the decorating and building businesses grew together.

1952

One of the firm's first construction projects, recorded in the company archive.

Today

Mackie Pty Ltd is still owned and run by the family, from our head office in Seaford. We work alongside MSM & Associates, which can be separately appointed for architecture and design on design-and-construct projects.



One of Mackie's first projects · 1952 · Company archive

At a glance

LEGAL NAME	Mackie Pty Ltd
ABN	55 097 603 846
HEAD OFFICE	6 Apsley Place, Seaford VIC 3198
BUILDER REGISTRATION	Commercial builder (unlimited) CCB-U 60808 Domestic builder (unlimited) CDB-U 60809
CERTIFICATION	ISO 9001 · ISO 14001 · ISO 45001, to June 2028
GOVERNMENT REGISTER	Construction Supplier Register (Victoria): Building and Refurbishment, financial level up to $5 million
DELIVERY MODELS	Construct only · design and construct (with MSM & Associates) · early contractor involvement and preconstruction

Sectors

Education	28
Healthcare	14
Aged care	1
Apartments & housing	33
Community & sport	6
Arts & culture	4
Commercial & research	4
Project profiles on mackie.com.au	90



02 WHY MACKIE

Six reasons clients choose Mackie.

01

Our own steel and our own plant

We fabricate our own steel stairs, portal frames, lintels and replacement steel in our own workshop, and we own our plant, including a tower crane, crane trucks, earthmoving and access equipment.

PROOF Plant is resourced to our sites without waiting on hire, and its cost sits in our overheads rather than being added to the project.

02

We build where people stay

Hospitals and schools where patients, students and staff stayed on site throughout the works.

PROOF Werribee Mercy Hospital (Mercy Health) and Frankston Hospital (Peninsula Health) were built while the hospitals operated. Keysborough, Karingal, Boronia West and Syndal South schools stayed open.

03

Family-owned and directly involved

A family business since 1935, still owned and run by the family.

PROOF Every project has a single point of contact, focused on quality, cost and timely delivery.

04

Certified management systems

Integrated quality, environmental and safety management systems, independently certified.

PROOF ISO 9001:2015, ISO 14001:2015 and ISO 45001:2018, certified to 29 June 2028. Unlimited commercial and domestic builder registration.

05

Ready for government work

Registered on Victoria's Construction Supplier Register and experienced with public clients.

PROOF Victorian School Building Authority, DHHS (now Homes Victoria), Mercy Health, Peninsula Health, Hume City Council and Defence (HMAS Cerberus).

06

Buildability that saves space and cost

We look for simpler ways to build, and offer design and construct with MSM & Associates.

PROOF At HMAS Cerberus, mezzanine classrooms gained 200 m² for an additional $50,000. At Pier 9, precast walls and roofs and balconies prefabricated on the ground sped up the programme and improved safety.



03 CAPABILITY & CAPACITY

Scaled to the project, from defined upgrades to new buildings.

What we deliver

- **New construction and extensions:** education, health, aged care, housing, community and commercial buildings, delivered from an agreed scope and programme.
- **Refurbishment and fit-out:** renewal of existing spaces, staged around access, safety and the people using the building.
- **Planned building upgrades:** asset priorities turned into defined packages, from amenities and access to building renewal.
- **Preconstruction and value management:** buildability, staging and cost options tested before construction.
- **Design and construct:** with architecture and design by MSM & Associates, separately appointed.

Capacity

$18m
largest contract delivered

$25m
largest contract tendered

$5m
CSR financial level (Building & Refurbishment)

A team that scales with the project

Every project has at least one dedicated project manager, site manager and contract administrator. On larger projects we assign two or three people to each role, depending on value and workload.

Our own workforce covers **site management, carpentry and plant operation**, together with our **steel fabrication workshop** and **owned plant**. Specialist trades are engaged from a long-standing network of subcontractors and suppliers who know our documentation and standards.

Recent contract values

St Vincent's Hospital car park and childcare 2008	**$14.2m**
Syndal South Primary School 2024	**$4.6m**
Keysborough Secondary College 2025	**$3.8m**
Boronia West Primary School 2024	**$3.7m**
Karingal Primary School 2024	**$3.3m**
Nunawading Christian College 2023	**$3.3m**
West Melbourne housing conversion 2020	**$2.6m**
Minaret College Early Learning Centre 2018	**$2.0m**

Contract sum including variations, excluding GST.

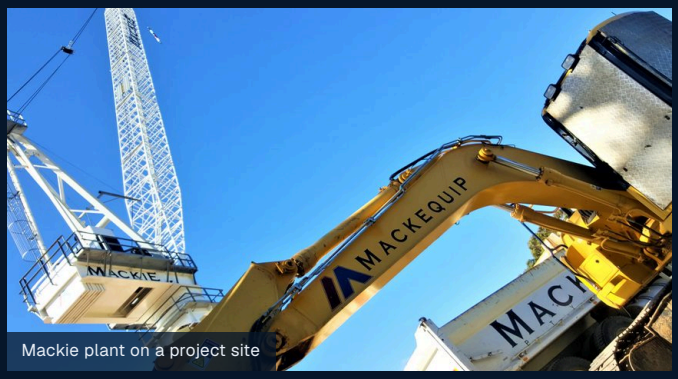
04 KEY RESOURCES & PLANT

Our own steel shop. Our own plant.

Owning the workshop and the machines gives us control over programme and cost. Plant is resourced to our sites when it is needed, without waiting on hire.



Mackie tower crane



Mackie plant on a project site



Gantry crane and scaffold stock in the Mackie workshop

Steel fabrication workshop

We carry out our own steel fabrication: steel stairs, portal frames, steel lintels, replacement steelwork, and items made from steel, stainless steel or alloys. Fabricating in-house means specialised and replacement steel is made to our programme.

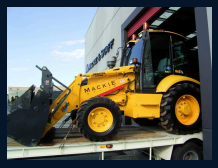
Self-performed by our own workforce

- Site management
- Carpentry
- Plant and crane operation
- Steel fabrication

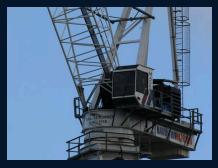
Owned plant includes

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

Not an exhaustive list. Plant costs are carried in company overheads, not charged as hire to the project.







Schools built while they stayed open.

Recent work on operating school campuses for the Victorian School Building Authority and independent schools.



Keysborough Secondary College

Keysborough · Completed 2025

CLIENT	Victorian School Building Authority
VALUE	$3.8m
SCOPE	Partial demolition and a new administration building on one campus; refurbishment of the music building on another.
OUTCOME	Delivered across two campuses while the school stayed open.



Karingal Primary School

Frankston · Completed 2024

CLIENT	Victorian School Building Authority
VALUE	$3.3m
SCOPE	Portable building replaced with a multipurpose hall, art classrooms, fully equipped kitchen, amenities, landscaping and a basketball court.
OUTCOME	Completed in 2024 with the school open throughout.



Boronia West Primary School

Boronia · Completed 2024

CLIENT	Victorian School Building Authority
VALUE	$3.7m
SCOPE	Demolition and a new single-storey classroom building with art room and kiln, amenities, full-size basketball and netball court, landscaping.
OUTCOME	Completed in 2024 with the school open throughout.



Syndal South Primary School

Completed 2024

CLIENT	Government primary school
VALUE	$4.6m
SCOPE	Building works on an operating government primary school campus.
OUTCOME	Completed in 2024 with the school open throughout.

Also in education: Nunawading Christian College ($3.3m, 2023), Minaret College Early Learning Centre ($2.0m, 2018), Drouin Secondary College (2019), Mt Hira College VCE & Science Building (2019), Hurstbridge Primary School replacement school (2005), Epping Views Primary School (2008), North Melbourne Primary School, Western Port Secondary College and The Lakes P–9 College. 28 education profiles in total.

Building inside operating hospitals.

Maternity, emergency and support buildings delivered while clinical services kept running, plus design and construct in aged care.



Werribee Mercy Hospital, Stage 1

Werribee · Completed 2011

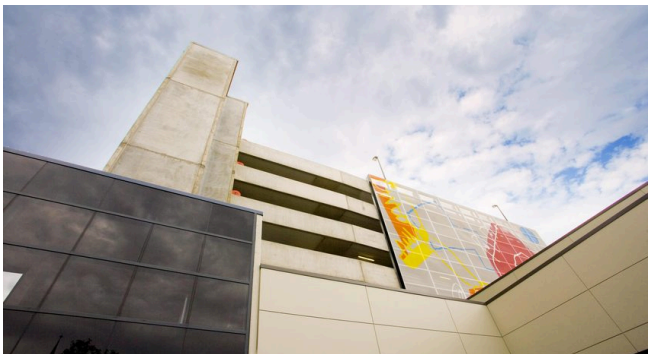
CLIENT	Mercy Health (public hospital)
SCOPE	New maternity wing and redevelopment of part of the existing special-care nursery, delivered in two stages.
OUTCOME	Built while the hospital remained operational.



Frankston Hospital, staged upgrades

Frankston · Completed 2012

CLIENT	Peninsula Health (public hospital)
SCOPE	Redevelopment of the emergency and maternity departments, with stages of hospital expansion.
OUTCOME	Existing services were located with hospital engineers so they did not need to be shut down; the hospital remained in operation.



St Vincent's Hospital car park and childcare

Fitzroy · Completed 2008

CLIENT	St Vincent's Ltd
VALUE	$14.2m
SCOPE	Multi-storey car park and a 110-place childcare centre, with part of the work integrated into a historically significant building.
OUTCOME	External play space maximised within a constrained heritage site.



Mornington Aged Care Facility

Mornington · Completed 2018

CLIENT	Village Glen
CONTRACT	Design and construct
SCOPE	92-bed aged-care facility with ensuites and nurse-call to each bedroom, and a basement commercial kitchen and laundry.
OUTCOME	Completed in July 2018.

Also in health: Peter MacCallum Cancer Centre, Box Hill (2006); Camberwell Community Care Unit (2007); Alexandra District Hospital; The Alfred hospital car park and foyer; Delmont Private Hospital; Foundation House, Brunswick (2005). 14 healthcare profiles in total.

Homes for DHHS, now Homes Victoria.

Units, homes and heritage conversions, much of it for the Department of Health and Human Services (DHHS), whose housing work is now delivered by Homes Victoria. Projects are shown by suburb only.



South Melbourne housing conversion

South Melbourne · Completed 2022

CLIENT	DHHS (now Homes Victoria)
SCOPE	Four heritage-significant Victorian buildings converted into 25 self-contained bedsits, each with kitchen, ensuite and living area.
OUTCOME	Heritage character of the buildings and street retained.



West Melbourne housing conversion

Melbourne · Completed 2020

VALUE	$2.6m
SCOPE	Four Victorian terrace buildings upgraded into 11 bedsits, each with kitchen, ensuite and living area.
OUTCOME	Heritage character maintained.



Dallas housing units

Five two-bedroom units for DHHS · 2020



Preston housing units

Eight two-bedroom units for DHHS · 2019



Reservoir housing units

Four two-bedroom units for DHHS · 2019

11 DHS home projects built for the Department of Human Services between 2010 and 2014, in suburbs including Ashburton, Bellfield, Box Hill South, Braybrook, Frankston, Heidelberg Heights, Reservoir and Sale.

16 DHHS / DHS housing projects in our portfolio.

From 16-storey apartments to pavilions.



Mode Apartments

St Kilda · Completed 2002

SCOPE	16-storey building of 74 apartments with indoor pool, gym and four levels of car parking, in precast concrete.
OUTCOME	One of 12 apartment and residential projects in our portfolio.



Pier 9 Apartments

Patterson Lakes

SCOPE	65 apartments and car parking, including apartments extending over the water.
VALUE ENGINEERING	External walls changed from solid brick to precast concrete; roofs and balconies prefabricated on the ground and craned into place, shortening the programme and improving worker safety.



John Ilhan Pavilion

Broadmeadows · Completed 2013

CLIENT	Hume City Council
SCOPE	Existing pavilion demolished and replaced with a soccer-club pavilion: change and umpire rooms, offices, conference room, commercial kitchen, canteen and public amenities.
OUTCOME	New community facility completed in 2013.

DEFENCE

HMAS Cerberus

Bricklaying and lagging training facility

HMAS Cerberus training facility

Crib Point · Department of Defence

CLIENT	Defence
SCOPE	Training facility scaled to match the adjacent historic buildings.
VALUE ENGINEERING	Mackie designed mezzanine classrooms over the teaching areas, using the volume of the building, gaining 200 m² for an additional cost of $50,000.

Also: Royal Albert Apartments (1999), Charter House rooftop extension (2003), Regent Square, Woorigoleen Rd Apartments, Turkish Consulate residence; Port of Melbourne Operations Centre (2013); CSIRO Mathematical & Information Sciences (2007); National Institute of Circus Arts (2007); Australian Ballet School (2008); Frankston Cultural Centre.



09 GOVERNMENT SECTOR EXPERIENCE

Experienced with public clients and their processes.

Mackie has delivered work for state, Commonwealth and local government clients, and is registered on Victoria's Construction Supplier Register in the Building and Refurbishment category.

CLIENT TYPE	CLIENTS	SELECTED PROJECTS
State education	Victorian School Building Authority	Keysborough Secondary College, Karingal Primary School, Boronia West Primary School; earlier government schools including Hurstbridge, Epping Views and North Melbourne primary schools, Drouin and Western Port secondary colleges.
Public health	Mercy Health · Peninsula Health (public hospitals, now overseen by the Victorian Department of Health)	Werribee Mercy Hospital maternity wing (2011); Frankston Hospital emergency and maternity upgrades (2012). Other hospital work includes Peter MacCallum Cancer Centre, Alexandra District Hospital and The Alfred.
Social and public housing	DHHS / DHS, now Homes Victoria	16 projects: Dallas, Preston and Reservoir units; South Melbourne heritage conversion (25 bedsits); 11 DHS home projects 2010–2014.
Local government	Hume City Council	John Ilhan Pavilion, Broadmeadows (2013), plus community, aquatic and arts buildings.
Commonwealth	Department of Defence · CSIRO	HMAS Cerberus training facility; CSIRO Mathematical & Information Sciences building (2007).
Statutory authorities	Port of Melbourne	Operations Centre renovation and extensions (2013).

Construction Supplier Register

Registered with the Victorian Government's Construction Supplier Register: category **Building and Refurbishment**, financial level up to **$5 million**.



10 WORK HEALTH & SAFETY

A certified safety system, applied on every site.

ISO 45001:2018

Occupational Health and Safety Management System

Certificate 14610 · Sustainable Certification Pty Ltd · certified 4 July 2025 · expires 29 June 2028

How we manage safety

- Site-specific OHS plans covering traffic management, work at heights, plant and machinery, electrical safety, hazardous substances, confined spaces, public protection and emergencies.
- Safe Work Method Statements before any high-risk work; every subcontractor provides SWMS before starting on site.
- Site inductions run by our site managers, regular toolbox meetings and consultation with health and safety advisers.
- Work zones, barricading, signage and alternative access routes planned with the client before work starts.

Safety on occupied sites

Much of our work happens beside students, patients, staff and the public. Before starting on site we agree with the client:

- access requirements and timing, including work in off-peak hours and holidays
- staging and work zones, with an OHS audit and evacuation plans
- site establishment, delivery zones and site access
- a traffic and pedestrian management plan

Safety performance

Safety statistics are available to procurement officers on request.

Built right, handed over complete.

ISO 9001:2015

Quality Management Systems

Certificate 14608

ISO 14001:2015

Environmental Management Systems

Certificate 14609

Integrated licence

LIC.2025-14607

Certified 4 July 2025 · expires 29 June 2028

The integrated certificate is issued by Sustainable Certification Pty Ltd to Mackie Pty Ltd and MSM & Associates Pty Ltd for commercial and residential construction, project management and architecture/design consultancy. It remains valid subject to surveillance audits.

Quality

- A Quality Assurance Policy that binds all staff, with clearly defined roles and responsibilities.
- Site-specific quality plans, trade quality checklists, inspection and test plans and an internal audit schedule.
- A “no defects” policy: regular inspections so work is complete before practical completion.
- Warranties, maintenance manuals and as-built documentation at practical completion, and a team member who stays on to support the client through the start-up phase.

Environment

- Environmental management plans developed with project stakeholders and consultants, covering water quality, noise, air, flora and fauna, soil contamination, traffic, waste and culturally sensitive areas.
- EPA guidelines followed for contaminated soil, noise and air pollution.
- Waste reduced from the start by ordering exact quantities; fit-for-purpose materials reused, with surplus taken to our depot for use on other projects.
- Staff and subcontractors encouraged to reuse and recycle, with disposal as required by state regulations.



Syndal South Primary School · Completed 2024



Karingal Primary School · Completed 2024



12 REGISTRATIONS, FINANCIAL CAPACITY & INSURANCES

Registered, certified and insured.

Company	Mackie Pty Ltd · ABN 55 097 603 846 · 6 Apsley Place, Seaford VIC 3198
Builder registration	Registered building practitioner (company), Victorian Building Authority certificate: Commercial builder (unlimited) **CCB-U 60808** and Domestic builder (unlimited) **CDB-U 60809**, registered 28 November 2018, renewal 28 November 2028.
Construction Supplier Register	Victorian Government Construction Supplier Register: **Building and Refurbishment**, financial level up to **$5 million**.
Management systems	ISO 9001:2015 (14608) · ISO 14001:2015 (14609) · ISO 45001:2018 (14610), certified to 29 June 2028.
Financial capacity	Mackie is privately owned and has delivered contracts up to $18 million. Financial statements and references are available to procurement officers on request.
Insurances	Certificates of currency are available on request.

Copies of the ISO certificate and builder registration certificate are available on request and at mackie.com.au/credentials.

A Victorian business, building in Victorian communities.

Local by design

- Family-owned and based in Seaford, Victoria, building across metropolitan Melbourne, the Mornington Peninsula and regional Victoria.
- Our own workforce covers site management, carpentry and plant operation, supported by our own steel workshop and plant.
- Long-standing working relationships with subcontractors and suppliers, so materials and labour are available when required.
- Surplus materials are stored at our depot and reused on other projects.

Social procurement

We support the social procurement objectives of each tender. Our commitments on local jobs, apprentices and trainees, and engagement of social enterprises and Aboriginal businesses are set out in each tender response, and details of our local content and social procurement experience are available on request.

Built in the communities we serve.

From Seaford, we build schools, hospitals, homes and community buildings across metropolitan Melbourne, the Mornington Peninsula and regional Victoria.



Syndal South Primary School · Completed 2024



14 HOW WE WORK

A clear path from brief to handover.

01

Brief

We discuss the scope, budget, timing and how the building needs to keep operating.

02

Preconstruction and value

We test buildability, staging and cost options, and offer design and construct with MSM & Associates.

03

Plan and stage

We agree access, work zones, traffic management and staging with the client, so occupied sites keep running.

04

Build

A dedicated project manager, site manager and contract administrator, with our own carpenters, plant operators, plant and steel workshop.

05

Handover

Inspection and test plans, a “no defects” approach, manuals and as-built documents, and on-site support through start-up.

Programme and reporting

A detailed construction programme, built from the documentation and our own resources, is agreed with the client and updated regularly to show progress and any task that needs attention.

Subcontractor management

Subcontractors are inducted, provide SWMS before starting, and work to our trade quality checklists and inspection and test plans before they leave site.



MACKIE
PTY LTD

Let’s talk about your next project.

Send us a brief, an upgrade priority list or an invitation to tender.

EMAIL	mackiebuild@mackie.com.au
PHONE	(03) 9781 4066
HEAD OFFICE	6 Apsley Place, Seaford VIC 3198
WEB	mackie.com.au

Available on request for tenders and prequalification

ISO certificate · builder registration certificate · Construction Supplier Register details · certificates of currency · financial information · management system documents · plant register · project case studies and referees