

# Statement of Capabilities

Reactive Works, Building Services  
& Major Projects



CONSTRUCTION • REFURBISHMENT • MAINTENANCE



[www.tallan.com.au](http://www.tallan.com.au)

# Capability Statement

Executive Summary	1
Organisational Profile	2
The Tallan Experience	3
Quality, Environmental & Safety Management	4
Licences, Memberships, Insurances & References	6
Relevant Experience	7
Project Examples	8
Draft Construction Methodology	13
Sample Progress Update Report	14
Our Valued Clients	28

“our mission is to provide our clients, staff & stakeholders the most exceptional service built on the foundation of solid **relationships**”

# Executive Summary

Thank you for the opportunity to provide you with our Council Capability Statement. Our core business is construction and refurbishment across all council facilities and premises from Building Services to large-scale projects.

Tallan has been an established operator in the commercial construction market for the last 11 years, formerly known as Sensus Building Group, we are known for delivering exceptional projects. Initially focusing on smaller reactive & planned maintenance projects for Government, Aged Care, Education and Institutional clients, Tallan's attention to detail and emphasis on client relationships became a magnet for projects across the Health & Aged Care, Retail & Leisure, and Commercial sectors, earning a solid reputation for quality delivery from industry bodies.

Our experienced team is led by our Managing Directors, Zane Taylor and Joel Quillan. Zane and Joel have built a strong reputation as dedicated and trusted delivery partners who will go the extra mile to ensure the success of your project and the project team. Tallan has a flexible business model which allows us to service the needs of any project, large or small.

## Why Tallan?

We are:

- A leadership team who will be actively involved in the delivery of projects and will ensure their success through experience, skill, and dedication.
- A full complement of employed skilled & experienced tradespersons, which allows us to provide responsive & flexible building services.
- A company with a mantra that 'every project is important and deserves the best'.
- Backed by a long established and financially secure business.
- A company that holds robust third-party accreditations and state pre-qualifications.
- A strong delivery management team with specialised skills to support delivery teams.
- Committed to providing a dedicated Project Manager and Project Team on every project.
- A company with a senior management team that provides a 'hands on' approach.
- Experts in procurement and complex projects as this is our 'Core Business'.

We trust that this Capability Statement highlights our credentials and experience to successfully deliver your project.

Thank you for your time and we look forward to discussing future opportunities with you.

# Organisational Profile

Since 2011, we have continuously focused on building a strong culture that bonds our people and drives our business. It is our proudest achievement.

Our values are the measure for everything we do – a benchmark for how we act, who we hire and the way we deliver. We sustain our culture with a combination of a ‘Home Grown’ approach to develop our talent and create exciting opportunities that attract the best in the industry to join us.

A strong culture means every Tallan person understands how and why we do things differently and shares our goal to create the best results for the project, for the client, and for us.

Our people are accountable to our values, it is what sets us apart. It is at the core of everything we do, it is in our DNA.



Tallan’s project team is involved from the start of the tender period through to the end of construction & DLP, offering clients one point of contact throughout the project.

# The Tallan Experience

---

Tallan Group has extensive experience in delivering complex projects, working closely with clients over several years delivering numerous construction, fitout and refurbishment projects. We understand our clients' needs & limitations and are highly sensitive and consultative with these projects to ensure operations are maintained at all time and experience minimal disruption.

Our many years' of experience on live environments and other sensitive projects have allowed Tallan Group to fine-tune methodologies and programs and provide training for staff to offer clients a true consultative relationship to ensure operations being undertaken daily can be offered a business-as-usual guarantee where stakeholders can work alongside a working construction site with a clear demarcation between construction and staff.

Tallan Group:

- Successfully deliver similar projects working alongside occupants within working environments including noise, dust, vibration, infection control and access.
- Understand specialist construction and equipment process including staging, decant and certification processes.
- Program and align methodologies and construction technologies to meet working needs with detailed stop work protocols in place.
- Understand major services and infrastructure upgrades and relocations, understanding requirements for temporary services and no downtime in services.
- Take staging programs and look at macro and micro plans to meet timelines and needs.
- Have the ability to align program to construction zones to ensure one visit to each zone and no repeat.
- Create avenues for ongoing stakeholder engagement with staff and occupants through carefully planned meetings, reports and client and occupant walk throughs.
- Provision of highly qualified staff who have worked on similar projects.
- Provide quality tradespeople and subcontractors and to work with and manage Principal's specialist contractors.
- Provide methodologies, safety, quality, and environmental management systems to meet the project's needs.
- Detailed weekly updates via our Progress Update Report ensure the client is fully informed. See page 17
- To align pre-start and induction processes to make them specific to the environment.

## Our Values

**WORK SAFE,  
HOME SAFE**  
SAFETY

**START STRONG,  
FINISH STRONGER**  
QUALITY

**OWN IT, IT'S  
YOURS**  
OWNERSHIP

**LIVE UP TO  
EXPECTATIONS**  
INTEGRITY

**WE LOVE WHAT  
WE DO**  
PASSION

**WE'RE STRONGR  
TOGETHER**  
TEAMWORK

# Quality, Environmental & Safety Management

## Quality Management

Tallan is dedicated to upholding its reputation for consistently producing timely and cost-effective projects. We maintain a Quality Management system, which we strive to integrate as part of our daily work practices, making it a living, breathing method by which we do business. With over a decade of pursuing craftsman quality, Quality Management is simply part of Tallan's DNA. Each project's Quality Management Plan (QMP) outlines the mode and methods for upholding quality requirements for all works undertaken by Tallan. Every Tallan QMP provides guidelines for ensuring:

- Tallan's products and services will meet our clients' specified requirements.
- Purchased items conform to specification before incorporating them in the works.
- Careful planning and control measures for all work processes.
- Verification that processes are effective and that all finished work complies with the contract.
- Careful selection of subcontractors and confirmation that their work complies with the contract.
- Acknowledgment and rectification of any nonconforming work and subsequent improvement of work processes to prevent recurrence of nonconformities.
- Thorough and orderly document management and record keeping.
- Continuous improvement of procedures and work practices as and when opportunities are identified to minimise errors, waste, and product nonconformities.

All project management and site personnel receive induction training on the Project Quality Plan, including their roles and responsibilities in meeting the project's quality assurance requirements. Site staff are also trained in the technical procedures including the requirements of Inspection and Test Plans (ITPs).

Tallan uses a selection of proprietary applications for the identification, capture and digital collection of defects on projects. This cloud-based technology consolidates all project defects into a single database, simplifying reporting and rectification processes.

Project Managers are responsible for review and approval of all documents that may be used for inspection including ITPs, programs, checklists and special process procedures related to their project. The Project Manager will also be responsible for:

- Implementing project specific quality documentation.
- Control, storage, transmittal and distribution of all documents and revision in line with any client requirements.
- Registering, maintaining, and distributing all specifications used on the project

The Project Manager may (where required) delegate some responsibility to a Contract Administrator to suit other roles, workloads, and responsibilities during the project.

## Workplace Health & Safety Management System

Tallan is unwavering in its commitment to zero harm at work. Safety is intrinsic to our operating model, and we make it the responsibility of all employees, subcontractors and anyone involved with the operation of the organisation. There is no task so important or urgent that it releases the company or our people from the responsibility to ensure a safe and healthy work environment. Tallan's Safety Management Plan and programs are integrated elements of its overall Occupational Health and Safety (OH&S) management system. The OH&S management system is a critical element of the overarching management system used by Tallan to ensure safe, high quality and timely project delivery. The Safety Management System consists of five primary levels:

1. OH&S policy statement ratified by the Director.
2. Corporate and administrative OH&S procedures governing overall maintenance of the OH&S management plans.
3. Project establishment procedures that embed OH&S management into construction projects from planning through to completion.
4. Specific OH&S procedures and guidelines, including Safe Work Method Statements (SWMS), Project Risk Assessment (PRA) and other procedures governing on-site activities and construction work practices.
5. Project/site specific Workforce Health and Safety (WHS) and Management Plans, which include OH&S KPIs and audit schedules.

To ensure that no person is exposed to or exposes others to a health and safety risk, Tallan implements control measures throughout each project's WH&S management plan to ensure exposure to the company, the client, the workers, and all other stakeholders is minimised. All personnel are required to meet Tallan health and safety standards and operate within the parameters set by the project specific Work Health and Safety Management Plan (WHSMP). A copy of the WHSMP is held on site and available for perusal upon request.

Wherever high-risk work activities are undertaken, Tallan safety management team reviews each subcontractor's SWMS or safety plan prior to commencement of work, to ensure compliance. Persons who do not strictly comply with all the requirements of the state's relevant Health and Safety Legislation, Tallan WHSMP, and client standards will be removed immediately from the site until such time as they comply in all respects with the statutory requirements.

Tallan is committed to ensuring that the health safety and wellbeing of all workers and other parties who may be affected by our business' activities will not be compromised. Our accredited Work Health and Management System Manual forms the basis of every Tallan Workplace Health and Safety Plan.

## Licences & Insurances

<b>Name</b>	Tallan Group Pty Ltd
<b>Registered Address</b>	15 Nicol Way, Brendale QLD 4500
<b>ABN</b>	22 649 005 096
<b>ACN</b>	649 005 096
<b>Year Established</b>	2011
<b>Number of Staff</b>	40
<b>QBCC Licence Number</b>	15247309
<b>QBCC Licence Category</b>	Builder – Open
<b>NSW Fair Trading</b>	372586C
<b>NSW Fair Trading Category</b>	Contractor

Insurance	Amount
Annual Construction, Plant & Liability	\$20,000,000.00
WorkCover	
Public Liability	\$20,000,000.00
Professional Indemnity	\$10,000,000.00

## Our services

State Government Facilities  
 Schools & Education Facilities  
 Aged Care & Healthcare  
 Multi-Residential  
 Industrial & Manufacturing  
 Medium Density Housing  
 Retail & Leisure

Fitout & Make Goods  
 Base Building Upgrades  
 Extensions & Alterations  
 Programs of Works  
 Child Care Facilities  
 Hospitality  
 Food & Beverage

Internal Painting  
 External Painting  
 Body Corporate Works  
 General Building Works  
 Carpentry & Joinery  
 Facilities Management  
 Internal Linings

## Relevant Experience

Tallan has extensive experience in delivering projects within an operational environment, working closely with clients over several years delivering construction, fit out and refurbishment projects, so we understand and are highly sensitive in executing these projects to ensure operations are maintained at all time and end users experience minimal disruption.

Our many years of experience on live environments and other sensitive projects have allowed Tallan to fine-tune methodologies and programs and provide training for staff to offer clients a true consultative relationship to ensure operations being undertaken daily can be offered a business-as-usual guarantee where stakeholders can work alongside a working construction site with a clear demarcation between construction and staff.

FACILITY	LOCATION	PROJECT	VALUE (\$)
Solander Drive Amenities Block	Banksia Beach	Construction of new amenities block - P11	\$500K
Sunderland Drive Amenities Block	Banksia Beach	Construction of new amenities block - P12	\$350K
Bongaree AFL Club	Bongaree	New amenities & change rooms - P13	\$1.7M
CREEC Burpengary	Burpengary	Playground upgrade	\$1.5M
Bribie Island Library	Bribie Island	Structural repairs	\$320K
Albany Creek Kindegarten	Albany Creek	Roof renewal	\$170K
PCYC Office Refurbishment	Caboolture	Full office refurbishment	\$110K
Various reactive works		Examples of works provided P14	
Strathpine Administration Building	Strathpine	Specialist structural works to facade	\$60K
Show Grounds	Samford	Refurbishment to heritage-listed structure	\$80K
Historical Village	Caboolture	Reroof and refurbishment of the cottage.	\$60K
Aquatic Centre	Lawnton	Mould remediation.	\$90K
Margate Beach Foreshore Shelters	Margate	Full refurbishment of multiple shelters.	\$90K
Snakes Rugby Club	Caboolture	Structural remediation of failing suspended slabs.	\$150K

# Solander Drive Amenities

**Address:** Solander Drive, Banksia  
Beach QLD

**Contract Value:** Circa \$500K

**Status:** Completed 2024

**Scope:** Construction of New Amenities  
Block including  
demolition, structural, architectural,  
electrical,  
mechanical, hydraulics, external, and  
finishes work.





# Banksia Beach Amenities

**Address:** Sunderand Drive, Banksia  
Beach QLD

**Contract Value:** Circa \$350K

**Status:** Completed 2024

**Scope:** Construction of New Amenities  
Block including  
demolition, structural, architectural,  
electrical,  
mechanical, hydraulics, external, and  
finishes work.



# BONGAREE AFL CLUB

**Address:** First Ave, Bongaree QLD

**Contract Value:** Circa \$1.7M

**Status:** Works in progress

**Scope:** Construction of new AFL Building and Amenities Block including demolition of existing building, structural, architectural, hydraulics, electrical, civil and landscape works.





# REACTIVE WORKS ALBANY CREEK POOL

Address: Cnr Old Northern Rd &  
Explorer Drive, Albany Creek

Status: P1 ALERT, completed within 2  
hours 2023

Scope: A severe weather event caused  
significant damage to one of the  
shade sails over the pool at Albany  
Creek. Our team received a P1 alert  
and responded promptly, arriving on-  
site within two hours.



BEFORE



AFTER



# REACTIVE WORKS NEW FARM PARK

**Address:** 137 Sydney St, New Farm

**Status:** Completed

**Scope:** Heritage restoration was required due to deterioration caused by years of harsh exposure to the elements. Our team assessed the bandstand, including testing the paint for lead, identified the correct wood, handcrafted the round top balustrade to fit the heritage size and shaved the wooden slats to the exact size it was in the 1915s.



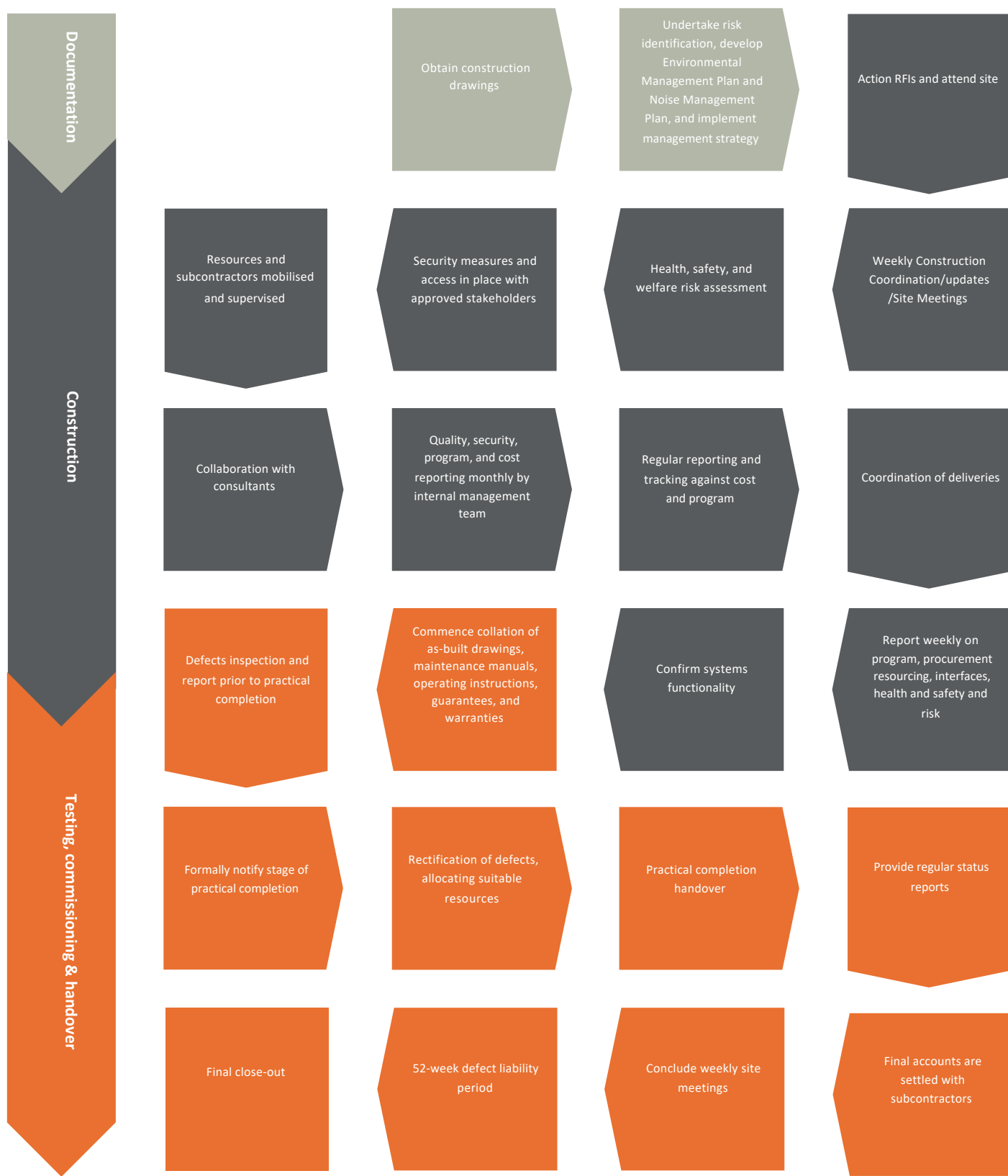
BEFORE



AFTER

# Draft Construction Methodology

The Tallan team have devised a thorough methodology to deliver projects as efficiently as possible. Our approach and steps to achieve this schedule are detailed in the diagram below. The below methodology diagram highlights key milestones and interfaces vital to the success of this type of project.



*The Tallan Experience*



## Progress Update Report

**21 Feb 2025**

---

Client Name: Sample

Reference: 1234

Customer Name: Tallan Sample

Site Address: 123 Tallan St, Tallan

## Project Details

<b>Client Name:</b>	Sample	<b>Client Reference:</b>	1234 1234
<b>Customer Contact:</b>	Tallan	<b>Tallan Reference:</b>	Sample
<b>Site Address:</b>	Tallan Rd, Tallan	<b>Project Manager:</b>	admin@tallan.com.au
<b>Phone Number:</b>	0416 111 111	<b>Tallan Email:</b>	Sample
<b>Email:</b>	admin@tallan.com.au	<b>Estimator:</b>	

## Summary Of Works Completed To Date - WE Friday 21/02/2025

Monday 17/02/25	Tuesday 18/02/25	Wednesday 19/02/25	Thursday 20/02/25	Friday 21/02/25
Rainfall Recorded = 0	Rainfall Recorded = 0	Rainfall Recorded = 0	Rainfall Recorded = 0	Rainfall Recorded = 0
Erected scaffold towers and brickies scaffolding. Skip bin changed over. Continued installing blockwork.	Block Layers continued with block wall installation.	Site amenities serviced and cleaned. Block Layers continued with block wall installation.	Block Layers continued with block wall installation. Plumber installed pipework to exterior water trough block wall in conjunction with block layers constructing the wall. Block layers started to de-camp site and clean up.	Site clean and maintenance of site fencing. Shifted waste blocks and consolidated excess blocks to enable clear access for upcoming trades. Landre from Tonkin inspected the steel reinforcement to block walls.

**Additional Notes:**

**Upcoming Actions: WE Friday 28/02/2025**

- Clear blockwork and prepare for core filling.
- Arrange for suitable access equipment and pump truck for core filling.
- Form up base of all blockwork wall that have clean out blocks.
- Core fill block walls
- Strip formwork
- Continue to clean and maintain site

Progress Percentage of Key Work Items & Upcoming Works		
Description	Percentage Complete	Comments
Pour Concrete Footings	100%	
Pour and Finish Structural Slab	100%	
Installation of Underground Stormwater and Sewer Pipework and Pits	99%	Extra concrete cutting will be required to path of adjacent building for 1 x downpipe to be run into pit to complete.
Installation of Steel Columns to rear wall.	100%	
Installation of Blockwork	100%	Complete
Installation of formwork and core filling of block walls	0%	Core filling 26th Feb
Electrical - Underground Conduit and Pits	0%	Will start after block laying is complete due to access.
Installation of Structural Steel Framing	0%	To commence following blockwork installation and core filling.

## Photo Schedule

---



*Construction of block walls*



*Installation of vertical steel reinforcement*



*Installation of plumbing to water trough wall*



*Horizontal steel reinforcement being installed during block wall construction*



*Blockwork nearing completion*



*Blockwork nearing completion*



*Blockwork nearing completion*



*Blockwork nearing completion*



*Overview of site*



*Overview of site*



*Blockwork nearing completion*



*Blockwork completed*



*Blockwork completed*



*Blockwork completed*



## **Tallan Group Pty Ltd**

**P: 1300 TALLAN**

**E: [admin@tallan.com.au](mailto:admin@tallan.com.au)**