

Statement of Capabilities

Aged Care



CONSTRUCTION • REFURBISHMENT • MAINTENANCE

tallan
GROUP

www.tallan.com.au

Capability Statement

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

Executive Summary.

Thank you for the opportunity to provide you with our Capability Statement. Tallan is a trusted name in commercial construction, refurbishment, and maintenance, delivering high-quality outcomes across a diverse range of sectors, including Government, Councils, Education, Health and Aged Care, Retail and Leisure, Commercial projects, Heritage properties, Facilities Management, and Real Estate.

With more than 5 years of industry experience, Tallan Group has built a strong reputation for delivering exceptional projects and fostering long-lasting client relationships. Initially focusing on smaller reactive and planned maintenance projects for Government, Education, Health, and Institutional clients, our commitment to quality and attention to detail soon led to opportunities in larger and more complex developments. This dedication to excellence has been recognised by industry bodies and valued partners alike.

Our experienced team is led by Managing Directors Zane Taylor and Joel Quillan, who are known for their hands-on approach and commitment to achieving successful outcomes for every client. With a flexible business model and a highly skilled team, Tallan is equipped to deliver projects of any scale providing dependable, high-quality construction solutions tailored to meet every project's needs.

Why Tallan?

Who we are:

- A high performance leadership team actively overseeing projects to ensure successful delivery through proven experience, skill, and dedication.
- An experienced and skilled trades team, equipped to deliver responsive and efficient building solutions.
- A company with a clear vision: committed to quality, focused on value, and powered by efficiency in every project we undertake.
- Founded by a well established and financially secure business.
- A company holding strong third-party accreditations and state pre-qualifications.
- A highly skilled and trained delivery management team, providing expert support to project teams.
- We assign a dedicated Project Manager and project team, ensuring focused management and seamless delivery on every project.
- A company led by a senior management team with a hands-on approach, actively driving project success.
- Experts in procurement and complex project delivery, forming the core of our business.

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

Thank you for your consideration. We look forward to discussing future opportunities with you.

The Tallan Experience

Tallan Group brings extensive experience in delivering complex construction, fitout, and refurbishment projects within live and sensitive environments. Our collaborative approach ensures client operations are maintained with minimal disruption, supported by refined methodologies and a highly skilled team dedicated to seamless delivery.

Through years of working in operational settings, we have perfected strategies that balance safety, quality, and efficiency while ensuring business continuity. Our consultative approach, combined with comprehensive management systems, allows us to deliver projects to the highest standard without compromising day-to-day activities.

Our Capabilities Include:

- Proven success delivering projects within occupied environments, effectively managing noise, dust, vibration, infection control, and access.
- Specialist knowledge of staging, decanting, certification, and equipment installation processes.
- Detailed and adaptive programming, including stop-work protocols to align with operational needs.
- Expertise in major service upgrades, relocations, and temporary service continuity planning.
- Integration of macro and micro staging to meet project milestones and client requirements.
- Ongoing stakeholder engagement through structured meetings, reporting, and site walkthroughs.
- Deployment of experienced staff and trusted subcontractors with relevant project experience.
- Implementation of robust safety, quality, and environmental management systems.
- Tailored pre-start and induction processes designed for site-specific conditions.

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 STRONGER TOGETHER

TEAMWORK

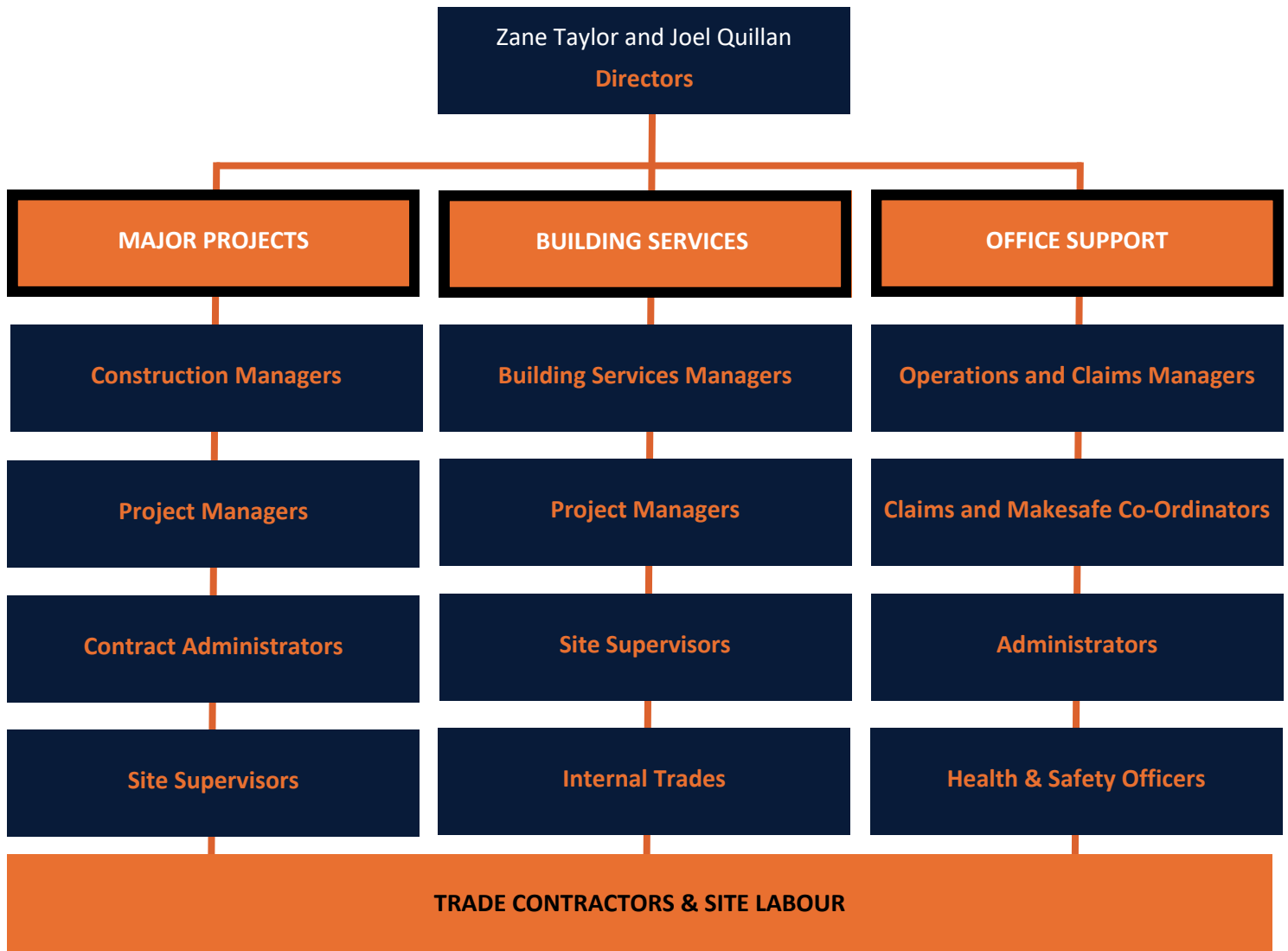


Organisational Profile

Tallan’s success is built on the strength of its people and a culture founded on accountability, collaboration, and excellence. Our values guide the way we work, shaping our approach to client relationships, project delivery, and team development.

We are committed to fostering a high-performing environment where our people are empowered to grow, take ownership, and continually improve. By investing in our team and promoting from within, we have developed a skilled and motivated workforce that shares a common commitment to delivering outstanding outcomes.

This strong cultural foundation ensures every member of the Tallan team understands what sets us apart, bringing professionalism, integrity, and a genuine commitment to the success of every project and client. Our people are at the heart of everything we do, and their dedication continues to drive the quality, reliability, and service that define Tallan.



Tallan’s project team is engaged from the tender stage through to the completion of construction and the Defects Liability Period, providing clients with a single point of contact throughout the project.

Quality, Environmental and Safety Management

Quality Management

Tallan is committed to delivering projects safely, on time, cost-effectively, and to a high standard of quality. Our Quality Management System (QMS) is integrated into daily operations and embedded across all projects. Each project's Quality Management Plan (QMP) outlines the processes used to meet client and contractual requirements, including:

- Verification of materials and completed works against specifications.
- Planned and controlled work processes.
- Management of subcontractor quality compliance.
- Identification and rectification of non-conforming work.
- Effective document control and record management.
- Continuous improvement to reduce defects and improve efficiency.
- Ongoing client communication and project updates.
- Training of personnel in project procedures and Inspection and Test Plans (ITPs).

Project Quality and Inspection Plans

Project personnel receive training relevant to the Project Quality Plan, including the use of ITPs and project-specific procedures.

Tallan uses digital systems to manage inspections, defects, quality records, and project documentation in real time.

Project Managers are responsible for implementing project-specific quality requirements, managing documentation, and ensuring compliance with project specifications.

Workplace Health and Safety Management System

Tallan is committed to achieving zero harm in the workplace. Safety is embedded into all business activities and is the responsibility of all workers, subcontractors, and personnel involved in our operations.

Our Work Health and Safety (WHS) Management System supports the safe delivery of projects through:

- Company WHS policies and procedures.
- Project-specific WHS Management Plans (WHSMPs).
- Risk assessments and Safe Work Method Statements (SWMS).
- Site inspections, audits, and continuous improvement processes.
- Ongoing worker consultation, training, and compliance monitoring.

Project-specific WHS control measures are implemented to minimise risks to workers, clients, subcontractors, and the public. For high-risk works, subcontractor SWMS and safety documentation are reviewed prior to work commencing to ensure compliance with legislative and project requirements.

Tallan is committed to protecting the health, safety, and wellbeing of all workers and stakeholders through the consistent application of our WHS Management System.

Licences and Insurances

Name	Tallan Group Pty Ltd	
Registered Address	92 Flinders Parade, North Lakes, QLD, 4509	
QLD ABN	22 649 005 096	
NSW ABN	62 672 272 963	
ACN	649 005 096	
Year Established	2011	
Number of Staff	55+	
QBCC Licence Number	15247309	
QBCC Licence Category	Builder – Open	
QLD Prequalification (PQC)	Level 2 Accreditation	
NSW Fair Trading	372586C	Australian Government
NSW Fair Trading Category	Contractor	Australian Business Register
NSW Design & Building Practitioners Licence	BUP0001251 - ARA Building Services	
	NSW - Trading As Tallan Group	

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

Operating Systems and Technical Capabilities

- Loop Logistics
- Cubit
- Xero
- Quality Management Systems (QMS)
- Quality Management Plans (QMP)
- Asset and Maintenance Management Systems
- Inspection and Test Plans (ITPs)

Community and Social Responsibility

- SOCII Contributions – We proudly donate to SOCII, supporting initiatives that make a positive impact in the community.
- Engagement in local community projects and charitable programs.
- Commitment to sustainable and responsible business practices.

Our Services

Residential and Multi-Residential

- Residential
- Multi-Residential Developments
- Medium Density Housing
- Upgrades, Extensions, and Alterations
- Body Corporate Works



Commercial and Industrial

- Industrial and Manufacturing
- Retail and Leisure
- Hospitality and Entertainment Venues
- Fitout and Make Goods
- Base Building
- Programs of Works



Heritage and Specialist Facilities

- Heritage Repairs and Restoration
- Laboratories, Research Centres, and Clean Rooms
- Data Centres and Technology Facilities



Government, Councils and Education

- State Government Facilities
- Schools and Education
- Public Amenities and Recreational Facilities



Construction and Maintenance

- General Building Works
- Roofing and Repairs
- Carpentry and Joinery
- Internal Linings Management
- Internal and External Painting
- Asbestos removal



Sports and Recreation

- Sporting Facilities and amenities
- Parks, Playgrounds, and Leisure Centres



Healthcare and Aged Care

- Healthcare Facilities
- Aged Care Facilities
- Child Care Facilities
- Hospital Facilities and Upgrades
- Emergency response centers



Environmental and Sustainable Projects

- Green Building Upgrades
- Eco-Friendly Retrofits and Sustainable Construction



Cultural and Community Facilities

- Libraries, Museums, and Galleries
- Community Halls and Cultural Centres



Demonstrated Expertise

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 (\$)
Immanuel Gardens Retirement	Buderim	Block B Refurbishment Eucalypt	1.8m
Living Immanuel Gardens	Buderim	Commercial Kitchen Upgrade	180k
Palmwoods Garden Village	Palmwoods	ILU Refurbishment	75k
Sundale Rotary Garden Village	Burnside	ILU Refurbishment	139k
Coolum Waters Retirement Resort	Coolum Beach	ILU Refurbishment	147k
Palmwoods Garden Village	Palmwoods	ILU Refurbishment	66k
Carinity Wishart Gardens	Wishart	ILU Refurbishment x 3	162k
Southern Cross Dughig Village	Holland Park	Fire Services Upgrade	186k
Nambour Garden Village	Nambour	Pod Relocation	23k
Retirement Living Zion House	Nundah	ILU Refurbishment x 12	720k
St Andrews Retirement Living	Burnside	ILU Refurbishment Early Intervention	85k
Retirement Living St Paul's	Caboolture	ILU Refurbishment x 3	240k
Sundale Retirement Village	Tallebudgera	ILU Refurbishment x 2	340k
Care Queensland Uniting Care	Maroochydore	Family Relationship Centre Upgrade	29k
Palmwoods Garden Village	Palmwoods	ILU Refurbishment	101k

KITCHEN REFURBISHMENT SOLUTIONS

Tallan Group is highly experienced in delivering kitchen refurbishment and replacement projects for aged care facilities and units, upgrading ageing kitchens to improve functionality, compliance, and operational efficiency while minimising disruption to residents and staff.



Existing Kitchen

Ageing kitchen environments can create maintenance challenges, reduce efficiency, and impact day-to-day operations.

Refurbished Kitchen

Refurbished kitchens provide modern, compliant spaces that improve workflow, safety, and long-term performance.

BUILDERS PARKING / NORTH
ENTRY

CONSTRUCTION
ACCESS

EXISTING FENCE TO BE
TEMPORARILY REMOVED,
PROVIDE 1800H GATED
ACCESS DURING
CONSTRUCTION

HOARDED
SITE AREA BY
BUILDER

PROPOSED
UPGRADE
(EUCALYPT
NORTH)

PROPOSED
UPGRADE
(EUCALYPT
WEST)

BLOCK B

Previous Projects

Immanuel Gardens Block B

Address: Ken Thamm Drive, Buderim QLD

Contract Value: \$1.9M

Status: Completed 2022

Scope: Construction of Immanuel Gardens –
Block B including demolition, structural,
architectural, electrical, mechanical,
hydraulics, external, and finishes work.

Before



After



Previous Projects

Palmwoods Community Garden Village

Address: Unit 81 Jubilee Dr, Palmwoods

Contract Value: Circa \$101K

Status: Completed 2025

Scope: ILU refurbishment including general maintenance and cleaning. Replacement and upgrade of insulation, flooring, cabinetry, appliances, curtains and blinds, internal repainting, concrete patios and walkway extension, and landscaping works.

Before



After



Previous Projects

Palmwoods Community Garden Village

Address: Unit 64 Jubilee Dr, Palmwoods

Contract Value: Circa \$75,115

Status: Completed 2025

Scope: Completed ILU refurbishment including internal strip-out, flooring replacement, plumbing works, bathroom upgrades, tiling and waterproofing, painting, landscaping, and construction of concrete walkways.

Before



After



Previous Projects

Sundale Retirement Village

Address: Jubilee Dr, Palmwoods QLD

Contract Value: Circa \$79,503

Status: Completed 2026

Scope: Completed full ILU refurbishment including flooring, kitchen upgrades, electrical works, internal and external painting, servicing windows and doors, replacing fixtures and bedroom joinery, landscaping, and installing a new patio area with roof.

Before



After



Our Insurance Partners

RACQ


Crawford


Strata Insurance Brokers

 STRATA
COMMUNITY
INSURANCE

Exigo

 **Guild**
INSURANCE

ASTA 
group

sedgwick 

A **STUTE**
DJUSTING

Allianz 


ansvar

 **QBE**

 **Charles**
Taylor

vrs  **ana**
PART OF ADENES GROUP

 **McLarens**


Pacific
Claims




aim **insurance**
services
An ALLIED UNIVERSAL Company


SGUA

 **StrataAdvise**
INSURANCE

auto  **general**

Healthcare and Aged Care

 **carinity**

Queensland
Health


SUNDALE
Because we care

Healthcare and Aged Care



Government and Councils



Cultural and Community



Education, Early learning and Childcare



Education, Early learning and Childcare



Commercial and Industrial Services

Coronis

Harcourts



ventia

savills



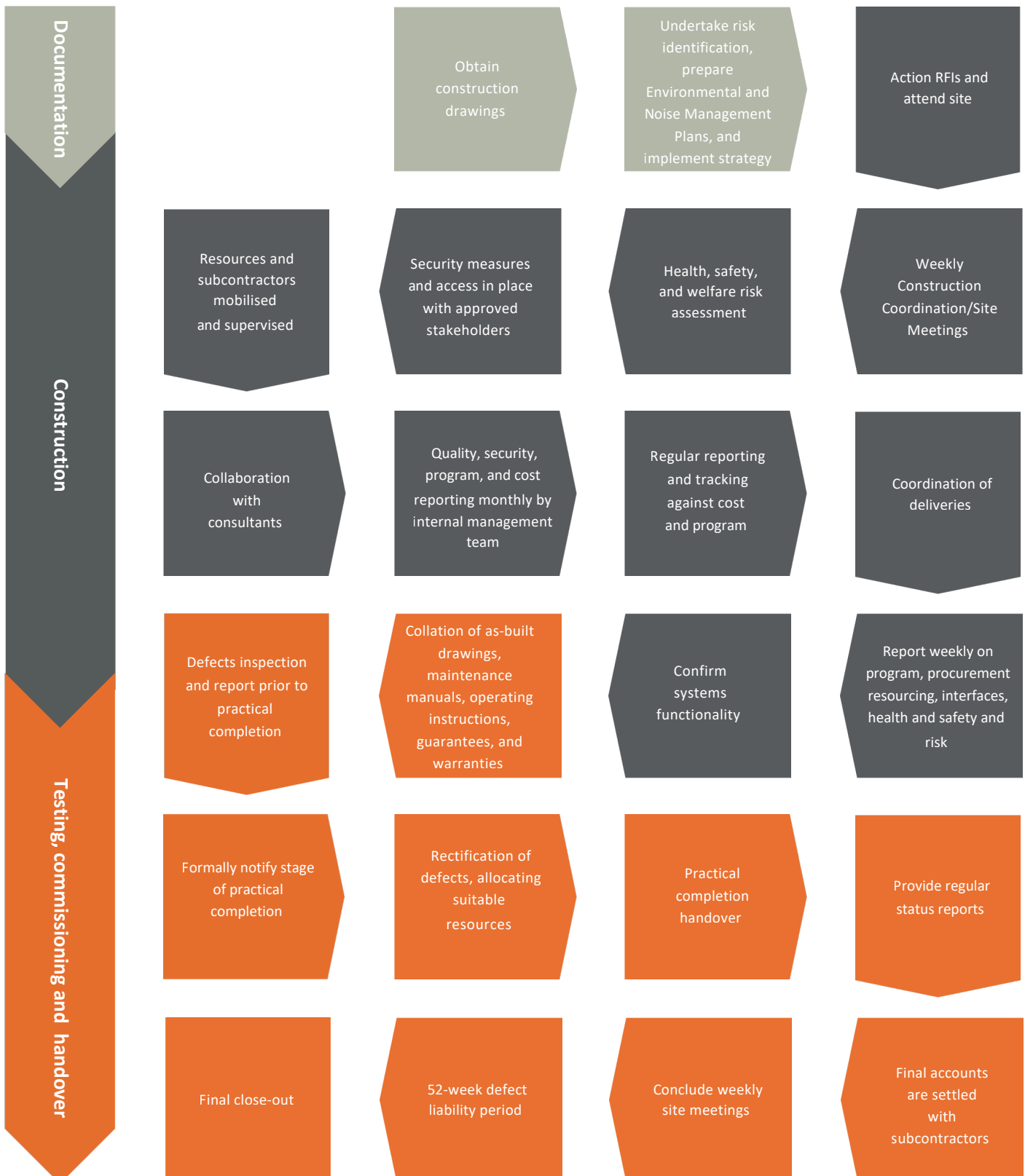
Brookfield

CBRE



Draft Construction Methodology

The Tallan Group team has developed a clear and structured methodology to deliver projects efficiently, safely, and to the highest standards. The diagram below illustrates the key stages, milestones, and interfaces essential to successful project delivery, ensuring seamless coordination and optimal outcomes throughout the project lifecycle.





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