

Statement of Capabilities

Reactive Works, Building Services
and Major Projects



CONSTRUCTION • REFURBISHMENT • MAINTENANCE

tallan
GROUP

www.tallan.com.au

Capability Statement

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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



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.

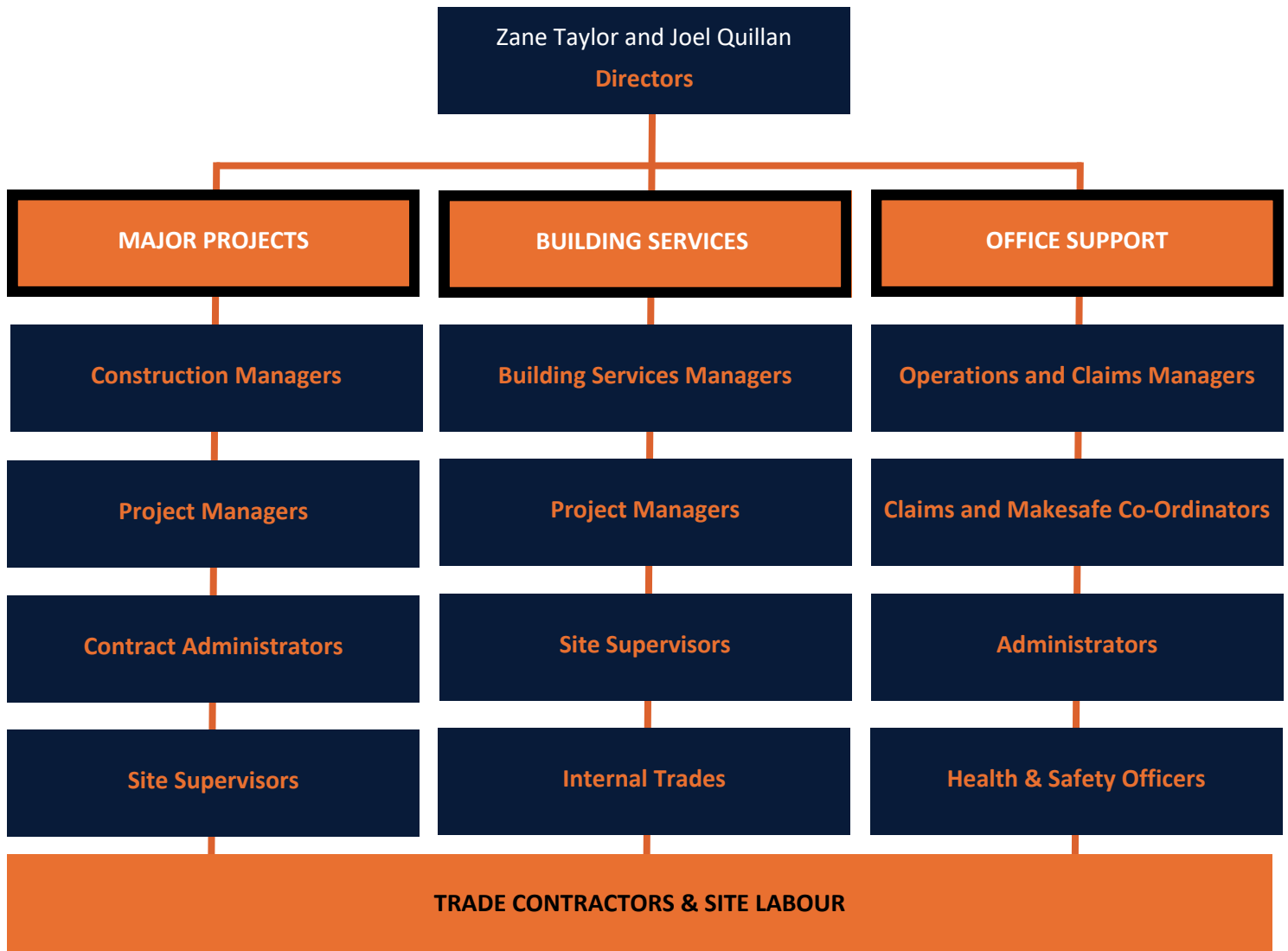
Thank you for your consideration. We look forward to discussing future opportunities with you.

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 dedicated to upholding its reputation for consistently delivering timely, cost-effective, and high-quality projects. Our Quality Management System (QMS) is fully integrated into daily operations, making quality a living, breathing part of how we operate. With over a decade of pursuing craftsman-level quality, Quality Management is embedded in Tallan's DNA.

Each project's Quality Management Plan (QMP) defines the methods and processes to meet contractual and client requirements for all works undertaken by Tallan. Key elements include:

- Verifying purchased items conform to specifications before incorporation into 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 meets contract requirements.
- Identification, rectification, and prevention of nonconforming work to improve processes and avoid recurrence.
- Thorough and orderly document management and record keeping.
- Continuous improvement of procedures and work practices to minimise errors, waste, and product nonconformities.
- Regular contact and project updates to clients to ensure efficiency and transparency throughout the project.
- Site staff are trained in technical procedures, including the requirements of Inspection and Test Plans (ITPs).

Project Quality and Inspection Plans

All project management and site personnel receive induction and technical training on the Project Quality Plan, including their roles and responsibilities, and are trained in the use 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 reviewing and approving all project-related documentation, including ITPs, programs, checklists, and special process procedures. Responsibilities also include:

- Implementing project-specific quality documentation.
- Controlling, storing, transmitting, and distributing all documents and revisions in line with 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 roles, workloads, and project demands.

Workplace Health and 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 integral components of our overarching Occupational Health and Safety (OH&S) Management System. 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:

- OH&S Policy Statement — ratified by the Director and embedded across the organisation.
- Corporate and Administrative Procedures — governing the development, implementation, and maintenance of OH&S management plans.
- Project Establishment Procedures — embedding OH&S management into every project from planning through to completion.
- Specific OH&S Procedures and Guidelines — including Safe Work Method Statements (SWMS), Project Risk Assessments (PRA), and other on-site safety practices.
- Project-Specific Workforce Health and Safety Plans — incorporating OH&S key performance indicators (KPIs), audit schedules, and continuous improvement initiatives.

To ensure that no person is exposed to, or exposes others to, a health and safety risk, Tallan implements comprehensive control measures within each project's Work Health and Safety (WHS) Management Plan. These measures minimise risk exposure for the company, clients, workers, and all other stakeholders. All personnel are required to meet Tallan's health and safety standards and operate within the parameters outlined in the project-specific WHS Management Plan (WHSMP). A copy of the WHSMP is maintained on-site and is available for review upon request.

Where high-risk work activities are undertaken, the Tallan safety management team reviews each subcontractor's Safe Work Method Statement (SWMS) or safety plan prior to the commencement of work to ensure full compliance. Any person who does not strictly adhere to the requirements of the relevant state Health and Safety legislation, the Tallan WHSMP, and client standards will be immediately removed from the site until full compliance is achieved.

Tallan is committed to ensuring the health, safety, and wellbeing of all workers and other parties who may be affected by our business activities. Our accredited Work Health and Safety Management System Manual forms the foundation for every Tallan Workplace Health and Safety Plan.

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	2021	
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



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 (\$)
Shailer Park State School	Buddina	Repitch, reroof and asbestos removal	\$410K
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 Kindergarten	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

Previous Projects

Buddina State School

Address: Iluka Avenue and Tumut Street,
Buddina QLD

Contract Value: \$410K

Status: Completed 2025

Scope: Repitch and reroof including asbestos removal, structural roof framing, installation of metal roofing, eave gutters, downpipes, and roof edge protection.

Before



After



Previous Projects

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.

Before



After



Previous Projects

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.

Before



After



Previous Projects

Bongaree AFL Club

Address: First Ave, Bongaree QLD

Contract Value: Circa \$1.7M

Status: Completed 2025

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

Before



After



Previous Projects

BIG4 Gold Coast Holiday Park

Address: 66-86 Siganto Drive, Helensvale QLD
4212

Contract Value: \$1.2M

Status: Completed 2024

Scope: Large scale reconstruction of multiple buildings within the holiday park including, demolition, structural, electrical, external and finishes work. Plus, the removal and refit of a commercial kitchen, including mechanical exhaust system.

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

 **rydr**

 **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



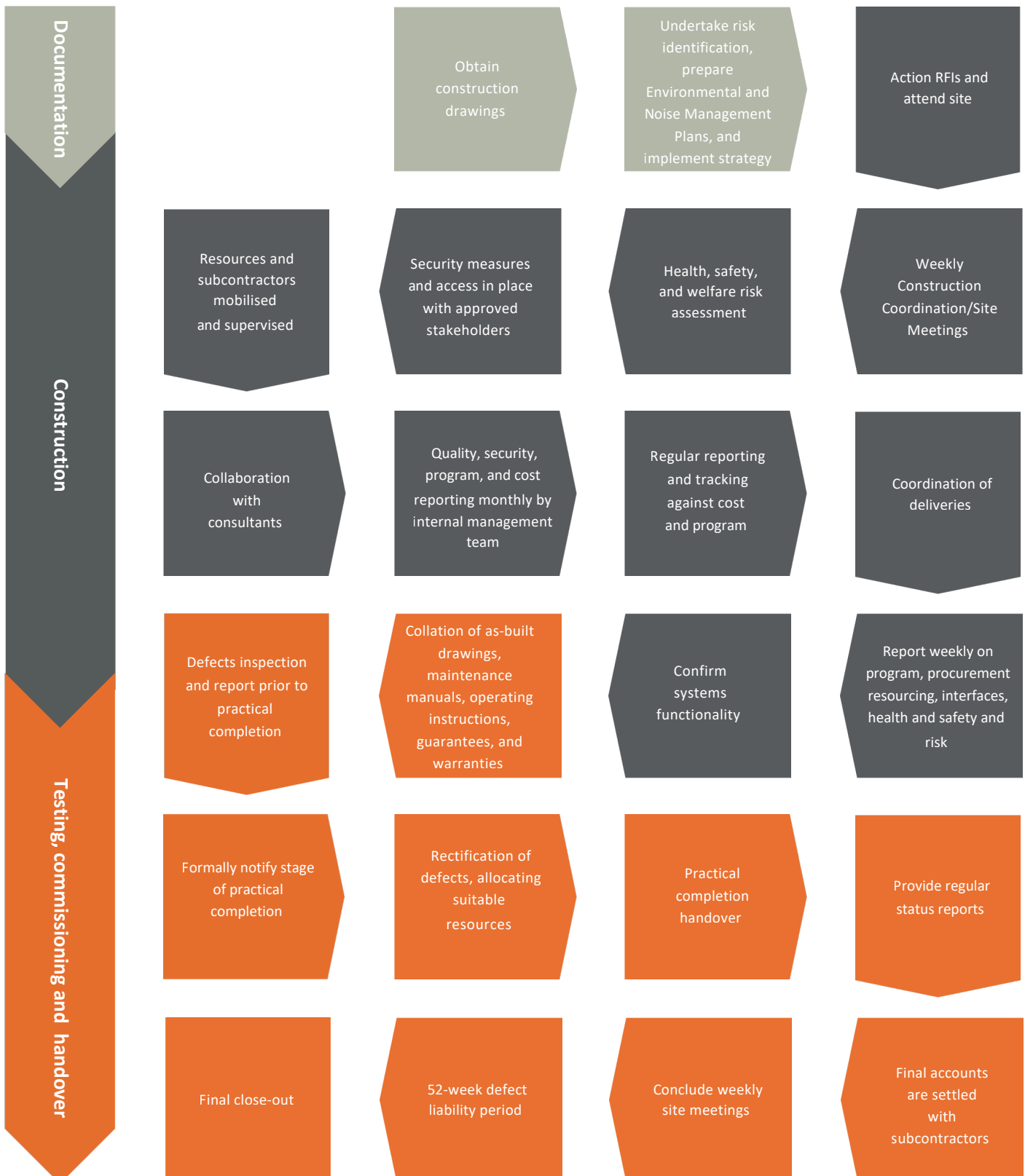
Brookfield

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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