

# Capability Statement

## About Elliam

Elliam is committed to delivering high-quality, on-time project outcomes. With a strong presence across New South Wales, our work is concentrated in the Sydney and Wollongong regions.

For over 20 years, we have built an exceptional reputation among clients dedicated to providing quality buildings for their communities. An impressive **95% of our work** comes from repeat business or professional recommendations. Our success is rooted in our values and capabilities, ensuring we meet the evolving needs of the communities we serve.

It is the **trust we build** that has fuelled Elliam's growth—allowing us to diversify across sectors, provide integrated solutions, and develop deep expertise in areas such as **aged care and heritage restoration**.

## Certifications

Elliam is proud to be certified to **ISO 9001 (Quality Management)**, **ISO 14001 (Environmental Management)**, and **ISO 45001 (Occupational Health & Safety)**. These certifications reflect our commitment to **excellence, sustainability, and the highest safety standards** in every project we undertake.

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## Our Services

### Construction

With **25 years of construction experience**, Elliam has successfully delivered projects valued at up to **\$5 million**.

Our sought-after construction team collaborates with councils across Greater Sydney, including **City of Sydney, Liverpool, Willoughby, and Blacktown**. We specialise in constructing and renovating **community halls, public toilets, sporting facilities, emergency service buildings, ovals, car parks, and turf clubs**.

To uphold the highest standards of **safety, quality, and on-time delivery**, Elliam has developed a **custom-designed project management system**. This transparent system provides weekly photographic updates, allowing councils to assess progress without constant on-site inspections.

### Commitment to Safety

At Elliam, safety is integrated into every aspect of our operations. Our **Project Managers also serve as Safety Managers**, ensuring a **comprehensive approach to safety** that includes:

- Best-practice safety training and education
- Advanced safety tools and policies
- Worker well-being initiatives
- Skill-specific safety measures
- Effective safety management through a hierarchy of control

This proactive approach allows us to create a **safer, healthier work environment** while ensuring compliance with all regulatory requirements.

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## Heritage Restoration

With **20 years of experience** in heritage restoration, Elliam undertakes an average of **25 heritage projects per year**, with values ranging from **\$20,000 to \$500,000**—totaling **\$2 million annually**.

Our expertise includes:

- ✓ Matching historic windows
- ✓ Applying traditional building techniques and materials
- ✓ Specialist sandstone restoration

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## Refurbishment

Elliam manages over **100 active refurbishment projects annually** and has successfully completed more than **2,000 projects**.

We are a trusted refurbishment partner for leading aged care providers, including **Southern Cross, Uniting, Catholic Healthcare, and The Salvation Army**. Our services focus on **residential room refurbishments, independent living apartments, and nurse station upgrades**.

Elliam's success in the aged care sector is built on our commitment to **quality work and respect for person-centered care values**. Our teams are highly attuned to working within live-in residential communities, ensuring minimal disruption to residents, staff, and visitors throughout the project lifecycle.

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## Fit Out

Elliam has decades of experience in high-quality fit outs for **pubs and offices in Sydney and Wollongong**, with project values ranging from **\$100,000 to \$5 million**.

A **successful fit-out** must withstand the test of time and high traffic. Our expertise in both **construction and fit outs** has led to repeat business and referrals, reinforcing our reputation for **durability and precision**.

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## Maintenance

Elliam has a dedicated maintenance team, delivering ongoing services across **Greater Sydney and Wollongong**.

Our extensive maintenance portfolio includes thousands of projects for:

- **Public Housing**
- **Local Government Infrastructure**
- **Aged Care Facilities**
- **Commercial Premises**

We proudly serve the **Department of Housing and Department of Education**, ensuring essential infrastructure remains in optimal condition.

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Elliam continues to build a legacy of **trust, quality, safety, and expertise**—delivering projects that enhance communities across New South Wales.

A handwritten signature in dark ink, appearing to read 'Wayne Dreis', with a stylized flourish at the end.

**Wayne Dreis**

**Managing Director**

Elliam Pty Ltd