

4Fold Building Services Pty Ltd

# Company Profile

January 2020

# Company Overview

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4Fold Building Services Pty Ltd was founded in December 2009 with the aim to provide quality construction, fit out and refurbishment services to clients and customers.

With over 25 years' experience in the construction industry, including many commercial projects, it became apparent that some clients had limited access to quality boutique size builders, responsive and affordable with a certified Quality, WHS and Environmental management system in place. 4Fold was established to meet these needs.

4Fold Building Services brings a fresh approach to general contracting and management by focusing on developing relationships with stakeholders to understand their needs and goals. 4Fold strives to determine the optimum solution for both the project and the client's broader business.

The 4Fold team is structured to ensure all projects are client focused and superior project management is the key to this success, regular communication is fundamental to our role as much as the physical project construction itself. The Director maintains involvement with every project by liaising with the Construction Manager and the site team on a regular basis.

A number of our previous projects have all been completed in live environments at UTS, The University of Sydney and Kareena Private Hospital where 4Fold ensures that tenants have access to the building, services to continue to operate, noise/dust are controlled, and that safety is maintained for everyone inside and outside of the site.

Our business is founded on delivering high quality bespoke fit outs within tight timeframes, where attention to detail and appreciation of good design set us apart. We value relationships, focusing on front-end processes and staying close to tenants and end users is an approach we have embedded across our business from day one.

We always go further in serving the needs of our customers, putting ourselves in their shoes and ensuring we deliver not only for them – but for their customers too

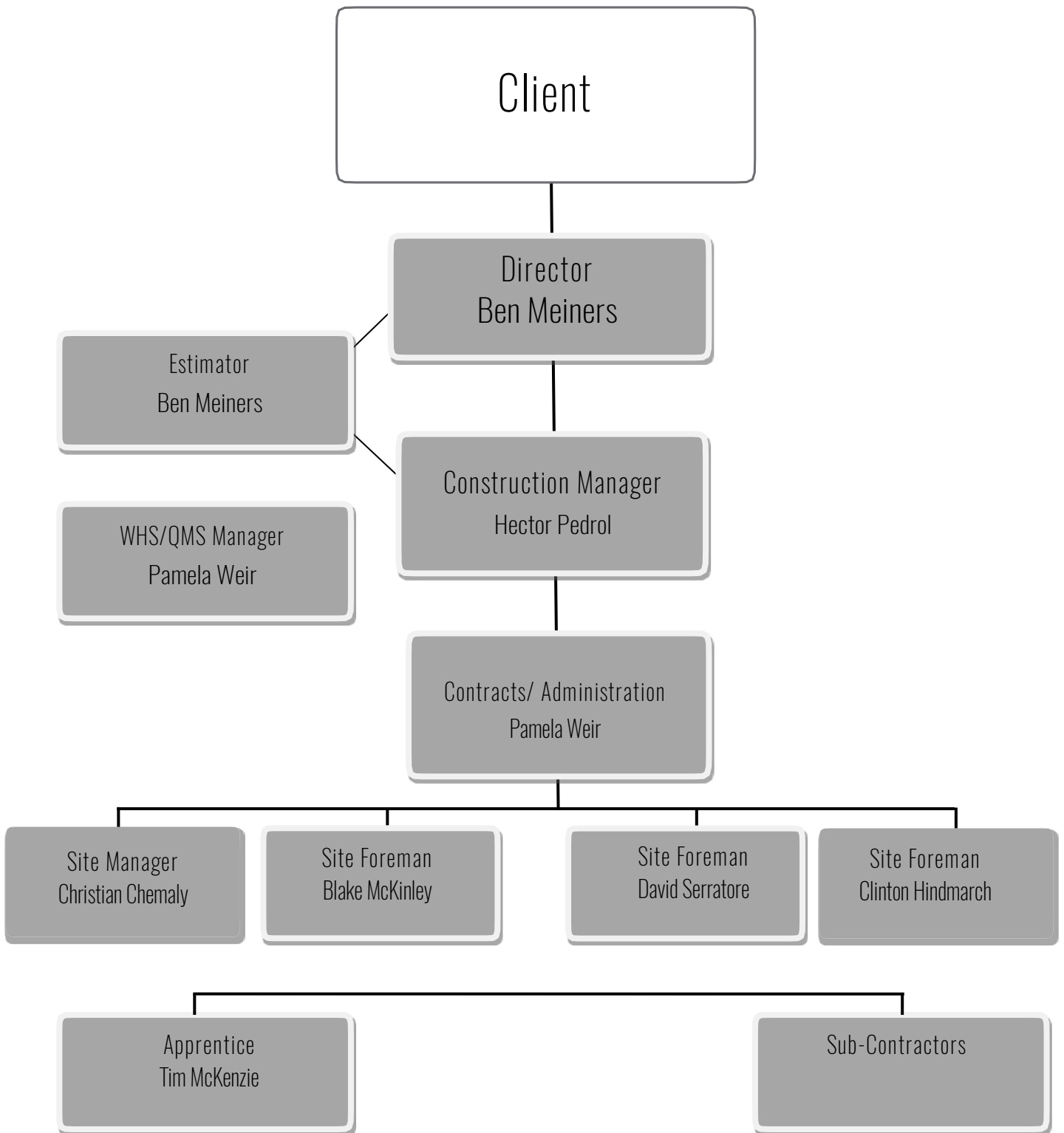
## Company Values

4Fold stands by the following core values in order to deliver high quality projects, on time and to budget whilst creating committed relationships with clients. Our team follows these values to ensure a harmonious team environment.

- Integrity
  - Quality and reliability
  - Accountability
  - Commitment to client
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# Management & Key Personnel

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# Key Personnel Experience



Ben Meiners  
Managing Director

Ben is both founder and owner of 4 Fold Building Services Pty Ltd. With over 20 years' experience in the construction industry he commenced in 4 Fold Building Services in 2010 with the aim to provide quality construction, refurbishment and fit out services to clients.

Ben's values for the company consist of Integrity, attention to detail, time efficiency and quality, as well as building a solid relationship with clients and consultants.

Ben has completed numerous project since 2010 that have been completed in live and/or sensitive environments, ensuring access to buildings, services maintained to operate and noise/dust are controlled. (Refer to Section 3.0)

Projects are managed with excellent communication with clients and consultants and professional standards are always maintained. Ben ensures safety is always upheld and has a certified QMS system in place.

***Qualifications:***

Certificate IV Carpentry

Builders Licence

First Aid

MBA SuperSafe - Statement of Attainment

Hector Pedrol  
Construction Manager

Hector has over 20 years' experience in the construction industry, amassing significant experience during his time with mid-tier building companies and owning and running his own company for over 8 years. He joined 4 Fold Building Services in March 2017 as the Construction Manager and is currently managing several projects within the University environment.

Hector has the experience and knowledge to manage and deliver projects within live, sensitive environments, such as Universities and hospitals, which involves detailed planning, sequencing and client management. He delivers projects with attention to detail, cost efficiency and time management whilst upholding safety and quality as all times.

Hector collaborates with clients, consultants, staff and sub contractors with excellent interpersonal and communication skills, to ensure cohesion and successful delivery of projects.

**Qualifications:**

Certificate IV Carpentry

First Aid

MBA SuperSafe - Statement of Attainment

Project Experience		
Project	Value (\$)	Location
The Vice chancellor's office refurbishment	\$ 1 300 00 (approx.)	Macquarie University
Special Care Nursery	\$ 500 000	St George Private Hospital
Refurbishment of Maternity and Special care Unit	\$ 850 000	Kareena Private Hospital
Refurbishment of wards, operating theatre and ICU	\$ 22 000 000	Kareena Private Hospital
Fit out Global Office	\$ 300 000	Ramsey Healthcare
UNSW Randwick – Nura Gili Building refurbishment	\$ 3 000 000	UNSW
Remediation and new build West End Mazda Showroom	\$ 6 600 000	West Ned Mazda
Refurbishment Inner City Montessori School	\$ 3 000 000	Montessori
Construction of Luxury Beachfront apartments Coogee	\$ 9 000 000	Private
Darlinghurst Medical Centre	\$15 000 000	Darlinghurst Medical Centre
Mt Druitt Medical Centre	\$ 4 000 000	Mt Druitt Medical Centre

Christian Chemaly  
Site Manager

Christian has over 15 years' experience in the construction industry, joining the 4 Fold Building Services team in December 2017 as a Site Manager. Since commencing with 4 Fold he has competently and successfully completed multiple projects in Air Trunk data centers for Microsoft and Alibaba.

Christian has excellent interpersonal skills to form good working relationships with clients, consultants, staff and sub-contractors.

Christian has the experience and knowledge to manage and deliver projects within the University, noting the sensitivity of the live environment and importance of programming taking into consideration the stakeholders and client's requirements within the vicinity. Christian has previous project involvement at The University of Sydney – Camperdown Campus since 2012. He delivers projects with attention to detail, cost efficiency and time management whilst upholding safety and quality at all times.

**Qualifications:**

Certificate III Carpentry

Certificate IV Residential Building and Construction

First Aid

Fire and Safety – Statement of Attainment

SuperSafe - Statement of Attainment

Project Experience		
Project	Value (\$)	Location
Airtrunk – fit out to offices	\$ 1,500,000	Huntingwood
The University of Sydney – ETP Stage8	\$ 2,699,461	UoS – Darlington Campus
The University of Sydney – A35 Education Building MECO Lab	\$ 869,089	UoS – Camperdown Campus
The University of Sydney – A35/A15 GTS Mac Labs	\$ 308, 461	UoS – Camperdown Campus
Airtrunk – AT Ground Floor	\$ 507,163	Huntingwood
Airtrunk – AT ELB Office & Storage	\$ 937,285	Huntingwood
Allen's Law firm client level fit out	\$ 1,300,000	126 Phillips St Sydney
Jardan Showroom	\$ 4,500,000	42-44 Oxford St, Paddington
SAN - Hospital	\$ 750,000	Fox Valley Rd, Wahroonga
RMC Gunn Building Stages 1 & 2	\$	Regimental Dr, Camperdown
CPC – Fly Lap and Museum	\$	John Hopkins Dr, Camperdown

Blake McKinley  
Site Foreman

Blake has over 10 years' experience in the construction industry, he joined 4 Fold Building Services as an apprentice in 2011 and he has since progressed through the company and is now an experienced and competent Site Foreman. He has completed numerous projects for The University of Sydney, Ramsey Health and Red Bottle.

Blake is a competent and skilled Site Foreman, with good working knowledge and is able to effectively liaise with other staff members, clients and sub-contractors. He works to 4 Fold Services company policies and procedures and upholds safety at all times. Blake maintains high professional standards within all facets of his role and completes projects on time and to the highest standards that 4 Fold expects.

Blake understands the sensitive nature of the works completed within the University and is able to complete projects in a live environment and has the flexibility to work accordingly around timetables/staff/students.

**Qualifications:**

Certificate III Carpentry

First Aid

SuperSafe - Statement of Attainment

Project Experience		
Project	Value (\$)	Location
The University of Sydney – ETP Stage 5	\$ 2,398,755	UoS – Darlington Campus
The University of Sydney – ETP Stage 9	\$ 3,011,204	UoS – Camperdown Campus
The University of Sydney – The Seymour Centre Floor Strengthen.	\$ 231,596	UoS – Camperdown Campus
The Church – Mitchel Rd, Alexandria	\$ 171,361	Judith Neilson – Mitchel Rd ALEXANDRIA
Kareena Private Hospital – Birthing Suites	\$ 868,284	Ramsey Health – Kareena Private Hospital



David Serratorre  
Site Foreman

David has over 25 years' experience in the construction industry and has been with 4 Fold Building Services as a Site Foreman/Maintenance Supervisor since 2016. He has completed numerous smaller projects at The University of Sydney and completes facilities maintenance jobs for UoS.

David is highly experienced with excellent working knowledge of the construction industry, especially within the University environment. He works to 4 Fold Services company policies and procedures and maintains safety as a priority. David is able to schedule and priorities jobs and co ordinate trades as required for the project program.

**Qualifications:**

Certificate III Carpentry

First Aid

SuperSafe - Statement of Attainment

Project Experience		
Project	Value (\$)	Location
The University of Sydney – Mallet St Toilets	\$ 128,795	FDC - The University of Sydney
The University of Sydney – Nanoscience	\$ 146,489	UoS – Camperdown Campus
The University of Sydney – J13 Extra Works	\$ on going	UoS – Camperdown Campus
The University of Sydney – Facilities Maintenance	\$ on going	UoS – All Campuses
The University of Sydney – Camden Campus WHS Audit	\$ 578,650	UoS – Camden Campus

Clinton Hindmarch  
Site Foreman

Clinton has over 25 years' experience in the construction industry, both in the commercial and residential sectors. He joined 4Fold Building Services in October 2017 as a Site Foreman and is currently working with our Construction Manager completing several projects within Sydney University.

Clinton has excellent communication and organizational skills which assists him completing projects as per program and budget. He works well within our team and liaises with our Project Managers/Construction Manager, staff, sub-contractors and clients in a professional manner. Clinton is always well organised and prioritises work required whilst upholding safety on the site .

**Qualifications:**

Certificate IV Carpentry

First Aid

Client	Project	Value \$
Lend Lease – Sydney University	Anderson Stewart Building	1 338 000
FDC – Sydney University	M02G	250 000
Lend Lease – Sydney University	LAS	835 000
FDC – Sydney University	K25 – Medical Foundation Building	1 500 000
Lend Lease – Sydney University	M02K	450 000
UTS	FEIT Big Data	570 000

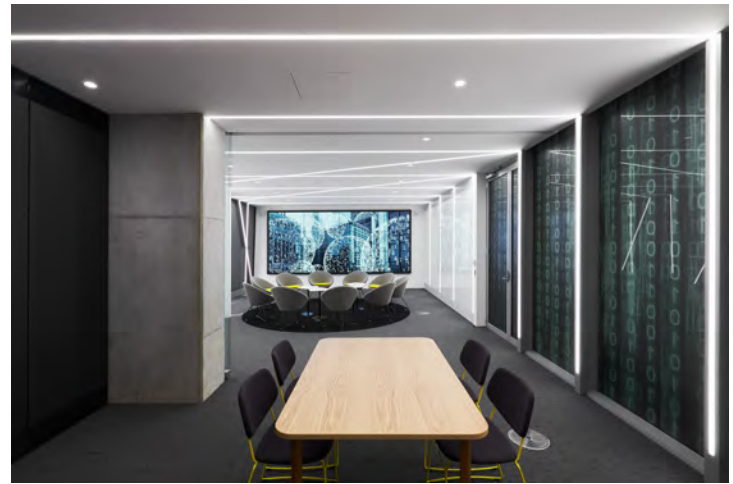
## Project Examples 2018 to date

Project	Client	Date Completed	Contract Value
Kareena Private Hospital - Birthing Suites	Ramsey Health	15/01/2018	\$ 980,000.00
Microsoft, Huntingwood	Air Trunk	10/03/2018	\$ 1,005,000.00
UoS ETP Stage 8 Bionics	Lend Lease	11/12/2018	\$ 2,699,461.00
LAS Level 6	Lend Lease	30/11/2018	\$ 835,886.00
Randwick Hospital	Lend Lease	9/12/2018	\$ 183,940.00
UoS ETP Stage 9 ITTC	Lend Lease	17/04/2019	\$ 3,011,204.00
UoS Mortuary Exhaust	Lend Lease	15/05/2019	\$ 277,610.00
UoS ETP Stage 10	Lend Lease	23/05/2019	\$ 829,333.00
UoS ETP Stage 5	Lend Lease	15/05/2019	\$ 2,398,755.00
Anderson Stewart	Lend Lease	15/07/2019	\$ 1,278,913.00
ELB Office & Storage	Air Trunk	2/11/2019	\$ 937,285.00
Air Trunk Huntingwood Office	Air Trunk	3/09/2019	\$ 2,084,864.00
Air Trunk Nth Sydney Office 2	Air Trunk	20/11/2019	\$ 889,024.00
Air Trunk Ground Floor	Air Trunk	11/11/2019	\$ 507,163.00
A35 Education Building MECO Digital Lab	FDC	31/01/2020	\$ 869,089.10
A15 and A35 GTS Mac Labs	FDC	31/01/2020	\$ 308,461.00

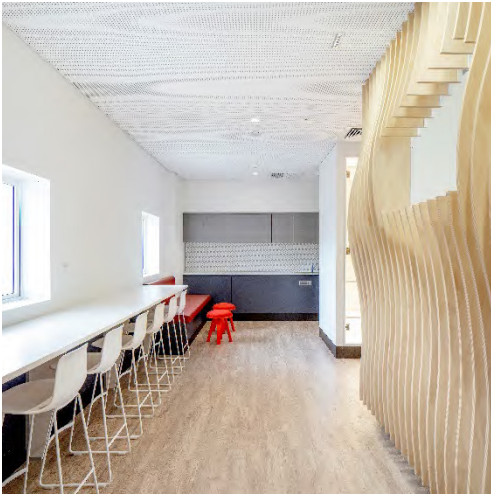
Karenna Private - Birthing Suites



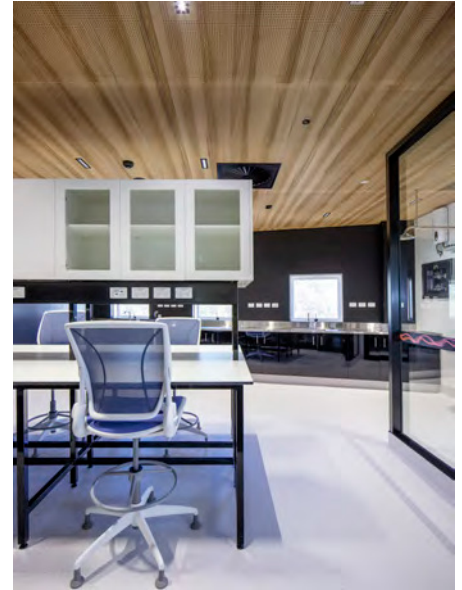
UTS -FEIT Big Data



The University of Sydney – J13 Stage 9



UoS - ETP Stage 8



# Company Data

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Company Name:	4 Fold Building Pty Ltd
Australian Company Number:	141 106 336
Australian Business Number:	39 141 106 336
Date of Incorporation:	14th December 2009
Registered Business Address:	303/3 Gladstone St NEWTOWN NSW
Postal Address:	PO Box 1121 NEWTOWN NSW 2042
Telephone:	0438 842 497
Email:	<a href="mailto:ben@4fold.com.au">ben@4fold.com.au</a>
Website:	<a href="http://4fold.com.au">4fold.com.au</a>
Builders Licence Numbers:	4Fold Licence: 223789C Ben Meiners Licence: 220636C
Construction Works / Public Liability Insurance:	Allianz Insurance Pty Ltd
Amount of Cover:	\$20,000,000
Worker's Compensation:	iCare
Professional Indemnity	Supa
Bank:	ANZ



## Company Insurances

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- Workers Compensation
- Public Liability
- Professional Indemnity
- Contract Works

Benjamin Meiners  
4 FOLD BUILDING SERVICES PTY LTD  
PO Box 1121  
NEWTOWN NSW 2042

**issue date**

04/02/2020

**print date**

04/02/2020

Dear Benjamin

## statement of coverage

The following policy of insurance covers the full amount of the employer's liability under the *Workers Compensation Act 1987(NSW)*.

## valid until

28/02/2021

### policy number

127561901

### legal name

4 FOLD BUILDING SERVICES PTY LTD

### trading name

4 FOLD BUILDING SERVICES P/L

### abn

39 141 106 336

### acn

141 106 336

### industry classification number (WIC)

411300 Non-Residential Building Construction

### number of workers\*

7

### wages/units<sup>+</sup>

\$1,235,052.00

\* Number of workers includes contractors/deemed workers

+ Total wages/units estimated for the current period

## important information

Principals relying on this certificate should ensure it is accompanied by a statement under section 175B of the *Workers Compensation Act 1987 (NSW)*. Principals should also check and satisfy themselves that the information is correct and ensure that the proper workers compensation insurance is in place, ie. compare the number of employees on site to the average number of employees estimated; ensure that the wages are reasonable to cover the labour component of the work being performed; and confirm that the description of the industry/industries noted is appropriate. A principal contractor may become liable for any outstanding premium of the sub-contractor if the principal has failed to obtain a statement or has accepted a statement where there was reason to believe it was false.

Yours faithfully,



Jason McLaughlin  
General Manager, Workers Compensation - Underwriting  
icare workers insurance

5 April 2019

## CERTIFICATE OF CURRENCY

### Annual Third Party Liability

This is to certify that the following policy reference is current as at the date stated above.

This document certifies that the policy referred to below is currently intended to remain in force until 4.00 pm on the expiry date shown and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act 1984".

<b>INSURED</b>	4 Fold Building Services Pty Ltd and others as per the policy
<b>BUSINESS</b>	Principally commercial fit out, shop fit out and residential alterations; plant and equipment owners and operators; property owners and occupiers; lessees; lessors and any associated activities thereto.
<b>LOCATION</b>	Worldwide excluding USA, Canada and their protectorates.
<b>PERIOD OF INSURANCE</b>	4pm on 31 March 2019 to 4pm 31 March 2020 AEST
<b>POLICY NUMBER</b>	99-0007954-CMD
<b>INTEREST INSURED</b>	Insured's Legal Liability to pay damage in respect of:  a) Personal Injury b) Property Damage  As a result of an Occurrence or series of Occurrences happening during the Period of Insurance and arising in connection with the Business Activities and/or Completed Operations of the Named Insurance detailed herein.
<b>LIMITS OF LIABILITY</b>	AUD 20,000,000 any one Occurrence, unlimited in the aggregate during the Period of Insurance; except  AUD 20,000,000 any one Occurrence and in the aggregate during the Period of Insurance for claims arising from Completed Operations and /or Products Liability
<b>INSURER</b>	Allianz Australia Insurance Limited

This certificate is furnished at the request of the Insured as a matter of information only and does not constitute an insurance contract upon which claims can be made.



Leigh Cruden

#### "DISCLAIMER"

In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the "Insurance Contracts Act". We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration to or cancellation of the policy of insurance

5 April 2019

## CERTIFICATE OF CURRENCY

### Annual Contract Works

This is to certify that the following policy reference is current as at the date stated above.

This document certifies that the policy referred to below is currently intended to remain in force until 4.00 pm on the expiry date shown and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act 1984".

<b>INSURED</b>	4 Fold Building Services Pty Ltd and others as per the policy	
<b>BUSINESS</b>	Principally commercial fit out, shop fit out and residential alterations; plant and equipment owners and operators; property owners and occupiers; lessees; lessors and any associated activities thereto.	
<b>LOCATION</b>	Anywhere in Australia south of the 26 <sup>th</sup> parallel	
<b>PERIOD OF INSURANCE</b>	4pm on 31 March 2019 to 4pm 31 March 2020 AEST	
<b>POLICY NUMBER</b>	99-0007954-CMD	
<b>SUMS INSURED</b>	Contract Works Material Damage	\$3,500,000
	Existing Structures	\$20,000
	Plant & Equipment (in the Aggregate)	Not Insured
<b>INSURER</b>	Allianz Australia Insurance Limited	

This certificate is furnished at the request of the Insured as a matter of information only and does not constitute an insurance contract upon which claims can be made.



**Leigh Cruden**

#### "DISCLAIMER"

In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the "Insurance Contracts Act". We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration to or cancellation of the policy of insurance

SURA PROFESSIONAL RISKS  
LEVEL 14 / 141 WALKER ST  
NORTH SYDNEY NSW 2060  
TELEPHONE +612 9930 9587

LEVEL 9/99 WILLIAMS ST  
MELBOURNE VIC 3000  
TELEPHONE +613 8823 9466

PO BOX 1813  
NORTH SYDNEY NSW 2060  
FACSIMILE +612 9930 9501  
SURA.COM.AU

## CERTIFICATE OF CURRENCY

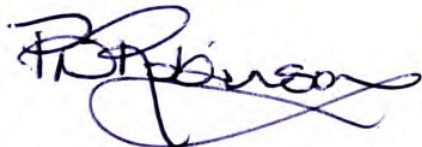
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This document certifies that the policy referred to below is in force as at the issue date.

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**Product:** Professional Indemnity  
**Insurer:** Certain Underwriters at Lloyd's  
**Policy Wording:** SURA Professional Risks Design and Construction Professional Indemnity Policy Wording SPRPIMUMD&C7.0 11-2018  
**Policy Number:** SPR-PRI-10001086-02  
**Insured:** 4Fold Building Services Pty Ltd

**Professional Business Practice:** Design and Construction of Building Alteration Projects  
**Period of Insurance:** From: 4.00pm (local standard time) on 31/10/2019  
To: 4.00pm (local standard time) on 31/10/2020  
**Limit of Indemnity:** \$1,000,000 each and every claim and in the aggregate for the period of insurance  
**Reinstatements:** One  
**Deductible:** \$5,000 each and every claim applicable to insuring Clauses A&B  
**Retroactive Date:** 20/10/2016



Signed on behalf of SURA Professional Risks Pty Ltd

06/11/2019

### IMPORTANT INFORMATION

This certificate has been issued by us in our capacity as Agents for the Insurers named above.

This certificate does not reflect in detail the policy terms and only provides a summary of the insurance that is in existence at the date this certificate was issued. To obtain details of the policy terms, conditions, restrictions, exclusions or warranties you must refer to the policy contract.

In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the policy period as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the Insurance Contracts Act 1984.

We accept no responsibility or liability to advise any party who may be relying on this Certificate of such alteration or cancellation to the policy of insurance.

# Quality, WHS and Environmental Certification

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- ISO 9001-2015
- ISO 14001-2015
- AZ 4801-2001

# Certificate of Registration

## QUALITY MANAGEMENT SYSTEM - ISO 9001:2015

This is to certify that:

4Fold Building Services Pty Ltd  
303/3 Gladstone Street  
Newtown NSW 2042

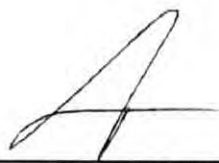
Holds Certificate Number:

**FS 677261**

and operates a Quality Management System which complies with the requirements of ISO 9001:2015 for the following scope:

For the management of construction and refurbishment services.

For and on behalf of BSI:



Chris Cheung, Head of Compliance & Risk - Asia Pacific

Original Registration Date: 2017-09-27

Latest Revision Date: 2018-02-28

Effective Date: 2018-02-27

Expiry Date: 2020-09-26

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This certificate was issued electronically and remains the property of BSI Group ANZ Pty Limited, ACN 078 659 211 and is bound by the conditions of contract. This certificate can be verified at [www.bsi-global.com/clientdirectory](http://www.bsi-global.com/clientdirectory). Printed copies can be validated at [www.bsi-global.com/ClientDirectory](http://www.bsi-global.com/ClientDirectory). Further clarifications regarding the scope of this certificate and the applicability of ISO 9001:2015 requirements may be obtained by consulting the organization. This certificate is valid only if provided original copies are in complete set.

Information and Contact: BSI, Kitemark Court, Davy Avenue, Knowlhill, Milton Keynes MK5 8PP. Tel: + 44 145 080 9000  
BSI Assurance UK Limited, registered in England under number 7805321 at 389 Chiswick High Road, London W4 4AL, UK.  
Information and Contact: BSI Group ANZ Pty Limited, ACN 078 659 211: Suite 2, Level 7, 15 Talavera Road, Macquarie Park, NSW 2113  
A Member of the BSI Group of Companies.

# Certificate of Registration

## ENVIRONMENTAL MANAGEMENT SYSTEM - ISO 14001:2015

This is to certify that:

4Fold Building Services Pty Ltd  
303/3 Gladstone Street  
Newtown NSW 2042

Holds Certificate Number:

**EMS 677262**

and operates an Environmental Management System which complies with the requirements of ISO 14001:2015 for the following scope:

For the management of construction and refurbishment services.

For and on behalf of BSI:

Chris Cheung, Head of Compliance & Risk - Asia Pacific

Original Registration Date: 2017-09-27

Latest Revision Date: 2018-02-28

Effective Date: 2018-02-27

Expiry Date: 2020-09-26

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Information and Contact: BSI, Kitemark Court, Davy Avenue, Knowlhill, Milton Keynes MK5 8PP. Tel: + 44 345 080 9000  
BSI Assurance UK Limited, registered in England under number 7805321 at 389 Chiswick High Road, London W4 4AL, UK.  
Information and Contact: BSI Group ANZ Pty Limited, ACN 078 659 211: Suite 2, Level 7, 15 Talavera Road, Macquarie Park, NSW 2113  
A Member of the BSI Group of Companies.



# Certificate of Registration

OCCUPATIONAL HEALTH AND SAFETY MANAGEMENT SYSTEM - AS/NZS 4801:2001

This is to certify that:

4Fold Building Services Pty Ltd  
303/3 Gladstone Street  
Newtown NSW 2042

Holds Certificate Number:

**OHS 677263**

and operates a Occupational Health & Safety Management System which complies with the requirements of AS/NZS 4801:2001 for the following scope:

For the management of construction and refurbishment services.

For and on behalf of BSI:

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Marc Barnes, Managing Director, BSI Group ANZ

Original Registration Date: 2017-09-27

Latest Revision Date: 2018-02-28

Effective Date: 2018-02-27

Expiry Date: 2020-09-26

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Information and Contact: BSI Group ANZ Pty Limited, ACN 078 659 211: Suite 2, Level 7, 15 Talavera Road, Macquarie Park, NSW 2113  
A Member of the BSI Group of Companies.