



NEWBUILD DEVELOPMENTS (AUST) PTY LTD

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Capability Statement

2026

BACKGROUND

NewBuild Developments Pty Ltd was incorporated in New South Wales in 2003. Our core activities encompass the construction and design development of residential buildings for both the public and private sectors. Over the past two decades, we have successfully completed more than 190 projects for the NSW Government, consistently delivering within or ahead of schedule and budget.

Our extensive portfolio includes numerous projects across the Sydney Metropolitan areas, Central Coast, Lake Macquarie, and Newcastle regions. We pride ourselves on having a highly skilled and dedicated team of professional supervisors and subcontractors. Their expertise ensures that we meet the unique needs of each client, delivering exceptional quality on every project.

With over 22 years of industry experience, NewBuild Developments has established a reputation for excellence, achieving 100% on-time and on-budget project handovers. Our commitment to quality and efficiency has made us a trusted partner in the construction industry.



OBJECTIVES

Newbuild aims to produce quality projects meeting and fulfilling the following criteria:

- The contract terms and conditions
- The expectations of the principal
- The expectations of the design and supervisory team
- Deliver each project within budget and time frame
- Create safe working environment for all involved
- Reduce and minimise the impact of construction works on the environment
- Consider ethics in all Company dealings

iCIRT rated Newbuild Developments achieved a strong 'Capability' assessment score, reflecting their proven ability to deliver trustworthy built assets.

"At Newbuild Developments, our commitment to capability is demonstrated through our rigorous project oversight and quality assurance processes.

With over 190 successful projects completed, our participation in the iCIRT assessment underscores our dedication to excellence. We ensure that every project reflects our unwavering focus on delivering outstanding results, fostering trust and confidence among our clients."

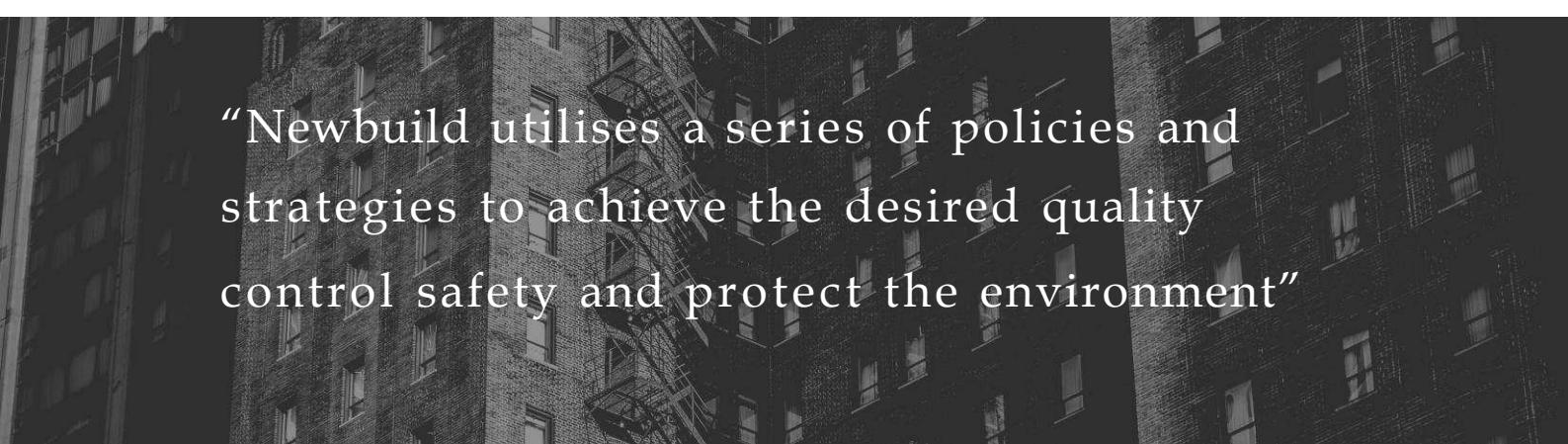
Charbel Zeaiter, Managing Director | [Newbuild Developments](#)

iCIRT
from Equifax



POLICIES AND STRATEGIES

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“Newbuild utilises a series of policies and strategies to achieve the desired quality control safety and protect the environment”

HEALTH AND SAFETY

Newbuild values the safety of our clients, community, contractors and employees. We encourage best practice across all areas of our projects to create a safe working environment.

All projects adopt Safety Management Plans that undergo frequent reviews.

Being members of HIA and MBA, Newbuild is committed to safety standards and best business practices in the Housing Construction Industry.

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ENVIRONMENTAL PROTECTION

We are committed to the implementation of environmentally conscious construction practices that fully comply with the relevant environmental statutory regulations and each specific project requirement.

QUALITY MANAGEMENT

The quality of each project undertaken is directly dependant on the workmanship produced at every stage of the project. Our cooperative and collaborative approach with all the relevant stakeholders ensures that all of our projects are completed to a standard that exceeds expectations.



POLICIES AND STRATEGIES

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APPROACH

The team at Newbuild focus on cooperating and collaborating with all relevant stakeholders, including the Principal, Design Team, Supervisory Team and the contractor, to raise and resolve any issue and suggestions in an efficient manner.

FINANCIAL STRENGTH

At Newbuild, we have always recognised the importance of financial stability, and have thus taken a very conservative approach to the parameters of Liquidity, Turnover and Margin. We have the policy of retaining profits within the organisation, resulting in the Company enjoying an excellent credit rating and stability with future projects.



INTEGRATED MANAGEMENT SYSTEM COMPLIANCE

Newbuild Developments has an Integrated Management System (IMS) consisting of:



Our IMS is externally audited and certified by Global Compliance Certifications Pty Ltd (ABN 63 167 389 880) & The Independent Construction Industry Rating Tool (iCIRT) by Equifax rates building professionals with stars, helping consumers choose confidently.

Project Completed - December 2025

51, Riverside Drive, Airds - The Airds Residential Development,

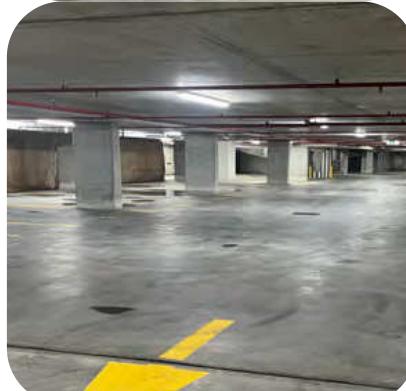
Campbelltown City Council, NSW, is a distinctive three-storey seniors living project. This development comprises 31 independent living units, strategically designed for seniors' comfort and convenience. The project also features a well-designed basement with 21 off-street parking spaces, including eight accessible spaces. The development includes communal gardens, landscaping, site services, stormwater infrastructure, and associated ancillary site works



*NSW Government Project

COMPLETED PROJECTS - North Gosford

18-22 Range Road, North Gosford
Brady's Manor (Completed 2024)
Private Development by Newbuild
4 Storey with 2 Levels Basements
57 Apartments
Deep Basement & Steep Building Site
3x 3 bedroom
40 x 2 bedroom
14x 1 bedroom



Newbuild Developments (AUST) Pty Ltd
ABN 36 103 710 685

COMPLETED PROJECTS - 2025



1-7 Fergerson Ave Fairfield - Design Finalization & Construction of 12 Seniors Units



*NSW Government Project

COMPLETED PROJECTS - 2025

189 Riverside Drive , Airds

Design finalisation and construction of 8 self-contained units for a new generation boarding house with 2 on grade parking spaces and associated landscape works.



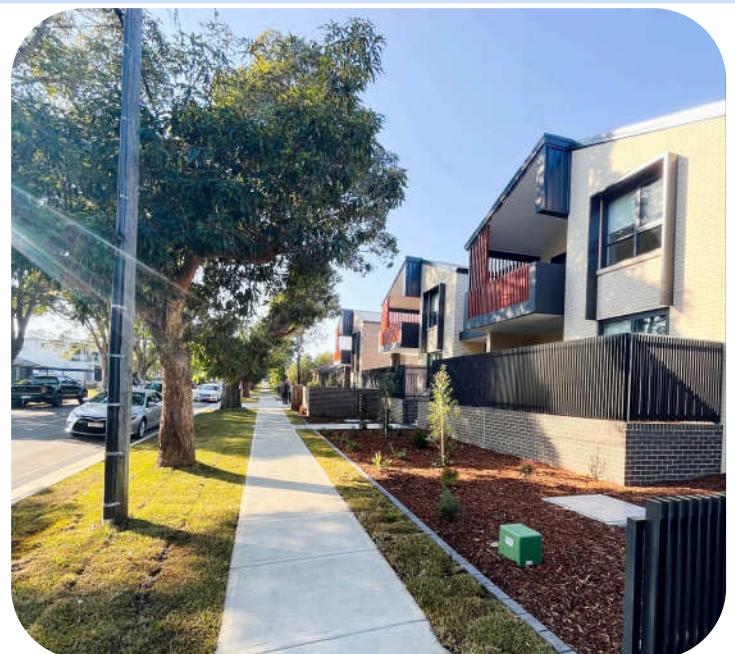
*NSW Government Project

COMPLETED PROJECTS - 2024



36-40 Methuen Parade, Riverwood

Demolition 3 existing dwellings and structures, removal of trees, and the construction of 11 independent living seniors housing units comprising 5 x one bedroom and 6 x two bedroom units, with associated landscaping and fencing, surface parking for 5 cars, and consolidation into a single lot.



*NSW Government Project

COMPLETED PROJECTS - 2024



21, Phillips Ave, Regents Park - Seniors housing development comprising 6*1 bedroom and 6*2 bedroom dwellings, associated landscaping and fencing, parking for 6 cars and consolidation of 3 existing parcels into a single lot.



*NSW Government Project

COMPLETED PROJECTS

South Liverpool Road, Busby
16 Seniors Living Units*
CPR Score 94.34
Handover 4 month ahead



Fieldsend St, East Maitland
18 Units with Passenger Lift*
CPR Score 82.17
Construction Duration Jul 2021 to Sep 2022
Delivered within Time and Budget



Maubeuge St, Sth Granville
16 Seniors Living Units*
CPR Score 86.09
Construction Duration Jan 2022 to Jan 2023
Delivered within Time and Budget



*NSW Government Project

PROJECT: WOOLLOOMOOLOO

2019 UDIA NSW Award Winning Excellence in Affordable Development

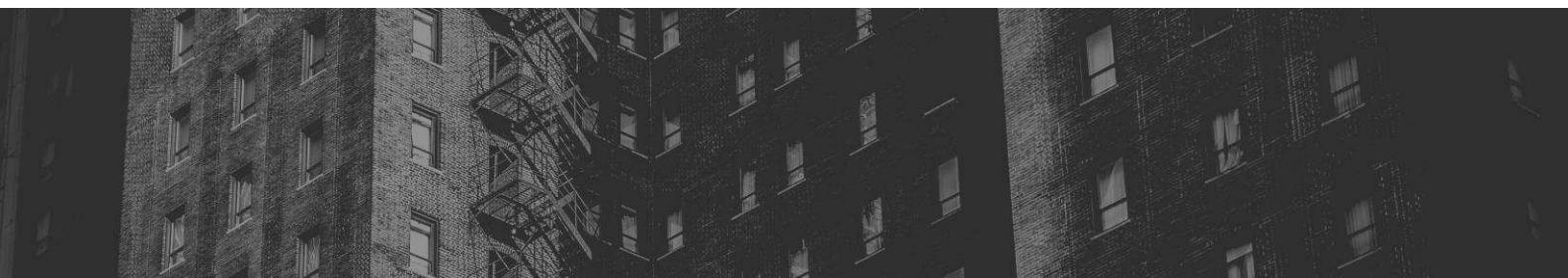
Four Storey Self Contained Apartments*
18 x 1 bedroom, 2 x 2 bedroom



*NSW Government Project

PROJECT: ROUSE HILL

Client: Wentworth Housing
Caddies Boulevard, Rouse Hill
Integrated Housing Development
Mix of 1, 2 & 3 bedroom dwellings
7 x attached and 3 x secondary dwellings



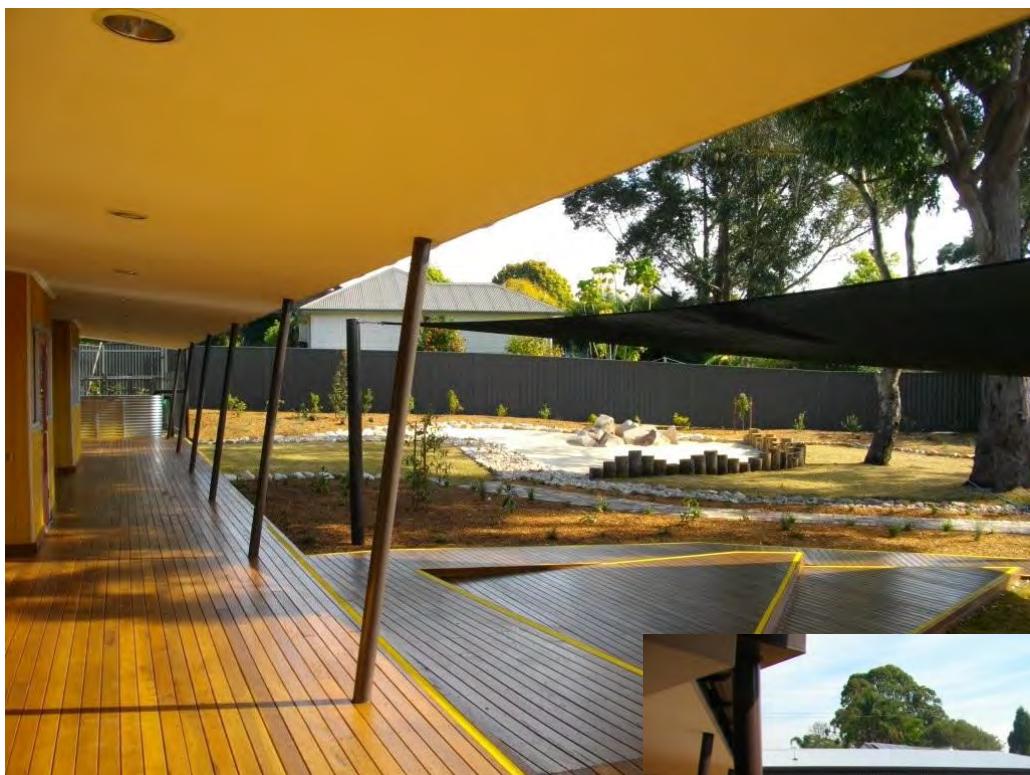
PROJECT: CENTRAL COAST

Glennie Street, North Gosford
Residential units*
8 x 1 bedroom, 10 x 2 bedroom



Ocean Beach Road, Umina
Two Storey Residential*
2 x 1 bedroom, 7 x 2 bedroom

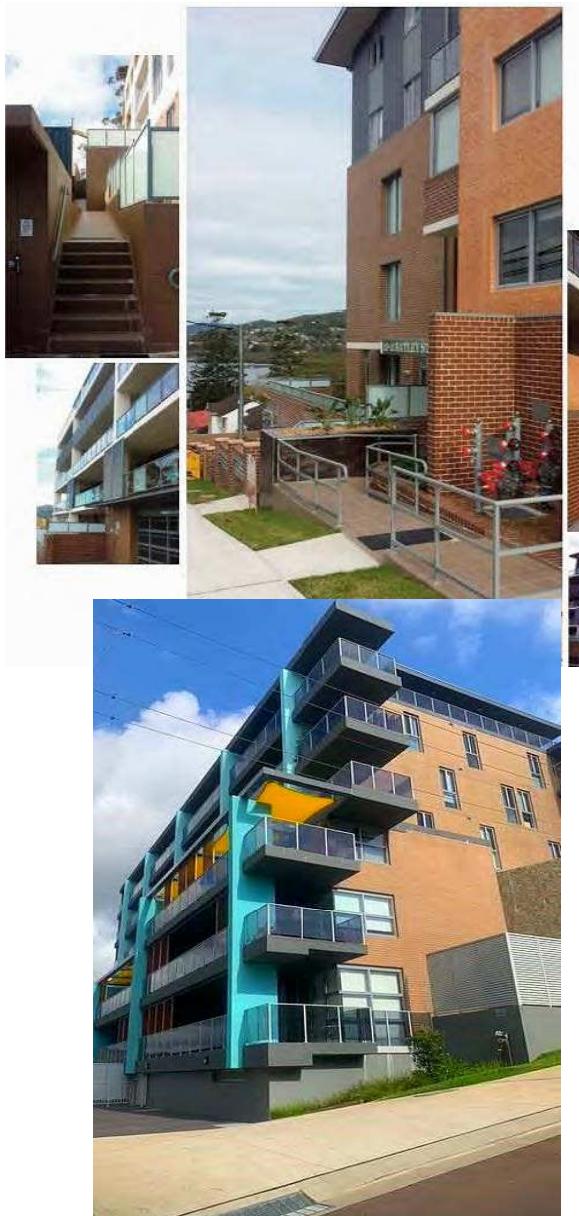
PROJECT: TORONTO



Aboriginal Child and Family Centre
NSW Government Project



PROJECT: WEST GOSFORD



**10 - 12 Batley Street , West Gosford
14 - 16 Batley Street, West Gosford**
Privately purchased and Developed
Land Banked and Developed by Newbulid
70 x Apartments (1, 2 & 3 bedroom)
Penthouse and Rooftop Communal BBQ Area
Two Level Basement Carpark



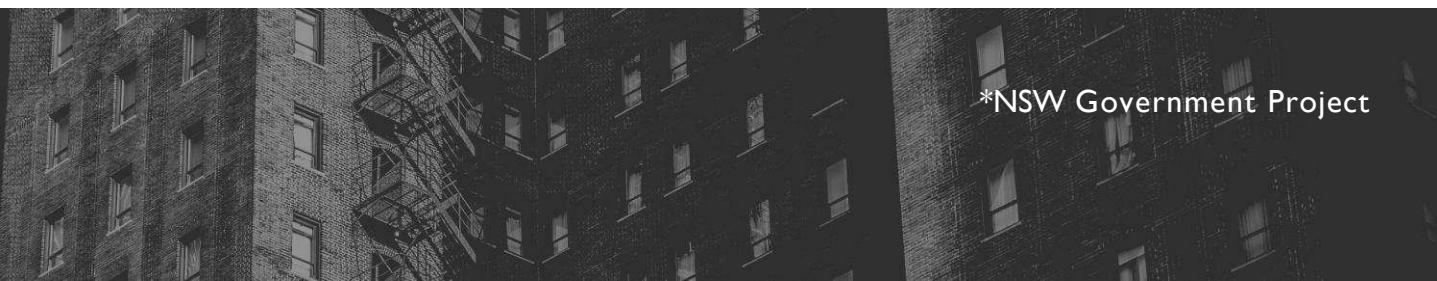
PROJECT: WESTERN SYDNEY



Hand and Stafford Street, Penrith
Senior Living Units*
7 x 1 bedroom, 10 x 2 bedroom



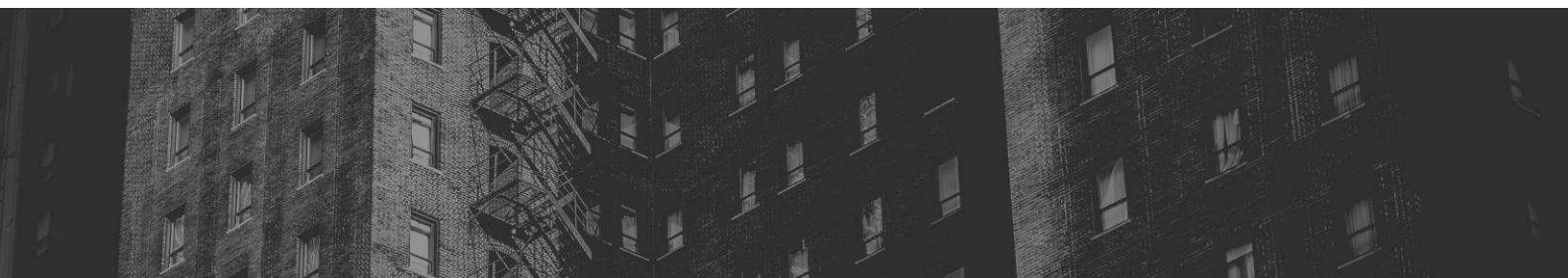
Campbell Hill Road, Guildford
Senior Living Units*
2 x 1 bedroom, 18 x 2 bedroom



*NSW Government Project

PROJECT: PANANIA

Cammarlie Street, Panania
General Housing
NSW Government Project
14 x 1 bedroom, 14 x 2 bedroom



PROJECT: SOUTH WEST SYDNEY

Lawrence Street, Peakhurst
General Housing Units*
5 x 1 bedroom , 16 x 2 bedroom
Lift and basement parking



Methuen Parade, Riverwood
Seniors Living Units*
2 x 1 bedroom, 7 x 2 bedroom

Arrila Avenue, Riverwood
Two Story Seniors Living*
8 x 1 bedroom, 12 x 2 bedroom
10 parking spaces

* NSW Government Project