



## **CAPABILITY STATEMENT**

LARGE SCALE KNOWLEDGE ADAPTED  
FOR SMALL SCALE PROJECTS.

# fäce

# CONTENTS

THE FACES OF FÄCE CONSTRUCTION	04
COMPANY OVERVIEW	06
COMMERCIAL CONSTRUCTION COMPETENCIES	08
PROJECT MANAGEMENT PLANNING	10
SERVICES	14
PROJECTS	18
FINANCIALS & SYSTEMS	22
COMPANY STRUCTURE & PROFILE	24
LICENCES & INSURANCES	26

## BUILT TO INTERNATIONAL STANDARDS

FÄCE operates under a triple ISO certified management system covering Quality, Safety and Environmental Management, ensuring consistent project delivery, risk management and operational accountability across all projects.



# THE FACES OF FÄCE CONSTRUCTION



**JACO KORFF**  
DIRECTOR

Jaco Korff has over 25 years in the construction industry. Initially as Site Manager, for a Tier One building company, he then became a partner in a construction company in his native South Africa.

After moving to Melbourne, he has worked for various Tier Two and Tier Three Construction Companies as a Project Manager and Site Manager for the past eight years. He has specialised in a range of projects including:

- **Commercial developments:** including banks, hospitals, shopping centres and retail spaces
- **Residential:** high end architectural homes, apartments, and a range of residential renovations. Delivering a project from concept to completion that exceeds his clients' expectations is Jaco's success.

## SITE MANAGER

- Projects up to \$70 million

## PROJECT MANAGER

- Projects up to \$20 million

## KEY PROJECTS

- \$18 million, 12 level apartment project in Hawthorn
- \$15 million, 15 level apartment project in St Kilda (Project Manager)
- \$63 million Ernst & Young Head Office fit out (Site Manager)
- Completed over \$200 million worth of projects here and abroad



**COLIN STOHR**  
DIRECTOR

Colin Stohr is a qualified carpenter, joiner, and registered Domestic Builder (DB-U), and registered commercial builder (CB-L) with a Bachelor's degree in Business (Management and HRM).

Completing his apprenticeship under his father (the original owner of FÄCE Constructions), he worked in the residential sector for many years and then moved into site managing large commercial and civil developments. He has over 20 years' experience working in the construction industry. Colin is the second generation of the Stohr family to be a director of FÄCE Construction.

## SITE MANAGER

- Townhouses and apartment projects (Tier 2 -3)
- Mining camp construction
- Maintenance for mining companies
- Facility maintenance
- Residential construction

## KEY PROJECTS

- \$27 million, 69 apartments plus 2 retail spaces in Brunswick (Site Manager)
- \$18 million, 12 level apartment project in Hawthorn (Site Manager)
- Completed over \$100 million worth of apartment (mixed use) projects in Melbourne

# COMPANY OVERVIEW

Every project comes with its challenges. FÄCE was built to face them. Founded in 1996 by the Stohr family and led since 2018 by directors Colin Stohr and Jaco Korff, FÄCE brings Tier One rigour, technical depth, and genuine accountability to commercial and residential projects that major builders don't serve, and that deserve far better than they typically receive.

Every client receives the same standard of care regardless of project size. Our transparent process means clients always know exactly where their project stands - clear communication, realistic timelines, and issues identified and resolved before they become programme events.

The business has grown through referrals and repeat engagement. A direct reflection of what happens when you do difficult work well, consistently.

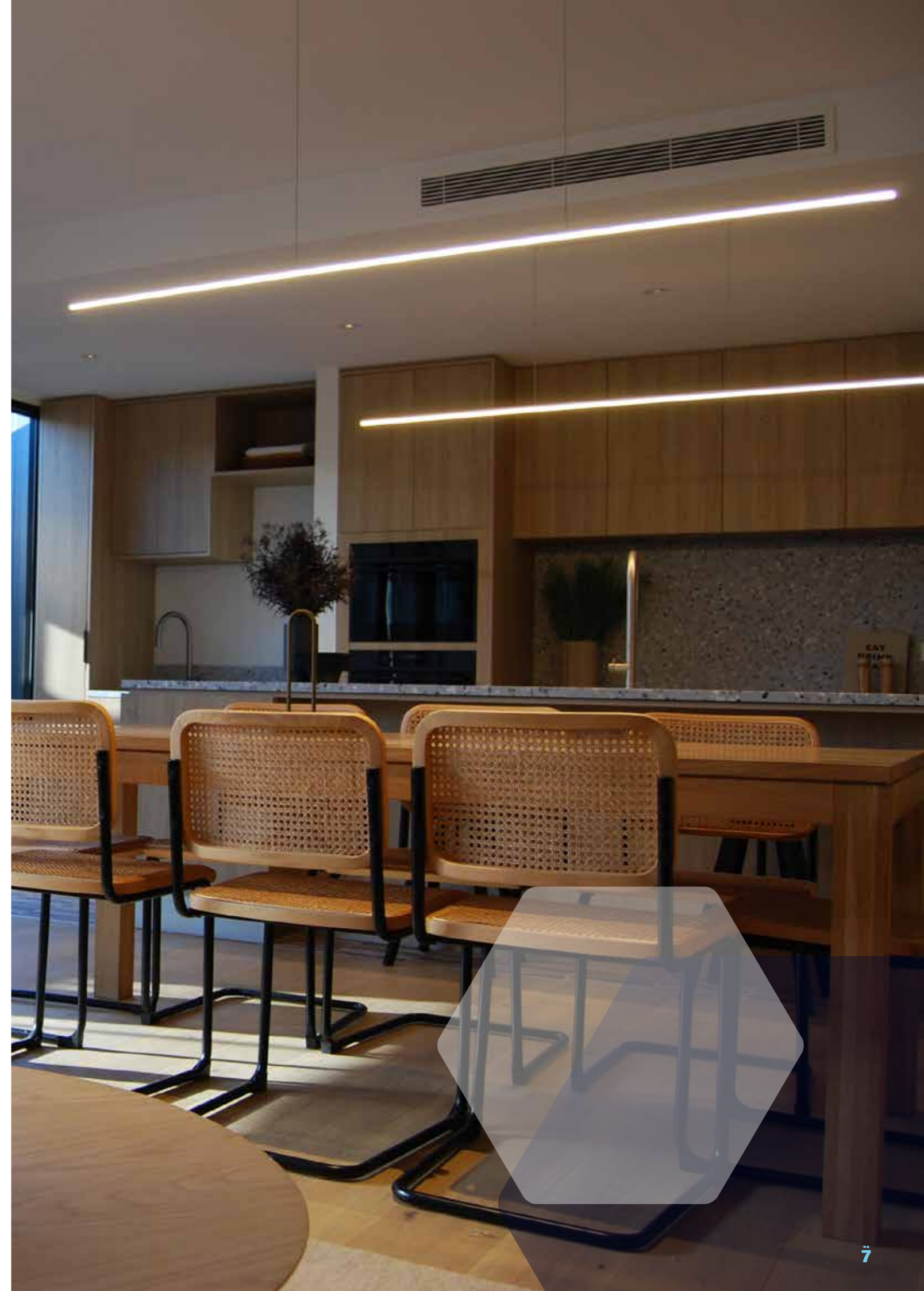
## OUR FOCUS

Based in Melbourne, FÄCE focuses on the Melbourne CBD, inner suburbs, and Bayside area, specialising in commercial fit-outs and refurbishments, remediation and strata rectification works. The business also undertakes government compliance and aged-care projects.

## FINANCIAL CAPACITY

- Residential construction: up to \$1.8 million (Domestic Building Insurance limit)
- Residential structural alterations/ additions: up to \$7 million
- Commercial construction: up to \$3 million (with capacity for individual project increases)

*FÄCE is cashflow positive with retained earnings and no reliance on overdraft facilities or business loans. Projects are taken on consciously to ensure the team is neither undercommitted nor overextended — typically managing three concurrent projects ranging from \$300,000 to \$2,000,000.*

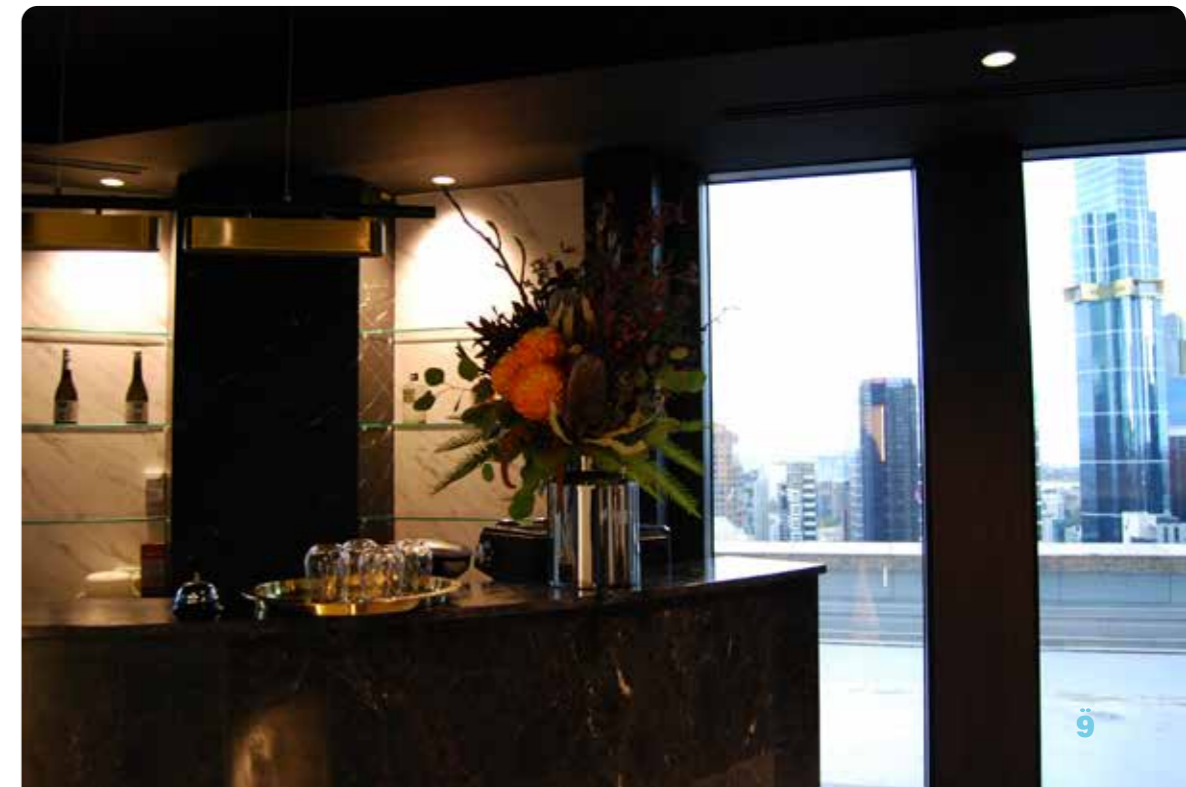


# COMMERCIAL CONSTRUCTION COMPETENCIES

The FÄCE team draws on deep experience gained within major Tier One and Tier Two construction companies, bringing large-scale technical knowledge and commercial building expertise to every project. This depth of capability is combined with an innovative, quality-driven work ethic and the use of trusted, sustainable materials and suppliers.

## SPECIALISED COMMERCIAL BUILDING TECHNIQUES

- **Piling:** Screw piles, bored piers, CFA
- **Basement Construction:** Double-level basements, excavation, vapour barrier installation, ground anchors, shotcrete applications, watertight basements, car stackers and lift overruns
- **Suspended Slabs & Concrete Structures:** Conventional and PT construction; in-situ and precast columns and walls
- **Façade Creation:** All façade types and interfaces; specialist expertise in flashings and building envelope waterproofing
- **Steel Structures:** All steel structure applications

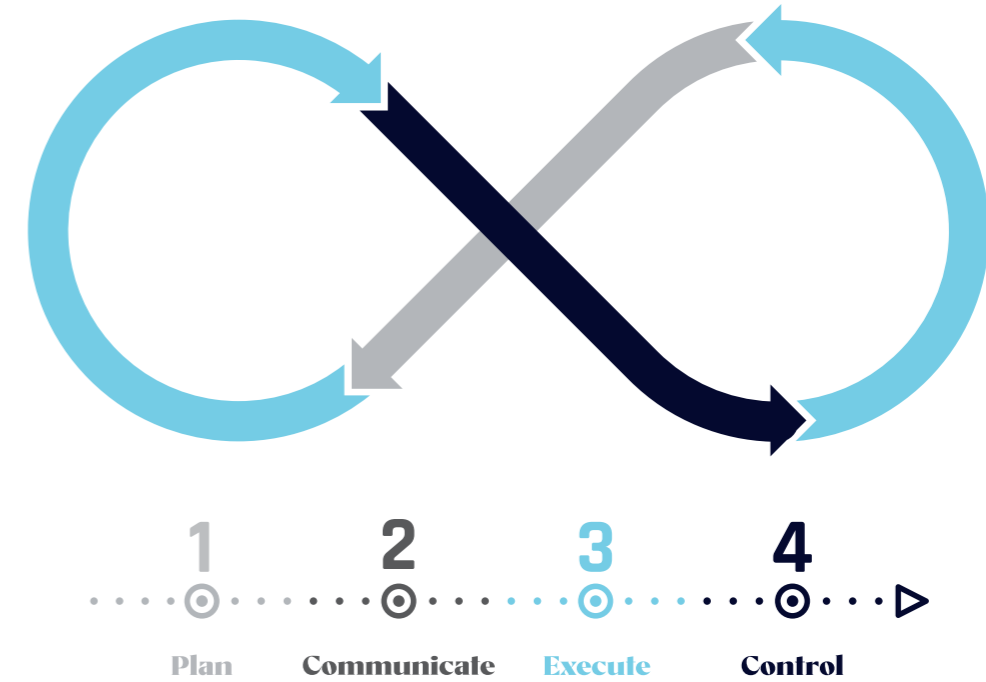


# PROJECT MANAGEMENT AND PLANNING

Most problems on a construction project were predictable. FÄCE's job is to find them first. Every project is strategically planned, programmed, and executed to minimise disruptions, delays, and risk - with investigation and problem-solving built in from day one, not bolted on when things go wrong.

FÄCE directors are hands-on throughout every project, working directly with clients, consultants, and subcontractors to maintain alignment, accountability, and momentum. The client always has a decision-maker available, not a project assistant.

Beyond delivery, we carry out thorough site investigations and resolution planning to address design, compliance, and construction challenges before they escalate.



## DESIGN

We offer strategy, schematic, and detailed design management, taking your concept through to construction-ready documents with our network of trusted architects, interior designers, consultants, and engineers.

Regular design meetings throughout the project keep all stakeholders aligned and prevent delays caused by design changes.



## ESTIMATION & BUILDING PERMIT

Depending on the scale of the project, a detailed cost estimate and project cost breakdown are prepared for the client.

Our depth of experience working with the VBA, local councils, and town planners ensures the permitting process runs smoothly from concept to completion. We understand every client's budget and work to deliver maximum value within it.



## DELIVERY MANAGEMENT

The FÄCE team manages project scheduling, forecasting, and variation management with discipline and transparency.

Short-range programmes are continuously reviewed and updated, with revised schedules distributed to subcontractors during weekly progress meetings - ensuring sequence, productivity, and momentum are maintained at all times.



## PROJECT MANAGEMENT

FÄCE directors serve as the primary point of contact for each project, working closely with the client, design team, and all project stakeholders.

All cost forecasting, variation management, and stakeholder reporting is managed directly by the FÄCE team. All subcontractors are rigorously vetted and selected for quality, reliability, and cultural alignment with FÄCE's standards.



## INVESTIGATIONS & PROBLEM SOLVING

Some projects require more than delivery; they require diagnosis. FÄCE conducts thorough site investigations and resolution planning to address design, compliance, and construction challenges early.

We coordinate the complexity, resolve the issues, and make the hard stuff look easy.



## SUSTAINABILITY & WHS

Throughout design and delivery, FÄCE is committed to building in a safer, smarter, and more sustainable way. The supervision team is trained in first aid, CPR, and fire warden responsibilities.

FÄCE utilises Dash Pivot project management and safety software to effectively manage all subcontractors and sites, and holds ISO triple certification for quality (ISO 9001), safety (ISO 45001), and environmental management (ISO 14001).



## SITE MANAGEMENT

Every detail is monitored closely. Quality assurance checks, RFI management, and strict subcontractor oversight are conducted systematically across all sites.

RFIs are issued and closed out in a timely manner, improving overall building processes and reducing rework.



# SERVICES

## REMEDIATION & INSURANCE WORK



FÄCE brings experience, precision, and accountability to remediation and strata projects. We understand the challenges that come with rectification works, from compliance requirements and safety constraints to maintaining live environments, and we manage them with clarity, control, and a commitment to a proper, lasting fix.

When things go wrong with a building, FÄCE steps in with the expertise to diagnose the problem, coordinate the right specialists, and deliver a solution that leaves the asset in better condition than it started. We don't patch - we resolve.

### OUR APPROACH

Every remediation project is programmed with a focus on minimal disruption and maximum transparency. We provide clear communication channels, realistic timelines, and proactive issue resolution to ensure defects are mitigated and rectified efficiently. Where buildings are occupied during works, our site management approach prioritises resident safety, operational continuity, and building integrity at every stage.

### WHO WE WORK WITH

FÄCE works collaboratively with strata managers, property managers, real estate agents, building owners, insurers, and specialist consultants to deliver seamless, compliant remediation outcomes. We pair with specialist engineers, building surveyors, and consultants to ensure every investigation is thorough and every solution is technically sound.

### KEY CAPABILITIES

- Façade and waterproofing remediation - roof areas, balconies, podiums, and terraces
- Structural rectification - concrete cancer, post-tension repairs, and load-bearing defects
- Basement waterproofing and water ingress resolution
- Fire compliance and essential safety measure upgrades
- Strata and multi-residential refurbishments
- Building envelope restoration and weatherproofing
- Insurance claim works - coordinating with insurers for efficient scope agreement and delivery



# SERVICES

## COMMERCIAL FIT OUT & REFURBISHMENTS

Commercial environments are demanding - occupied buildings, tight programmes, after-hours constraints, and no tolerance for programme slippage. F&C is built for exactly this.

We deliver commercial fit-outs and refurbishments across a wide range of sectors, bringing technical depth and disciplined project management to every engagement.

### OUR APPROACH

Each project begins with upfront planning designed to anticipate challenges before they arise. Clear programming, transparent communication, and realistic timelines are established from day one - and when issues emerge, they are identified early, managed decisively, and resolved without delay. Our clients always know exactly where their project stands.

### KEY SECTORS

- Workspace and office fit-outs
- Retail fit-outs
- Hospitality venues
- Government and aged-care projects
- Medical and clinical fit-outs
- High-security facilities



# PROJECTS REMEDIATION



## CAULFIELD REMEDIATION

### PROJECT OVERVIEW

This project involved resolving ongoing water ingress from multiple roof areas on a three-storey, 24-apartment residential building.

FACE was engaged to redesign and reconstruct the affected roof zones to achieve compliance and restore long-term watertight performance while keeping the building fully operational throughout the works.

### SCOPE OF WORKS

- Redesign non-compliant roof areas in collaboration with the project architect
- Demolish existing roof finishes to expose and rectify the waterproofing
- Install new waterproofing systems and retile the rooftop plant area
- Relocate all rooftop plant to new plinths while maintaining live services

### KEY CONSIDERATIONS

- Live operational environment: All building services had to remain active, requiring carefully staged works and temporary solutions.
- Complex redesign: Roof areas required architectural redesign to bring them up to compliance.
- Tight sequencing: Coordinating demolition, waterproofing, plant relocation, and reinstatement to minimise disruption to residents.

### VALUE RANGE

\$250,000-\$500,000

### PROJECT DURATION

3 months

### ARCHITECT

Lea Design

### CLIENT

Owners Corporation/OCVM/PASG



# PROJECTS

## REMEDIATION



### RICHMOND REMEDIATION - WATER INGRESS & DEFLECTION

#### PROJECT OVERVIEW

This project involved the remediation of a rooftop balcony and box gutter system in Richmond after significant water ingress issues were reported. What began as a straightforward waterproofing and drainage rectification quickly uncovered a latent structural condition - balcony deflection - requiring coordinated structural intervention alongside the hydraulic redesign.

#### SCOPE OF WORKS

- Remediate the rooftop balcony waterproofing system
- Remove, redesign and reinstall the existing box gutter to compliantly
- Install scaffold tower access within extremely tight site constraints
- Address structural deflection discovered during works
- Coordinate hydraulic and structural engineering solutions with architectural design requirements

#### KEY CONSIDERATIONS

- Restricted access: All works completed via scaffold tower with limited room for material handling.
- Latent conditions: Structural deflection identified during demolition, requiring redesign and reinforcement.
- Interdisciplinary coordination: Close collaboration between hydraulic engineers, structural engineers, and the architectural team to achieve an integrated, compliant solution.

#### VALUE RANGE

\$500,000-\$1,000,000

#### PROJECT DURATION

6 months

#### CONSULTANTS

- Insite Architects
- Sheer Engineering
- DDEG

#### CLIENT

Owners Corporation/Engine Property Group/PASG



# PROJECTS REMEDIATION



## ABBOTSFORD REMEDIATION - WATER INGRESS

### PROJECT OVERVIEW

This project focused on resolving significant water ingress affecting the restaurant located beneath the Level One pool area. FACE was engaged to strip back the existing finishes, expose the failed waterproofing system, and deliver a fully compliant reconstruction that restored the integrity of the pool surrounds and protected the tenancy below.

### SCOPE OF WORKS

- Remove the existing 150m<sup>2</sup> deck to access the failed waterproofing
- Remove all pool services and associated infrastructure to expose substrates
- Remediate and install new waterproofing to the floor area and planter boxes
- Reinstate all pool services and rebuild the deck to current compliance standards

### KEY CONSIDERATIONS

- All materials and equipment were hand-carried from Ground Floor to Level One via internal corridors, requiring careful sequencing and logistics planning..

### VALUE RANGE

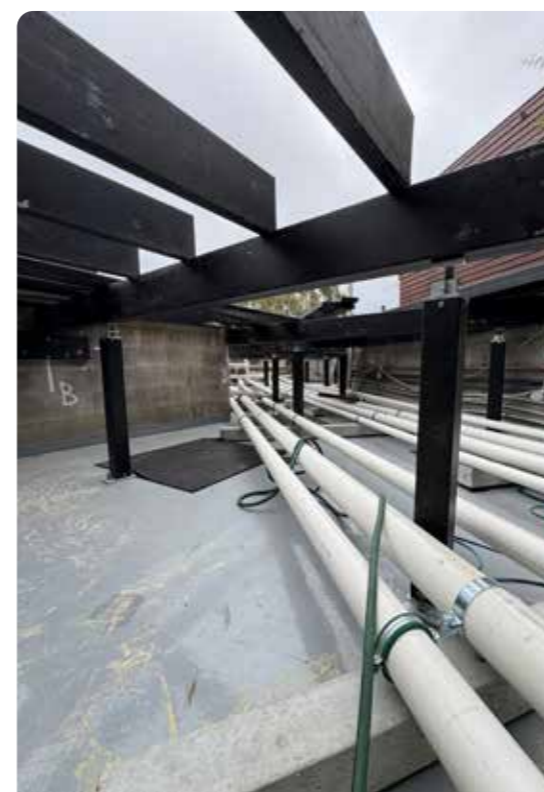
\$500,000-\$1,000,000

### PROJECT DURATION

6 months

### CLIENT

Owners Corporation/OCVM/PASG



# PROJECTS COMMERCIAL



## BASTINGS STREET DISPLAY SUITE

### PROJECT OVERVIEW

Display Suite for sales team

### KEY CONSIDERATIONS

- External scope and fit-out of two modular buildings to create a display suite.

### VALUE RANGE

\$250,000

### PROJECT DURATION

3 months

### ARCHITECT

KUD

### CLIENT

Lucent Group



# FINANCIALS OVERVIEW

FÄCE's financial position is healthy and strong. The business is cashflow positive with retained earnings and no reliance on overdraft facilities or business loans.

Work is taken on consciously to ensure the team is never under- or overcommitted - typically managing three concurrent projects ranging from \$300,000 to \$2,000,000.

## INSURANCE CAPACITY

- Domestic Building Insurance: maximum eligible insured total of \$1,800,000 for residential construction
- New single dwelling construction, alterations and additions: structural construction category limit of \$7,000,000 (with the ability to obtain individual increases for larger projects)
- Commercial insurance: available for projects up to \$3,000,000 in value

# SYSTEMS OVERVIEW

## QUALITY MANAGEMENT SYSTEM

FÄCE operates an Integrated Management System (IMS) in accordance with ISO 9001 - Quality Management Systems. Our Quality Policy drives continuous improvement across all business services, measured against defined objectives and targets.

## OCCUPATIONAL HEALTH & SAFETY

FÄCE maintains a positive safety culture underpinned by extensive safety and risk management systems. Our management team drives company-wide safety strategy, inspiring employees and subcontractors to maintain a strong safety attitude across all operations. The business is certified to ISO 45001 - Occupational Health & Safety Management Systems.

## ENVIRONMENTAL MANAGEMENT SYSTEM

FÄCE is committed to conducting business in a manner that protects the quality of the environment in our communities, with an emphasis on preventive measures. Our Environmental Management System conforms to ISO 14001 and relevant legislative and regulatory requirements.

## PROJECT & FINANCIAL MANAGEMENT SYSTEMS

Our teams operate within a rigorous project reporting cycle to ensure programme and financial control across all projects. This enables directors to closely monitor operations and make informed strategic decisions in real time.

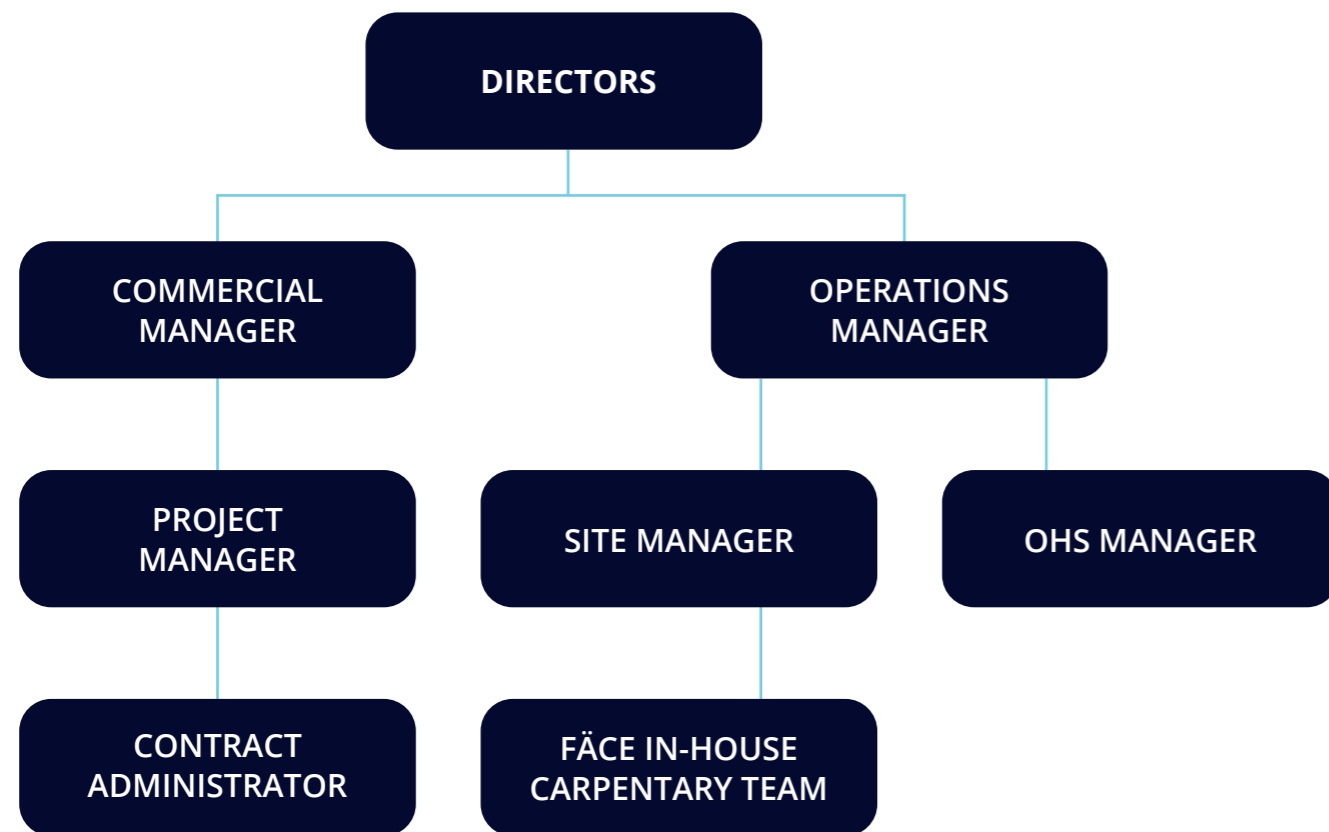
## SOFTWARE & TECHNOLOGY

- Buildxact - estimating and job management
- Xero - accounting and financial management
- Dash Pivot - safety and project management
- Bluebeam Revu - document management and markup
- Office 365 - communications and collaboration



# COMPANY STRUCTURE

# COMPANY PROFILE



**Jaco Korff.**  
Commercial Manager  
E jaco@facecon.com.au

**Colin Stohr.**  
Operations Manager  
E colin@facecon.com.au

**ABN:** 45074802663  
**ACN:** 074802663  
**Licenses:** CCB-L 72294 (Commercial Builders License Limited to Medium Rise) and CDB-U 70934 (Domestic Building License Unlimited)  
**Insurances:** Contract works and Liability insurance, Public Liability and Professional Indemnity insurance

**E** enquiries@facecon.com.au  
**W** facecon.com.au  
**IG** @faceconstructionvic  
**L** @faceconstructionmelbourne

**Association memberships:** Master Builders Association Victoria







**fäce**