



**BOXSHALL**  
GROUP  
Sustainably Innovative

# CAPABILITY STATEMENT 2022

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10 YEARS IN BUSINESS

HYDRAULIC

ELECTRICAL

MECHANICAL



# THOMAS EMBLING HOSPITAL – FORENSICARE

MAJOR ELECTRICAL INFRASTRUCTURE UPGRADES TO THE SECURED FORENSIC MENTAL HEALTH HOSPITAL

\$2.6M

Forensicare (Victorian Institute of Forensic Mental Health) is the leading specialist provider in forensic mental health care across Victoria. Catering for serious mental illnesses for the justice system, mental health sector and the community abroad.

Boxshall Group was awarded as the head contractor for the major electrical infrastructure upgrade to all existing and new systems. Boxshall Group developed innovative designs which exceeded customer expectations and optimised performance outputs using sophisticated systems that were cost-effective and sustainable. Boxshall Group delivered seamless rollouts that reduced shutdown periods and managed risks for this highly secure facility with meticulous installation schedules and working with other services and contractors on the project.

Boxshall Group delivered the following upgrades

within budget and on time with guarantees of continued output performance, setting them ahead of their competitors:

- k MSB replacement (2800A)
- k Upgrade generator to 1100KVA Cummins
- k Upgrade to a centralized UPS battery back up for critical services 75KVA
- k Upgrade building manage system (BMS)
- k Upgrade 8 existing switchboard pillars
- k Upgraded new PLC system to control operation of backup generator and mains fail
- k Installed 400KW resistive load bank for testing of the generator

## TESTIMONIALS



Forensicare

“The Boxshall Group team provided immediate response times with exceptional professionalism, flexibility and creative trouble-shooting opportunities, which resulted in the least amount of downtime possible. They took excellent care and responsibility of the facility whilst working in synergy with our staff and contractors. A huge thanks to Sean and his team for their flexibility, understanding, professionalism and efforts throughout this project. It was a pleasure working with them.”

**RIC TE BOEKHORST**

Head of Infrastructure and Site Services, Thomas Embling Hospital



“It was a great pleasure working with Sean and his team on this project. Their designs and delivery of the project were innovative and cleverly planned out with excellent attention to detail. I appreciated their flexibility on the project, immediate response times and professional approach. I look forward to working with them on future projects.”

**HUGH VAN ESSEN**

Director, Waterman AHW (Vic) Pty Ltd



“...Has been a pleasure having you and your team on board through this project, your performance and success throughout the works speaks for itself.

We’ve heard nothing but good things about Boxshall from Forensicare staff across the 7-month construction period, which is a credit to how your team operates.

For such a complex project with high amounts of risk involved, the works were delivered exceptionally, and the level of flexibility was much appreciated.

Congratulations...”

**DANIEL LETTIS**

Project Manager, NCS Project Solutions Pty Ltd



BEFORE



AFTER

# A DIFFERENT APPROACH TO ELECTRICAL

Founded in 2010, Boxshall Group delivers high calibre, energy efficient electrical and lighting solutions for residential, commercial and industrial projects.



## EXCELLENCE

We guarantee best practice trade skills and sound advice on every project. Our A-Grade electricians have the skills and industry experience to adapt to last minute changes.



## EFFICIENCY

We plan with meticulous attention to detail, ensuring projects are delivered on time and budget. We keep projects moving and keep you informed with a clear cost breakdown every step of the way.



## INITIATIVE

We think outside the box. No challenge is too complex. We get people working together to solve issues on-site and keep projects moving.



## SERVICE

Boutique service with the industry knowledge of a big firm. We consistently go the extra mile to provide a positive customer experience.



## SUSTAINABILITY

Sustainability principles are integrated into every aspect of our business. We balance sustainable technology with stylish sophistication to achieve the best economic and environmental outcomes.



## TEAMWORK

We manage projects for developers, builders, architects and directly with clients. Our team work with other trades to deliver exceptional results.

"We have been using the team from Boxshall Group for 10 Years. They have always exceeded our expectations and been a real asset whilst working with passive project principles."

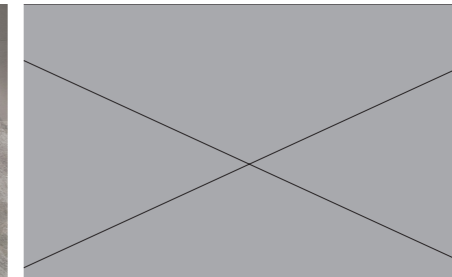
**GARETH OWENS**  
Director, Evisia

# INDUSTRIES



## RESIDENTIAL

Boxshall Group creates energy efficient buildings designed for the Australian climate. We specialise in electrical design, installation and maintenance for residential developments and aged care facilities across Victoria. We make sure developments comply with Australian Standards and help with audits and accreditations.



## COMMERCIAL

We work with architects, builders, developers and electrical consultants to deliver cost effective projects in Victoria. We have the experience to fully project manage electrical projects, or consult in a specific area. We specialise in retail and office fit-outs for new and refurbished projects. We keep building running costs down with regular preventive maintenance.



## INDUSTRIAL

We keep factories, warehouses and distribution centres running efficiently with clever lighting control and value managed contract options. We minimise downtime by performing installations, upgrades and maintenance at any time of day or night.

## We can assist on a range of projects, including:

- k Apartment buildings
- k Aged care facilities
- k Offices
- k Restaurants and Cafes
- k Factories
- k Warehouses
- k Distribution centres



# OUR SERVICES

We are leaders in delivering fully managed major electrical projects from concept to handover. When you choose us, you can rely on a tailored solution and consistent support to meet your project requirements.

## CONSULTING

Expert advice to keep your project on track. Our qualified team can help with any questions about efficient building energy consumption, lighting design, communications and automation. We also help with power and telecommunications authorities.

## DESIGN & CONSTRUCT

We fully manage electrical projects from design to installation. Using supplied drawings and specifications, or designed from scratch, we work out the best way to complete installations that comply with Australian Standards.

## LIGHTING DESIGN

Our clever lighting designs maximise the use of natural light and reduce energy costs with daylight harvesting. We consider all aspects of energy efficient lighting design principles to calculate ideal lux levels.

## SERVICE & MAINTENANCE

We keep systems running efficiently and minimise lost productivity with regular maintenance. We inspect and test electrical equipment according to Worksafe and Australian Standards requirements. We are lighting design specialists.

Qualified electricians on call across Melbourne 24 hours a day for emergency breakdown maintenance

# ELECTRICAL & LIGHTING

Boxshall Group specialises in electrical and lighting design, installation and maintenance for projects across Victoria. Industry experience, skills and resources to scale to suit what you need – from solving a specific problem or providing a fully managed solution.

## COMPREHENSIVE ELECTRICAL SERVICES



PROJECT MANAGEMENT



ELECTRICAL CONSULTING



ELECTRICAL DRAWINGS



ELECTRICAL DESIGN & CONSTRUCT



LIGHTING DESIGN & INSTALLATION



ELECTRICAL SYSTEMS SERVICE & MAINTENANCE



DATA & COMMUNICATIONS CABLING



AUTOMATION DESIGN & INSTALLATION



SECURITY & ACCESS CONTROL SYSTEM INSTALLATION



EMERGENCY WARNING & INTERCOMMUNICATION SYSTEM INSTALLATION



ENERGY EFFICIENT ELECTRICAL DESIGN & INSTALLATION



INDUSTRIAL SWITCHBOARD INSTALLATION, MONITORING & UPGRADES

# ENERGY EFFICIENT SOLUTIONS



## SUSTAINABLE DESIGN

We provide advice on NABERS design features and help get new and refurbished buildings certified and rated.

We are fully accredited with the Clean Energy Council and trusted experts for energy efficient electrical design and installation.



## GREEN STAR

The internationally recognised Green Star sustainability rating can help get a higher return on investment, attract tenants and give a project more market recognition.

Boxshall Group are experts in the Green Star certification process. We keep track of documentation to demonstrate achieving Green Star sustainability benchmarks.



## AUTOMATION

We design affordable, automated solutions for new and existing projects, providing total integration, flexibility and giving you more control. From commercial lighting to a fully PLC controlled plant.



## LIGHTING SPECIALISTS

We consider all aspects of lighting design principles to provide sound advice incorporating sophisticated architectural design. Together with our sister company, Lumenall Lighting, we deliver premium, end-to-end energy efficient lighting solutions across Australia, from supply, to lighting design, installation and maintenance.

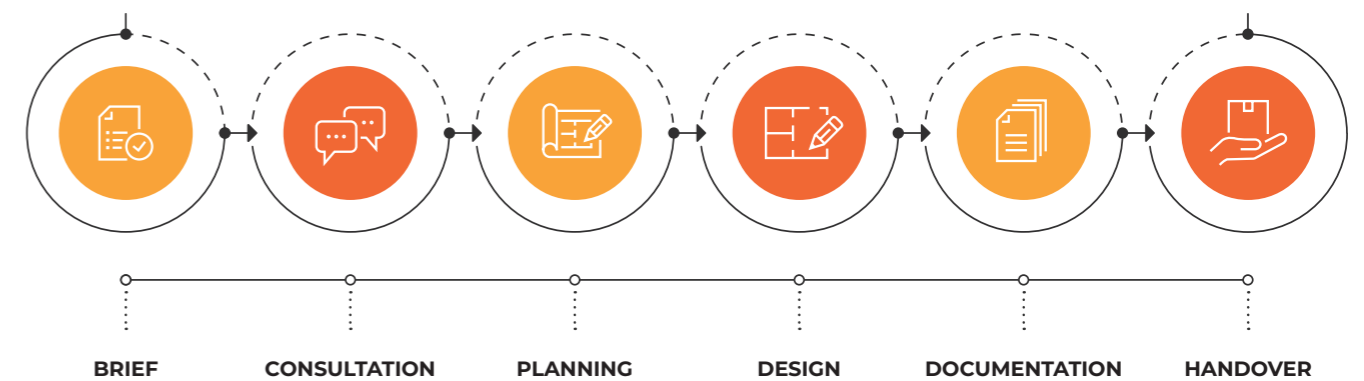
ENERGY EFFICIENT SOLUTIONS FOR A SUSTAINABLE FUTURE

# OUR APPROACH

We listen to your requirements and provide flexible solutions. Our approach is proactive, agile and transparent from the initial phone call through to final project delivery.

“Boxshall Group work with you every step of the way from design right through to service and maintenance. They make my job easier, projects run smoothly and without delay.”

**CHARBEL SARKIS**  
Project Manager, Hallmarc



## LICENCES & ACCREDITATIONS



# OUR TEAM



## SEAN BOXSHALL

Before founding Boxshall Group, Sean Boxshall managed large electrical projects in the residential, commercial and industrial sectors. With over 16 years in the construction industry, Sean has earned a reputation for his flexible approach to complex project delivery.

Focused on energy efficient electrical design and installation, Sean is widely respected as an industry expert in green design principles and has successfully led several major high calibre projects, incorporating cost-effective, energy efficient innovations. Reliable and responsive, Sean is proud to lead a team that consistently exceeds customer expectations.

## NATHAN ANIC OPERATIONS MANAGER

Nathan has worked alongside Sean since before the conception of Boxshall Group. Nathan is a co-founder of Lumenall Lighting and has over 14 Years in the commercial and industrial electrical sectors.

Nathan ensures the consistency, quality and attention to detail of each projects, as well as managers day to day operation. Nathans strong communications skills allow transparent operations that inspires confidence from our clients.



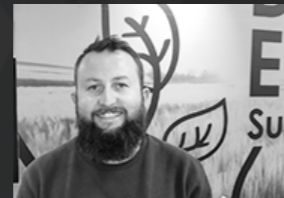
**LEIGH FOUNTIS**  
Project manager  
HSEQ

With 17 years' electrical experience, Leigh applies his extensive skills in electrical troubleshooting and client relations to oversee Boxshall Group's HSEQ and implementing new policies and guidelines. During his time in the industry, Leigh has developed a thorough knowledge of the changing regulations and electrical requirements across all building classes.



**DANIEL MORGAN**  
Project manager  
Infrastructure & Heavy Industrial

Daniel joined Boxshall Group in 2018 and has delivered some of our major heavy industrial electrical projects. He has a strong background, with 10 years of electrical experience in the industrial sector and expertise in automation and lighting control. Daniel's technical knowledge and collaborative decision making ability has helped establish Boxshall Group as a trusted market leader of industrial electrical contracting and maintenance.



**LUKE BOXSHALL**  
Project Engineer

Luke has spent over a decade refining his skills and broadening his knowledge within this field. In his role, Luke is responsible for coordinating and overseeing all stages of project development, from initial planning and design to final implementation and handover. He excels at managing multi-disciplinary teams, ensuring all projects are completed on time, within budget, and to the highest quality standards.



**COREY REYNOLDS**  
Finance & Compliance

A highly experienced chartered accountant in the electrical industry, Corey has worked with Boxshall Group since our launch in 2010. With over 12 years of accounting expertise, Corey oversees all policy documentation and compliances and ensures our financial strategy is sustainable and adherent to financial controls.

# QUALITY & SAFETY

## OHS

Boxshall Group is committed to the highest standards of safety. We invest time and resources to make sure our team have the knowledge and skills to think on their feet and comply with all regulations on building and high-rise construction sites.

All electricians have valid, nationally accredited certifications in Level 2 First Aid and CPR and Live Voltage Resuscitation.

We are registered for WorkCover insurance, covering all our apprentices, employees and deemed workers.

## POLICIES

Our electricians have access to safety procedures out on site where they need it most. We consistently promote safe work practices and make sure everyone knows how to do their job safely. We regularly review and revise our written documentation and keep up with any regulatory changes. And we're always looking for ways to remove or minimise any risks.

*“Sean Boxshall is reliable, and the quality of work is second to none. This flows through the whole team at Boxshall Group. They go above and beyond to get the job done.”*

**PAUL MITCHELL**  
Director, PM BUILT

## OHS POLICY

- k Environmental Policy
- k Privacy Policy
- k Code of Practice
- k Site Specific SWMS
- k ISO Certified
- k WorkCover Insurance
- k Co-invest Long service
- k Protect Redundancy
- k \$20M Public Liability
- k Professional Indemnity



# HIGHLIGHTED PROJECTS

SEAN BOXSHALL PROJECT MANAGER



**BOTANNICA BUILDING 3** \$5.5M  
 Large office, Richmond  
**Consultant:** Waterman | **Architect:** Graypuksand  
**Client:** HACER / Growthpoint  
 Design and construction of 2 towers with open office floors. KNX DALI lighting control system. Green star certified. NABERS certified.  
**Main service delivery:** KNX DALI Lighting control System, 100kW Solar system, 500kVa Generator, Security access control/CCTV, Electrical light and power, Communication infrastructure, Sub-station, Car-charging, and Interactive screens.



**THE GRACE** \$4.9M  
 Aged Living, Albert Park  
**Consultant:** Norman Disney Young | **Architect:** Fender Katsalidis  
**Client:** WATPAC / Australian Unity  
 Design and construction of 79 aged living apartments. Complete with managed nurse call system. Fibre optic communications. Crestron audio visual control. Generator and Uninterruptable power supply backup. Monitored exit/emergency system.  
**Main service delivery:** PLC automation Generator load shedding, Sub-station, Electrical Light and power, 20kW Solar system, Generator provisional works, 20Kva UPS, Fibre / Cat6a Certified communications network, Nurse call managed system Audio/Visual Display, Interactive Screens, and Security/Access control.

**ARTHUR**  
 Albert park  
**Client:** ICON Co  
 79 Apartments, 55 Serviced hotel rooms. Common areas inclusive of rooftop pool, gym and BBQ areas.

\$2.1M

**BRAVO**  
 Carlton  
**Client:** Vaughan  
 Construction  
 118 Apartments across 12 stories. Rooftop garden and common areas. Car stacker

\$2.0M

**NORDE**  
 North Melbourne  
**Client:** Hacer  
 147 Apartments across 13 stories. With five basement car park levels. Roof top common area.

\$1.9M

**MALVERN HILL**  
 Malvern  
**Client:** ICON Co  
 117 Apartments across 3 Buildings. With common basement car-park.

\$2.2M

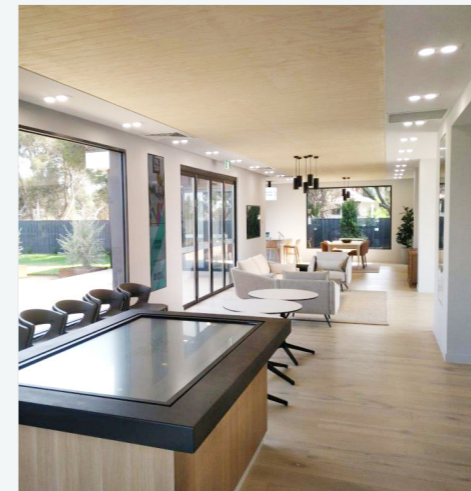
# RECENT PROJECTS

RESIDENTIAL COMMERCIAL INDUSTRIAL SERVICE



**RYDER CHESHIRE VICTORIA HOME FOUNDATION STAGE 1 & 2** \$350,000  
 Aged care development, Ivanhoe  
**Architect:** Apogee Architecture | **Client:** Evisa / RCVHF  
**Scope:** Refurbishment (stage 1 and 2) of the Ryder Cheshire Victoria Home Foundation  
**Main service delivery:**

- Evacuation and fire detection
- MSB upgrades
- Mechanical services for heating / cooling
- Exit and Emergency compliance
- Lift installation
- Electrical cabling



**THE PATCH** \$120,000  
 Display Home, Wollert  
**Architect:** Rothelowman | **Client:** PM Built / Jinding Australia  
**Electrical Consultant:** Waterman  
**Scope:** Electrical fit out of a new residential development display suite  
**Main service delivery:**

- Audio Visual display screen installation and programming
- Security and access control system installation
- Electrical lighting and power
- Electrical systems upgrade
- CCTV

**AUTOMATION**  
 Home automation, Northcote  
**Lighting design and supply:** Lumenall Lighting  
**Scope:** Fully integrated home automation design and installation

\$95,000

**PEAKABOO**  
 Passivhaus, Preston  
**Client:** Metrozone  
**Scope:** Passivhaus Principles designed home with smart lighting installation.

\$55,000

**TOWN-HOUSES**  
 Multi-Residential, Essendon  
**Client:** PMBUILT  
**Scope:** Multi-residential design and construct of townhouses. All electrical and mechanical services

\$80,000

**AIRBNB**  
 Residential, Brunswick  
**Client:** Evisa  
**Scope:** Residential development with automated access control system for AIRBNB.

\$40,000

# RECENT PROJECTS

RESIDENTIAL **COMMERCIAL** INDUSTRIAL SERVICE

RESIDENTIAL **COMMERCIAL** INDUSTRIAL SERVICE



**HARDNER RD** **\$550,000**  
 Office Development, Mt Waverley  
 Architect: Malcolm Elliot | Client: Hallmarc  
 Scope: Electrical fit out of a new development involving 23 office tenancies and 1 café space  
 Main service delivery:  
 - Electrical design and construct  
 - Electrical lighting and power  
 - Substation design  
 - Lumenall lighting design, supply and installation  
 - NBN infrastructure and pathways



**MIDWAY CONCRETE** **\$800,000**  
 Heavy industrial (Laverton North, Sunshine, Melton and South Morang)  
 Client: Midway | Lighting design and supply: Lumenall Lighting  
 Scope: Ongoing electrical maintenance of 4 existing industrial plants and fit out of a new super plant  
 Main service delivery:  
 - Electrical consulting  
 - Electrical light and power  
 - Clipsal CBUS lighting installation  
 - Security and access control system installation  
 - Data and communications cabling  
 - PLC automation  
 - Industrial switchboard installation and monitoring  
 - MSB upgrade



**SECTOR** **\$460,000**  
 Serviced offices, Westall Rd & Brandon Park  
 Electrical Design: Boxshall Group | Client: Hallmarc  
 Scope: Design and construct of 64 serviced offices over 2 locations (maintaining business operations in one location throughout project delivery)  
 Main service delivery:  
 - Full electrical design and construct  
 - RTI automation  
 - Security and access control system installation  
 - Electrical lighting and power  
 - Electrical systems upgrade  
 - Communications cabling and infrastructure installation



**TOTAL FLEET INDUSTRIES** **\$225,000**  
 Factory/Spray booth, Laverton  
 Client: Total Fleet Industries / DRYSYS  
 Scope: Design and construct of a new factory and installation of a fully automated PLC controlled spray booth  
 Main service delivery:  
 - Electrical consulting  
 - Electrical light and power  
 - Electrical design and construct  
 - Security and access control system installation  
 - PLC automation  
 - Industrial switchboard upgrade and installation  
 - Substation design upgrade  
 - MSB upgrade  
 - Electrical systems upgrade

**ASSETIC**  
 Offices fit-out, Melbourne  
 Client: Hallmarc  
 Scope: Design and construct of a new office fit out for Assetic.  
 Main service delivery: Electrical consulting, electrical and lighting services, access control system, security alarm/CCTV, and structured communications infrastructure

**\$130,000**

**MR PERCIVAL**  
 Hospitality fit-out, Melbourne  
 Client: Hallmarc  
 Scope: Design and construct of a new café  
 Main service delivery: Electrical design and construct, electrical lighting and power, AV system design and installation, communications cabling and infrastructure installation

**\$65,000**

**LEVEL 8 BASE BUILD**  
 Office, Melbourne  
 Client: Hallmarc  
 Scope: Base build services for Level 8  
 Main service delivery: Electrical consulting, electrical and lighting services, Lumenall lighting design/supply

**\$40,000**



**TOYLEXRUS** **\$180,000**  
 Mechanical workshops, Laverton/Derrimut  
 Client: ToylexRus  
 Scope: Ongoing electrical maintenance of mechanical workshops across 4 locations and electrical fit out of a new storage warehouse  
 Main service delivery:  
 - Electrical light and power  
 - Data and communications cabling  
 - Security and access control system installation  
 - Substation design  
 - Electrical systems upgrade  
 - Electrical systems service and maintenance





**BOXSHALL INDUSTRIES PTY LTD**

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