

CAPABILITY STATEMENT 2026

INTEGRATED SERVICES DELIVERY

DESIGN

CONSTRUCTION

MAINTENANCE

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INTEGRATED SERVICES DELIVERY

Integrated delivery driven by coordinated building services, innovation and sustainable outcomes.

We deliver electrical, mechanical and hydraulic services across complex, live and infrastructure environments where coordination, staging and continuity of operations are critical.

Our experience spans infrastructure upgrades, refurbishments and services-led projects where early coordination and staged delivery are essential to maintaining operations and reducing risk.

By placing building services at the centre of design and delivery, we identify constraints earlier, improve coordination and deliver more efficient project outcomes.

We work directly with clients, consultants and builders, providing a practical, delivery-focused approach from concept through to commissioning.

As Director, I remain closely involved in project delivery, bringing almost two decades of experience across construction and services to ensure every project is led with clarity, coordination and accountability.

Sean Boxshall

Director | Founder



CAPABILITY SNAPSHOT



\$40M+

PROJECTS DELIVERED



35+

TEAM MEMBERS



15+

YEARS OF INDUSTRY EXPERIENCE

PRACTICAL ADVANTAGES

We deliver the most value on projects where coordination, staging and integration of building services are critical to successful outcomes.



DESIGN FOR DELIVERY

Early coordination reduces clashes, programme risk and downstream rework.



KEEPING OPERATIONS MOVING

Staged delivery within live facilities with minimal disruption.



LOWER PROJECT RISK

Early identification of constraints, interfaces and authority requirements.



LIVE ENVIRONMENT EXPERIENCE

Specialists in staged works and infrastructure upgrades delivered with minimal disruption to operations.



DESIGN & DELIVERY INTEGRATION

Early involvement and design coordination that reduces risk and improves certainty.



PRINCIPAL CONTRACTOR CAPABILITY

Direct engagement with clients, consultants and builders with end-to-end accountability.



STRONG PARTNERSHIPS

Long-term relationships with clients and Tier 1 builders built on trust, performance and results.



INTEGRATED BUILDING SERVICES

Electrical, mechanical and hydraulic services delivered as a fully coordinated package.



SELF-PERFORM DELIVERY

We prioritise in-house delivery capability, reducing subcontractor reliance and improving quality, accountability and responsiveness.

BETTER COORDINATION

Integrated services delivered through one accountable team.

FASTER DECISION MAKING

Direct access to delivery teams improves responsiveness and certainty.

FEWER INTERFACES

Reduced subcontractor fragmentation through self-perform capability.

LONG-TERM PERFORMANCE

Designed for maintainability, operational efficiency and lifecycle value.



SERVICES-LED DELIVERY

Building services are often coordinated late in the design and construction process.

We take a proactive approach — placing building services at the centre of project planning and delivery from the outset.

By prioritising electrical, mechanical and hydraulic services early, we improve coordination across all disciplines, resolve constraints upfront and deliver more efficient, lower-risk project outcomes.

COMMERCIAL & OPERATIONAL OUTCOMES

- ✔ Reduced capital cost through efficient, coordinated design
- ✔ Lower operating costs through integrated and optimised systems
- ✔ Improved programme certainty and reduced delivery risk
- ✔ **Early engagement with authorities, reducing approval delays and long lead-time risks**
- ✔ Fewer variations, clashes and rework during construction
- ✔ Higher performing, more maintainable and future-ready assets



OUR APPROACH

Our delivery approach is built around early design coordination, integration of building services and practical execution across all stages of a project.



EARLY DESIGN INTEGRATION

- Coordination of electrical, mechanical and hydraulic systems from concept stage
- Input into layout, plant sizing and infrastructure requirements
- Alignment between design intent and real-world constructability



DESIGN & AUTHORITY COORDINATION

- Early engagement with authorities and stakeholders
- Infrastructure planning and capacity assessments
- Managing long lead-time approvals and infrastructure constraints



SERVICES COORDINATION

- Integrated coordination across all building services disciplines
- Clash identification and resolution prior to construction
- Structured shop drawing and review processes



STAGING & LIVE ENVIRONMENT PLANNING

- Detailed staging strategies to maintain operations
- Temporary works and sequencing planning
- Minimising disruption to existing services and occupants



INTEGRATED DELIVERY

- Electrical, mechanical and hydraulic services delivered as a coordinated package
- Alignment between trades, subcontractors and suppliers
- Clear communication across all project stakeholders



COMMISSIONING, HANDOVER & SUPPORT

- Structured commissioning across all systems
- Testing, certification and operator training
- Delivery of complete, functional and maintainable systems
- Ongoing maintenance and lifecycle support

LIFECYCLE PERFORMANCE

DRIVING BETTER PROJECT OUTCOMES

Structured delivery through safety, quality, sustainability and innovation.

01 Design for coordination

Early services integration, reduced clashes and rework, smarter layouts and plant positioning and easier construction sequencing.

02 Ease of operation

Intuitive controls and interfaces, simplified user operation, reduced operational complexity and better occupant experience.

06 End of life & Recovery

Responsible decommissioning, material separation for recycling, reuse opportunities where viable and reduced landfill outcomes.

03 Low maintenance

Accessible service locations, durable equipment selection, reduced reactive maintenance and improved serviceability.

05 Warranty & Longevity

Manufacturer-backed systems, long-life asset selection, reduced replacement cycles and better whole-of-life value.

04 Responsible materials

Durable, proven products, preference for recyclable materials, reuse where practical and long-term lifecycle thinking.

WHOLE-OF-LIFE VALUE

We consider the full asset lifecycle when making design, construction and procurement decisions. By balancing buildability, operational performance, maintenance requirements and future adaptability, we help clients achieve lower whole-of-life costs and more sustainable long-term outcomes.

OUR COMMITMENT TO RESPONSIBLE DELIVERY

At Boxshall Group, better outcomes are achieved through early coordination, structured delivery and practical project thinking. By integrating electrical, mechanical and hydraulic services under one team, we reduce fragmentation, improve accountability and minimise programme risk across the full project lifecycle.

Our approach prioritises safety, quality, buildability and long term performance from design through to commissioning and maintenance. Wherever possible, we aim to deliver works using our in-house team, reducing reliance on subcontractors to maintain greater control over workmanship, communication, programme and consistency of delivery.

ISO-ALIGNED SYSTEMS

Quality, safety and environmental management aligned with recognised systems.



ISO45001



ISO9001



ISO14001

SAFETY & WELLBEING

Protecting workers, occupants and operational environments.

QUALITY & COMPLIANCE

Structured systems, verification and accountable delivery.

ENVIRONMENTAL RESPONSIBILITY

Practical sustainability focused on durability, efficiency and waste reduction.

DIGITAL DELIVERY

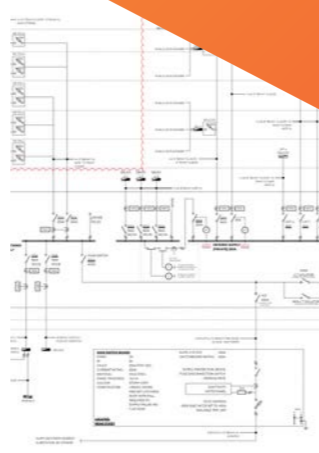
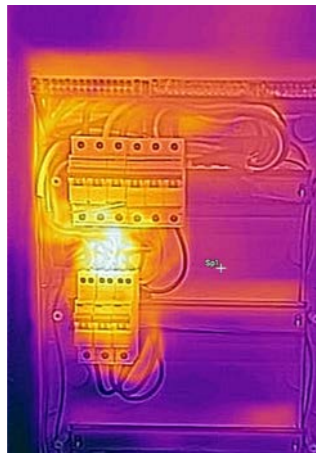
Design coordination, QA systems and data-driven project management.

SOCIAL VALUE

Apprenticeships, local employment and long-term industry development.

SERVICE CAPABILITY

We deliver integrated building services across a broad range of sectors and environments — including healthcare, education, commercial, industrial, infrastructure and live operational facilities — supporting projects from major upgrades and construction through to ongoing service and maintenance.



MAJOR PROJECTS & UPGRADES

- Design & construct delivery
- Major services upgrades & refurbishments
- Live environment and staged works
- Electrical, mechanical & hydraulic coordination

SERVICE & MAINTENANCE

- Preventative maintenance programmes
- Reactive service and fault response
- Compliance testing and upgrades
- Asset lifecycle support

SPECIALIST SYSTEMS

- Security, CCTV & access control
- Communications & ICT infrastructure
- Intercom, EWIS & integrated systems
- Controls, automation & BMS

DELIVERY APPROACH

- Strong in-house delivery capability
- Reduced reliance on subcontractors
- Direct communication and coordination
- Founder-led accountability

INTEGRATED SERVICES DELIVERY ACROSS THE FULL PROJECT LIFECYCLE

Boxshall Group delivers complete building services capability across electrical, mechanical, and hydraulic systems, supported by in-house design, coordination, and delivery.

Our model removes fragmentation between trades, allowing for streamlined coordination, reduced programme risk, and greater accountability from concept through to commissioning.

CORE SERVICES

ELECTRICAL

- Light and power
- Main switchboards and distribution
- Emergency and exit lighting
- Generator and UPS systems
- Communications and NBN infrastructure



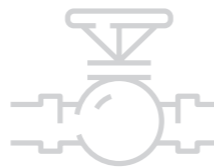
MECHANICAL

- Heating, ventilation, and air conditioning (HVAC)
- Mechanical exhaust systems
- Car park ventilation and controls
- Energy-efficient system integration



HYDRAULIC

- Hot, cold, and recycled water systems
- Sanitary drainage and sewer
- Stormwater and detention systems
- Pump systems and water storage



SERVICE & MAINTENANCE

- Preventative maintenance programmes
- Reactive service and fault response
- Asset lifecycle management
- System upgrades and optimisation
- Ongoing compliance and testing



SPECIALIST SYSTEMS

- ICT and structured cabling
- Security, access control, and CCTV
- Intercom and integrated building systems
- EWIS and fire-related services interfaces
- Building Management Systems (BMS)
- Lighting design and manufacture (via Lumenall)



DELIVERY CAPABILITY

- Design and construct services
- Services coordination across all trades
- Shop drawings and buildability input
- Authority liaison and supply coordination
- Testing, commissioning, and handover
- Defects and post-completion support



“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
DIRECTOR, HALLMARC

AN INTEGRATED SERVICES GROUP

Boxshall Group operates as a vertically integrated business, bringing together design, delivery, manufacturing, and digital systems under one structure.

This model allows greater control across all stages of a project, reducing reliance on external parties and improving coordination, quality, and delivery outcomes.

GROUP STRUCTURE



Boxshall Group

Integrated construction and services delivery across electrical, mechanical, and hydraulic disciplines.



SISE Consulting

In-house design, engineering, and services coordination, supporting early-stage planning through to detailed documentation.



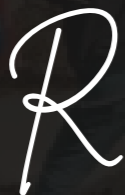
Lumenall Lighting & Technology

Specialist lighting and technology capability delivering tailored design, product supply and locally manufactured solutions that reduce procurement risk and improve project outcomes.



Verd Developments

Internal software platform supporting project delivery, QA tracking, asset management, and operational efficiency.



Raster Laser Design

Custom fabrication and branding, including engraved switchgear, safety signage, labelling, and project-specific detailing.



One Crown Serviced Offices

Commercial workspace and operational hub, supporting business operations and client engagement.



ONE TEAM. ONE ACCOUNTABILITY.



DESIGN

Early coordination and design input



DELIVER

Multi-service construction delivery



SUPPORT

Maintenance and operational support



IMPROVE

Ongoing optimisation and upgrades

WHY CLIENTS BENEFIT



REDUCED PROJECT RISK

Single point of accountability across all services.



BETTER COORDINATION

Electrical, mechanical and hydraulic systems delivered as one package.



FASTER DELIVERY

Reduced interfaces and fewer subcontractor dependencies.



IMPROVED BUILDABILITY

Practical design input from construction and maintenance teams.



LONG-TERM VALUE

Support from concept through to operation and future upgrades.

OUR TEAM & CULTURE



WE TAKE OWNERSHIP

We solve problems early.



WE VALUE QUALITY

Details matter.



WE BACK OUR TEAM

Training, mentoring, growth.



WE WORK SAFELY

No shortcuts.



WE BUILD RELATIONSHIPS

Clients, consultants & subcontractors.



WE KEEP IMPROVING

Better systems, smarter delivery and continuous learning.

INTEGRATED LEADERSHIP

A multidisciplinary leadership team combining technical, operational and commercial expertise.



SEAN BOXSHALL
Director | Founder

Integrated building services, infrastructure upgrades and strategic project leadership.



NATHAN ANIC
Operations Manager

Operational planning, project execution and team performance.



COREY REYNOLDS
HSEQ & Compliance Manager

Governance, quality systems, commercial compliance and organisational accountability.



LUKE BOXSHALL
Project Development Manager

Project planning, design coordination and multidisciplinary integration.



RICHARD DENIESE
Services Manager

Delivering maintenance, compliance and lifecycle support across integrated building services.



ANDRES GARCIA
Architectural & Design Coordinator

Leading multidisciplinary design coordination, aligning architectural intent with construction and services integration.



ASMITA GAIRE
Digital Systems & Innovation Manager

Developing software, automation and digital systems that improve project visibility, operational efficiency and client outcomes.



MEGAN PEARCE
Marketing & Business Development Manager

Brand development, client engagement, communications and business growth initiatives.

OUR CULTURE OF DELIVERY

We believe strong outcomes come from strong people, clear accountability and consistent standards. Our culture prioritises safety, quality workmanship, collaboration and long-term relationships — supporting practical, reliable delivery across every project.

“Starting as an apprentice at Boxshall gave me the opportunity to keep learning, adapt to new challenges and build experience across the full project lifecycle. From coordination and planning through to delivery and commissioning, I’ve been supported to take on real responsibility and continue growing professionally.”

KATHERINE FRAWLEY
SITE MANAGER
COMMENCED AS APPRENTICE



THOMAS EMBLING HOSPITAL – FORENSICARE

MAJOR ELECTRICAL INFRASTRUCTURE UPGRADES

FEATURED PROJECT

Head contractor for staged electrical infrastructure upgrades across an operational forensic healthcare facility — coordinating complex systems, associated construction works and stakeholder requirements with minimal disruption to operations.



Critical infrastructure



Live operational environment



Government / healthcare



High security facility

INTEGRATED DELIVERY SCOPE

Boxshall Group was engaged to deliver major staged electrical infrastructure upgrades across the Thomas Embling Hospital campus, supporting both existing and new critical systems within a live forensic mental health environment. The project extended beyond core electrical infrastructure to include enabling construction works, stakeholder coordination, staged changeovers and operational continuity planning across one of Victoria's most secure healthcare facilities.

ELECTRICAL INFRASTRUCTURE

- ✔ 2800A MSB replacement
- ✔ 1100kVA generator upgrade
- ✔ 75kVA UPS critical backup
- ✔ PLC/BMS integration
- ✔ Switchboard pillar upgrades
- ✔ Load bank testing & commissioning

BUILDER'S & ENABLING WORKS

- ✔ Structural generator slab and footing works
- ✔ Fire-rated switchboard room upgrades
- ✔ Penetrations, fire sealing and compliance works
- ✔ Car park modifications and civil interfaces
- ✔ Temporary power, staging and access management

PROJECT DELIVERY

- ✔ Live operational facility staging
- ✔ Stakeholder consultation and planning
- ✔ Coordination with hospital operations and services
- ✔ Site establishment and logistics management
- ✔ Testing, commissioning and changeover planning

TESTIMONIALS



Forensicare

The Boxshall Group team provided immediate response times with exceptional professionalism, flexibility and creative troubleshooting 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 Letts

Project Manager, NCS



EDUCATION PROJECTS



DARUL ULUM – STAGE 14

Darul Ulum College is a leading independent Islamic school in Melbourne. Stage 14 involved construction of a new VCE building and supporting infrastructure within a live operational campus.

Our role

Boxshall Group delivered the electrical, communications, hydraulic, dry fire, EWIS and security services packages. Works included relocation of existing services, upgrades to incoming electrical and communications infrastructure, fire main modifications and coordination of associated civil and builder's works, all while maintaining uninterrupted school operations.



TRINITY COLLEGE KITCHENS PRECINCT

Trinity College Kitchens Precinct is a landmark redevelopment within the University of Melbourne, revitalising one of the College's most significant communal facilities while supporting its growing residential population.

Our role

Boxshall Group delivered the electrical, communications, security, audio visual, lighting control and hydraulic services packages for the redevelopment. The project involved extensive coordination within a live operational environment, including basement infrastructure and service upgrades, while maintaining continuity across the active college campus.



SOUTHERN AUTISTIC SCHOOL (SAS)

A specialist educational facility providing tailored learning environments for students with Autism Spectrum Disorder (ASD). The redevelopment included a new two-storey learning facility within a live operational school environment.

Our role

We delivered the electrical, communications, NBN, hearing augmentation and associated technology infrastructure for the project. Works included relocation of existing electrical and communications mains, temporary power arrangements and staged service upgrades to support the renovation, extension and ongoing operation of the school throughout construction.



WOODVILLE PRIMARY SCHOOL

Woodville Primary School is a major staged redevelopment comprising a new teaching and administration building, refurbishment works and extensive infrastructure upgrades within a live operational school environment.

Our role

Boxshall Group delivered the electrical, communications and hydraulic services packages for the project. Works included relocation and upgrade of existing power and communications infrastructure, new hydraulic services and staged connections to maintain uninterrupted school operations throughout construction.



CARLTON GARDENS PRIMARY SCHOOL

Carlton Gardens Primary School is a major expansion of the existing heritage campus, delivering new learning spaces and upgraded facilities within a live operational school environment.

Our role

Boxshall Group delivered the electrical, communications, NBN, fire, solar and hearing augmentation systems for the project. Works included upgrades to existing power and communications infrastructure, staged service integration and coordination within the operational school to support the expansion while maintaining continuity of campus operations.



MITS BOARDING HOUSE REFURBISHMENT

The Melbourne Indigenous Transition School (MITS) provides pathways to greater opportunities for Indigenous students from remote and regional communities in NT and Victoria.

Our role

Boxshall Group performed the electrical services for the MITS interim boarding house project at 364 Church Street. This project involved converting a 130-year-old double-storey Victorian terrace into residential accommodation for young Indigenous students, supporting MITS's mission to provide pathways to brighter futures. Our team ensured the electrical infrastructure was safely and efficiently integrated into the heritage building, meeting all modern standards.



COMMERCIAL PROJECTS



250 ALBERT

250 Albert Street is a prestigious residential development located in East Melbourne. This luxurious project features a mix of modern apartments and a heritage mansion, providing a unique blend of contemporary living and historical elegance. The development offers a range of apartment options, catering to diverse preferences and needs.

Our role

We provided comprehensive design and construction electrical services for the 250 Albert project. Our scope included: electrical light and power, communications, NBN, dry fire, OWIS, security, CCTV, and Intercom.



CARA

Cara Mathoura is a premier residential development that offers luxurious living spaces with contemporary designs and high-quality finishes, aimed at providing residents with comfort and style.

Our role

We provided comprehensive design and construction electrical services for the Cara Mathoura project. Our scope included: electrical light and power, communications, NBN, dry fire, OWIS, security, CCTV, and intercom.

Additionally, we offered lighting consultation, supply, and manufacture through our subsidiary, Lumenall Lighting, ensuring state-of-the-art lighting solutions for the development.



HARDNER RD

Hardner Road is a new commercial development comprising 23 office tenancies and a ground-floor café in Mount Waverley.

Our role

Boxshall Group provided electrical design and construction services, including power authority coordination, electrical infrastructure planning and incoming supply upgrades. The project also included lighting and power, communications infrastructure, access control, security and CCTV systems, delivered through a coordinated design and construction approach.



HAMPDEN

Hampden by RMA is a sophisticated residential development offering modern and stylish living spaces designed to meet the highest standards of luxury and comfort.

Our role

We provided comprehensive design and construction electrical services for the Cara Mathoura project. Our scope included: electrical light and power, communications, NBN, dry fire, OWIS, security, CCTV, and intercom.

Additionally, we offered lighting consultation, supply, and manufacture through our subsidiary, Lumenall Lighting, ensuring state-of-the-art lighting solutions for the development.



MIDWAY LAVERTON

Midway Concrete, a leading concrete supplier, operates a state-of-the-art batching plant to meet diverse construction needs. The facility ensures high-quality concrete production with advanced technology and efficient systems.

Our role

We managed the project and provided comprehensive electrical services for the Midway Concrete Batching Plant. Our scope included: Command Alkon, PLC systems, automation, ICT Protege, Hikvision CCTV, lighting and power, Cummins Generator, lighting supply and manufacture, HVAC and exhaust systems, and ongoing maintenance.



GO1

Go1 is a global leader in online learning, originating from a startup in Australia and expanding to provide extensive educational resources and training programs worldwide.

Our role

Boxshall Group proudly performed the electrical services for the Go1 office fit-out, ensuring a seamless and efficient setup to support their innovative and dynamic work environment.





BOXSHALL
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Sustainably Innovative

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