

CASELLO •
CAPABILITY STATEMENT

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Company Overview	Core Services	Project Sectors	Supporting Services	Our Capabilities





COMPANY OVERVIEW

One of the most experienced and sought-after construction businesses in Victoria, Casello is an industry leader in Commercial Carpentry, Facade Cladding, Re-cladding and Labour Hire contracting. Founded in 1998, Casello has gone from strength to strength, growing from a small-scale Trade Contractor to a comprehensive, end-to-end service provider. Casello now works on the largest Tier 1 projects across the state, supported by over 250 full-time, in-house tradesmen and over 50 professional administration and management staff.

This success has come from a passion for delivering landmark, world-class projects, shown in Casello's commitment to ensuring every service provided is of a high-quality, cost-effective, and built to last. As a Tier 1 Commercial Head Contractor and Subcontractor, Casello's ability to scale its workforce and resources to meet the needs of any project sets it apart. Its capabilities cover every stage of delivery, from design & drafting to procurement, project management, and installation. Casello is equipped to source and fabricate all materials within its own facilities, as well as being regulated, fully compliant, and licensed to handle projects of any scale.

Casello has developed an impressive network of long-term, sustainable partnerships over the last three decades, providing continued support to a wide range of sectors, including Health, Justice, Education, Government, Transport, Hospitality, Residential, and Cladding Remediation. Casello's ongoing involvement in Victoria's major projects is a testament to not only its capabilities but to the integrity and honesty with which the business is run.

CASELLO TEAM

Casello's core strength comes from its people. With over 200+ years' combined experience, Founder and Managing Director, Mark Cassar and the senior management team bring an unmatched level of quality to every facet of Casello's service.



Mark Cassar

Founder and Managing Director



Will Chapman

Estimating Manager



Tom Everist

Contracts Manager



Murray Pringle

Chief Financial Officer



Vince Monitto

General Manager



Sam Goldberg

Business Development Manager



Jon Dawson

Construction Manager



Rose Ann Alcantara

Drafting Manager



Chris Barr

Procurement Manager



Paula Cocomello

Head of Health, Safety and Quality and Environment, Social and Governance



Project Management



Rob Panzarino
Project Manager



Gary Fidanza
Project Manager



Dave Overton
Project Manager



Michael McKay
Project Manager



John Hynes
Project Manager



Dan Terrill
Project Manager



Mason Thomas
Labour Hire and Project Manager

COMMERCIAL CARPENTRY

Casello operates as the largest subcontractor in the Commercial Carpentry sector, offering design, supply, installation, and high-end feature timberwork. Through in-house factory facilities and experienced project staff, Casello is often relied upon to provide unique carpentry solutions for challenging project requirements.

These services also extend beyond solely timber-based products to include metalwork, aluminium, and stainless-steel items. Casello's full capabilities cover an expansive range of work packages, including:

- Structural timber framing
- Timber and/or metal stud partitions
- CSR Hebel Installations
- Bathroom PODs
- Internal fit-out
- Timber doors and jambs
- Architraves, window sills, pelmets & trims
- Skirting-Door hardware
- Sanitary hardware
- Pressed metal door frames
- EzyJambs & EzyCavs
- Fire rated doors
- Feature timber lining and flooring
- Re-production timber moulding & trims
- Timber windows
- Whiteboards and Pin boards
- Timber staircases
- Joinery cabinets
- Hospitals
- Drug safes, Scales, Ceiling Hoist Systems, Vinyl Wall Protection, Corner Guards
- Timber decking and Pergolas
- External landscape timber finishes

Casello has installed over **300,000** doors, **9,000,000 l/m** of skirting, and used over **50,000** tubes of silicone since 1998.

FACADE CLADDING

Casello's Cladding services cover projects of any size or complexity. We offer specialised design & development, installation, and fixing services for commercial works ranging from standard cladding through to high-end architectural systems. Working within our established supply chain, we cover the supply, manufacture, and certification of a range of timber, metal, and other cladding materials.

We have deep experience in the handling and commissioning of all of the materials we supply, with capabilities extending to:

- Solid aluminium metal sheet cladding
- Stainless Steel metal sheet cladding
- Aluminium composite cladding
- Compressed Fibre Cement Sheet (CFC)
- Glass Reinforced Concrete (GRC)
- Glass Reinforced Plastic (GRP)
- Timber & Plywood panelling
- Terracotta and Ceramics
- Aerated Concrete
- Batten Systems
- Louvre Systems
- VM Zinc Cladding
- Corten Cladding
- Perforated Cladding
- Colorbond and pre-painted steel

Casello has installed over **500,000 m²** of various cladding systems since 1998.



Cannons House, Melbourne

RE-CLADDING & REMEDIAL WORKS

As the largest Facade Cladding Contractor in Victoria, Casello's depth of experience and full-service approach make them a supplier of choice for existing building remediation. Casello offers complete project management, acting as a knowledgeable intermediary between clients and consultants. For each project, Casello ensures all stakeholders understand the best-practice approach in bringing the site into total compliance. Casello then delivers on the full scope of work all the way through to the final handover.

This includes, but is not limited to, the following tasks:

- Initial investigations and detailed reports, including material testing and latent condition identification
- Engagement of all required consultants, e.g. registered Building Surveyors, structural engineers, electrical engineers and so on
- All required authority permits, including local council
- 2D/3D AutoCAD design drawings for client review and endorsement in conjunction with Building Surveyor
- Detailed pricing and remediation methodology breakdown
- Existing material removal (including asbestos)
- Waste recycling/disposal, including detailed reports
- On-site installation of new compliant materials
- Extensive quality assurance systems ensuring all material and workmanship warranties are met
- Final owner defect review and rectification
- Final handover documentation, including all warranties, structural certifications, waterproofing certifications, as-built drawings and so on
- Ongoing support for required building maintenance

LABOUR HIRE

Casello is the contractor of choice for Victoria's leading commercial builders, delivering expert carpentry and cladding labour hire services. Our in-house team comes fully equipped with the tools, certifications, and expertise to manage the entire labour scope, including supplying and delivering project materials and equipment.

With over 400 projects delivered across various sectors, we've honed our ability to navigate the pressures of timesensitive and complex builds.

Our comprehensive carpentry and cladding solutions include:

- Commercial carpentry
- Facade cladding & recladding
- Material procurement, including the supply of materials, fixings, and plant and equipment
- Temporary works and site establishment
- Two dedicated factories for offsite fabrication
- 250+ in-house trades and professionals
- Flexible team sizes, from specialised small teams to large, multi-disciplinary workforces
- Long-term labour support for extended project timelines.
- Labour services for both public and private sector projects
- Agility to manage time-sensitive work, including demanding 24-hour shifts

Casello is proud to have built up a business that achieves an annual turnover of over **\$80 million**. With a debt-free balance sheet, this provides a perfect stage to deliver projects for every client into the future.

QUALITY ASSURANCE

Overview

Commitment to quality forms a core part of Casello's business model. It is achieved through a systematic approach, with defined roles and responsibilities for quality management in place throughout the entire organisation. Casello's aim is to always be in compliance with the latest statutory requirements, codes, standards, and guidelines, whilst also eliminating the risk of producing defective work. It is part of the culture of Casello to devote time and resources to the promotion of quality assurance, consulting with employees and third parties to continuously improve decision-making processes.

Frameworks

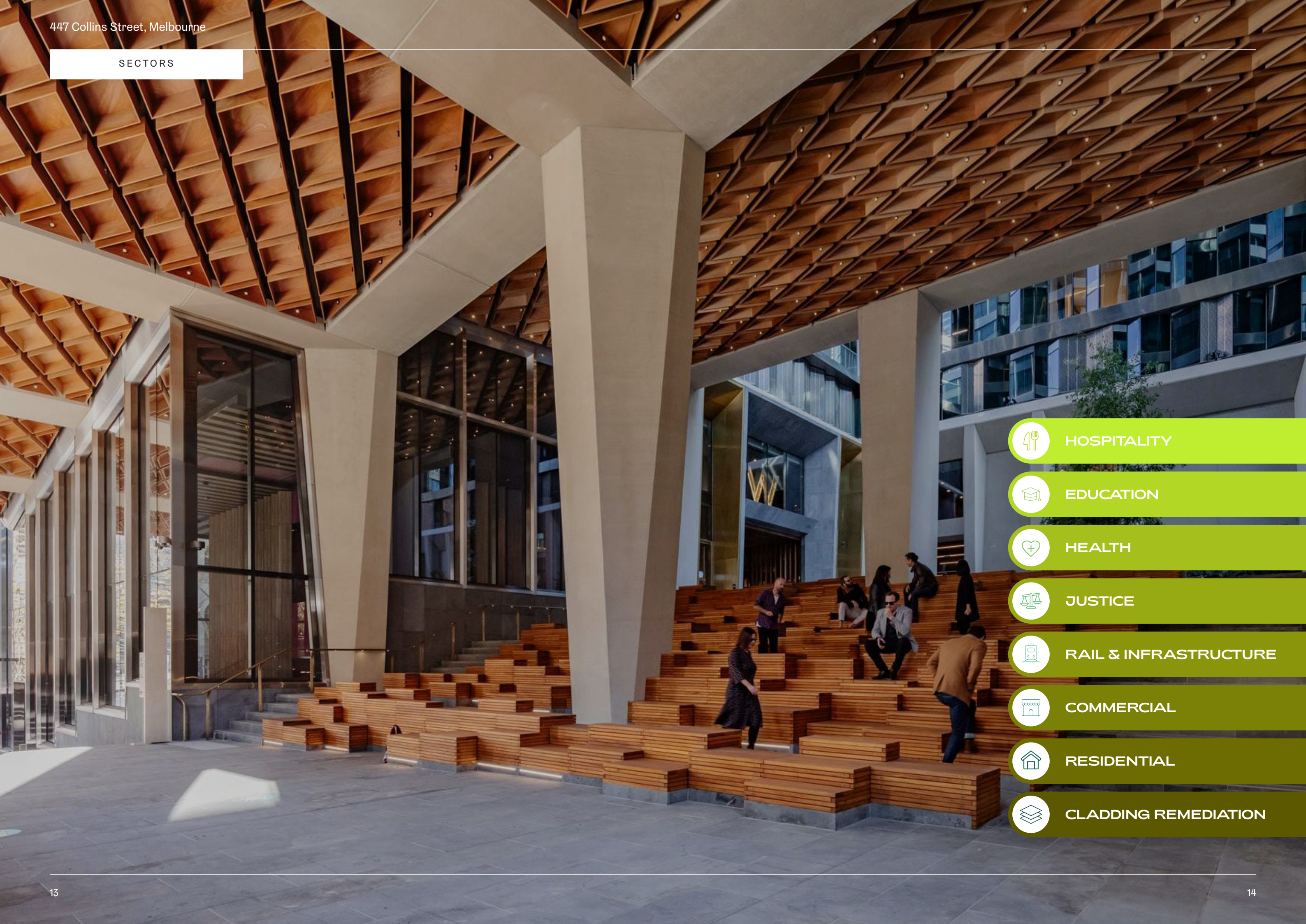
As part of a commitment to ensure all onsite staff operate at a high level, Casello conducts Verification of Competency (VOC) as required to assess Project Personnel knowledge and skills. Casello also provides ongoing education and training to all employees, upskilling in areas such as Working at Heights, Elevated Work Platforms, Rail Training, and more.





Casello's approach does not shy away from addressing quality nonconformance, either. Rather, every incident is investigated, logging and documenting findings to ensure that lessons can be learnt within the organisation.

Casello also utilises powerful digital platforms, including CONQA and Hammertech. These platforms streamline the onsite QA & ITP processes, making sure that there is clear documentation and full oversight over every action taken toward quality.



SECTORS



-  HOSPITALITY
-  EDUCATION
-  HEALTH
-  JUSTICE
-  RAIL & INFRASTRUCTURE
-  COMMERCIAL
-  RESIDENTIAL
-  CLADDING REMEDIATION

HOSPITALITY



Casello design, manufacture, and install high-quality, value-adding carpentry and cladding packages for Victoria's Hotels and Entertainment venues.

Casello has completed numerous large-scale carpentry and cladding packages for Victoria's high-end, luxury hospitality venues. Casello's meticulous attention to detail ensures clients' high-level expectations are met on every project delivered.

- **Marriott Hotel, Docklands**
Client: Icon
Value: \$1,850,000
- **RACV Cape Schanck**
Client: Kane
Value: \$3,750,000
- **447 Collins Street, Melbourne**
Client: Multiplex
Value: \$22,500,000
- **Le Méridien**
Client: Marriott Bonvoy
Value: \$1,650,000
- **Hyatt Place, Scoresby**
Client: Caribbean Park
Value: \$1,000,000

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Casello have carried out extensive Carpentry, Cladding, CSR Hebel and Bathroom Pod placement projects over many years. Casello is a solid business with a great team who share common goals and provide consistent service and commitment

Stuart Jardine
Lendlease



EDUCATION



Working to the high-level standards of the public and private education sector, Casello provides a safe, professional cladding, re-cladding, and carpentry service.

Working in collaboration with clients, Casello has completed multiple Tier 1 education projects over many years. Supported by robust quality and WHS frameworks, Casello has clear protocols in place to ensure all onsite staff are screened for police and WWC checks.

- Melbourne Connect, Carlton**
Client: Lendlease
Value: \$4,600,000
- VSBA**
Client: Victorian School Building Authority
Value: \$625,000
- Deakin University, Geelong**
Client: L.U. Simon
Value: \$1,350,000
- La Trobe University, Bundoora**
Client: BESIX Watpac
Value: \$1,200,000
- Monash University Clayton, Ian Potter Centre for Performing Arts**
Client: Multiplex
Value: \$2,550,000



HEALTH



The protection of our Hospitals and Health Clinics is a vital public work, and Casello is a proud provider for the ongoing improvement of these facilities.

Casello is engaged across Victoria in the provision of carpentry, cladding, and labour hire services to the Health sector. On every project, Casello is sensitive to the requirements of vulnerable site occupants, applying sustainable practices for pathogen control, noise reduction, emission control, and waste management.

Casello also provides several supporting services to Health clients, including engineering and design certification, erection of scaffolding and gantries, protection works, shop detailing, wind testing, water testing, project consultation, and much more.

● **Shepparton Hospital, Shepparton**

Client: Lendlease

Value: \$3,500,000

● **Northern Hospital, Epping**

Client: Lendlease

Value: \$4,000,000

● **Royal Victoria Eye & Ear Hospital, East Melbourne**

Client: Victorian Health Building Authority / Hansen Yucken

Value: \$7,700,000

● **VHH - Victorian Heart Hospital, Clayton**

Client: John Holland Group

Value: \$9,100,000

● **VCCC - Victorian Comprehensive Cancer Centre, Melbourne**

Client: VCCC / Grocon

Value: \$5,500,000

● **Bendigo Hospital, Bendigo**

Client: Bendigo Health / Lendlease

Value: \$2,650,000

● **Werribee Hospital, Werribee**

Client: Mercy Health / Multiplex

Value: \$1,200,000

● **Royal Children's Hospital, Parkville**

Client: Victorian Government / Lendlease

Value: \$5,000,000



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Casello is a pleasure to deal with. In an industry with many challenges, Casello follow through with their contractual commitments in an open and transparent manner

Mark Griffin
Salta Properties

JUSTICE



As a trusted supplier for public sector works, Casello has delivered numerous high-quality facade and carpentry packages for state-of-the-art correctional facilities.

Casello has completed multiple large-scale carpentry and cladding packages for the Justice sector. This service is provided in close consultation with clients, adhering to the strict scheduling and security requirements that the projects demand. The facade and carpentry packages installed are functional and safe, with a clean, modern look, working across multiple finishes, including compressed cement sheet, Colorbond steel, prefinished aluminium, plywood, natural timbers, and more.

- **Chisholm Road Prison, Lara**
Client: John Holland
Value: \$8,100,000
- **Ravenhall Prison, Ravenhall**
Client: John Holland
Value: \$6,800,000
- **Ararat Prison, Ararat**
Client: Multiplex
Value: \$6,500,000
- **Barwon Prisoner Infill Expansion, Lara**
Client: Hansen Yucken
Value: \$2,000,000
- **Margoneet Correction Centre, Lara**
Client: Corrections Victoria / Built
Value: \$800,000

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The Casello team has successfully delivered their scope of work across multiple projects over many years. They are a pleasure to deal with

Brad Wheeler
Multiplex



RAIL & INFRASTRUCTURE



Casello is an established carpentry and cladding provider to the rail and infrastructure industry, including but not limited to the Level Crossing Removal Project, Melbourne Metro Tunnel Project, West Gate Tunnel Project, and the Melbourne Underground Rail Loop Upgrade.

As a provider to Victoria’s rail and infrastructure projects, Casello has supplied labour hire, construction support, and installation for a range of facade and carpentry finishes across 30+ projects since 2016.

- **Centre for National Resilience, Mickleham**
Client: Multiplex
Value: \$6,000,000
- **Mooroolbark Station, Mooroolbark**
Client: South East Program Alliance
Value: \$2,600,000
- **Noble Park and Clayton Stations**
Client: Caulfield to Dandenong Alliance
Value: \$3,000,000
- **Rosanna Station, Rosanna**
Client: North Eastern Program Alliance
Value: \$3,500,000
- **Bell, Coburg and Moreland Stations**
Client: North West Program Alliance
Value: \$4,100,000

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Train Station Upgrade projects are fast paced and require solid and reputable contractors to deliver them for the state government. Casello is a contractor of choice and have helped us successfully deliver multiple projects

Anthony Brasacchio
Southern Programme Alliance (SPA)

COMMERCIAL



Casello is an innovative provider for large-scale Tier 1 commercial projects.

Casello is a contractor of choice for the commercial sector, consistently delivering complex fabrication and installation projects. Casello provides end-to-end solutions, managing projects over multi-year timeframes, all the way through to final commissioning and handover.

- **2MQ Two Melbourne Quarter, Docklands**
Client: Lendlease
Value: \$3,200,000
- **130 Lonsdale, Melbourne**
Client: Lendlease
Value: \$5,050,000
- **727 Collins Street, Docklands**
Client: Multiplex
Value: \$2,000,000
- **MQT Melbourne Quarter, Tower M1, Docklands**
Client: Lendlease
Value: \$4,750,000
- **501 Swanston Street, Melbourne**
Client: Multiplex
Value: \$600,000



RESIDENTIAL



As a trusted contractor partnering with Melbourne's Tier 1 builders, Casello has delivered numerous standard and high-quality facade and carpentry packages for high-rise residential buildings.

Casello is a contractor of choice for the high-rise residential sector, consistently delivering complex fabrication and installation projects. Projects have included aged care, nursing homes, social housing, standard apartments, and high-end quality apartments.

- **308 Exhibition Street, Melbourne**
Client: Multiplex
Value: \$13,000,000
- **Queens Place, Melbourne**
Client: Multiplex
Value: \$14,500,000
- **Collins Wharf, Docklands**
Client: Lendlease
Value: \$5,500,000
- **888, 883, 889 Collins Street, Docklands**
Client: Lendlease
Value: \$15,000,000
- **35 Spring Street, Melbourne**
Client: CBUS Property / Multiplex
Value: \$3,800,000
- **Southbank Place, Southbank**
Client: Central Equity / Multiplex
Value: \$5,350,000



CLADDING REMEDIATION



Engaged as a head contractor or subcontractor, Casello has established a leading reputation for the removal and replacement of combustible cladding.

Melbourne's Lacrosse apartment tower gained significant media exposure in 2014 after the combustible facade caught fire. Casello partnered with L.U. Simon Builders in the removal and replacement of 4,500m2 cladding. Utilising a technique that required no external scaffolding, Casello delivered new, non-combustible wall systems to each affected apartment. All works were completed in the live environment with minimal impact to residents, recladding a total of 269 apartments.

● **Lacrosse Apartments, Docklands**

Client: L.U. Simons
Value: \$4,500,000

● **Atlantis Hotel, Melbourne**

Client: Avon Grange
Value: \$1,500,000

● **33 Mackenzie Street, Melbourne**

Client: Roscon
Value: \$1,250,000

● **Crown Metropol, Melbourne**

Client: Crown Resorts
Value: \$5,500,000

● **Epworth Eastern, Box Hill**

Client: Icon
Value: \$4,795,000

● **8 Exhibition Street, Melbourne**

Client: Harris HMC
Value: \$3,050,000





SUPPORTING SERVICES

Operations

Located within 10km of the Melbourne CBD, Casello’s modern, purpose-built Head Office in Niddrie ensures teams are well coordinated and quick to adapt to client needs. As Casello supports leading national and multinational Head Contractors on high-value Tier 1 projects, service delivery needs to be risk-free and tightly managed.

Using structured management tools and processes, Casello guarantees strict adherence to all project parameters, work schedules, and expectations of quality. There are Project Managers and Leading Hands in place to oversee all onsite operating procedures. Casello also employs a dedicated Administration team for the immediate response to project requests or amendments.

These supporting services are only further strengthened by in-house industry experience and Project Management capabilities, seeing Casello successfully deliver for an extensive range of projects.

Estimating

Casello’s experienced Estimating team delivers well-presented, accurate fixed-price quotations on both preliminary and fully documented projects. The Estimating team provides accurate quotes using historical construction cost data from hundreds of completed projects, all adjusted to market conditions and with independent pricing from Casello’s own supplier chain.

Transparency is important when costing, so it is made sure that all tenders for carpentry and cladding projects are submitted in a clear, concise format. Teams work closely with Clients and Head Contractors to evaluate tendered scopes of work, revising as needed until precise estimations are made for every single requirement.

Casello prides itself in the accuracy of quotations, guaranteeing that once a project is awarded, all material and labour procurement is seamlessly handed over to the Project Management team.

PROJECT MANAGEMENT

Casello leads the industry in the Commercial Carpentry and Cladding sector by employing one of the largest groups of skilled, in-house professionals in Victoria - and the Administration and Management team is no exception.

With the support of Operations, Labour Hire, and Procurement capabilities, Casello offers a comprehensive Project Management service, delivering all the way from initial investigative works right through to final handover.

For every project, Casello’s operational teams follow rigorous administrative frameworks to completely document progress schedules and milestones. Project Management teams are then able to take over and lead at any point, whether it’s at the engineering and design stage, or during onsite construction management.

Construction Support

With access to an extensive network of skilled tradespeople, Casello provides a scalable, on-demand workforce for Tier 1 projects. Deployable teams include Draftspersons, Estimators, Contract Administrators, Foremen and Project Managers - all qualified and accredited to Casello’s high standards for quality. When engaged for construction support, Casello supplies clients with a dedicated team and a guaranteed commitment to answer all manpower and office support needs.

For projects with multiple elevations or restricted access, Casello also provides a range of site access equipment, including:

- Swing Stages
- Mast Climbers
- Rope Access
- EWP’s
- Scaffolding – mobile and fixed

Casello has the resources to help with any construction requirement, employing competent operators who have extensive, direct experience with all equipment supplied.

Risk Management

Large-scale Carpentry, Cladding and Re-cladding projects require significant investment in Risk Management protocols to protect people, property and communities. Casello is committed not only to complying with applicable law in all of its operations, but to the minimisation of social and environmental impacts through the development of robust, documented systems as well.

Casello’s commitments include:

- Provide safe, amenable, and accessible environments on and offsite
- Pursue economic sustainability
- Minimise carbon emissions and maximise the use of renewable energy sources
- Encourage sustainable design, construction, and maintenance
- Use sustainable recycled materials and reduce waste generation on all worksites
- Minimise the use of materials that deplete natural resources or create toxic pollution
- Minimise noise and community impacts of construction

Casello continuously measures and reviews performance against these objectives, and has maintained an impeccable safety record on all projects as a result.

CAPABILITIES

All Casello services, policies, and procedures have been developed and refined over years of application to comply with Tier 1 commercial requirements. The full extent of Casello’s capabilities covers every facet of project delivery, with structured processes in place at every step.



End-to-end delivery

Casello promises a seamless handover process, with in-house capabilities that cover design, engineering, project management, construction, or any other requirement, on-demand. The Casello workforce is skilled, scalable, and rapidly deployable, making them able to overcome any unforeseen challenge.

Health & wellbeing protocols

Casello is committed to securing the health and safety of all employees and site visitors, employing designated WHS Managers to ensure compliance with Australian standards. Casello’s WHS policies have been created in consultation with staff, monitored and reviewed annually to ensure they always serve the best interests of the people they protect.

Compliance & Governance

As an approved Tier 1 commercial provider, Casello follows strict processes for best-practice. Stringent assessments of prudent financial management and company competencies are carried out and reviewed routinely, ensuring all teams continue to work efficiently and effectively with Casello’s project partners.

Qualified Staff

Casello project personnel are regularly trained on core competencies. Onsite staff receive upskilling in areas such as Emergency Response, Working at Heights, Elevated Work Platforms, and Rail Training. Consistent training is also provided to all apprentices via Casello’s partnership with AGA.

Factory

In partnership with its sister company CasConstruct, Casello owns two factory facilities in East Keilor. These factories are equipped with the latest machinery and equipment (including CNC technology). This allows for the efficient fabrication of materials offsite, which Casello delivers through its own fleet of trucks.

Drafting

Pre-planning is important in the protection of occupants for cladding projects, which is why Casello provides in-house drafting services to its partners. With the oversight of experienced engineers and technicians, Casello’s teams transform designs into compliant, construction-ready technical drawings in 2D or 3D.

Inspections & Reports

Combining extensive project experience with the support of specialised digital tools, Casello offers comprehensive carpentry and cladding assessments and Inspection Test Plans (ITPs). An industry expert is guaranteed to be in attendance for any assessment, with full reporting and analysis of results produced after completion.

Third Party Consultants

Casello provides third-party assistance to major projects, offering consultation and advice on recommended rectifications. This includes insights into potential replacement materials, as well as the appointment of further consulting Building Surveyors, Structural Engineers, Fire Engineers, and others.

Online, cloud-based QA

Casello’s Quality Assurance processes are powered by Hammertech and CONQA, dedicated digital QA tools for the construction industry. Using these platforms, onsite teams are able to take QA online, tracking every action performed and providing full traceability for both Operations and Casello’s clients.

Cloud-based inspections

By applying this digital approach to site inspections, Casello vastly reduces the time needed to reach compliance. Site photos and comments are uploaded instantly to a cloud server, accessible across every team, allowing for a simple, paperless sign-off process on even the largest of projects.



SOCIAL PROCUREMENT

Casello's vision is to be an employee of choice, promoting practices of gender equality, cultural diversity, and community engagement. Casello is proud of having strong employee retention, but is careful not to be complacent, constantly updating Social Procurement policies for the betterment of the business.

Inclusive Procurement

Casello uses its buying power to generate social value wherever possible. The majority of Casello's suppliers are local businesses, and the company financially supports social enterprises that create employment opportunities for disenfranchised Australians.

Aboriginal and Torres Strait Islander Commitment

Casello has strong partnerships with Aboriginal and Torres Strait Islander businesses, including Labour Hire, Workwear, and Stationery, and has maintained a 5% target for Indigenous employees.

Apprentices, Trainees, Cadets

Through partnerships with A2B, AGA and Holmesglen Tafe, Casello has maintained a 15% target of employed Australian apprentices, trainees, and cadets - investing in the future of our industry.

Women in Construction

Casello Supports Women in Construction and the Victoria's Building Equality Policy. Approximately 8% of Casello Tradespeople and 40% of Casello Senior Staff identify as female, aligned with a goal to increase female representation in a traditionally male-dominated industry.

Sustainability Policy

Casello aspires to minimise environmental impact, adopting new technologies in Environmentally Sustainable Design (ESD), renewable energy usage, and recyclable or biodegradable materials - and working only with partners that share this vision.

Anti-Bribery & Corruption Policy

Casello is committed to a zero-tolerance approach to bribery and corruption, operating with a collective commitment to act with integrity, accountability, and transparency at all times.

Equal Opportunity Policy & Procedure

Casello recognises that Equal Employment Opportunity is a matter of employer obligation, social justice, and legal responsibility. It also recognises that prohibiting discriminatory policies and procedures is sound management practice.

A Culture of Safety

It is understood that every Casello employee is a decision-maker when it comes to safety. Casello's goal is to encourage an open environment for incident reporting with zero-tolerance policies around employee risk.



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