

CASELLO • CAPABILITY STATEMENT

01

Company
Overview

02

Core
Services

03

Project
Sectors

04

Supporting
Services

05

Our
Capabilities





COMPANY OVERVIEW

As one of the most experienced and sought-after construction businesses, Casello is an industry leader in commercial carpentry, facade cladding, building remediation, 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 Victoria and South Australia, supported by over 200 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 subcontractor and remedial head contractor, Casello's ability to scale its workforce and resources to meet the needs of any project sets it apart. Our capabilities cover every stage of delivery, from design and 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, compliant, and licensed to handle projects of any scale.

Casello has spent almost three decades delivering complex projects across the public and private sectors. Our long-term partnerships and hands-on experience in major developments reflect a track record of capability, reliability, and integrity.

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



Murray Pringle

Chief Financial Officer



Paula Cocomello

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



Will Chapman

Estimating Manager



Vince Monitto

General Manager



Sam Goldberg

Business Development Manager



Jon Dawson

Construction Manager



Tom Everist

Contracts Manager



Rose Ann Alcantara

Drafting Manager

Project Management



Rob Panzarino
Project Manager



Gary Fidanza
Project Manager



John Hynes
Project Manager



Dave Overton
Project Manager



Michael McKay
Project Manager



Dan Terrill
Project Manager



Mason Thomas
Labour Hire and Project Manager



Fergus McNicol
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.

- Structural timber and lightweight metal framing
- Internal fit-out and joinery
- Doors, hardware and specialist door systems
- Feature and architectural carpentry
- High-security and fire-rated hardware
- Hard landscaping
- Amenities and protection
- Timber battens
- Feature wall panelling
- Acoustic ceiling tiles/baffles

FACADE CLADDING

Casello delivers full-scope facade cladding services for projects of any scale, from standard commercial installations to high-end, architectural facades. We provide specialised design and development, structural framing, installation, and fixing, managing the supply, manufacture, and certification of cladding materials through our established supply chain.

Capabilities extending to:

- Timber
- Metal and composites
- GRC
- Ceramics and stone
- Glass and glazing
- Screens
- Battens
- Louvres
- Balustrades
- Lightweight steel framing
- Perforated metal



BUILDING REMEDiation

Casello and our network of construction and consultant partners help owners' corporations, strata managers, and commercial property owners navigate building defects. We provide the early advice needed to drive informed decisions, delivering complete remediation solutions that restore compliance, safety, and performance.

- Facade cladding
- Major structural defects
- Industrial and commercial roof replacement
- Water ingress
- Building upgrades

LABOUR HIRE

Our full-time workforce of over 200 highly skilled carpenters, apprentices, and cladding specialists allows us to scale from a small, specialised team to a large, multi-disciplinary operation. We provide labour services for public and private sector projects, managing the full labour scope while supplying all necessary materials and equipment – consolidating your carpentry and cladding needs under one roof.

- Commercial carpentry
- Facade cladding
- Site setup and temporary works
- Access and safety equipment
- Material procurement



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. Rather, every incident is investigated, with findings logged and documented to ensure lessons can be learnt within the organisation.

Casello also utilises digital platforms, including Breadcrumb, CONQA, CompliBuild and Hammertech. These platforms streamline on-site QA & ITP processes, ensuring clear documentation and full oversight of quality.



SECTORS

-  DATA
-  HOSPITALITY
-  EDUCATION
-  HEALTH
-  CIVIC & JUSTICE
-  RAIL & INFRASTRUCTURE
-  COMMERCIAL
-  RESIDENTIAL
-  BUILDING REMEDIATION

DATA



Casello has supported the delivery of multiple state-of-the-art data and fulfilment centre projects, bringing specialist carpentry and cladding capabilities to develop highly secure, large-scale, sustainable facilities for major providers, as Australia's digital infrastructure pipeline accelerates.

● **Amazon Fulfilment Centre, Craigieburn**

Client: Askin
Value: \$12,000,000

● **CDC Laverton Data Centre**

Client: Built
Value: \$2,250,000

● **CDC Brooklyn Data Centre**

Client: Icon
Value: \$2,000,000

● **MEL081 Data Centre, Truganina**

Client: Lendlease
Value: \$900,000

● **MEL064 Data Centre, Cobblebank**

Client: Lendlease
Value: \$900,000

● **MEL060 ROMP04 and ROMP03, Truganina**

Client: J. Hutchinson
Value: \$75,000

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.

● **W Melbourne, 447 Collins Street**

Client: Multiplex
Value: \$22,500,000

● **RACV Cape Schanck**

Client: Kane
Value: \$3,750,000

● **Crystalbrook Hotel, Adelaide**

Client: BESIX Watpac
Value: \$1,700,000

● **Marriott Hotel, Docklands**

Client: Icon
Value: \$1,850,000

● **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



Casello has delivered Tier-1 projects across operational Victorian Government schools and university campuses.

Our teams manage staged access, WHS compliance, police and Working With Children checks, and site-specific risk requirements to ensure safe, uninterrupted delivery.

● **Melbourne Connect, Carlton**

Client: Lendlease
Value: \$4,600,000

● **Monash University Clayton, Ian Potter Centre for Performing Arts**

Client: Multiplex
Value: \$2,550,000

● **Deakin University, Geelong**

Client: L.U. Simon
Value: \$1,350,000

● **La Trobe University, Bundoora**

Client: BESIX Watpac
Value: \$1,200,000

● **VSBA**

Client: Victorian School Building Authority
Value: \$625,000



HEALTH



Casello has proven experience delivering new hospital developments, large-scale refurbishments, and extensions within fully operational healthcare facilities.

Our teams manage infection control, noise, dust, and access to protect patients and staff, coordinating with clinical and facility stakeholders to maintain safe, uninterrupted operations. All works are delivered to strict regulatory, safety, and quality standards.

- **Footscray Hospital**
Client: Multiplex
Value: \$38,00,000
- **Frankston Hospital**
Client: Lendlease
Value: \$14,000,000
- **Royal Victoria Eye & Ear Hospital, East Melbourne**
Client: Victorian Health Building Authority / Hansen Yucken
Value: \$7,700,000
- **Victorian Heart Hospital, Clayton**
Client: John Holland Group
Value: \$9,100,000
- **Victorian Comprehensive Cancer Centre, Melbourne**
Client: VCCC / Grocon
Value: \$5,500,000
- **Royal Children's Hospital, Parkville**
Client: Victorian Government / Lendlease
Value: \$5,000,000
- **Northern Hospital, Epping**
Client: Lendlease
Value: \$4,000,000
- **Bendigo Hospital, Bendigo**
Client: Bendigo Health / Lendlease
Value: \$2,650,000



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

CIVIC & JUSTICE



As a trusted supplier for public sector projects, Casello has delivered high-quality facade and carpentry packages across Civic and Justice facilities.

Working closely with clients, we meet strict scheduling, security, and compliance requirements while providing functional, safe, and quality installations across a range of finishes.

- **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
- **Centre for National Resilience, Mickleham**
Client: Multiplex
Value: \$6,000,000
- **Barwon Prisoner Infill Expansion, Lara**
Client: Hansen Yucken
Value: \$2,000,000
- **Margoneet Correction Centre, Lara**
Client: Corrections Victoria / Built
Value: \$800,000



RAIL & INFRASTRUCTURE



Casello delivers specialist carpentry and façade installation packages across complex rail and transport infrastructure projects throughout Victoria, including works delivered under the Level Crossing Removal Project, Melbourne Metro Tunnel, West Gate Tunnel and Suburban Rail Loop programs.

Operating within live rail corridors and high-risk construction environments, Casello undertakes structural framing, architectural cladding systems, platform and station fit-out elements, and detailed finishing carpentry under staged delivery and shutdown conditions. Since 2016, Casello has contributed to more than 40 rail projects.

- **Metro Tunnel**
Client: Cross Yarra Partnership
Value: \$42,000,000

- **Melbourne Underground Rail Loop**
Client: South East Program Alliance
Value: \$8,200,000

- **Pakenham Station**
Client: North West Program Alliance
Value: \$7,500,000

- **Croydon Station**
Client: South East Program Alliance
Value: \$6,500,000

- **Bell, Coburg and Moreland Stations**
Client: North West Program Alliance
Value: \$4,100,000

- **Rosanna Station**
Client: North Eastern Program Alliance
Value: \$3,500,000

- **Noble Park and Clayton Stations**
Client: Caulfield to Dandenong Alliance
Value: \$3,000,000

- **Mooroolbark Station**
Client: South East Program Alliance
Value: \$2,600,000



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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.

● **Adelaide Central Market Arcade redevelopment**

Client: Multiplex
Value: \$8,000,000

● **MQT Melbourne Quarter, Docklands**

Client: Lendlease
Value: \$5,200,000

● **130 Lonsdale, Melbourne**

Client: Lendlease
Value: \$5,050,000

● **2MQ Two Melbourne Quarter, Docklands**

Client: Lendlease
Value: \$3,200,000

● **727 Collins Street, Docklands**

Client: Multiplex
Value: \$2,000,000

● **501 Swanston Street, Melbourne**

Client: Multiplex
Value: \$600,000



RESIDENTIAL



As a trusted contractor partnering, Casello has delivered numerous standard and high-quality facade and carpentry packages for high-rise residential buildings.

A contractor of choice for the sector, Casello consistently delivers complex fabrication and installation projects. Projects have included aged care, nursing homes, social housing, built-to-rent, and high-end quality apartments.

● **Melbourne Quarter Precinct - M1, R1, R2 Towers**

Client: Lendlease
Value: \$16,700,000

● **888, 883, 889 Collins Street, Docklands**

Client: Lendlease
Value: \$15,000,000

● **Queens Place, Melbourne**

Client: Multiplex
Value: \$14,500,000

● **308 Exhibition Street, Melbourne**

Client: Multiplex
Value: \$13,000,000

● **Southbank Place, Southbank**

Client: Central Equity / Multiplex
Value: \$5,350,000

● **Collins Wharf, Docklands**

Client: Lendlease
Value: \$5,500,000

● **St Clare**

Client: Hacer
Value: \$4,800,000

● **35 Spring Street, Melbourne**

Client: CBUS Property / Multiplex
Value: \$3,800,000



BUILDING REMEDIATION



Engaged as a head contractor, Casello has established a leading reputation for the removal and replacement of combustible cladding and the rectification of major building defects.

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.

- **Rylands of Hawthorn**

Client: Habitat
Value: \$4,500,000

- **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

Casello's operations are structured to ensure seamless project delivery on high-value Tier 1 projects. Project Managers and Leading Hands oversee all onsite activities, supported by a dedicated Administration team that responds immediately to project requests or changes.

Structured management tools and processes enforce strict adherence to project parameters, schedules, and quality standards, while in-house coordination ensures teams remain agile and responsive to client requirements.

Drafting

Casello has dedicated in-house drafting teams that, guided by experienced engineers and technicians, deliver compliant, construction-ready technical drawings in both 2D and 3D.

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.

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 resourcing 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
- EWPs
- 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 Building Remediation 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.

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.

End-to-End Delivery

Casello promises a seamless handover process, with on-demand in-house capabilities covering design, engineering, project management, construction, and administration. Our workforce is skilled, scalable, and rapidly deployable, allowing us to respond efficiently to changing project requirements.

Health & Wellbeing Protocols

Casello maintains rigorous health and safety standards across all projects. Dedicated WHS Managers enforce compliance with Australian WHS legislation and regulations, and all safety procedures are regularly monitored, reviewed, and updated to ensure consistent, effective implementation for employees, contractors, and all personnel on site.

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 Apprenticeships Group Australia

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 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.

Women in Construction

Casello supports and operates in accordance with the Victorian Government's Building Equality Policy, promoting increased female participation across both trade and leadership positions.

Women comprise approximately 8% of the trade workforce and 40% of senior leadership roles at Casello.

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. Casello 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.

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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