CAPABILITY STATEMENT

VICTORIA



SAGLE

Building Connections

ABOUT US

Established in 1999, Sagle Constructions is a national design and construct specialist committed to delivering quality commercial and industrial projects.

With strong foundations in South Australia, we entered the Victorian market in 2022 and have spent the past several years steadily establishing our local presence. This careful and deliberate growth took place alongside an ownership transition in South Australia, which became the catalyst for the group's next phase of national expansion. With an established presence in Moorabbin, we partner with developers and private capital to deliver projects with a focus on cost certainty, programme discipline, and buildability-led design outcomes.

Our team includes deeply experienced construciton professionals who understand the Melbourne market, supported by an expert pool of trusted trades, architects and engineers.

This local insight strenghtens our capability and has enabled us to deliver projects across industrial, commercial, retail, food processing, medical and education sectors.

At Sagle, we work in partnership with our clients and subcontractors. We are driven by collaboration, clear communication and achieving the best possible outcomes, delivering every project with excellence and ease.



We truly partner with our clients, delivering **value management** throughout the design and construct process and minimising risk to both our clients and the project schedule.

OUR DNA

Setting the entire project and team up for success

At Sagle we believe the way we deliver our projects, engage our clients and suppliers, and deal with each other is just as important as our ability to deliver technically proficient projects, on time and on budget.

We pride ourselves in truly partnering with our clients, and in many cases their future tenants, to ensure the design phase is thoroughly planned prior to providing a final contract value.

This approach yields results with a multiplier effect; not just setting the entire project and team up for success, but identifying means to decrease time or cost, without sacrificing the final quality outcome.

Daily we challenge and support each other to live our mission and values, while also raising the bar in collaborating with our clients in the delivery of market-leading quality outcomes.

WHAT IS THE SAGLE ‘EASE’?

01. Working in collaboration through the design process to achieve efficient schedules and budgets with technically proficient solutions

02. Communicating authentically, transparently and regularly

03. Providing confidence to our clients at every step of the design and construct process

PROVEN CAPABILITY. LED LOCALLY.



JIMMY MEIKLEJOHN

General Manager Victoria

After working with Sagle in its early days, Jimmy relocated to Melbourne, where he has spent the past 14 years building a strong reputation across the Victorian construction market. After 20 years' of delivering complex commercial and industrial projects, Jimmy has extensive experience across front-end strategy, cost planning and project delivery.

He previously served as Director and Construction Manager at a top-100 ASX listed company, overseeing the delivery of up to 40 projects at a time and helping scale the business from approximately $33 million to $100 million in annual turnover.

Known for his strong commercial acumen and calm, considered leadership style, Jimmy consistently balances value, quality and program while staying closely connected to what's happening on site.

At the heart of Jimmy's leadership is a genuine focus on relationships. He places strong value on trust, transparency and collaboration. He has a strong network of subcontractors, many of whom have followed him from business to business, and he can call on them as needed across Melbourne.

As General Manager of Victoria, Jimmy leads Sagle's presence in the state with deep local knowledge and a client-led mindset.

20

Years Experience

14+

Years in Melbourne

> "**Local knowledge** paired with a **national team** allows us to deliver with confidence and consistency."

JIMMYS PROJECT EXPERIENCE.

Across his 20 years in the industry, Jimmy has delivered a wide range of projects throughout Melbourne, valued from $3 million to $60 million, spanning industrial, transport and logistics, food processing, retail, sport and recreation, education and renewable energy.

Project Name	Sector	Location	GLA	$
St Leonards College	Education	Brighton East, VIC	8,000m²	$56 million
RSEA Park Stage 1 & 2	Sport & Rec	Moorabbin, VIC	15,000m²	$59 million
Leopold Shopping Centre	Retail	Leopold, VIC	22,000m²	$38 million
Costco Islington	Retail	Islington, SA	13,000m²	$19 million
Costco Epping	Retail	Epping, VIC	13,000m²	$22 million
Bunnings Port Lincoln	Retail	Port Lincoln, SA	8,000m²	$9 million
Bunnings Gungahlin	Retail	Gungahlin, ACT	25,000m²	$45 million
Hi-Trans Express	Transport	Chelsea Heights, VIC	5,500m²	$8 million
Kenworth	Industrial	Bayswater North, VIC	11,000m²	$18 million
Midfield Meats Protein Plant	Food Processing	Warrnambool, VIC	3,000m²	$14 million
Midfield Meats ASRS	Food Processing	Warrnambool, VIC	1,000m²	$4.6 million
L&G Meats Protein Plant	Food Processing	Parwan, VIC	6,000m²	$22 million
Pavillion Biogas	Renewable Energy	Anakie, VIC	14,000m²	$36 million
AirFrig	Industrial	Truganina, VIC	3,000m²	$3.6 million
Bosch	Industrial	Clayton, VIC	4,500m²	$16.5 million
Direct Freight Express	Transport	Dandenong, VIC	4,000m²	$1.5 million
Chicken Farm Construction	Agriculture	Carisbrook, VIC	25,200m²	$18 million

OUR NATIONAL TEAM

We are a group of highly experienced individuals with a wide range of strengths and abilities, but the one thing we all have in common is our commitment to working in partnership with our clients to deliver excellence.



DANIEL LEES

Managing Director

A highly respected leader within South Australia's construction industry, Daniel prioritises client engagement and satisfaction throughout the design and construct process, builds rapport readily and leads a team of quality professionals with authenticity.

TOM CREE

Group Design Manager

Tom has more than two decades' experience in the industrial and commercial construction sector. He has significant experience in QSE, outstanding proficiency and knowledge of the National Construction Code, and a natural ability to mentor and manage project teams. His experience enables him to efficiently resolve risk-based issues for clients with safe and economical solutions.





GARY LEES

Founder & Strategic Client Engagement

Gary has excelled in the construction industry for more than four decades, co-founding Sagle. Gary's significant networks and reputation for delivering quality, along with his personable nature and ease with people, continue to attract new quality clients and contractors to the Sagle brand.

RELEVANT CASE STUDIES



SAGLE

AIREFRIG AUSTRALIA

Truganina, VIC





INDUSTRIAL

$3.6 MILLION

3,000M² GLA

8 MONTHS

THE BRIEF

Construction of a new purpose-built facility for Airefrig Australia comprising a 2,600 square metre warehouse, 400 square metre office and elevated mezzanine storage

DESCRIPTION

The Airefrig Australia project involved the construction of a new purpose-built facility comprising a 2,600 square metre warehouse, a 400 square metre office and an elevated mezzanine storage area designed to support their national wholesale operations. The build incorporated a high-performance burnished, jointless slab to accommodate heavy product loads, forklift movement and long-term durability requirements typical for clients within the refrigeration and air conditioning supply chain.

Through effective planning and quality-focused delivery, the project was completed within the $3.6 million budget and provides Airefrig with a modern, efficient and scalable facility that supports ongoing growth in the refrigeration and HVAC industry.

SAGLE

DIRECT FREIGHT EXPRESS

Dandenong, VIC





INDUSTRIAL

$1.5 MILLION

4,000M² GLA

3 MONTHS

THE BRIEF

A live-environment upgrade for Direct Freight Express involving demolition of the existing awning, creation of new roller shutter openings, enclosure of the open awning, and construction of a new super canopy.

DESCRIPTION

This significant upgrade to an existing transport facility was focused on improving operational efficiency, weather protection and vehicle movement flow. The scope included the full demolition of the existing awning, structural modifications to create new roller shutter openings and the enclosure of what had previously been an open-air loading zone. A new super canopy was also constructed to provide enhanced coverage and improve overall site functionality.

A key requirement of the project was the ability to complete all works within a fully live operational environment. This required careful sequencing of works, close client coordination and maintaining uninterrupted access for heavy vehicles, staff and equipment at all times. The project was delivered within the $1.5 million budget and programme through structured staging, live-site management and coordinated subcontractor sequencing.

SAGLE

SAFCOL AUSTRALIA

Edinburgh, SA





COLD STORAGE

$30 MILLION

25,000M² GLA

SEP 2027

THE BRIEF

Food processing facility for Safcol Australia, including warehouse, production area and offices.

DESCRIPTION

We are delivering a new state-of-the-art facility in Edinburgh for Safcol, an iconic Australian business.

This $30 million development will include 25,000m2 of climate-controlled production and food processing areas, warehouses, ground and first floor offices. The design also incorporates provisions for future expansion, ensuring long-term operational flexibility.

Key features of the facility include full cold chain capability, with dedicated goods-in and goods-out areas designed to maintain strict temperature control throughout the supply process. The project also includes 5 reccess loading docks and additional on-grade side loading capabilities to support efficient logistics and distribution operations.

Sagle has recently mobilised on site and completion is expected for September 2027.

SAGLE

BEDFORD GROUP

Salisbury Plains, SA





COMMERCIAL

$23.8 MILLION

19799M² BUILDING
10250M² HIGH DESNSITY CONCRETE

14 MONTHS

THE BRIEF

Warehouse, office, commercial bakery fitout and high density pavements

DESCRIPTION

This 19,799m² facility delivered for clients Leyton Property, in a joint venture with Bedford Group, is a state of the art manufacturing hub including a furniture manufacturing facility, warehouse, administration areas and a commercial bakery.

Sagle completed the base build of this impressive project ahead of completing the commercial bakery fit out. This 4,750m² space includes pie, cake and biscuit lines, a chocolate enrobing room along with dedicated goods inward and outward rooms, cool rooms and freezers with 8m ceilings.

SAGLE

CENTURIA CAPITAL

Direk, SA

"Centuria has worked closely with Sagle on its three-tenancy industrial warehouse and office development in Direk, Adelaide and it has been an overwhelmingly positive experience.

We chose to partner with Sagle from inception, through the design development phase to ensure it met our operational and tenant requirements. We were particularly focused on practical, well considered, cost-effective solutions that allowed us to execute a product that had long-term tenant functionality and would be future proofed for many years to come.

Sagle's design, construction and delivery team was collaborative, solutions-focused and transparent throughout the design and build phases, proactively navigating the many challenges that arose. We have been impressed with Sagle's professionalism, insights, partnership-based approach and their commitment to achieving a high-quality outcome for Centuria.

Centuria thanks Sagle again for its support and we look forward to working together again in the near future."

Andre Bali, Head of Development,
Centuria Capital Limited





INDUSTRIAL

$23.9 MILLION

37,535M²

12 MONTHS

THE BRIEF

Design and construction of an industrial estate in Direk, including three warehouses, three offices and 12,000 square meters of concrete hardstand, footpaths and carparking.

DESCRIPTION

Our first project for Centuria Capital, comprising three high-quality warehouse and office tenancies located in Direk. The development spans 20,910m² of building area, supported by 16,625m² of pavement and car parking, creating a flexible and functional industrial precinct.

From the beginning, the focus was on designing versatile spaces that could adapt to a wide range of tenant needs. Each tenancy balances efficient warehouse footprints with modern office amenities and strong site circulation. The project integrates durable and future-ready features, including burnished concrete slabs, 19 steel roller shutters, six dock levellers, and a solar system to reduce operational energy demands. We're proud to have delivered an outstanding result for Centuria Capital.

SAGLE

BLUESCOPE

Novar Gardens, SA





INDUSTRIAL

$20 MILLION

27,228M²

12 MONTHS

THE BRIEF

Warehouse, office and high density pavements.

DESCRIPTION

Custom designed manufacturing and administration facility for Bluescope Steel on the behalf of Leyton Property.

State-of-the-art administration building showcasing the Bluescope core product range including the perforated Aramax and the Fielders Finesse range.

Overhead travelling gantry cranes were an integral component of the design to cater for BlueScope's process flow and critical to ensuring delivery to the external racking system for eventual delivery.

All elements of this design required careful consideration and provide enormous opportunity for efficiency and increased output for the business. Delivered on time and within 12 months through a very tricky COVID period.

SAGLE

CHARLES STURT INDUSTRIAL ESTATE

Woodville, SA





INDUSTRIAL

$36 MILLION

37,000M² GLA

3 YEARS

6 BUILDINGS

THE BRIEF

Design and construct 6 new office warehouse industrial buildings including heavy duty pavements, internal roadways, carparking and landscaping. The works were delivered over a 3 year period from 2021 to 2024.

DESCRIPTION

Stage one of this project was awarded to Sagle via a competitive Design and Construct tender process. Due to the success of this initial stage, primarily driven by the methodologies employed to manage latent ground risks, Sagle was subsequently awarded the remaining six buildings, totalling 37,000 sqm, along with approximately 40,000 sqm of hardstand, pavements, and car parking.

The site, formerly a Holden car manufacturing facility, presented significant latent condition risks to the developer. These included concrete machine bases, service tunnels, and contaminated soils. Through meticulous planning, off-site disposal of contaminated soils were avoided, and remnant building structures were either left or integrated into the new buildings to minimise latent risk.

SAGLE

CHARLES STURT INDUSTRIAL ESTATE

Woodville, SA



DESIGN PROCESS & PROJECT SCOPE

The ISPT industrial brief was successfully delivered through a combination of strategic reuse, risk mitigation, and collaborative design integration.

A key feature of the project was the reuse of existing fire infrastructure, including pumps and tanks, which were integrated with a newly installed sprinkler and hydrant ring main, consequently reducing capital expenditure.

To address the significant latent conditions, we deployed the following strategies:

Finished Floor Levels (FFLs) were carefully designed to allow contaminated soil to remain in situ, avoiding costly and environmentally sensitive disposal.

Siphonic drainage systems were employed to minimise in-ground excavation, reducing the need to disturb machine bases and contaminated zones.

A detailed site survey was conducted to accurately locate all obstructions. These were then integrated into the sub-structure design, ensuring minimal disruption and maximum efficiency.

Collaboration with the trade market was essential to ensure that all costs were captured and risks appropriately managed, resulting in a highly coordinated and cost-effective delivery.

This thoughtful and methodical approach was pivotal to the project's success, demonstrating ISPT's commitment to sustainable development, risk-aware planning, and value-driven execution.

BUILDINGS DELIVERED

Building delivered summarised as follows:

Building 1 and 1a: Speculative build (no tenant at contract execution)

Building 2: Dual tenancy, Targeting 5 Star Green Star certification

Building 3: MacTaggart Scott (naval defense) – clean spaces, gantry cranes

Building 4: JB HiFi – racked goods integration

Building 5: Speculative build (no tenant at contract execution)

Building 6: Ironman 4x4 – delivered without tenant



SAGLE

CHARLES STURT INDUSTRIAL ESTATE

Woodville, SA







TECHNICAL SPECIFICATIONS

Heavy-Duty Pavement Design
- Subgrade and base course layers were strategically placed over existing machine bases and redundant slabs. This approach preserved structural integrity while maintaining the required fall gradients outlined in the design brief.

Internal Slab Engineering
- All internal slabs were engineered to meet a 30-year design life.
- 40kPa point Uniformly Distributed Load (UDL).
- 8-tonne tracking point loads.
- Minimum 160mm thick fibre-reinforced concrete, with select tenancies requiring Green Star-compliant materials.
- Burnished finished floors across all buildings to enhance durability and visual appeal.

Structural Systems
- Dado wall construction for robust warehouse envelopes.
- Prefabricated office framing for efficient and high-quality fit-outs.

Logistics & Access Features
- Cantilever loading canopies for weather-protected operations.
- Recessed loading docks for streamlined goods handling.
- Heavy-duty external pavements and secure yards with 15m tubular steel sliding gates.

Integrated Tenant Coordination
- Designs were tailored to accommodate tenant machinery layouts and future fit-out needs, ensuring operational efficiency and adaptability.

Reuse of Existing Infrastructure
- Existing fire pumps and tanks were retained and integrated with new sprinkler and hydrant ring mains, reducing environmental impact and capital expenditure.

Flexible Construction Sequencing
- Enabled responsiveness to evolving tenant requirements and site conditions, supporting staged delivery and minimising disruption.

SAGLE

OILPATH HYDRAULICS

Tonsley, SA





INDUSTRIAL

$6.2 MILLION

4,900M² GLA

12

THE BRIEF

Purpose-built headquarters including a two-storey office, amenities, manufacturing warehouse and associated carparking for Oilpath Hydraulics

DESCRIPTION

Oilpath Hydraulics's new headquarters was delivered through a 12-month design and construct program, and its standout features make it a striking addition to the Tonsley Innovation District.

The $6.2M project features a 2,650 m² building area and 2,287 m² of paved space. Designed with a striking architectural façade and terrace, the office showcases high-spec finishes throughout.

The facility includes full integration services to Oilpath's specialist machinery. The warehouse includes fire-rated compartmentation to meet the required FRLS, alongside burnished concrete floors to machine stop.

It was a pleasure working with the Oilpath Hydraulics team to design and construct this outstanding facility to support their operations.

SAGLE

MAXILIFT AUSTRALIA

Lonsdale, SA





INDUSTRIAL

$7.6 MILLION

4,085M² GLA

11 MONTHS

THE BRIEF

New headquarters including an office and warehouse for Maxilift Australia.

DESCRIPTION

Maxilift Australia's new $7.6M headquarters in Lonsdale is a purpose built 7,585m² industrial and office development designed to support heavy lifting operations and future growth. With 3500m² of associated pavements and carparking, this is a standout facility to support the growth and operations of Maxilift Australia.

Key project features include a 10T overhead gantry crane, a rear workshop complete with amenities, two warehouse mezzanines, internal warehouse crane testing pads and a feature front façade cladding with high bay windows.

Delivered through close collaboration with Maxilift Australia, this facility reflects both operational functionality and a strong architectural presence. The flexibility of our Design & Construct process allowed for occupation throughout the build. A great outcome made possible by a committed client and a project team who delivered right through to the final detail.

SAGLE

Building Connections

THANK YOU

