



# DESIGN & FITOUT CAPABILITY STATEMENT



- Interior Design • Project Management •
- Fitout • Refurbishment •



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# ABOUT US & HOW WE HELP YOU DESIGN & BUILD YOUR DREAM WORKPLACE

- DY Constructions Australia is an established design and construct office fitout and refurbishment company, based in Sydney and servicing, the needs of our many National and multinational clients on the eastern seaboard of Australia, including Canberra, Brisbane, Melbourne, Newcastle, Wollongong, and country NSW.
- We offer a fresh, innovative and exciting way to create beautiful commercial office spaces and interiors.
- With many years experience in the design and fitout industry, our team is dedicated to helping you achieve your dream office space, inspired by the latest workspace design trends and customised to suit your companies requirements, design style, and corporate culture. We specialise in handling all sized projects involving interior design, construction, and project management of brand new office fitouts, as well as refurbishments, renovations, churn and alterations to existing office layouts.
- Our design and project management team will work with you to provide an excellent client experience, during both the design and fitout stages of your project.

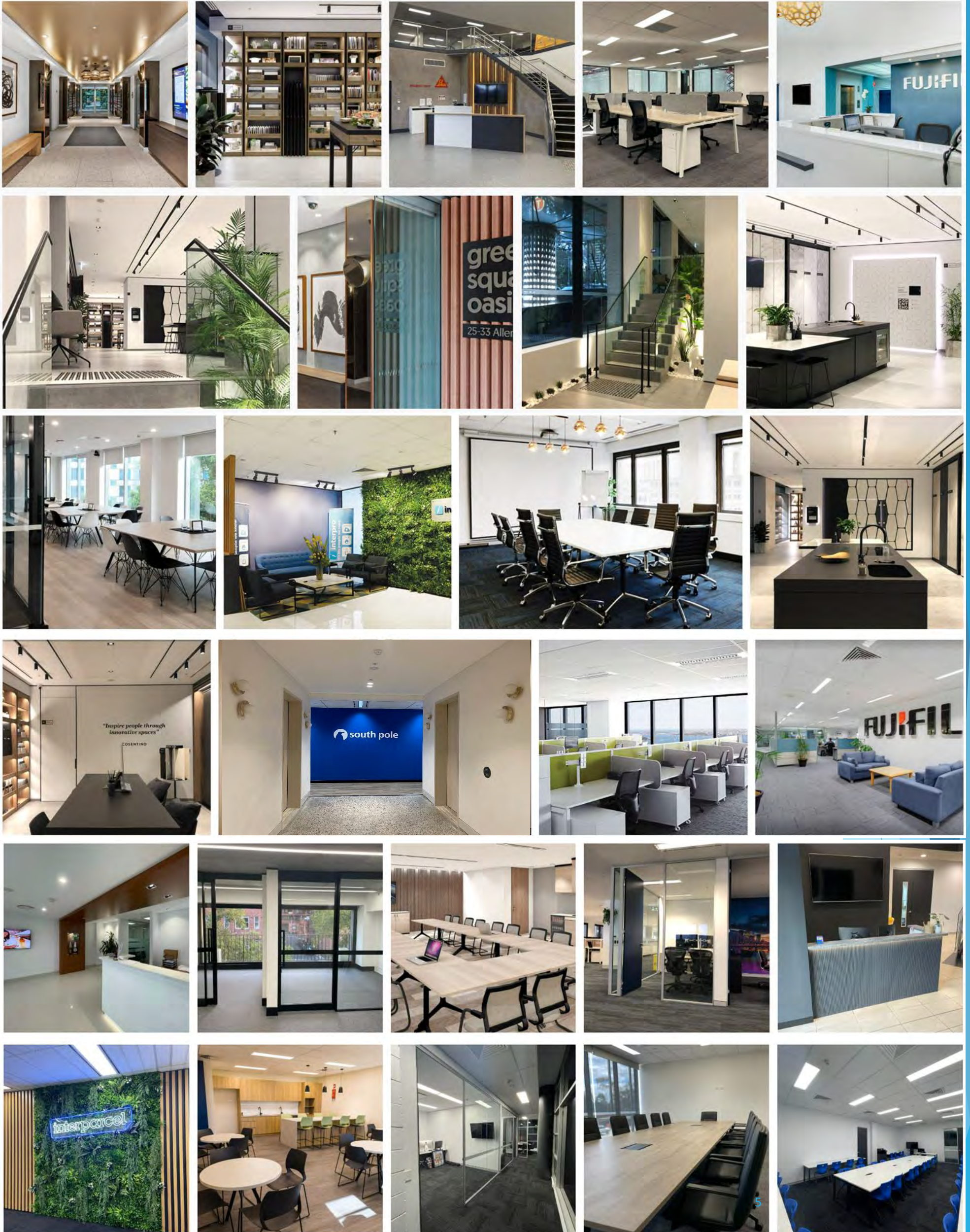


# FINANCIAL SECURITY FOR YOUR COMMERCIAL FITOUT PROJECTS

- FINANCIAL SECURITY IS ONE OF THE MOST IMPORTANT CONSIDERATIONS WHEN ENGAGING A FITOUT PARTNER.
- DY provides financial security for all of our clients. We maintain a policy of profit reinvestment in our company, and financially responsible working capital management, to ensure our balance sheet remains proportional with the size of our business, and the size of the fitout projects that we do. We have strong cash and liquid asset reserves, and a blue-chip client base, of both national and multinational corporations, which translate into consistent cash flow and profitability.









# 3D RENDER EXAMPLES OF OFFICE SPACE PLANNING SOLUTIONS





# PROFILES OF COMPLETED PROJECTS



**Cosentino**

**Address:** 130 Hyde Park, Sydney NSW 2000



## **Project Description:**

This new fitout was for Cosentino, the global Spanish, family-owned company that distributes innovative surfaces for the world of design and architecture. The stunning new showroom is now open in Sydney CBD, at 130 Elizabeth Street, the new showroom gives architects, designers and consumers the opportunity to see Cosentino's extensive range of products including Silestone®, and Dekton®. The stunning design was by Cosentino's internal design division in Spain, supported in Australia by SMA Design.



# PROFILES OF COMPLETED PROJECTS



**Sydney Strata Services**

**Address:** 25-33 Allen St, Waterloo NSW 2017



## **Project Description:**

Lobby Refurbishments to two residential buildings and one commercial building in Waterloo for Sydney Strata Services. The spectacular interiors were designed by Alexandra Kidd Design, and the timber look battens were supplied by Deco Australia. The project was undertaken while the building was occupied, and the works were done in stages so that the occupants of the building were not inconvenienced.



# PROFILES OF COMPLETED PROJECTS



## **Brent Street Performing Arts**

**Address:** Building 101, The Entertainment Quarter, 122 Lang Rd, Moore Park NSW 2021



## **Project Description:**

Refurbishment works of a multi-use space for Brent Street, a performing arts group in The Entertainment Quarter, Moore Park. The process involved design, council approval and construction, with DY Constructions Australia handling all aspects of the works from start to finish.



# PROFILES OF COMPLETED PROJECTS



## **Satori Group Australia**

**Address:** 4/15 Bourke Rd, Mascot NSW 2020



### **Project Description:**

This spectacular new interior fitout for the national software company Satori Group Australia, is in a modern commercial office building in the business precinct of Mascot. The stunning design was by Stefan Vogt of Seven Metres Square interior design, and workstations were supplied direct to the client by Infinity Commercial Furniture.



# PROFILES OF COMPLETED PROJECTS



**Finstro**

**Address:** Level 5, 1 York St, Sydney NSW 2000



## **Project Description:**

A relocation project for Business Finance Specialists, Finstro, who were relocating within the Sydney CBD.

DY Constructions delivered both the fitout of the new commercial office within an A Grade building at 1 York St, Sydney and strip out and make good works of Finstro's previous Margaret St, Sydney premises.



# PROFILES OF COMPLETED PROJECTS



## **Richland Express**

**Address:** Suite 801, Level 8, Westpoint Office Tower, 17 Patrick Street, Blacktown NSW 2148



## **Project Description:**

The client was relocating to a new premises, and required a new office fit-out on a design & construct basis. The works incl project management of consultants, private certifier, and Landlord Approval Process. The Fit-out works incl new offices, meeting rooms, server room, reception area, new modern breakout area, office and boardroom furniture. Following these works, DY Constructions Australia was also engaged to complete the strip out and make good works of the client's previous office at Girraween.



# PROFILES OF COMPLETED PROJECTS



**SMG Accounting Pty Ltd**

**Address:** 12 Rooty Hill Road North, Rooty Hill NSW 2766



## **Project Description:**

SMG Accounting, a company who specialises in accounting and financial consultancy, was purchasing a new premises and required fitout works to the entire space to suit their business function. DYCA handled the entire project, including the required certification works.



# PROFILES OF COMPLETED PROJECTS

## Henty House

**Address:** 379 Kent Street, Sydney NSW



### Project Description:

DY Constructions Australia was involved in the lobby refurbishment works at 379 Kent Street Sydney, with the works carried out from January - July 2020.

The scope of works included; to dismantle and remove an existing arch and to dismantle and remove existing partitioning, make good works to ceilings and existing walls following demolition works, removal of existing broadloom carpet and floor vinyl, removal of glass for the ground floor suite and to install temporary doors, floor tiles works to the entire lobby including the supply of tiles, wall preparation prior to new vertical timber battens and glass mirror finishing new partitioning for the entrance left wall, ceiling feature recessed bulkhead and three manholes, new full height automatic toughened glass sliding doors, new vertical timber battens, partitioning and solid core service doors, glass mirror finishing to existing columns, back wall and lift front, painting of existing walls, entrance floor mats, new signage to services doors and fire indicator panel, niche/opening for a 65" digital directory display, supply and installation of a new 65" digital directory display, lighting and electrical works, new standard fire sprinkler heads and EWIS speaker replacement, removal of waste materials, progress cleaning throughout and general trade cleaning, all preliminaries, project management, site supervision and work health and safety of DYCA trades.



# DY DESIGN TEAM

DY Constructions Australia provides a dedicated team for the project which is experienced with works for both national and multi-national corporations. The project team completes fitout and refurbishment projects in Sydney, Canberra, Melbourne and Brisbane.



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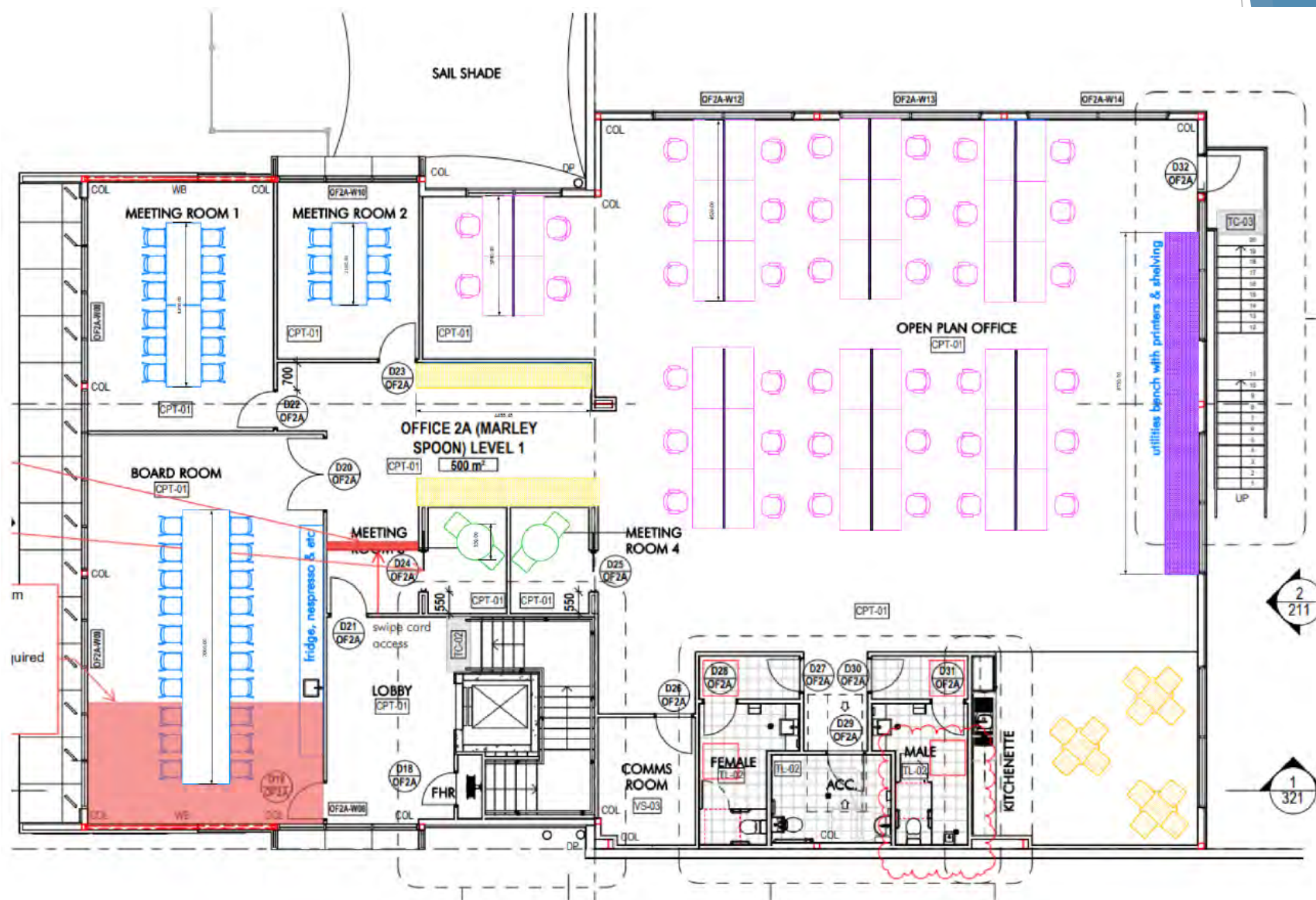


# FLOOR PLAN EXAMPLES



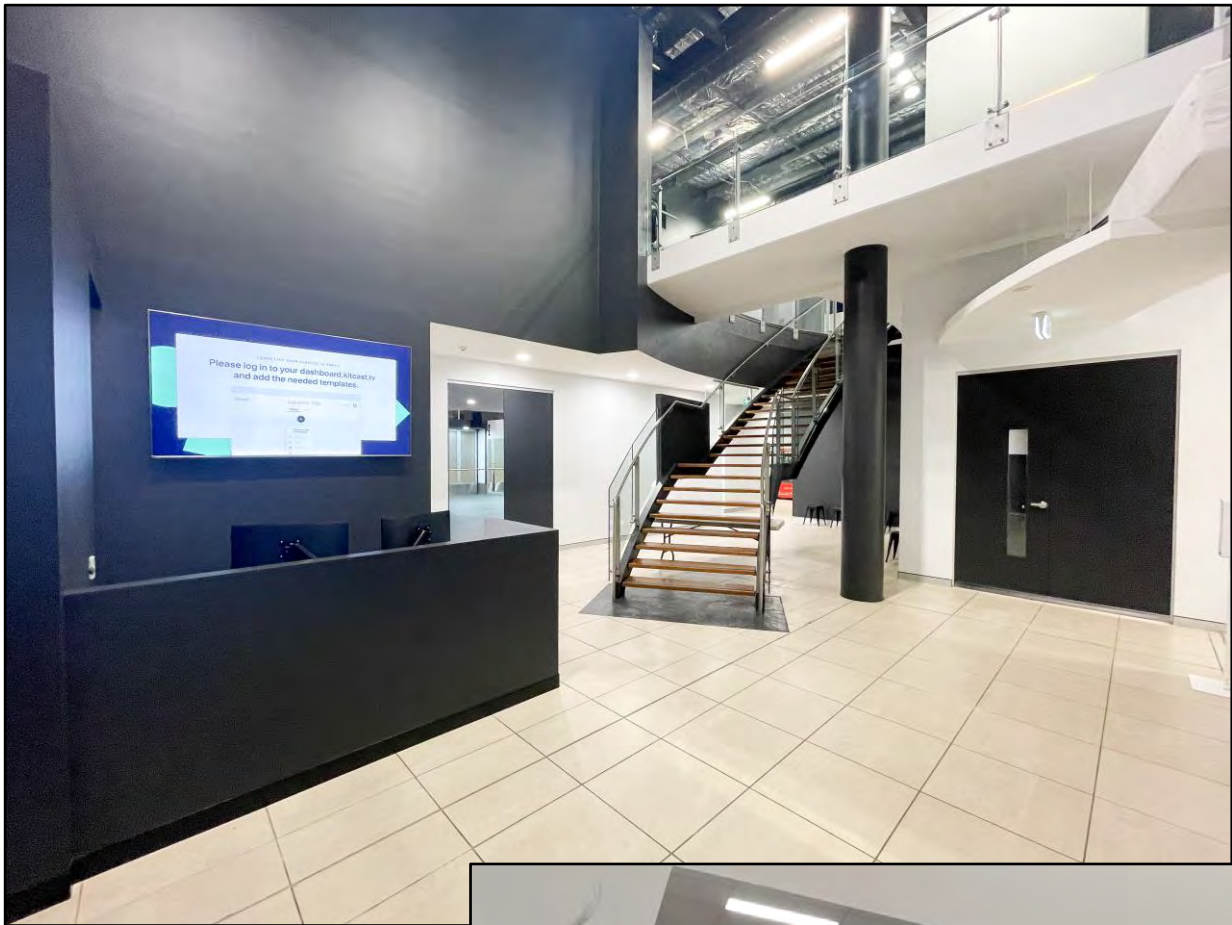


# FLOOR PLAN EXAMPLES





# OFFICE RECEPTION IDEAS





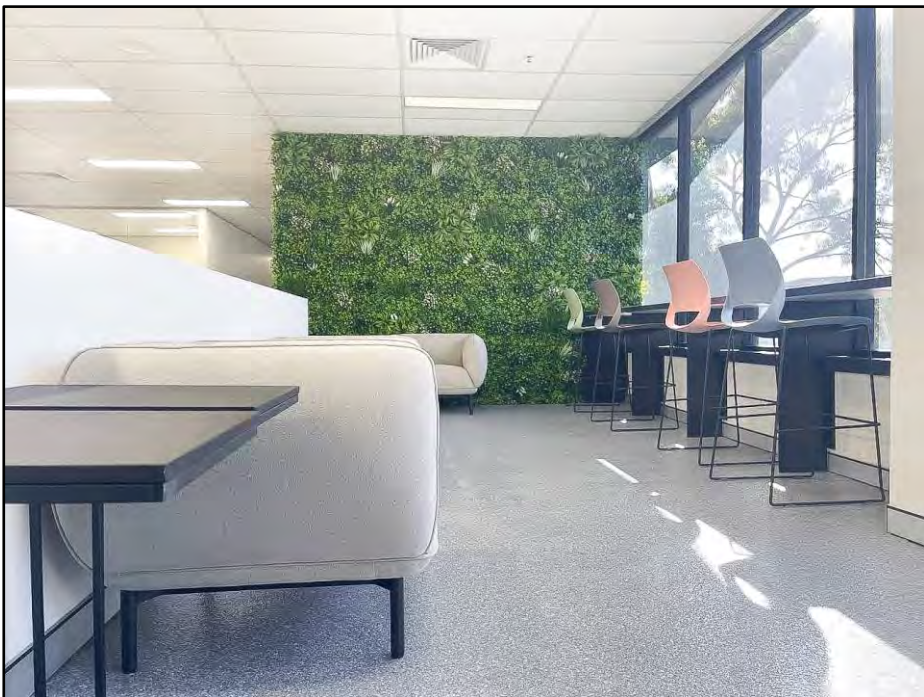
# WAITING AREAS





# BREAKOUT AREAS

If appropriate create staff breakout areas to suit client requirements. These are areas open to staff or visitors that is separate from their usual working area. It can be a place for staff to relax, and hold informal meetings. Giving office staff a break from a computer screen also complies with health and safety laws which require staff to take frequent breaks from their work stations when computers are being used. Break out areas can improve efficiencies, staff performance and productivity. These areas needn't be extravagant or take up much space. If a separate space isn't available to council, a new low height screening system can be designed to section off part of the office space, add some comfortable tub chairs and coffee tables to allow staff a break away from their workstation. A break out area can also be used as an informal meeting area, so it is important to consider noise pollution in busy areas of the office area.





# OFFICE KITCHENS



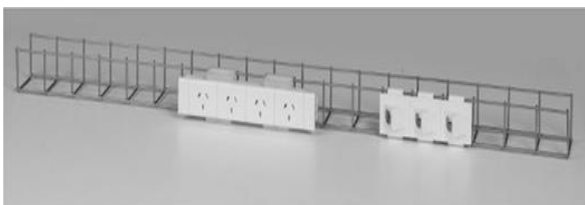


# BENCH STYLE WORKSTATIONS





# HEIGHT ADJUSTABLE WORKSTATIONS



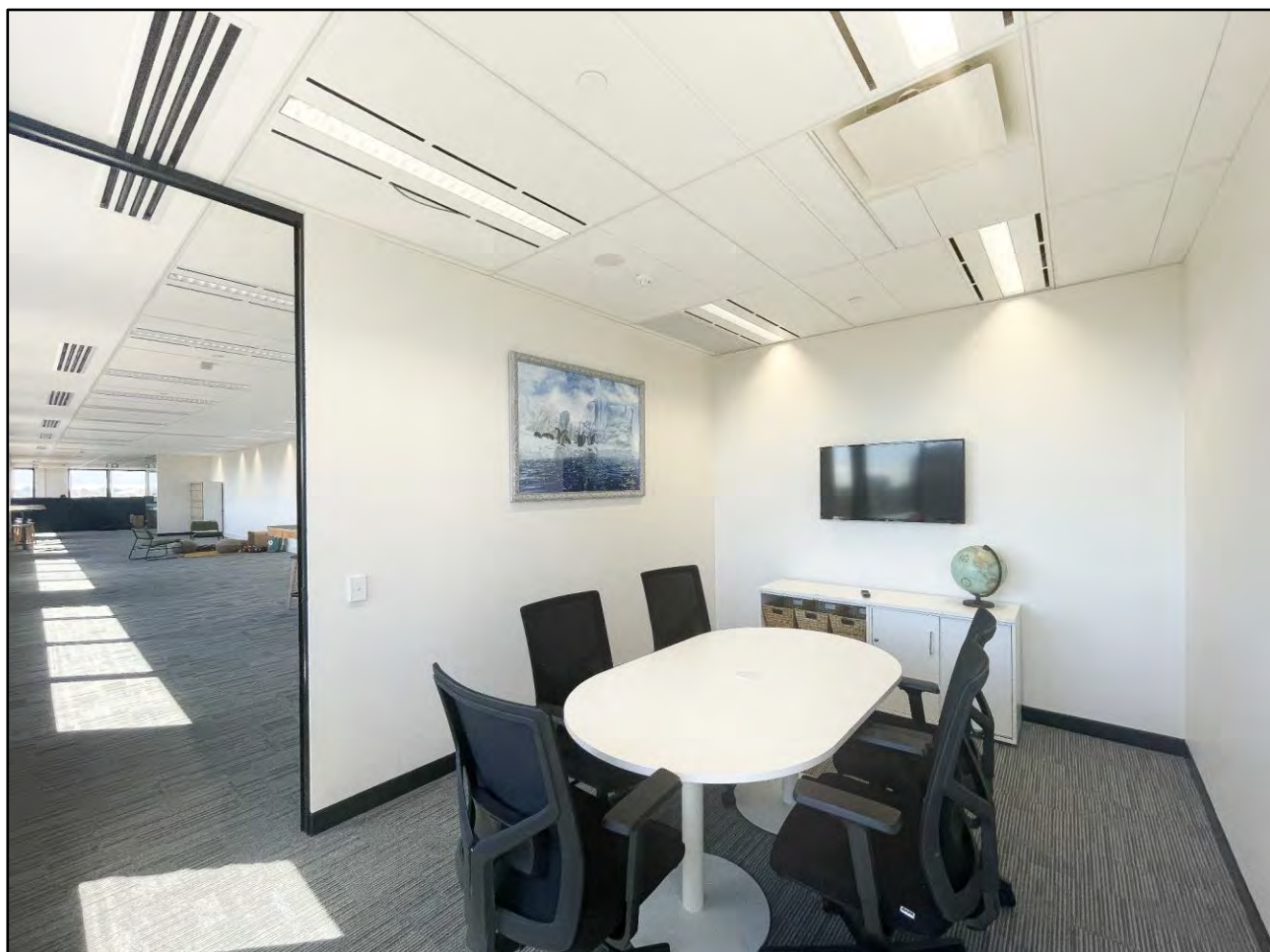


# OFFICE FURNITURE & CHAIRS





# MEETING ROOMS





# CONFERENCE ROOMS IDEAS





# BOARDROOM IDEAS





# NEW OFFICE FITOUTS

DY Constructions Australia is a Design & Construct Office Fitout Company that has completed hundreds of fitouts throughout Sydney. Whatever the size of your office fitout, and whatever the scope of your fitout retirements, **we can provide an excellent fitout solution for you.** Delivered on time and on budget, all commercial fitout and refurbishment work completed by us in the Sydney area is subject to your quality standards and expectations.

- Commercial Office Fitout Design
- Complete Office Fit Out Service
- New Office Fit Outs
- Commercial Fitouts
- Showroom Fit Outs
- Fitting Out Staff Rooms
- Fitting Out New Offices
- Receptions and Boardrooms
- Business Park Commercial Fit Outs
- CBD Office Fit Outs
- Break Out Area Fitouts
- Fitout Project Management
- Warehouse Fit Outs
- Mezzanine Floor Office Fitting
- Healthcare & Laboratory Fitout
- Education & Childcare Fitouts
- Retail & Shop Fittings
- Industrial Office Fitouts
- Factory Fixtures & Fittings
- Workplace Fitouts
- Design & Construct Service
- Offices Lobby Fitouts
- Corporate Offices
- Complete Office Fitout Specialists

DY Constructions one of the leading Fit Out companies in Sydney, we offer an organisation with not only a proven track record in performance and capability in such fitouts, but also the correct planning, resources, experienced personnel and quality control, to achieve the office fitout that you require, on time and within budget.

Specialising in commercial office fitouts, we constantly seek ways to design and deliver fitouts that meet the satisfaction of all our clients, including small businesses, national companies, and multi-national corporates. We have completed hundreds of fitouts for companies in CBD areas, multi-storey office blocks, business parks, industrial areas, and suburban offices.





# WE DESIGN FIT-OUTS FOR HEALTH AND WELLBEING

- With staff satisfaction being an increasingly important factor in office design, and with the current COVID situation, health and wellbeing is a priority for commercial companies.
- We build office spaces where the environment is safe and promotes wellness and comfort, leading to more positive outcomes for staff.
- We also include for aspects to create a healthy workplace, including greenery, natural light, and design solutions that encourage staff movement and meaningful breaks.
- We design for appropriate distancing and density, including touchless operations.
- Installation of Touchless glass entry doors.
- Installation of glass barriers for reception desks.
- Supply Entro Touch automatic closers for doors.
- Install BioCote Door handles with ANTIMICROBIAL PROTECTION, to doors.
- In office kitchens install Touch Free Wave instant hot water service.
- In toilets provide touchless fixtures such as automatic toilet flushes, taps, air fresheners and electric hand dryers.





# SPEC FITOUTS FOR LANDLORDS

We partner with Landlords and real estate agents to create amazing new office space environments, which allow prospective tenants to move in very quickly. Spec Fitouts have been a very successful strategy for building owners to attract new tenants to their properties. A prospective tenant can, therefore ‘touch and feel’ the suite and have certainty around the quality of the finishes.

- Spec-Fit-Outs Design & Build, Concept to Completion
- WE DESIGN THE SPEC-FIT OUT TO ATTRACT NEW TENANTS
- We can tailor your spec fit-out to suit your budget, and the type of tenant you want to attract
- We customise the design to suit the specific requirements of your office building
- As we design and build, we can complete the project quickly, so you can lease the premises faster
- You can show potential tenants an attractive, functional, modern office space that requires no further work
- We design stylish spec fitouts, usually with some measure of adaptability left, just in case the new tenant requires adjustments, e.g., an open plan space can be changed to allow for more, or fewer workstations
- Turnkey solution, including design, construct, and council approval

## TYPICAL DY SPEC-FITOUT LAYOUTS HAVE:

- Modern entry area
- Fitted out reception area
- Boardroom or Meeting Room
- Collaboration Space
- Some enclosed offices
- Contemporary Office Kitchenette
- Workstations & Furniture
- Modern Suspended Ceilings
- Carpet & Vinyl Floorcoverings
- Attractive Window Furnishings
- All required Essential Services



## WE SUPPLY & INSTALL ALL SPEC FIT-OUT INCLUSIONS:

- Inclusions will vary depending on the location, whether the building is A Grade or B Grade, the size of the office suits, and the landlords’ preferences, but will often include the following.
- A spec fit out will be made up of a fully equipped office, with all basic requirements seen to.
- Premium finishes in order to attract new tenants, including stone benchtops, timber floors, bespoke design elements, custom joinery, modern ceilings and feature lighting.
- Office fit outs usually include putting up architectural features like different kinds of partitions,
- window placements, door fittings, plumbing, and ventilation.
- Fully fitted out reception area and office kitchen, and a separate breakout room if necessary.
- Generally, the workstation plan will be open, allowing for alterations in the future if required.
- A meeting room or board room will be included, an important space in any office.
- Most of the speculative fit outs come without power-points and data-points to the workstations, which can be customised later by the tenant.



# SERVICES FOR FACILITY AND BUILDING MANAGERS

We provide Facility Managers and Building Managers with all the facility services including refurbishments, make good and maintenance services, all with just one telephone call. We can design and construct and supply all the trades that you require in Sydney as part of a fit-out, refurbishment, building maintenance, or minor works project.

THESE ARE SOME OF THE EXTENSIVE FACILITY SERVICES WE CAN PROVIDE FOR YOUR COMPANY:

|                                     |                                       |
|-------------------------------------|---------------------------------------|
| ▪ Facility Management Services      | ▪ Office Partitions & Ceilings        |
| ▪ Office Space Management           | ▪ Furniture & Workstation Fit-outs    |
| ▪ Integrated Facility Management    | ▪ Make Good Works                     |
| ▪ Facilities Planning               | ▪ Council Approval Packages           |
| ▪ Building Facility Management      | ▪ Project Management                  |
| ▪ Facilities Maintenance Management | ▪ CBD & Business Park Specialists     |
| ▪ Design & Construct Specialists    | ▪ All Trades Supplied                 |
| ▪ Office Stripouts & Retrofits      | ▪ Office Maintenance                  |
| ▪ Tenancy Make Goods                | ▪ Fixed Price Projects                |
| ▪ Office Building Refurbishments    | ▪ Insurance Repairs                   |
| ▪ Office Intertenancy Walls         | ▪ On Time Completion                  |
| ▪ Base Building Refurbs             | ▪ Sydney-wide Fit Out Service         |
| ▪ Lobby & Amenities Upgrades        | ▪ Covid-19 Safety Upgrades            |
| ▪ New Office Fit-outs               | ▪ Subdivision of Floors               |
| ▪ Repainting & Recarpeting          | ▪ Complete Office Fit-out Specialists |





# DESIGN CAPABILITY STATEMENT

We are the one stop for all your office interior design needs in Sydney, and can help when you're relocating offices, making alterations to your existing office, complete office refurbishment, or looking to fit in extra staff in your existing office. We specialise in all sized projects, throughout the Sydney and Greater Western Sydney area, such as new commercial fitouts involving all trades: as well as interior refurbishment of existing office environments. Our comprehensive office fitout services include interior design, and the supply and installation of all fixtures & fittings, council approval and project management.

## OFFICE SPACE PLANNING

We are Office Space Planning specialists and are able to handle your project from concept until completion. Our standard office fit-out services and procedures include everything from an initial site brief to office workspace design and eventual office fit-out or refurbishment, including all building trades such as office partitioning, workstations, painting, joinery, carpets, plumbing, air conditioning and electrical services.

We can design commercial offices of all sizes, small, medium and large. Whatever your design requirements are e.g. for boardroom, reception area, open-plan offices, office kitchens, office breakout areas, showrooms, office lobby areas, industrial fit-outs, base building refurbishments, our designers can provide you with a stylish, modern layout to suit your needs.

At DY Constructions Australia it's our passion for design that sets us apart. We are the experts in office design and fit-out and we know design can make a difference to the morale and productivity in your work environment. Our passion is to capture this difference to create an innovative workplace solution. Our collaborative design process is based on teamwork. Our goal is to develop long term relationships with our clients and this comes about through understanding the client, their people, their business and their future directions. Our design process is a collaborative one involving the client, our people and a range of specialist consultants that come together to create your workplace solution. Teamwork means we also recognise and reward the people who believe in DY Constructions' vision and contribute to our success.

## OFFICE SPACE PLANNING PROCEDURES

Office space planning takes a much more detailed look at your space than a test fit layout. The interior designer will block out interior special areas, define circulation space and create drawings for workstations, furniture and equipment. The difference between a test fit layout and a detailed space plan is the level of detail that is documented in the drawing. Where a test fit tests to see if your requirements can be met within a given area, a space plan will elaborate on your space and what it will look and feel like. The clients detailed design requirements and project needs are built into workspace planning. Office space planning also allows for work flows, image and atmosphere, efficiency, ergonomics, interior design details and selected materials for the project. The space plan is where you will really begin to understand how your space will present to your employees.

## HOW WE PLAN YOUR NEW OFFICE SPACE

Office breakout areas are an important part of modern space planning for offices. DY Constructions design and build office breakout areas to suit the individual needs of our clients. By having a colourful breakout space away from the activity of the main office, staff are able to reflect on their work tasks and think clearly. The breakout space often encourages relaxation and social interaction, afterwards employees arrive back at their desks feeling revived, refreshed and are then ready to concentrate on their work. By having a well-designed breakout space, you demonstrate to staff that you take their wellbeing seriously, and by encouraging interaction and having a beautiful breakout area for relaxation, a culture where lunch breaks are seen as a vital part of the working day is encouraged.

Happy, refreshed staff are less stressed, and also tend to feel more valued when they are well taken care of by management. The breakout area can also be used outside of lunch hours as an alternative casual work space, hotdesking space, or informal meeting or interview space. By utilising the breakout space, it in this way, your office can be used to its full potential throughout the day, not just during break times.



## OFFICE PLANNING SERVICES

We offer a complete range of office planning services including, feasibility studies, Concept office planning, Workplace Design, Warehouse Space Planning, Office Space Planning, Commercial Interior Design, CAD Drawings for your Workplace, 3D imaging, and 3D walkthroughs.

Our in house division specialises in space analysis and planning, interior design and project management to ensure a streamlined process from concept through to completion. Our team understands that each company has unique and specialised workspace requirements and focuses on creating a custom-designed office space that meets the needs of all office staff.

Whether you are relocating, refurbishing or leasing additional office space, we can help you design and construct your new office workplace. DY Constructions Australia are design and construct specialists, able to handle your project from concept until completion.

## DETAILED OFFICE LAYOUT PLANS

A detailed office floor layout plan will show the location of partitions, doors, workstations, furniture, hallways, meeting rooms and boardrooms. The floor plan is drawn to scale and will indicate what the room types, boardroom sizes, and partition lengths are. A floor plan is one of the most important and useful tools you can create when planning your workspace. Whether your office is large or small, a floor plan will help you to see your options more easily, so you can to create a productive and effective workplace. If you are leasing a small to medium office, it's best to consider the size and purpose of desks and fixtures and fittings carefully to use the space as efficiently as possible. Workplace layout plans are an essential part of any office planning or interior design project. Floor plans help you to see your office layout clearly, as well as what your various options are.

## 2D AND 3D FLOOR PLANS

There are two types of floor plans that are most beneficial for office layout planning. A 2D Floor Plan provides you with a clear overview of your office. You can see the office layout, the partitions workstations and the circulation space. They're also helpful for figuring out office furniture layouts and office seating plans. Making a 2D floor plan is the best way to start any office planning project. A 3D office floor plan will take your office planning to the next phase, you can see the size, color, texture of the office space, as well how the office furniture and partitions will look.

## HOW WE DESIGN YOUR OFFICE REFURBISHMENT

Once you have made the decision to refurbish your office, we then start the design process by creating concept layouts for your new office, budget estimates on the fitout of your new premises, and detailed design and documentation for your project, and preparation of working plans, specifications, and schedules for your fitout.

- Then our interior designers and project managers, use their experience and in-depth knowledge of design principles, concepts, and best practices to create a project plan for your fitout.
- This project plan includes detailed drawings, and budgets for the supply and installation of all fixtures, fittings and equipment for your fitout.
- We make sure the plans comply with the Building Code of Australia, the Tenancy Fitout Guidelines for your building, and local authority requirements.

## HOW WE MANAGE THE FITOUT APPROVALS PROCESS FOR YOU

Generally, the Fitout process will require, coordination with the building's nominated essential services contractors, council approval for the refurb works, and possibly landlord approval process for the works as per the tenancy fitout guidelines.

- We Review all technical details in the Tenancy Fitout Guideline requirements for your building.
- We write the scope of works for the essential services subcontractors.
- We submit an architectural design package to your Building Manager for approval of your fitout.



- We organise as appropriate a Complying Development Certificate (CDC) for fitout works, including Construction Certificate (CC) and Occupation Certificate (OC)
- As may be required we organise all the consultants and reports that may be required for your fitout, including access consultant's report, B.C.A. compliance report, town planner consultant, and essential services consultants.

#### OUR REFURBISHMENTS ARE CUSTOMISED TO SUIT YOUR NEEDS

This is how we customise our office refurbishment services to suit the individual requirements of your company and the office space that you occupy.

- An experienced Designer/Projects Manager will visit you at your premises to discuss your refurbishment requirements.
- Various options will be discussed, and the designer will recommend the best design to suit your space and your needs.
- Our designer will create a concept floor plan, that will show you how the refurbishment will suit your needs.
- A detailed proposal will be put together for you, showing the specifications of the project, the quantities, and a fixed price costing for each individual trade.
- We create a sample board of finishes that will show you all the colours and finishes for your refurb.
- As appropriate council approval can be arranged for your refurb.
- Before going ahead with your refurb, changes and revisions can be made so you are sure the proposal meets all your needs.
- We will start your refurbishment on the date that is suitable for you, and the duration of the project will be agreed.
- During the project, you will be constantly updated on the progress of your refurbishment, and regular site meetings will be arranged so that any minor adjustments can be arranged.
- Before the project is finished, a quality control process will be completed, to make sure everything is to your requirements.
- On the last day of your refurb, the project manager will inspect the site with you to make sure you are happy with every aspect of your office refurbishment
- Our after-sales service includes quality control procedures that are completed six weeks and six months after your project is finished.





# HOW WE REDESIGN YOUR OFFICE FITOUT SPACE FOR PRODUCTIVITY

Productivity is important in any successful business. Before starting the design phase of your fitout, you could ask your staff what is important for them in the workplace, what inspires them and helps them find satisfaction in the work they do in the office.

- This will give you the fitout information you need to base your decisions on, and it also helps your staff feel included and valued as part of your team. When staff knows that their opinions matter it will boost productivity levels in your office.
- Some people work better when they have privacy, and then they can concentrate better on their work. We have many ways of creating privacy for your staff in the fitout, including privacy screens for workstations, and soundproof private offices.
- When you get feedback from your staff, you may find some prefer electric sit-stand desks, and others prefer standard desks, we can then design the workstations to suit the specific needs of your staff.
- Some of your team may work better when they have an informal area away from their desk, where they can continue to work in different surroundings, as part of the fitout we can create colourful breakout areas that will suit these team members.
- Your team may regularly need to have team meetings where the discussions are confidential, we can create meeting rooms of various sizes to suit this purpose.
- Some of your team may need videoconferencing facilities where they can discuss details in privacy, we can create zoom rooms, or telepresence rooms fitted out with appropriate furniture, custom joinery, soundproofing, and all necessary technology installed by our electrician.

The above collaborative process will ensure you have all the correct work zones in place to satisfy the needs of your staff, and your office fitout will then be optimised for productivity.





# INTERIOR DESIGN FOR OCCUPIED OFFICES

## Designs For Renovations while your Office is Occupied

We are the live environment specialists and have successfully completed many refurbishments in occupied workplaces. We work closely with you to understand your specific needs during the construction phase of the works.

- We plan to minimise any disruption caused by the refurbishment works, such as noise and dust.
- We have a meeting with you and your management, to discuss how your staff can continue to work as normal during the renovations.
- We meet with your IT manager/specialist to discuss how to coordinate the works involving IT.
- We then prepare a construction program for your refurbishment, showing all critical dates.
- We ensure all essential services such as air-conditioning, fire protection, electrical and data services are operational during the renovation works.
- For larger projects, we can install sound-reducing hoardings between the works area and your operational office space
- If required noisy refurb works can be performed outside normal office hours.

## We Design & Document Your Refurbishment to Be Done in Stages.

Many refurbishment projects are undertaken while the building is occupied, and the works are done in stages so that the occupants of the building are not inconvenienced.

- We do this by temporarily relocating staff to boardrooms, meeting rooms, interview rooms, etc while the works are being performed.
- If your project is large, we usually perform the works in two or more stages, so that your office staff can work as normal.
- When a stage is finished, we then relocate all your staff back into the refurbished area.

## We protect your Office Equipment during the Renovation.

DY Constructions Australia are committed to maintaining customer satisfaction in every aspect of your project. We will supply and instal temporary containment barriers between the different areas of your refurbishment. The benefits of the barriers are;

- They protect your desks and computers from dust penetration.
- The temporary containment barrier has adjustable floor-to-ceiling aluminium posts, and heavy-duty commercial grade plastic to enclose the area that is being renovated to prevent dust penetration.
- The barriers create a complete dust seal in your office, without the need for tape or fixings, eliminating damage to your surrounding walls and ceilings.
- The barriers have a doorway for access, and Tight-Seal and Side-Seal rails top and sides. The self-adhesive zipper provides a dust-sealed entry/exit point that is not only functional but is very impressive with a clean, smart image.
- They contain any dust and debris inside the renovation zone and save clean-up time and expense.
- In summary, the barriers create a refurbishment zone in part of your premises, whilst allowing the rest of your office floor to maintain normal business operations.



# CLIENT TESTIMONIALS



CONSULAT GÉNÉRAL DE FRANCE  
SYDNEY

"The initial quotation was presented by Dmitri Kolontaevskii in a very professional manner and he was open to further discussions and offered solutions so that our fitout corresponded to the budget allocated by our Authorities.

Dmitri's team carried out the works with minimal disruption to our day-to-day activity and were always accommodating. The team was always punctual, efficient and the finished outfit perfect. We will not hesitate to call on them again should we require further building works as we are very appreciative of the excellent quality of their services"

**Pierre-Alexandre Banconi**  
Consul adjoint | Consulat Général de France



"DY Constructions Australia Pty Ltd have been engaged by my company to undertake several fit-out, refurbishment, and removal projects throughout our building.

Each time we have found that DY Constructions have always completed work of the highest standard, and DY Constructions have finished all jobs within the forecast budget and in accordance with set timelines.

I highly recommend DY Constructions for any fit-out or general building works."

**Clem Kennedy**  
Director | CR Kennedy & Company Pty Ltd



"DY Constructions are a fantastic company to work with and I would have no hesitation in recommending them to any business seeking a professional and creative fit out of their office space. They will deliver a quality result, on time and on budget. Their excitement is absolutely comforting as they share your enthusiasm and excitement throughout the whole project.

As my boss said on several occasions, "DYC are rock stars!"."

**Rhonda Valentine**  
Business Co-ordinator | Richland Brands



"As it came to the end of the job, it was clear what we envisaged came to life and DY were mainly to thank. Nearing completion, we decided to proceed with some additional works which DY competitively quoted. When it came to this task there

was such items where DY were able to pull back some costs by wisely using other material already sourced throughout the renovation.

Finally, customer service but more importantly attending to issues in real time is huge to us and we've experienced over the years that some trades are slack with this. This is another reason why we highly recommend Dimitri and his team.

To close, we would highly recommend DY for any job, big or small as they are clearly able to handle the task at hand.

**Angelo Bouras**  
Strata Committee Member | Strata Plan SP71897



# CLIENT TESTIMONIALS



"DY Constructions were a dream to work with. All of the trades people completing our renovation genuinely cared about the job they did and gave us a brilliant outcome. Our staff were really impressed with how collaborative they were catering for us working throughout and Dmitri was constantly in contact, clarifying and communicating so we always knew what was happening. We have now booked them for more work. I can absolutely recommend them."

**Scott Bradley Pearce**

**General Manager: ACT & NSW | Squiz Digital Experience Platform**



**CRS Insolvency Services** "DY Constructions rebuilt our foyer at 379 Kent Street Sydney in April 2020. We went through a detailed bidding process and obtained quotes from 5 different builders. DY Constructions submitted a highly competitive and detailed proposal. DY Constructions also did in-house plans which saved us money in not having to engage an architect. The project was delivered on time and within budget. A special thank you to their project manager Jason Frawley. He was fantastic and kept me up to date throughout the project. I would highly recommend DY constructions for any building project in Sydney. DY Constructions have definitely earned a 5-star review!"

**Anthony Warner**

**FCA | Director | CRS Insolvency Services  
The Owners Corporation | Strata Plan 30930**



I used these guys for a make good of an office in Mascot on fairly short notice. The job was done properly they were easy to deal with and professional. I would use them again in the future.

**Louis Persohn**

**Technical Manager | Company Secretary | Ingogo**

**Lifestyle**



We recently used DY Constructions to build a glass partition wall in our office. From quote to completions was incredibly speedy. Dmitri was able to assist me in deciding the best way to build, and Kathryn was wonderful at keeping me informed of timelines and next steps.

The job was completed quickly, cleanly and professionally and all moving parts were coordinated and communicated. I would recommend DY Constructions to anyone.

**Heidi Oechslin**

**Finance Manager | Lifestyle Financial Services**



# CLIENTS WE WORK FOR





# DY CONSTRUCTIONS AUSTRALIA GUARANTEE

- Your Project will start on the agreed date which suits your needs
- You will be fully informed of the progress of your fitout with our One Company Contact Policy, ensuring your calls are returned on the same day
- All DY Constructions Australia's craftsmen are fully qualified and experienced in office fitout services, guaranteeing your new offices will be constructed in a professional manner
- Your fitout will be within budget with "DY Constructions Australia's Fixed Lump Sum Pricing Policy"
- Your specific needs will be respected with the unique "DY Constructions Australia Client Care Policy", where we take care of all the little, - such as special delivery times, noisy work performed out of normal hours and daily site cleaning and removal of waste materials
- All DY Constructions Australia site staff will be covered by the appropriate Workers Compensation and Public Liability Insurances
- All DY Constructions Australia staff will wear identification to ensure your security is not compromised and you always know who is working on your premises
- Your project will be completed on time with DY Constructions Australia's proven track record for project administration
- On completion day, our project manager will inspect the project with you to make sure you are fully satisfied in every respect
- DY Constructions Australia's "Post Occupancy Service" with site quality control visits after six weeks and again after six months guarantees you will be happy with your new fitout.





# WHS POLICY

The object of DY Constructions safety policy is to;

1. Identify HAZARDS in the workplace and to implement strategies to control and wherever possible eliminate such hazards.
2. To help establish a control mechanism to ensure the safety of its' employees and subcontractors.
3. To establish a forum where employees and subcontractors can contact us with any issues that arise (including the notification of workplace accidents and injuries) in relation to workplace health and safety issues.
4. To produce (in conjunction with staff involved) safe work method statements and safety rules and instructions.

## **POLICY FOR RISK MANAGEMENT**

### DY CONSTRUCTIONS AUSTRALIA, WHEN IN THE CAPACITY OF EMPLOYER OR PRINCIPAL CONTRACTOR SHALL:

Take personal care to identify any foreseeable hazards that may arise from the conduct of employees performing tasks as service to DY Constructions and to eliminate any reasonable foreseeable risks or hazards that would be detrimental to the health and safety of the above mentioned.

Whenever is it not reasonable practical to eliminate foreseeable risk, that suitable control measures will be implemented to ensure the foreseeable health and safety of employees.

### DY CONSTRUCTIONS AUSTRALIA WILL REVIEW THE RISK ASSESSMENT AND CONTROL MEASURES WHENEVER:

The previous risk assessment is no longer valid

Injury or illness results from exposure to a hazard to which the risk assessment relates, or a significant change is proposed to the standard practices and procedures to which previously form risk assessment relates.

### INDUCTION & TRAINING:

DY Constructions will ensure that each new employee will receive induction and training courses that cover: Arrangements at the place of work for the management of OH&S, including arrangements for reporting hazards to management

Health and safety procedures at the place of works relevant to the employee, including the use and maintenance of risk control measures. Access to health and safety information that DY Constructions is required to make available to the employees.

### SUPERVISION

DY Constructions will ensure that employees are provided with reasonable supervision necessary to ensure their health and safety and that such supervision is undertaken by a competent person and with respect and observation to employee's experience, age and competency.

### PERSONAL PROTECTIVE EQUIPMENT (PPE)

DY Constructions will ensure that employees are provided with all necessary personal protective equipment appropriate for the person and suited to the tasks they are performing and/or relevant to the environment the person is working in. Also, that the person will be informed as to the limitation of the equipment, the equipment will be provided clean and hygienic, stored in an area for easy access and that the equipment is repaired and replaced as necessary.

### FIRST AID

DY Constructions will provide at place of work, first aid facilities that are adequate for the immediate treatment of injuries and illness that may arise at work. First aid facilities will comply with Occupation Health and Safety Regulation 2001 cause 20, chapter 2, section 5 definition First Aid Kit B and shall not be used for any other purpose other than for first aid or occupation health service.

### MANUAL HANDLING

DY Constructions will ensure that:

All objects are, where appropriately designed, constructed and maintained so as to eliminate risks arising from that manual handling of objects; and

Work practices used are designed to eliminate risks from manual handling and the working environment is designed to be as far as reasonably practicable and to the extent that is within DY Constructions control, consistent with safe handling of objects.

Wherever the above practices cannot be applied, alternate arrangements such as mechanical aids or team lifting will be used. DY Constructions, when carrying out risk assessment in relation to manual handling, will take into consideration where appropriate the actions and moving of staff, workplace layout, duration and frequencies of manual handling, distance of objects to be moved and work environment.



# ENVIRONMENTAL POLICY STATEMENT

DY Constructions believe our team members, suppliers and sub-contractors have a responsibility to promote sustainable environmental policies in relation to the use and disposal of resources used in office interiors fitouts. The following lists our priorities in relation to safeguarding our environment:

## **THE FOLLOWING LISTS OUR PRIORITIES IN RELATION TO SAFEGUARDING OUR ENVIRONMENT:**

1. DY Constructions will comply with all statutory regulations and policies in relation to environmental procedures.
2. We will use our design expertise to create innovative products that have reduced environmental impacts.
3. We will help clients on a project-by-project basis to select and find environmentally responsible ways to design and construct their office fitouts without sending large amounts of waste into landfills.
4. Recycling and re use of components such as doors, locks, aluminium, glass etc where possible.
5. Use of refurbished materials in workstations
6. Inform carpet recycling companies to remove and reuse carpet of good quality from our projects
7. Encourage landlords to store on-site left-over materials when a tenant moves out and the space has not been released to a new tenant yet.
8. Specify energy efficient lighting
9. Promote to our clients the re use of existing ceilings instead of new ceilings wherever possible.
10. Sell furniture that is no longer required to second hand dealers who can refurbish for re use.
11. Specify materials and products that can be recycled whenever possible.
12. Design fitouts that minimise energy usage.
13. On projects, manage waste disposal so that it can be sold, re used or recycled where possible.
14. Promote an environmentally responsible culture in DY Constructions through our systems and procedures.
15. Encourage suppliers and sub-contractors to adopt environmentally sustainable practices when working on DY Constructions projects.

## **COMMITMENT**

DY Constructions is committed to protecting the environment by constantly improving its environmental performance by giving priority to suppliers and sub-contractors who are also committed to protecting the environment, constantly updating our systems and procedures to comply with environmental regulations and directing our designers to be environmentally responsible when designing office fitouts for clients.





# COMMERCIAL INSURANCES



## **Public & Products Liability**

Cover: \$20 Million

Company: NRMA

Policy Number: BP 4559592



## **Contract Works**

Cover: \$1.5 Million

Company: Mecon

Policy Number: AUSAP-416711-E



## **Workers Compensation**

Company: ICare

Policy Number: 1402 75001



## **Professional Indemnity**

Cover: \$10 Million

Company: NRMA

Policy Number: 5037695



# COVID SAFE FITOUTS FOR YOUR OFFICE

As working life returns to normal after Covid, many companies are opting to return to a commercial office for work. Working from home is continuing on a part-time basis, as an extension of the office, which means that commercial offices are being fitted out for staff again. Covid safe fitouts are essential to ensure workplaces are safe and that staff can feel productive and empowered as they return to the office. Designing offices for staff productivity and safety is an important part of the office fitout process.

- We can fitout your office, to comply with the latest government safety guidelines for Covid-19
- Relocate partitions and screens to comply with social distancing guidelines
- Modify or adjust workstations and desks to maintain social distancing of 1.5m between office workers
- Install transparent safety glass barriers to separate workers and visitors, where social distancing is not an option
- Re-arrange bench seating or joinery in reception areas, lunchrooms, boardrooms, break-out areas and videoconferencing rooms, to maintain social distancing
- Install signage, tape marks, or other visual indicators such as decals on glass, or colored tape on the floor, placed 1.5m apart, to show where to stand when physical barriers are not possible
- Install Touchless glass entry doors
- Install glass barriers for reception desks
- Supply Entro Touch-free automatic closers for existing timber doors, or new doors
- Install BioCote Door handles with ANTIMICROBIAL PROTECTION, to existing glass or timber doors
- In-office kitchens Supply Zip Hydrotap Touch Free Wave instant hot water service
- In toilets provide touchless fixtures such as automatic toilet flushes, taps, air fresheners and electric hand dryers
- We supply and install covid-19 safety accessories, including; sneeze guards, desk-based hygiene screens, telescopic adjustable sign stands, hands sanitiser signs, dispenser tables, social distancing floor decals, and all other accessories to make your office safe.





# CONTACT US



DY Constructions Australia has many national and multi-national clients who require fit-outs in various cities throughout Australia. We provide corporate fit out solutions in Sydney, Newcastle, Wollongong, Canberra, Melbourne, Adelaide, Brisbane, country NSW, and in many large regional centres throughout the eastern seaboard of Australia.

If you are considering a fitout or refurbishment, or have a question about the fitout process, please contact us.

We would love to transform YOUR commercial space!

## COMPLIMENTARY CONSULTATION AT YOUR OFFICE

At DY Constructions Australia we offer a complimentary consultation at your office by one of our experienced designers or project managers, who will provide you with a proposal for your commercial fit out, which includes supplying all fixtures and fittings. Your office fitout will be completed on time and within budget, and to the high level of quality you expect.

Tel: **1300 737 656**

Mob: 0406 229 131

Email: [admin@dyconstructions.com](mailto:admin@dyconstructions.com)

Web: [www.dyconstructions.com.au](http://www.dyconstructions.com.au)

Sydney, Canberra, Melbourne, Brisbane