



FUTURE FITOUTS™
transforming your commercial space ●●

Capability Statement

project management ♦ commercial fitouts ♦ office refurbishments
medical & health fitouts ♦ government ♦ education
industrial fitouts ♦ make goods & de-fits

changing the world by transforming spaces



FUTURE FITOUTS™
transforming your commercial space ●●●

Future Fitouts Qld Pty Ltd

A.B.N 95 146 225 863
QBCC Licence (Builder) No. 1195688

63 Amelia Street, Fortitude Valley QLD 4006

PO Box 3145, Newstead QLD 4006

p 1300 368 461
e info@futurefitouts.com.au

futurefitouts.com.au

Mission

Delivering **leading** edge commercial fitouts that **empower** businesses to achieve by **transforming** work spaces into **inspiring** environments...

Vision

Changing the world by transforming spaces

As featured on Foxtel
Industry Leaders
(Annex Media)



Insurances & Certifications

Future Fitouts Integrated Management Systems have been certified with SAI Global to ISO 9001:2015 Quality Management System, ISO 14001:2015 Environmental Management System and ISO 45001:2018 Occupational Health & Safety Management System.



Insurances

- Contract All Works
- Public Liability
- Professional Indemnity
- Work Cover QID

Licences

- QLD - QBCC Builders Licence 1195688
- VIC - VBA Commercial Builder-Unlimited CB-U 62671
- NSW - Builder Contractor Licence 338826C

Inductions & Prequalifications

- CM3
- PQC Level 3 Certification Number: 4320
- Contractor Inductions



Compliance

To ensure our word on quality, safety and environment is followed through and delivered, Future Fitouts undergoes intense annual audits with SAI Global. To maintain this highest level of qualification we use stringent internal planned and random audit checks.

Future Fitouts is certified with SAI Global for the 'Design and Construct, fitouts, refurbishments and project management of commercial, industrial and retail sectors working for both public and private clients' across three (3) standards:



Quality Management System ISO 9001:2015

Future Fitouts has built and implemented our own in-house Quality and Project Management Systems, known as "The Future Fitouts Way". Our objective is to maintain the highest attainable level of quality and reliability, therefore we operate a Quality Management System which is certified with the requirements of ISO 9001:2015.

It is our intention to maintain and build on our reputation for quality by continually achieving a standard of service that complies with specifications, standards, statutory regulations and contractual obligations and by encouraging full worker involvement and commitment in the development and implementation of an exceptional quality system – "The Future Fitouts Way".

Environmental Management System ISO 14001:2015

Future Fitouts regards Environmental Management as a fundamental aspect of a sound business foundation. Management is committed to focusing on environmental protection and recognises how our products or services may affect the environment locally. We operate an Environmental Management System which complies with the requirements to ISO 14001:2015.

We are committed to monitoring and evaluating our Company's performance in relation to the objectives and targets we have set to identify areas for the improvement and continually improve our performance.

Occupational Health & Safety Management System ISO 45001:2018

Leading the way in Work Health and Safety (WHS) within our industry, Future Fitouts applies quality and safety standards that have been established to protect our clients, our contractors, our workers and members of the public and to help us achieve our "Go Home Safe" objective.

The philosophy of Future Fitouts is to ensure that our work is undertaken safely, with a high level of integrity and quality. This is achieved by operating and maintaining an Occupational Health and Safety Management System which complies with the requirements of ISO 45001:2018, that covers the construction and project management of commercial, office, industrial and retail fitouts and refurbishments, including make goods and de-fits.

The only way to do great work is to **love what you do**

- Steve Jobs



Welcome...

Welcome to Future Fitouts. It is our pleasure to present to you our Capability Statement!

Founded in 2010, Future Fitouts has continually delivered quality Fitouts to commercial and corporate clients, schools and education clients and small to medium sized businesses across a variety of industries.

The goal is to "transform your commercial space" ensuring you experience a stress-free, professionally managed project. We guarantee you excellence in communication, service and delivery throughout your entire journey with Future Fitouts.

Our team is one of immense talent with a wide variety of skills and capabilities to deliver your project on time and on budget. We are 100% dedicated to continually improving our business to ensure we enhance your fitout experience.

You are invited to come on the journey with us and experience the "Future Fitouts' Way!"

Thank you once again, welcome to Future Fitouts.

**Warm Regards
Your Fitout Specialists**



**Aaron Lowe and Lauren Lowe
Founders**



Company Overview

Future Fitouts is highly regarded for quality of workmanship, timely delivery and a professional approach.

Future Fitouts is a licenced contractor that specialises in tailored project management, commercial fitouts, make-goods and refurbishments.

Future Fitouts dedicates time, money and energy to continually improve our business to guarantee excellence in service, communication and delivery **every** time.

Company Values

Our team is well rehearsed with the culture of “The Future Fitouts’ Way” and understands the importance of the internal systems that have been created to ensure you consistency, quality control and project delivery on time and on budget.

We believe in a FUN and HAPPY workplace.
Our goal is to create a workplace where people come to work because they **want** to!

We transform your commercial space by completing quality, value for money fitouts tailored to suit your business needs.

Working closely with you to ensure everything from design, selection of products, materials and final finishes come together to create your desired transformation.

TAKE OWNERSHIP.
DISPLAY LEADERSHIP.
BRING YOUR BEST SELF.
CREATE WOW!
SHOW GRATITUDE.
WORK SAFE.





Giving Back

We love to give back and help others! From partnering with small business's helping them grow; supporting local charities; and sharing cool ideas that other companies are doing to make a difference in the world or just doing our small part to give back where we can!

Every year the team at Future Fitouts makes an effort to make a difference to others and our planet when and where we can on both business and personal levels!

– The gift of giving and the small things can make a big difference!

“The act of giving without the expectation of something in return is the true definition of kindness”

B1G1 – Business for Good

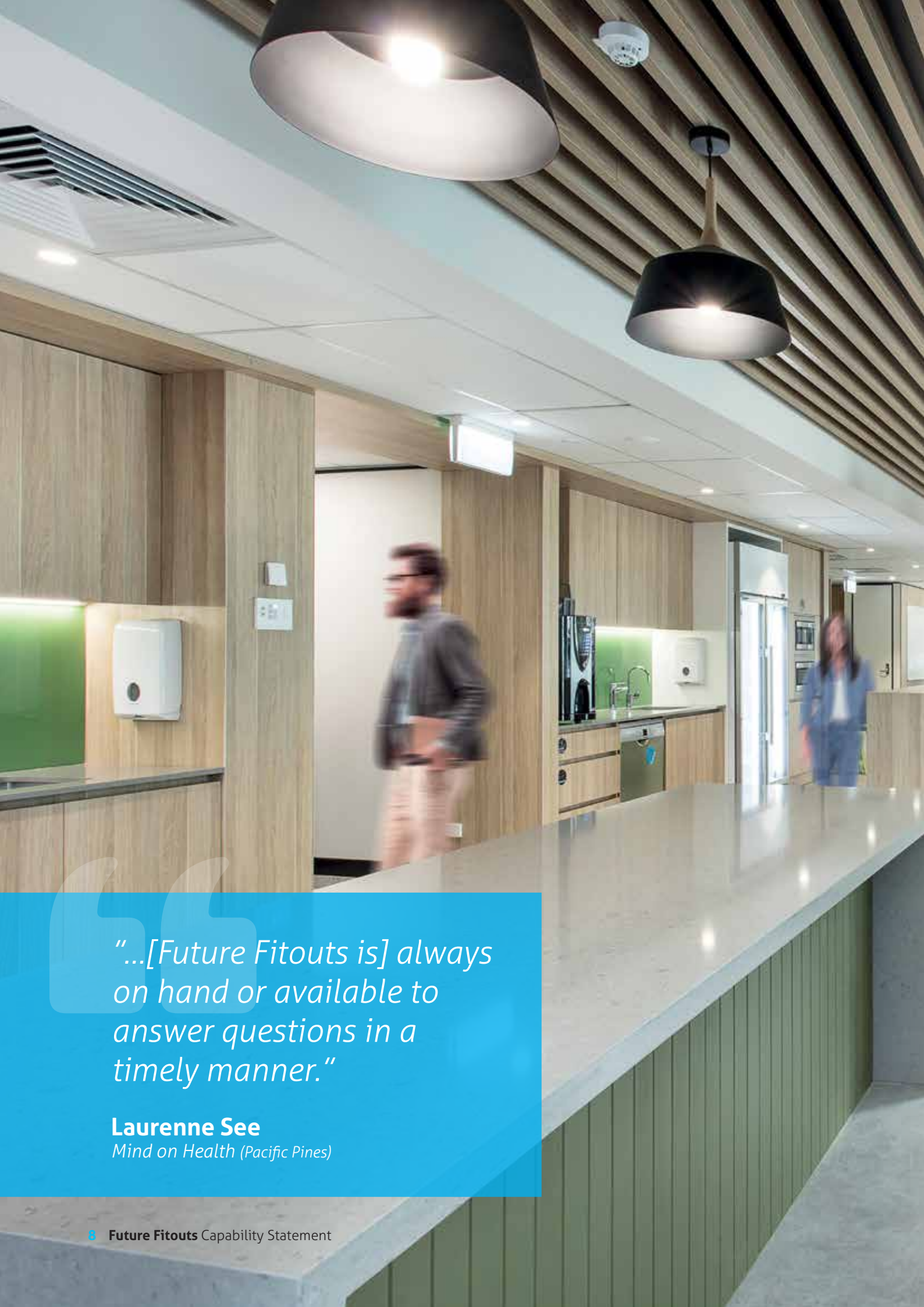
At Future Fitouts we have been getting involved in the B1G1 Business for Good initiative that helps businesses give back and change the world around them. As part of this initiative, Future Fitouts has implemented moments of giving into the day to day business. Impacts are made for all new enquiries, when a fee proposal is sent out, when a project is completed and for other celebrations and milestones.

Check out our website for more information:
futurefitouts.com.au/about-us/giving-back

Over
8,950
impacts made!



We support many other important groups that are striving to make a difference in the world and to the lives of other people. Check out our website for more information.



"...[Future Fitouts is] always on hand or available to answer questions in a timely manner."

Laurenne See

Mind on Health (Pacific Pines)

How we can help you

Corporate & Commercial Enterprise

Your identity to your clients is our business ...

Invite Future Fitouts to transform your space into a professional and functional work environment!

Small To Medium Sized Business

Looking for a stress-free experience?

Engage a reliable and skilled team who manage your entire project from start to finish... hassle free!

Medical & Health Practices

Create an inviting and welcoming practice.

Make your patients and staff feel happy and comfortable!

Government & Education

Experienced in Government Stakeholder Management.

Delivered a range of schools, parliamentary offices, local councils and upgrades for both local, state and federal governments.

Landlord & Investors

Enhance your returns.

Providing fitout solutions to enhance Return On Investment (ROI) on properties maximising returns.

Showrooms

Creating high-end exclusive showrooms to showcase your products.

Experienced in luxury car showrooms, products and appliances and builder showrooms.

Industrial & End of Trip

Maximise hidden or unused floor space.

Convert existing car parks to usable End of Trip facilities or turn industrial warehouses into productive work environments.

"Future Fitouts completed the project on the exact day promised, and performed all of the work to a high standard."

We are highly likely to engage Future Fitouts for any future office fit-out activities in Brisbane, and would not hesitate in recommending their services to others."

Peter Wilson

*Nova Systems
(Ross St, Newstead)*



What are your requirements?

Come on the journey with us and have as much or as little involvement in your project as you would like!



Project Management

We offer a **'unique, complete in-house project management'** solution for your project. Future Fitouts will look after your entire project from start to finish including; coordination of skilled trades, programming and scheduling works, managing the project team, finishing on time and exceeding your expectations.



Commercial Fitout

Future Fitouts will work directly with your landlord / tenant / building manager and / or yourself to undertake a **complete new fitout** for newly leased or purchased premises.



Design & Construct

Offering the complete Design & Construct (D&C) solution perfect for any business requiring the **full package** including; design, approvals, procurement, construction and project management



Refurbishments

Tenancies in need of a refurbishment (minor or major) to create a new working environment, reconfiguration of an existing layout or a minor refresh to transform a space can be organised by Future Fitouts.



Make Goods & Defits

To comply with lease obligations, **Future Fitouts can 'make good' tenancies** and return them to their original position prior to commencement of the new lease. This may involve removing joinery and bulkheads, removing floor coverings and decommissioning services.



Interior Design

Work with our experienced interior design team to **bring your space to life**. From the initial concept, development of ideas and selection of finishes that will transform your space.



Maintenance

Maintenance works and repairs focus on your needs after a fitout is complete and the tenant has settled in. Future Fitouts is available to assist with installing additional office furniture and equipment (as required) including; whiteboards, projectors, shelving etc.



Furniture

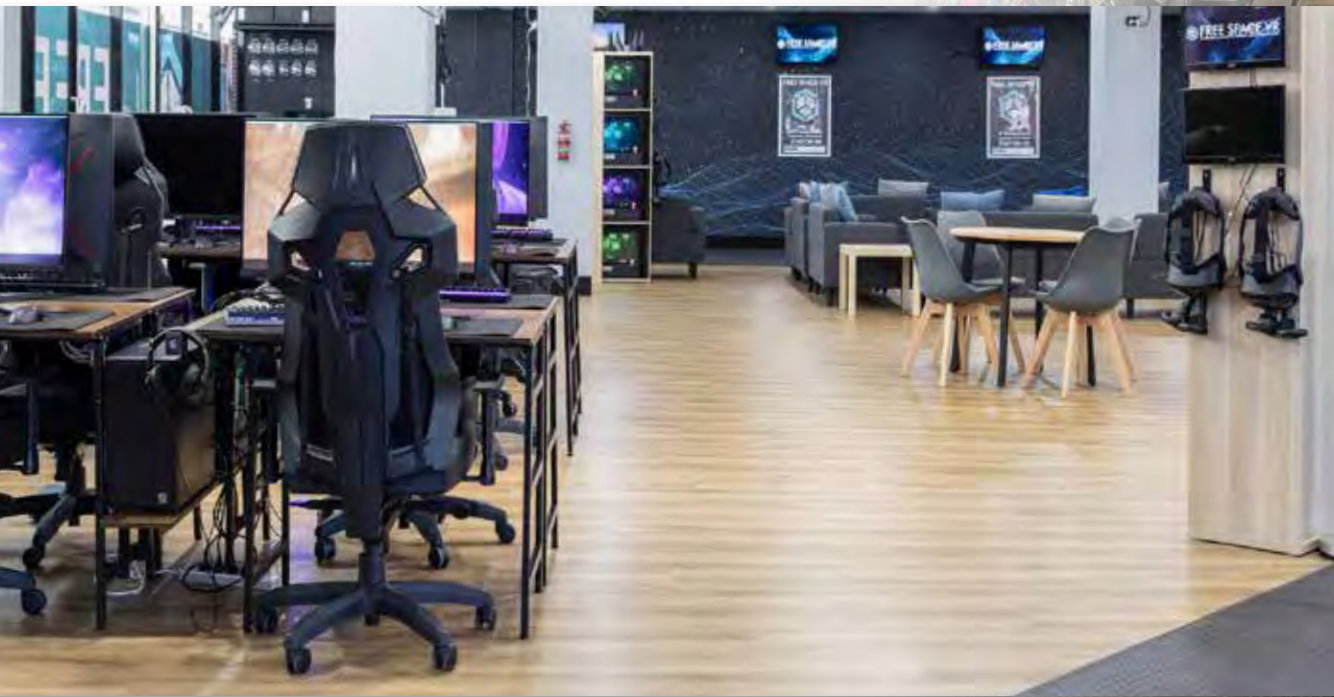
Furniture can be **tailored to meet your requirements** and budget. Start with the basics; desks, chairs, reception counters etc. or custom design pieces of furniture to finish your space.

Company Services

With over 30 years of combined experience, Future Fitouts has a wealth of knowledge in the construction and fitout industry. Future Fitouts has successfully delivered over 850 projects across all types of businesses since 2010.

Tailored to meet your needs and budget, Future Fitouts offers you the complete fitout solution!

Working with industry professionals and qualified trades to ensure your project is completed to a high standard whilst ensuring all building codes and any other approvals or certifications required are met.



"...from the start of our discussions with Future Fitouts we were impressed by their thoroughness and attention to detail"

David Watson

*Fathom
(Old Northern Rd,
Albany Creek)*



FUTURE FITOUTS™
transforming your commercial space ●●●

Why Future Fitouts ... our clients say it best!

“responsive to our needs”

Custom and tailored fitouts to meet your requirements.

“the complete solution and flexibility”

Offering you the complete in-house project managed solution with total control.

“stress free experience”

Let us manage the process on your behalf from start to finish.

“timely response and to tight timeframes”

Guaranteed to get your business operating in your fitout asap!

“the high quality and experience”

A quality project delivered to your brief and above expectations.

“the professional approach”

Offering our attitude, reliability and open communication throughout the project.

“listen to your requirements”

What we do best... approaching your project with a solution driven attitude.

“competitive pricing”

Ability to stay within budget with no surprise variations and competitive pricing.

“we love our new office”

High attention to detail and perfectionist approach ensuring your satisfaction.

“the peace of mind”

Delivering certified projects, fully insured and engage only with qualified contractors; plus the guarantee of the Director personally involved to oversee your project every step of the way.

Transforming spaces since 2010

Over 600 satisfied clients... and counting...
Some of our valued clients





Queen Street Specialists Medical Fitout

A high spec fitout featuring two surgery rooms and a reception area. All finishes and fixtures were selected of a high quality including; bespoke custom joinery and furniture, vinyl plank flooring laid in herringbone pattern, wainscot detailing to wall and door paneling throughout and featured artwork. An impressive and functional space.

The tenancy was located in the Q&A Building in the heart of the Brisbane CBD, bringing it's own set of challenges with logistics, access, other tenancies (in close proximity) and strict building management guidelines. To counteract these challenges the Future Fitouts delivery team coordinated works out of hours including; noisy works, switch board shut downs, underslab drainage (in other tenanted spaces) and deliveries to ensure all stakeholders needs were managed and other tenants in the building were uninterrupted.

Duration: 5 weeks

Size: 50m² (approx.)

Location: Level 6/141 Queen Street,
Brisbane City QLD 4000



International House Language School Fitout

Working again with the team from International House Brisbane, Future Fitouts was engaged to transform **4 levels** of space from the existing Fitness First Gym into their new Class 9B language school to suit up to 800 students across approx. 3000sqm of office area.

The complexities of the project involved special fire engineering solutions, and additional mechanical ventilation to suit the quantity of students across the floor. Works involved the installation of a new Café to the ground floor as well complete with all bespoke joinery, hydraulic services, electrical, feature lighting, refurbishment of 8 x bathrooms and the installation of a new amenities block on Level 1.

Through careful planning and management all works were completed in an extremely short timeframe of only 10 weeks from start to completion with a successful and mutually beneficial outcome for all involved.

Duration: 10 weeks

Size: 3000m² (approx.)

Location: Ground-Level 3/116
Adelaide Street,
Brisbane City QLD 4000





C&K Childcare & Kindergarten Strathpine Childcare Fitout

With more than 100 years' in early childhood education and care, **C&K** is regarded as one of Australia's leading providers of childcare and kindergarten.

Future Fitouts worked closely with C&K Childcare to make sure the whole fitout process ran **smoothly and efficiently**. Future Fitouts works were extensive and included demolition of the existing areas ready to make way for the new bright and colourful kids playrooms, sleeping areas and bathrooms.

The giant **commercial kitchen** will get lots of use cooking up the yummy children's meals and the staff were also treated to a new staff **tea room and amenities area**.

A project we were very proud to be part of!

Duration: 4 months
Size: 1000m² (approx.)
Location: 136 Gympie Road, Strathpine QLD



240 Queen Street Spec Suites

A modern, airy and spacious design, fully documented by Comuniti and delivered by Future Fitouts on behalf of **Brookfield**.

The space incorporates a new way of working and connecting with colleagues. Incorporating a concierge-style entry point, bespoke coffee bar, open plan environment, elegant stone kitchen, large meeting rooms and various relaxing break-out spaces for employees to engage with. Overall a sophisticated and elegant design suited to attract A-Grade tenants into a prime space within the Brisbane CBD.

Duration: 8 Weeks

Size: 320m² (approx.)

Location: 240 Queen Street,
Brisbane City QLD 4000





30 Makerston End-Of-Trip Facility

This state of the art facility is the perfect stop and transition zone between exercise and work.

Start your day with a ride (or run) to the office, store your equipment in the 144 lockers and 62 secure bike racks, enjoy a fresh shower, hair drying and ironing facilities and secure swipe card access. Working closely with Sentinel Property Group, works carried out by Future Fitouts included; building stepped floors (over a sloped driveway), all new services (fire, electrical, mechanical, access control and hydraulic), tiling, painting, installation of joinery, lockers, bike racks, signage, showers and toilets.

The existing carpark is a high traffic area which meant working in a "Live Traffic" environment, providing safe access for cyclists and contractors across 2 levels to carryout extensive services upgrades. Working closely with the Client and Architect to reconfigure basement carpark which resulted in an increase of car spaces (without compromising the design) but adding substantial value to the building asset. High level of security and coordination required on this site.

Duration: 10 Weeks Construction

Size: 270 m² (approx.)

Location: 30 Makerston Street,
Brisbane City QLD 4000



Kingston State College Block G Refurbishment

The design and refurbishment of Block G at **Kingston State College**. Works included the replacement of the existing roof, new ceiling, building works, brick and blockworks, flooring, service trades (mechanical, electrical and hydraulic) and minor external works with some landscaping.

Engaged to manage and coordinate all trades to deliver an 830m² refurbishment of Block G, the Future Fitouts team worked within a live school environment ensuring the safety of students, teachers and stakeholders. Key challenges included ensuring all building aspects were brought up to AS Standards as well as working closely with an external certifier to meet current code requirements. Asbestos was also found in the building and had to be removed from the building in a safe and secure manner.

Duration: 8 Weeks Construction

Size: 830m² (approx.)

Location: 62-84 Bega Road,
Kingston QLD 4114





Sentinel Property Group Head Office Fitout

Full fitout of two floors for **Sentinel's** Head Office at 240 Queen Street.

The full refurbishment across both floors included cutting of suspended concrete slabs to install an internal staircase between the tenancies; Demolition work, hydraulic, electrical, fire & mechanical building services throughout. Extensive joinery was installed to the reception, foyer, boardrooms, offices and throughout the space. Bespoke furniture, feature columns and ceilings, and unique finishes and details were carefully designed throughout the entire space to reflect the clients corporate brand and the client's brief of a Hamptons style look and feel.

High levels of coordination and full-time supervision managing multiple stakeholders were required while working in this live environment. With a high number of contractors on-site each day, Future Fitouts managed daily security and building management concerns, ensuring all subcontractors were inducted through the SASSI system to meet strict security access protocols. The team also worked to a tight timeframe which included after hours work and meticulous coordination of multiple daily deliveries and management of subcontractors. The end result is an exceptional high-quality fitout and satisfied client.

Another project delivered on-time, budget and to a high standard.

Duration: 10 Weeks Construction

Size: 1500m² (approx.)

Location: 240 Queen Street,
Brisbane City QLD 4000



Rolls-Royce Brisbane Showroom Fitout

The first **Rolls-Royce** Showroom in Brisbane constructed by Future Fitouts.

The initial space was a vacant cold-shell tenancy and we were engaged to carry out all base building and tenancy works to convert the space into a luxurious and welcoming showroom.

Duration: 6 Weeks Construction

Size: 300m² (approx.)

Location: 33 Breakfast Creek Road, Newstead QLD 4006





RETURNED & SERVICES
LEAGUE OF AUSTRALIA
QUEENSLAND BRANCH



RSL QLD Office Fitout

The **Returned and Services League**, Australia is a support organisation for men and women who have served or are serving in the Defence Force.

The Fortitude Valley branch approached Future Fitouts to carry out a complete refurbishment of their dated offices at St Pauls Terrace. The works were carried out in a staged timely manner in an occupied building and included; demolition of existing, exposed ceilings and services, polished concrete floors, glazed and solid partitioning throughout and furniture and all associated other finishes.

Duration: 2 months

Size: 450m² (approx.)

Location: 283 St Pauls Terrace,
Fortitude Valley QLD 4006

Suncorp Insurance Facility Refurbishment

"For over 90 years, **Suncorp Insurance** has been providing every day Australians with support and a helping hand"

Carrying out the refurbishment of an existing building in Eagle Farm to a state of the art Insurance Facility with a well known major Suncorp.

The project delivered by Future Fitouts, and designed by Ceccato Architects was inline with Suncorp's brand and included installation of a new mezzanine floor office area of approx. 500sqm, new architecturally designed skylight tunnels to feed light into the warehouse office areas, ceilings, electrical, lighting and data services, fire services, custom joinery, new disability compliant bathroom facilities, and high end furniture.

The result, a stunning environment showcasing a modern and welcoming design complete with commercial kitchen, training rooms, assessment areas and offices.

Duration: 12 weeks

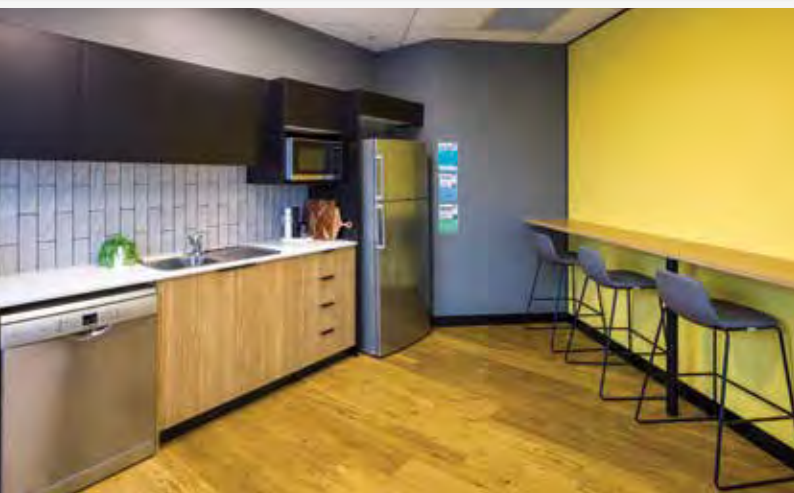
Size: 1500m² (approx.)

Location: 101 Links Avenue South,
Eagle Farm QLD 4009



TECHSKILL

ACADEMY



Techskill Office Spec Fitout

Spanning over 150m² of stunning office space, the Future Fitouts team was proud to be contracted for **Techskill Academy's** Spec fitout project in Toowoong Tower.

Project works included extensive custom joinery, glazing, window & floor coverings, as well as a full suite of lessor fire, mechanical, electrical and hydraulic building services. Working within constantly changing regulations & among occupied tenancies, our team delivered another transformative office fitout to meet the growing organisational needs of Techskill.

Duration: 4 Weeks Construction

Size: 150m² (approx.)

Location: Toowoong Tower Level 10/9
Sherwood Road,
Toowoong QLD 4066

CHIC Management Office Fitout

Completing the make good of the existing office in Edward Street and working with **CHIC Management** to design and complete a new office fitout in a heritage listed building in West End - West Village.

The fitout incorporated heritage features throughout and the exposed services highlighted the architecture of the building. The agency is now fitted out with a brand new training rooms, make-up studio, cat walk area, office, kitchen and reception space.

Duration: 4 weeks

Size: 200m² (approx.)

Location: Factory 2 Level 1/9 Wilson Street,
West End QLD 4101





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Our Team



YOU are
our most
valued
asset!



Aaron & Lauren Lowe | Co-founders

Managing Director

Aaron Lowe (a carpenter by trade) started the company in 2010 after a number of years working for other reputable building contractors within the commercial fitout industry.

Aaron saw an opportunity to offer a point of difference. By being a company 'with a heart', that gives back and who values the entire team. Future Fitouts was established to deliver tailored fitouts to all clients with excellent service and added value throughout the entire process.

Registered as a QBCC Licenced Open Builder, Aaron is hands on in the business and heads up the estimating and project delivery team. Sharing his years of knowledge and experience with the entire team to continue to grow the company.

General Manager

Lauren Lowe (Author and Telstra Business Women's Awards Finalist) began working alongside Aaron in 2012 to build the company together.

She brings a wealth of experience from corporate positions within the property development and construction sectors. Lauren's focus is to work "on" the business; improving systems, creating an attractive culture, building a high performing team and focusing on strategic leadership.

Investing time and money in people and the future of Future Fitouts.

Leadership team

Driven by providing results and exceeding client expectations. Our leadership team is committed to providing support and mentoring to our team and subcontractors whilst providing a great service to our clients. A strong focus on sustainable growth and continual 1% improvements, strengthening our reputation in the industry for long term success.

You! Our fabulous client at the centre of everything we do.

There is nothing more important to us than making you happy and knowing that your fitout exceeds your expectations.

We love transforming your visions into reality and watching as you walk through the doors of your new workplace for the first time! We treat you as if you are a member of our Future Fitouts' family. From the largest projects to the simplest fitout tasks, let us take the journey with you to transform your commercial space!



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Contact

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

We would love to transform YOUR commercial space!

p 1300 368 461
e info@futurefitouts.com.au

63 Amelia Street
Fortitude Valley QLD 4006

PO Box 3145
Newstead QLD 4006

futurefitouts.com.au

our best self

Ever wondered what it takes to transform your workspace into a state-of-the-art and productive workplace?

“The Future of Business” Book out now.

Available from
laurenlowe.com.au





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transforming your commercial space ●●●

futurefitouts.com.au