

refine.

COMMERCIAL · RESTORATION · RENOVATIONS

## Commercial and institutional builder for Geelong, the Bellarine and Surf Coast

Fit-outs, refurbishments and restoration of existing buildings, managed and built by the directors on every project, from tender pricing to handover. Projects from \$100k to \$2M.

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Facade restoration, Headspace, 105 Yarra Street, Geelong

|                                                                                                                                                |                                                                     |                                                                                         |                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <p>✓ <b>Registered Building Practitioner</b></p> <p>Commercial Builder (Limited) CCB-L 100026<br/>Domestic Builder (Unlimited) CDB-U 76101</p> | <p>✓ <b>Fully insured</b></p> <p>Public liability<br/>insurance</p> | <p>✓ <b>10 years<br/>commercial PM</b></p> <p>Hotels, shopping<br/>centres, offices</p> | <p>✓ <b>Geelong based</b></p> <p>Servicing the Bellarine<br/>and Surf Coast</p> |
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### WHY REFINE

## The right-sized builder for small-to-mid commercial work

Refine is a Geelong-based commercial and institutional builder. We deliver fit-outs, refurbishments and alterations, and repair and restore existing and heritage buildings, for businesses, clubs, community organisations and property owners. We price competitively tendered projects, typically \$100k–\$2M: work too complex for a small residential builder and too small for the large commercial contractors.

Big enough to manage consultants, approvals and multiple trades. Small enough that a director runs your site. We deliberately limit the number of projects we take on so the directors stay directly involved on every job, and in-house carpentry lets us self-perform critical scopes and respond quickly to conditions uncovered in existing buildings, with minimal disruption to trade and operations.

## WHAT WE DO

## Our services

## 01

**Commercial & institutional**

Fit-outs, refurbishments and alterations for businesses, clubs and community organisations.

- ✓ Office and retail fit-outs
- ✓ Tenancy fit-outs in existing shells, including services coordination
- ✓ Hospitality, medical and allied health fit-outs
- ✓ Childcare and education works
- ✓ Club and community facility upgrades
- ✓ Change-of-use works
- ✓ Make-good works
- ✓ Works in occupied buildings and staged works

## 02

**Commercial property restoration & remediation**

Repair and remediation of existing and heritage buildings, coordinated with your engineer and heritage advisor and delivered with the building in use where possible.

- ✓ Heritage facade and masonry repairs
- ✓ Structural timber repair to the engineer's details
- ✓ Water ingress and defect rectification
- ✓ Window and door restoration
- ✓ Facade and cladding repair or replacement
- ✓ Roofs, eaves and fascia

For **commercial property owners, property and facility managers, owners corporations, and architects and engineers** specifying remediation.

**03 Extensions & renovations.** We also deliver home extensions and whole-home renovations across Geelong, the Bellarine and Surf Coast.

## WHO WE BUILD FOR

## Small-to-mid commercial and institutional projects

✓ **Retail & hospitality**

Tenancy fit-outs, cafés, restaurants, bars and shopfront upgrades

✓ **Medical & allied health**

Clinics, consulting suites and pharmacies, including works in occupied premises

✓ **Childcare & education**

Change of use to early learning, kindergarten upgrades and school works

✓ **Clubs & community**

Sporting, golf and bowls clubs and community halls: clubrooms, kitchens, bars, change rooms

✓ **Offices & workplaces**

Office fit-outs, refurbishment and reconfiguration, end-of-trip facilities

✓ **Heritage & existing buildings**

Change of use, structural alterations and repairs to older and heritage-listed buildings

## NCC BUILDING CLASSES

**Class 5** offices · **Class 6** retail · **Class 7b** storage · **Class 9a** health care · **Class 9b** assembly (incl. early childhood, clubs)

## CAPABILITY

## What we handle

 From tender pricing through to handover, one director-led team.

- ✓ Tender pricing from documents
- ✓ Programme and staging
- ✓ Consultant coordination: engineer, surveyor, services
- ✓ Building permit coordination
- ✓ Works in occupied buildings
- ✓ Subcontractor management
- ✓ Site safety and documentation
- ✓ Handover and defects close-out

## PROCESS

### How we tender

01

**Send the documents**

Drawings, specifications,  
BOQ and tender close date

02

**Itemised pricing**

Trade-by-trade breakdown  
with clarifications and  
exclusions listed

03

**Directors on site**

Michael and Satrya  
manage and build every  
project

04

**Handover**

Documentation and  
defects close-out

## THE DIRECTORS

## The people who price your project build it

**Michael France**

DIRECTOR · REGISTERED BUILDER

Michael spent 10 years as a project manager building commercial projects (hotels, shopping centres and office developments) with tier-one builders before founding Refine.

He runs the pricing, programme, consultants and site the same way he did on large commercial jobs, with direct oversight and personal accountability on every project.

**Satrya Faesal**

DIRECTOR · QUALIFIED CARPENTER

Satrya brings 15+ years on the tools as a qualified carpenter and leads on-site delivery.

He solves buildability problems on site, especially where new work meets existing structure, and holds every job to a high standard of finish.

## WHY IT MATTERS

## What 10 years of commercial project management means on your project

- ✓ **Accurate pricing.** Itemised, trade-by-trade pricing with clarifications and exclusions spelled out.
- ✓ **A real programme.** Sequenced works, lead times tracked, and trades booked when they're needed.
- ✓ **Consultant coordination.** Engineers, building surveyors, services and heritage advisors managed as one team.
- ✓ **Occupied-site experience.** Working around trading businesses, tenants and the public safely.
- ✓ **Documentation.** Variations, RFIs, progress claims and site records handled properly.
- ✓ **Accountability.** A director is responsible for your job from first price to final handover.

## EXPERIENCE

## Selected project experience

## Refine: selected works

| PROJECT                                                                                                      | VALUE         | ROLE     |
|--------------------------------------------------------------------------------------------------------------|---------------|----------|
| Ocean Grove Bowls Club · Outdoor spectating and eating area                                                  | \$330K        | Director |
| Headspace · Facade restoration                                                                               | \$250K        | Director |
| OBRE Bentleigh · Office fit-out                                                                              | \$240K        | Director |
| Indonesian Embassy Consulate · Office fit-out                                                                | \$500K        | Director |
| Residential extensions and renovations · six projects in Ocean Grove, Middle Park, Richmond and Geelong West | \$100K–\$1.4M | Director |
| Restoration and repair minor works · 50+ projects                                                            | \$50K–\$100K  | Director |

## Michael France: prior experience in senior roles with tier-one contractors

| PROJECT                                                         | VALUE    | ROLE            |
|-----------------------------------------------------------------|----------|-----------------|
| Vibe Hotel, Melbourne                                           | \$60M    | Foreman         |
| Harbour Town Supermarket and Market Lane, Docklands             | \$54.6M  | Project Manager |
| Charlemont Shopping Centre                                      | \$50M    | Project Manager |
| 1268 High Street, Armadale · heritage facade and office fit-out | \$4.6M   | Project Manager |
| OBRE Fit-out, Drouin                                            | \$350K   | Project Manager |
| Vivid Display Suite, South Melbourne                            | \$292K   | Project Manager |
| Amsterdam Street Fit-out, Richmond                              | \$250K   | Project Manager |
| Marina Bay Quays Apartments, Werribee South                     | \$28M    | Contract Admin. |
| Averi Apartments, Hawthorn East                                 | \$11.9M  | Contract Admin. |
| Beach Road Apartments, Black Rock                               | \$4.0M   | Project Manager |
| Marine Parade Apartments, Elwood                                | \$2.748M | Project Manager |

## CREDENTIALS

## Registered, insured, local

|                |                                                                                       |                   |                                                        |
|----------------|---------------------------------------------------------------------------------------|-------------------|--------------------------------------------------------|
| Business       | Michael France Developments Pty Ltd t/a Refine (Vic)                                  | ABN               | 28 649 248 582                                         |
| Registration   | Commercial Builder (Limited) CCB-L 100026<br>Domestic Builder (Unlimited) CDB-U 76101 | Insurance         | Fully insured (public liability)                       |
| Qualifications | Bachelor of Construction Management, RMIT University                                  | Site & compliance | Construction White Card<br>Working With Children Check |
| Service area   | Geelong · Bellarine · Surf Coast                                                      | NCC classes       | 5, 6, 7b, 9a, 9b                                       |

## Project going to tender?

Send the drawings, specifications, BOQ and tender close date and we'll come back with itemised pricing. We'll respond to your enquiry within 2–3 business days.

[Submit tender documents](#)

## Michael France

DIRECTOR

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