TOTAL CONSTRUCTION

EXCELLENCE IN CONSTRUCTION
SINCE 1995

SELF STORAGE | CAPABILITY STATEMENT



SELF STORAGE DESIGN AND CONSTRUCTION SPECIALISTS



National Storage, Canterbury VIC

ABOUT US

SINCE 1995, TOTAL CONSTRUCTION HAS DELIVERED HIGH QUALITY PROJECTS ACROSS AUSTRALIA, EARNING A REPUTATION AS A BUILDER THAT EXCEEDS EXPECTATIONS.

With a team of over 150 industry professionals and a national turnover exceeding $300 million, we have the expertise and capability to manage projects of all sizes and complexities.

We specialise in self storage, commercial, industrial, food and beverage, aged care, retirement living, health, retail and refurbishment and fitout sectors, offering end-to-end services from feasibility studies and design through to engineering and construction. By challenging conventional methodologies and embracing innovation, we ensure smarter, more efficient project delivery.

We build more than just structures - we build strong, lasting relationships through integrity, reliability, and results-driven expertise.

AT TOTAL CONSTRUCTION, OUR PEOPLE ARE OUR GREATEST ASSET.

We've built a team of industry specialists who bring deep sector knowledge and hands-on experience to every project. Their expertise enables us to navigate complex challenges, optimise efficiencies, and deliver outstanding results.

With a client-first approach, we tailor our services to suit each project's unique needs, offering flexible delivery models such as design and construct, construction management, and lump sum contracts. Our commitment to collaboration and innovation ensures seamless project execution and long-term value for our clients.

31+ Years of Experience

150+ Total Team Members

$2B Completed Projects

$300M+ Annual Turnover

85% Repeat Business

3 Offices
Sydney
Melbourne
Brisbane

31 YEARS STRONG

At Total Construction, we believe success is built on dedication, teamwork and a commitment to excellence. Our people are at the heart of everything we do, driving us to exceed industry standards and continually raise the bar. With strong foundations behind us, we're focused on building an even more varied, innovative and successful future.



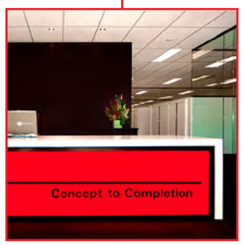
1995

Total Construction was incorporated in 1995 by Steve Taylor and Bill Franks. Our first office was in Wetherill Park NSW and was only 8m².



1995

Our first projects with Rheem Hot Water and Kennards Self Storage marked the beginning of long and successful partnerships.



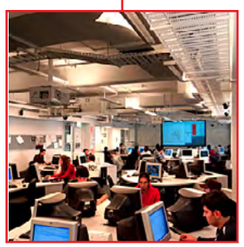
1997

Expanded into Victoria with a Huntingdale office, while the Sydney team moved to a new office in North Strathfield.



2002

$50 million in completed construction work, solidifying our position as leaders in self storage, commercial and industrial sectors.



2005

Delivered our first health and education projects: Stockland Bateau Bay Medical Centre ($750K) and RMIT Computer Studio in Victoria ($1M).



2007

Delivered our first aged care project, BUPA's Amity in Windsor ($1.1M), and our first project over $10M, Uniting Peakhurst ($14.7M).



2008

Won the Master Builders Award for Excellence in Construction for Marcellin College Hall, Victoria (Commercial Building under $5M).



2009

Food & Beverage Group established, securing its first major project: the $6M Tip Top Bakeries.



2010

Opened our Queensland office and secured a major win with the $12.1M Belmont Private Hospital project.



2012

Won projects over $20M: The Valley Private Hospital ($20.5M) & first renewable energy project, Central Thermal Plant Stage 1 ($25M) & Stage 2 ($27M).



2017

Total Special Projects, our fitout & refurbishment division, is launched with project wins across food & beverage, self storage, and aged care sectors.



2019

Won Master Builders Awards for Excellence in Construction for Edensor Gardens Aged Care and Presbyterian Ladies' College, Croydon.



2020

Our Victoria team secures their biggest project to date with the $40 million TriCare Williams Landing Aged Care Residence.



2023

Awarded two Master Builders Awards for KOPWA Aged Care, Roseville ($25M), and HammondCare Aged Care, Miranda ($25M).



2024

Completed our first 16,000m² Data Centre project ($150m), featuring efficient cooling, robust power infrastructure and advanced security.



2025

Groundbreaking on Stacked Farm, the world's largest indoor vertical farm by output across 10,000m² at Melbourne Airport.

OUR PURPOSE

MAKING A POSITIVE DIFFERENCE IN PEOPLE'S LIVES THROUGH EXCELLENCE IN CONSTRUCTION.

Total Construction is built on a foundation of strong core commitments that define who we are and how we work. We are a high-performing team that consistently strives for excellence, driven by a culture that values family and fosters a supportive, inclusive environment, making us a great place to work. Our people-first approach extends to our clients, with whom we aim to build lasting partnerships. We are committed to acting in our clients' best interests at every stage of a project and pride ourselves on being their preferred partner of choice. By aligning with like-minded clients who share our values and vision, we create collaborative relationships that deliver outstanding results.



ACCOUNTABILITY

We take responsibility for our actions and decisions, ownership of our work and do what we say we will do.



RESPECT

We promote healthy relationships, encourage collaboration and create positive and supportive environments where everyone feels valued and heard.



INTEGRITY

We adhere to strong moral and ethical principles, doing what is right.



COLLABORATION

We foster teamwork, innovation and problem solving, ensuring individuals actively connect to achieve the best possible outcomes.



MENTORSHIP

We emphasise collaboration, learning and continuous transfer of skills and knowledge; empowering our employees to reach their potential and contribute to collective success.



INGENUITY

We support and empower our teams to take initiative, proactively problem solve and drive progress in the pursuit of excellence.

ONE NATIONAL TEAM

WITH A TEAM OF OVER 150 PROFESSIONALS ACROSS AUSTRALIA, TOTAL CONSTRUCTION HAS A STRONG NATIONAL FOOTPRINT AND A HIGHLY AGILE WORKFORCE.

Our people collaborate across borders to share knowledge, drive innovation, and apply best practices to every project. As a proudly Australian-owned company, we are backed by a diverse and specialist-skilled team, holding building licenses in every state and delivering tailored solutions nationwide.

As a builder that consistently exceeds expectations, our capabilities span feasibility studies, design, engineering and construction, allowing us to challenge conventional methodologies and deliver innovative, end-to-end solutions from concept through to completion.

AT THE HEART OF OUR OPERATIONS IS A COMMITMENT TO DELIVERING QUALITY OUTCOMES THAT MEET ALL STATUTORY OBLIGATIONS.

Our approach integrates:

- Comprehensive analysis and planning
- Multi-disciplinary expertise throughout design and construction
- Robust quality, safety and environmental management systems
- Clear and effective communication with all stakeholders
- Ongoing training and awareness programs for all staff

Together, these strengths position Total Construction as a trusted national partner for high-quality, future-focused projects.



QUEENSLAND
Murarrie QLD 4172

NEW SOUTH WALES
North Strathfield NSW 2137

VICTORIA
Cremorne VIC 3121



OUR EXECUTIVE MANAGEMENT TEAM

AT TOTAL CONSTRUCTION, WE PRIDE OURSELVES ON OUR EXPERIENCED TEAM TO ENSURE THAT WE DELIVER WHAT WE PROMISE AND ADD VALUE TO OUR PROJECTS.

200+ Years of Combined Industry Experience



STEVE TAYLOR
MANAGING DIRECTOR

Based in our Sydney office, Steve provides corporate guidance for the company on all strategic and financial matters. Steve adopts a hands-on approach and works closely with key stakeholders. He is a founding shareholder of Total Construction and has extensive experience across all sectors of the building industry.



SIMON HINNEBERG
CHIEF OPERATING OFFICER

A seasoned leader, Simon boasts 30+ years in senior management with tier 1 contractors across Australia, New Zealand and the UK. After establishing and growing Total Construction's operations in Queensland for 14 years, Simon currently steers Total Construction's national operations, leveraging his immense industry expertise to provide strategic vision and drive sustainable growth.



KA CHAN
CHIEF FINANCIAL OFFICER

Ka is a CPA with over 19 years of experience in finance, spanning across banking, marketing, property management and construction industries. As the key financial advisor to the Total Construction Advisory Board and Executive Management Team, Ka informs Total Construction's strategy. Developing an efficient funding and treasury function, Ka constructs a framework to ensure ongoing compliance with statutory and reporting requirements.



GUY FINNIS
GENERAL MANAGER - VICTORIA

With over 25 years in the construction industry, Guy has held Design Manager, Project Manager, Construction Manager and General Manager positions. His portfolio includes projects in the health, commercial, industrial and residential sectors, including new constructions, refurbishments and fitouts. Guy's strengths are in his strong collaborative approach and ability to bring the best out of people and projects.



JEREMY MCKENZIE
GENERAL MANAGER - QUEENSLAND

Drawing on over 20 years experience in the construction industry, Jeremy leads multiple teams for optimal outcomes. Managing all aspects of Total Construction's Queensland operations, Jeremy focuses on people management whilst overseeing estimating, safety, financial management, client relations, growth and commercial optimisation.



JEREMY PIDCOCK
GENERAL MANAGER - NEW SOUTH WALES

Bringing over 30 years experience in the construction industry, Jeremy has a strong track record in the delivery of complex, diversified construction projects. Jeremy's ability to lead effective teams and implement practical and efficient processes are highly valued strengths in his role as General Manager of NSW and ensures the delivery meaningful project outcomes.



ROB BLYTHMAN
GROUP GENERAL MANAGER FOOD & BEVERAGE

Rob has over 30 years of experience in senior management roles across a variety of industries including construction, telecommunications and broadcast in the Asia-Pacific region. Rob's major strength is in developing opportunities, preparing and implementing sales and marketing strategies, and building strong relationships with clients at all levels.



KAREN JACOBS
GROUP GENERAL MANAGER CORPORATE SERVICES

An MBA graduate, Karen provides strategic leadership for our corporate services functions and drives the people, marketing and I.T. strategy at Total Construction. Karen empowers our teams to continually seek ways to fulfil our purpose of making a difference to people's lives through excellence in construction, whilst also championing increased productivity, innovation, personal development, improved safety and quality outcomes.



JAMIE TAYLOR
PRE-CONSTRUCTION MANAGER NSW

Embarking on his professional journey with Total Construction, Jamie's career was further propelled into leadership positions across a diverse range of industries including energy, mining and manufacturing, spanning regional QLD, NSW, the NT and PNG. Upon rejoining Total Construction in 2018, Jamie has taken the lead on overseeing the pre-construction functions within NSW, while also championing critical business endeavours to ensure their success.

ACCREDITATIONS

WE ARE COMMITTED TO OPERATING INCIDENT AND INJURY FREE ACROSS ALL OUR PROJECTS.

We understand the complexities of commercial construction and firmly believe that workplace accidents are preventable through strong leadership, collaboration, continuous education and ongoing improvement. Our commitment to incident and injury free operations extends across all our projects and workplaces. By proactively conducting thorough risk assessments and meticulous planning, we work to eliminate potential hazards, consistently achieving injury-related key performance indicators that outperform the construction industry benchmark.

Total Construction is Fully Approved by the Federal Safety Commissioner

Total Construction is fully accredited by the Federal Safety Commissioner, enabling us to undertake Commonwealth-funded projects valued at $4 million or more. Recently renewed through to 2030 - the maximum term - our accreditation reflects our strong safety record and consistently exceptional audit results.

Occupational Health and Safety (OH&S) Management Systems

Total Construction is ISO 45001 accredited, demonstrating our commitment to proactive risk management and a strong safety culture. This international standard supports our goal of providing a safe, healthy workplace for all employees, contractors and stakeholders.

Quality Management System

Total Construction's Business Management System is aligned with ISO 9001, overseeing all aspects of our operations. Our quality policy is focused on continuous improvement, ensuring the consistent delivery of high-quality projects, measured against clearly defined objectives and targets.

Environmental Management System

Total Construction has a strong focus on environmental responsibility, supported by ISO 14001. We comply with all relevant legislative and regulatory requirements and prioritise preventative measures to minimise environmental impact with a target to recycle at least 90% of all waste.

CORPORATE SOCIAL RESPONSIBILITY

WE ARE COMMITTED TO UPHOLDING THE HIGHEST STANDARDS OF CORPORATE SOCIAL RESPONSIBILITY, GUIDED BY OPEN COMMUNICATION, URGENCY AND ACCOUNTABILITY.

We take ownership of our business, empowering our team members and fostering an environment where trust, respect and ethical conduct thrive. We believe in developing and training our people to maintain high personal standards and skill sets, while promoting collaboration, positivity and enthusiasm. By celebrating our collective successes, we create a unified, high-performing team dedicated to achieving excellence and making a positive impact on our communities.

CORPORATE GOVERNANCE

Total Construction is committed to the highest standards of corporate governance and ethical conduct. Our robust framework supports effective risk management, performance optimisation and accountability - ensuring we meet our objectives and deliver value to all stakeholders.

DIVERSITY

We take pride in the cultural diversity of our workforce, with a team with a wide range of nationalities and backgrounds. We believe this diversity is one of our greatest strengths, driving key outcomes such as innovation, creativity, informed decision-making, employee engagement, collaboration, safety and overall performance.

INCLUSION

Inclusive leadership is key to fostering a diverse and inclusive culture at Total Construction. By treating everyone fairly, embracing differences, and leveraging diverse perspectives, we enhance decision-making, create a psychologically safe workplace, and build stronger relationships with diverse clients and markets.

AFFILIATIONS

COMMUNITY COMMITMENT



MATES IN CONSTRUCTION

Total Construction is a proud sponsor of Mates In Construction, Flying the Flag on our sites and fundraising for suicide prevention and mental health.



RUN FOR THE KIDS

Our Victorian Team participated in the Run For The Kids, raising money for the Royal Children's Hospital Good Friday Appeal.



R U OK? DAY

Supporting R U OK? to encourage meaningful connection and reduce the stigma around mental health in the construction industry.



500 WOMEN IN PROPERTY

Championing and supporting our female talent through the Property Council of Australia's 500 Women in Property Program.



BLUEY'S BANDITS FOR VARIETY BASH

Total Construction is proud to back the Bluey's Bandits, driving across rural Australia in their Bluey-themed 2WD visiting rural schools and fundraising for Variety - The Children's Charity of Queensland.



FOODBANK

Our NSW team volunteering for Foodbank to provide food relief to Australians in need.



THE CHILDREN'S CHRISTMAS PARTY

Proudly supporting The Christmas Party in Melbourne, bringing smiles to children living with complex needs and disabilities.



MEND MENTAL HEALTH WEEK

Partnering with Mend Services to offer employees confidential health and wellbeing support and raising awareness for mental health during Mend Mental Health Week.



INTERNATIONAL WOMEN'S DAY

Celebrating the amazing women at Total Construction on International Women's Day and every day.



RIDE FOR MEN'S SHEDS

Proud sponsors of Alex Turner's Ride for Men's Sheds to raise funds for men's mental health.



ANNUAL SAFETY SUMMIT

Our annual Safety Summit reinforces our commitment to site safety.

OUR SERVICES

TOTAL CONSTRUCTION HAS BUILT A REPUTATION FOR DELIVERING HIGH-QUALITY PROJECTS ACROSS A RANGE OF INDUSTRIES. AS A TRUSTED PARTNER TO CLIENTS, WE MANAGE EVERY STAGE OF THE PROJECT LIFECYCLE WITH PRECISION AND EXPERTISE.

Our end-to-end approach ensures seamless execution from initial planning and design through to construction and handover. We prioritise efficiency, cost-effectiveness and transparency, delivering projects that meet the highest standards.

At the heart of our success is our commitment to understanding our clients' needs, aligning with their vision, and bringing their projects to life with quality, integrity and reliability.

PRE-CONSTRUCTION & CONSTRUCTION PLANNING

Project planning to optimise efficiency and cost-effectiveness ensures seamless delivery from concept to completion. This includes site and risk analysis, feasibility studies, procurement and scheduling strategies.

PROJECT MANAGEMENT

End-to-end project oversight for seamless delivery within scope, schedule and budget. Project Managers coordinate with all stakeholders, manage risk, oversee procurement and ensure compliance with industry standards and regulations.

DOCUMENTATION & APPROVALS

Preparation, submission and approval of documentation, including planning permits, development applications and regulatory compliance. Ensuring legal and contractual obligations are met before construction begins.

VALUE ENGINEERING

Combining expertise in design and construction, and seeking out innovations to deliver efficient and future-ready facilities, ensuring we achieve the best outcomes and value for our clients.

PROJECT COSTING & CONTROLS

Projects are delivered on time and within budget through detailed cost planning, real-time tracking and proactive risk management. Transparency and accountability across all phases to support informed decisions and maintain financial control.

DETAILED DESIGN

Detailed design service transforms concepts into build-ready solutions, providing comprehensive drawings and documentation that ensure functionality, compliance and a smooth transition into construction.

SAFETY & QUALITY CONTROL

Prioritising safety and quality control at every stage of the project. Through rigorous standards, regular audits and a proactive approach, we ensure safe worksites and high-quality outcomes that meet regulatory and client expectations.

CONSTRUCTION MANAGEMENT & BUILDING

End-to-end construction management and building services, overseeing every phase with precision and efficiency. Hands-on approach ensures quality, safety and timely delivery, bringing projects to life to the highest standard.

DIGITAL PROJECT DELIVERY

Enhancing collaboration & efficiency through tools like BIM and cloud-based platforms. Enabling real-time access to project data streamlines communication and supports faster, more informed decision-making across all stages.

OUR SECTORS

TOTAL CONSTRUCTION HAS SUCCESSFULLY DELIVERED A DIVERSE RANGE OF PROJECTS ACROSS MULTIPLE INDUSTRY SECTORS. WITH EACH BUILD, WE REFINE OUR EXPERTISE, ENHANCE OUR PROCESSES, AND DRIVE CONTINUOUS IMPROVEMENT.

Our delivery approach is built on strong partnerships with consultants, subcontractors and suppliers. By fostering long-term relationships with trusted industry partners, we mitigate risks, optimise efficiencies and ensure every project is delivered to the highest standard on time and within budget.

At Total Construction, collaboration, reliability and quality are at the core of everything we do.

- FOOD & BEVERAGE
- COMMERCIAL
- INDUSTRIAL
- SELF STORAGE
- DATA CENTRES
- HEALTH
- AGED CARE & RETIREMENT LIVING
- SOCIAL & AFFORDABLE HOUSING
- EDUCATION & CHILDCARE
- RETAIL
- RENEWABLE ENERGY
- REFURBISHMENT & FITOUT

OUR APPROACH

DRAWING ON OVER 30 YEARS OF EXPERIENCE IN EARLY CONTRACTOR INVOLVEMENT, OUR PROCESS ENABLES PROJECTS TO BE DELIVERED FASTER, WITH MORE CERTAINTY AND LESS RISK.

Excellence in construction is often determined long before construction begins on site.

When collaboration is at the forefront, and all stages of a project lifecycle are meticulously planned, it paves the way for a smoother path from concept to completion.

Our team of experts add significant value at every stage of a project, drawing on their experience and specialist knowledge of the unique requirements of the self storage sector.

Our approach enables proactive risk management, regulatory compliance, efficient project delivery and a high quality project optimised for efficiency and long-term performance.

CONCEPT

FEASIBILITY M2 RATE

DETAIL SERVICES & EQUIPMENT

DEVELOP DESIGN

BUDGET COSTING

LAYOUT & PROCESS FLOWS

FINALISE DESIGN LAYOUT & FINISHES

DETAILED MARKET COSTING

CONSTRUCTION

EARLY CONTRACTOR INVOLVEMENT = QUALITY, SPEED, MINIMISED RISK



StoreLocal, Pacific Pines QLD Stage 2

SELF STORAGE



Kennards Self Storage, Minto NSW

Total Construction has over 31 years of experience in the self storage industry, offering an unmatched depth of industry knowledge to our clients.

OUR BEGINNINGS

Total Construction's first self storage building project was a collaboration with Kennards Self Storage at Erina, NSW in 1994. The success of this partnership led to the delivery of over 100 Kennards Self Storage projects throughout New South Wales, Victoria, Queensland and South Australia.

OUR IMPACT ON THE SELF STORAGE INDUSTRY

As early pioneers in self storage project delivery, Total Construction challenged how facilities were assessed against the building code and council control plans. This enabled design and feasibility studies to be more aligned with self storage specific requirements for parking, structural loading, fire services and many other elements. Total Construction's approach significantly eased assessment processing for subsequent projects, propelling forward the self storage building industry in Australia.

200+ Self Storage Projects

$500m Combined Contract Value

WE HAVE PIONEERED THE METHODOLOGY TO PRODUCE THE MOST FEASIBLE FACILITIES THAT MAXIMISE NET LETTABLE AREA, SPEED TO MARKET AND CLIENT PROFITS.

EXCELLENCE IN

- Managing end-to-end construction & refurbishments
- Achieving maximum net lettable area efficiencies
- Early Contractor Involvement (ECI) to mitigate risk and defects
- Conducting rigorous construction feasibility studies
- Formulating robust risk, engineering & fire solutions
- Coordinating council & other approvals
- Successfully repurposing brownfield sites
- Maintaining great partnerships with architects, engineers & suppliers

CLIENT SNAPSHOT

ABACUS

storage king

USS UNIVERSAL SELF STORAGE

STORHUB Self Storage

Kennards Self Storage

StoreLocal Your local storage people

swift STORAGE

NATGEN National & General Group

NATIONAL STORAGE

Angel STORAGE

TRUMEN

Wilson Storage



Storage King, Brendale QLD

PROJECT SNAPSHOT

UNDER CONSTRUCTION

Angel Storage $27m
Design & Construction of a 6-storey self storage building with an area of 16,334m².
LIDCOMBE, NSW

Kennards Self Storage $21.8m
Design & Construction of a 5-storey building and two-storey extension at an existing self storage facility.
WENTWORTHVILLE, NSW

Storage King $18.4m
Abacus
Design & Construction of a 4-storey self storage facility and ranch-style units.
ST. ALBANS, VIC

Kennards Self Storage $18.8m
DEC Storage Pty Ltd
Design & Construction of a new 5-storey self storage facility.
DARRA, QLD

StoreLocal $21.5m
Design & Construction of a 4-storey, 13,839m² self storage facility.
WEST BURLEIGH, QLD

Swift Storage $7.7m
USSFM
Design & Construction of two double-storey self storage facilities.
GREENBANK, QLD

COMPLETED PROJECTS

StorHub $21.5m
ECI, Design & Construction of a 4-storey industrial self storage building with an area of 12,600m².
MIRANDA, NSW

Kennards Self Storage $8.5m
Construction Management of the retrofit of a disaster recovery centre into a fit-for-purpose self storage centre.
CHATSWOOD, NSW

StoreLocal $13m
APG SS 15 Pty Ltd.
Design & Construction of a new 3-level self storage facility.
PAKENHAM, VIC

Kennards Self Storage $18m
Stevens Stor Meadowbrook P/L
Design & Construction of a 4-storey, 6,196m² self storage facility
MEADOWBROOK, QLD

Swift Storage $3.1m
SST 1 Pty Ltd ATF SS
Design & Construction of a single storey self storage facility
PLAINLAND, QLD

Storage King $18.1m
Abacus
Design & Construction of a 5-storey self storage development.
WOLLONGONG, NSW

NatGen Self Storage $15m
National & General Group
Design & Construction of a 4-storey, 880-unit self storage facility over an area of 4,000m².
UPPER COOMERA, QLD

Storage King $15.6m
Abacus Group
Design & Construction of a new 5,697m², 3-storey self storage facility.
MORAYFIELD, QLD

Kennards Self Storage $8.5m
Design & Construction of a 3-storey facility housing 357 storage units.
GUILDFORD, NSW

Storage King $12.1m
Abacus Group
Design & Construction of the expansion and conversion of an existing warehouse into a 2-storey self storage facility.
KNOXFIELD, VIC

Storage King $11.2m
USSFM
Design & Construction of a new 3-storey self storage facility featuring 434 storage units.
LAWNTON, QLD

Swift Storage $4m
USSFM
Design & Construction of new 2,446m² single-storey 5-building facility.
TORRINGTON, QLD

Kennards Self Storage $12.2m
Design & Construction of a new 7,482m² facility, comprising of 5 levels and 291 units.
MINTO, NSW

StoreLocal $18m
Self Storage Concepts
Stage 2: Design & Construction of a 11,030m², 3-storey extension to an existing structure.
PACIFIC PINES, QLD

Kennards Self Storage $1.5m
Refit of an existing self storage facility with a new mezzanine floor and storage units.
BROWNS PLAINS, QLD

Storage King $10.4m
Reil Dealership
Design & Construction of an extention 2-storey, 3,800m² facility comprising of 400 units.
WOOLOONGABBA, QLD

StoreLocal $18.5m
Store Invest
Design & Construction of a new 14,377m² 4-storey facility comprising of 767 units.
BERRINBA, QLD

Storage King $8.3m
Abacus Storage Property Trust
Design & Construction of a 4-storey, 6,663m² fitted out with 519 self storage units.
DEAGON, QLD

Storage King $12.2m
Abacus Group
Design & Construction of a new 6,433m², 3-storey self storage facility comprising of 585 units.
BRENDALE, QLD

Storage King $4.3m
Abacus Storage Property Trust
Design & Construction of a fitout and expansion of an existing self storage facility.
BURWOOD, VIC

Kennards Self Storage $5m
Stage 2: Design & Construction of an additional 2-storey self storage facility of 2 separate buildings.
BARINGA, QLD

Storage King $10m
Abacus Group
Design & Construction of a new 10,444m² facility comprising of 3 levels.
EPPING, VIC

Storage King $9m
Linya Projects Pty Ltd
Design & Construction of a 3-storey, multi-building self storage facility.
PIMPAMA, QLD

StoreLocal $6.5m
Self Storage Concepts
Stage 1: Design & Construction of a 3-storey self storage facility.
PACIFIC PINES, QLD

Kennards Self Storage $7m
Stevens Brothers
Design & Construction of a new 4-storey facility.
CLEVELAND, QLD

Storage King $1.9m
USSFM
Stage 2: Design & Construction of an additional two-storey self storage building.
NORTH LAKES, QLD

Storage King $2.6m
Abacus Storage III Pty Ltd.
Construction of a new 2-storey self storage facility over a total area of 1,325m² and comprising 132 units.
MIAMI, QLD

Storage King $6m
Private Client
Stage 1: Design & Construction of 3 separate two-storey self storage buildings.
NORTH LAKES, QLD

Storage King $10.3m
SENTUMAR Pty Ltd
Design & Construction of a new 4-storey modern facility.
TAREN POINT, NSW

Storage King $9.5m
Abacus Group
Design & Construction of a new 10,000m², 5-storey self storage facility.
ROBINA, QLD

Storage King $2.5m
Abacus Group
Design & Construction of an extension and fitout of an existing building.
CLAYTON, VIC

Kennards Self Storage $5.3m
Stage 1: Design & Construction of 2 new 2-storey self storage facilities within the Aura Business Park.
BARINGA, QLD

Storage King $9m
Reil Dealership
Design & Construction of a new 3-building, 4-storey facility, with an 8,000m² area and 300 units.
CHIPPING NORTON, NSW

National Storage $9.4m
Victoria Prime Storage Pty Ltd.
Design & Construction of a 5-storey facility, fitted out for National Storage.
CANTERBURY, VIC

Kennards Self Storage $8m
Design & Construction of 3 new 2-storey buildings.
SPRINGVALE, VIC

National Storage $5.5m
Design & Construction of a 2-storey, 5,000m² self storage facility.
CROYDON, VIC

Storage King $8.5m
Universal Self Storage
Design & Construction of a new 8,174m², 5-storey self storage facility including fitout.
JINDALEE, QLD

Kennards Self Storage $10m
Design & Construction of a new 5,500m² facility comprising of 640 units in total.
HAWTHORN, VIC



National Storage, Canterbury VIC

ANGEL STORAGE







PROJECT VALUE
$27 million

CONTRACT TYPE
Design & Construct

LOCATION
Lidcombe NSW

THIS EXPANSIVE NEW FACILITY FOR ANGEL STORAGE IS OUR LATEST AND MOST AMBITIOUS SELF STORAGE PROJECT TO DATE.

This project marks the second major collaboration between Total Construction and Angel Storage. With over **30 years of experience in the self storage sector,** our team brings a weath of knowledge which was instrumental in securing this $27 million project.

The new facility will span **six storeys across a gross floor area of 15,466m².** The project will feature ground floor office space, precast concrete panels and power-coated aluminium elements.

Situated on Parramatta Road, the new facility will feature a bold exterior reflecting the Angel Storage brand. A **comprehensive traffic management plan** and strategic workflow management have been implemented to **minimise disruptions to the surrounding urban environment.**

The team have refined the design and construction approach through workshops in collaboration with project managers and architects. A rigorous **value engineering process** has allowed us to optimise the design for **enhanced usability and efficiency,** while maintaining the highest quality standards.

Given the site's flood risk, a **robust flood mitigation strategy** has been developed, including dedicated flood storage capacity to ensure long-term resilience.

The project is due to be completed in early 2027. Total Construction is excited to deliver another industry-leading self storage facility, setting **new benchmarks in quality, efficiency and environmental responsibility.**

KENNARDS SELF STORAGE MINTO







PROJECT VALUE
$12.2 million

CONTRACT TYPE
Design & Construct

LOCATION
Minto NSW

THIS FOUR-STOREY MILESTONE PROJECT IS THE SECOND INSTALMENT THAT TOTAL CONSTRUCTION HAS BEEN COMMISSIONED TO BUILD ON THIS SITE.

The original self storage facility was **built by our Managing Director Steve Taylor in 1987 for Neville Kennard** as one of the first Easi-Stor centres, now Kennards Self Storage.

The project involved the demolition of two existing single-storey buildings and the **design and construct of a bold new showpiece**. Total Construction has revitalised this site with a new **four-storey structure with a 1,600m² build footprint,** housing 648 storage units across all levels along with amenities, a loading dock, an office and a showroom on the ground floor.

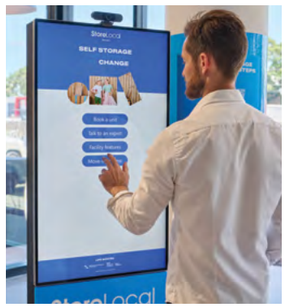
Total Construction collaborated closely with the client's management team to implement the **'Kennards' Technical Specifications'** during the design process. The project team managed design and construction under **tight delivery schedules**, successfully strategising the progressive authorisation approvals at key milestones.

To maximise functionality, Total Construction employed meticulous coordination in the design process to ensure the **column layouts were effectively integrated with the storage spaces.**

Total Construction's proactiveness and ingenuity was successful in enhancing the quality of the final project. By proactively implementing a **pre-epoxy grinding process for each concrete slab,** we successfully removed any marks or stains for a **superior quality finish.**

STORELOCAL BERRINBA









StoreLocal
Your local storage people

PROJECT VALUE
$18.5 million

CONTRACT TYPE
Design & Construct

LOCATION
Berrinba QLD

OUR FIRST COLLABORATION WITH STORELOCAL, THE DESIGN AND CONSTRUCTION OF A FOUR-LEVEL SELF STORAGE FACILITY.

Leveraging our extensive self storage expertise, **StoreLocal Berrinba boasts a well-proportioned and efficient design**, where self storage space was maximised without compromising functionality or accessibility.

A commanding presence, StoreLocal Berrinba spans over four levels, achieving a **66% space utilisation rate**. Equipped with two goods passenger lifts for convenient movement of belongings, the facility caters to diverse customer needs. Features include working spaces, an interactive customer service kiosk and spacious storage units suitable for larger equipment.

Total Construction's meticulous planning ensured smooth progress when unique challenges were presented. This included **detailed lift studies for optimal crane placement**, strategic concrete pump positioning to navigate space constraints and **innovative traffic management strategies** to minimise costs and disruptions. Additionally switching from precast façade to Askin Volcore panels facilitated an efficient and safe construction program.

Taking the leap into full automation and smart hardware solutions, StoreLocal Berrinba emerges as **Australia's largest remotely managed and monitored storage facility.** With 24 hours, 7 days a week access and an interactive booking kiosk, StoreLocal Berrinba customers enjoy unparalleled convenience and peace of mind.

STORHUB MIRANDA







STORHUB Self Storage

PROJECT VALUE
$21.5 million

CONTRACT TYPE
Design & Construct

LOCATION
Miranda NSW

THE DELIVERY OF STORHUB MIRANDA MARKS OUR FIRST PROJECT FOR STORHUB AND STORHUB'S FIRST CONSTRUCTION PROJECT IN AUSTRALIA.

Following an Early Contractor Involvement process, Total Construction was engaged under a Design and Construct contract to deliver this landmark facility.

The project involved the **partial demolition of an existing structure** and the construction of a 12,600m², four-storey self storage facility. It is one of the largest of its kind Total Construction has completed to date.

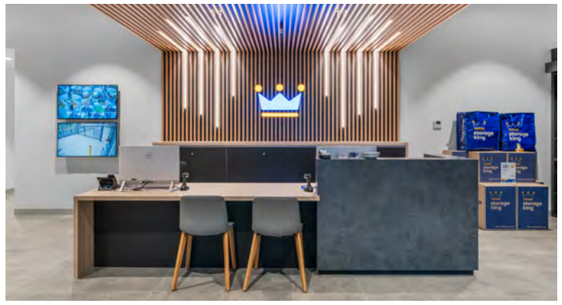
A key driver of the program was **consistent structural productivity**, with formwork cycles averaging approximately 1,000m² every three to four days, supporting strong program performance.

Delivered through **close coordination between trades**, the facility comprises 842 storage units and a high-quality finish aligned with StorHub's international standards.

This project demonstrates our capability in delivering **large-scale self storage developments** and establishes a strong foundation for our ongoing relationship with StorHub as they expand their presence in the Australian market.

STORAGE KING WOLLONGONG







ABACUS

PROJECT VALUE
$18.1 million

CONTRACT TYPE
Design & Construct

LOCATION
Wollongong NSW

DESIGN AND CONSTRUCTION OF A LANDMARK FIVE-STOREY STORAGE KING FACILITY IN WOLLONGONG.

The project involved the **demolition of an existing one-storey warehouse**, making way for the construction of a new five-storey self storage facility.

The facility incorporates post-tensioned suspended slabs, a structural steel roof frame, metal roof sheeting and siphonic drainage.

Façade works include Kingspan cladding, Trimdek cladding, glazing, two-stage louvres, and Storage King branded signage. The scope also included the installation of a **new high-voltage substation**, along with modification of the existing electrical supply infrastructure.

External improvements involving **'Work to Public Assets'** were completed, such as resurfacing a public road and footpaths adjacent to the site.

A key challenge during construction was the **difficult ground conditions**, including the site's existing in-ground structures buried throughout the ground slab. To overcome this, the team set up **isolation zones**, cut the structures out of the ground, then re-stabilised the ground by laying and compacting suitable material.

The site's adjacency to the Illawarra Rail Corridor posed challenges that required the **approval and close coordination with Sydney Trains.** Site constraints required the demolition of walls to be performed by hand to facilitate **safe and controlled construction activities.**

STORELOCAL PACIFIC PINES









StoreLocal
Your local storage people

PROJECT VALUE
$24.5 million combined

CONTRACT TYPE
Design & Construct

LOCATION
Pacific Pines QLD

DESIGN AND CONSTRUCTION OF A TWO-STAGE SELF STORAGE FACILITY FOR STORELOCAL IN PACIFIC PINES, QUEENSLAND.

Stage 1 involved the design and construction of a **three-storey self storage facility housing 497 units.** Construction comprised a ground floor suspended slab with fire rated concrete columns and steel, as well as reinforced concrete columns to level two.

Due to unfavourable site conditions and **restraints with rock below ground**, Total Construction incorporated changes to the ground level design, diligently seeking approval from the Queensland Fire and Emergency Services.

Following successful completion of Stage 1, Total Construction was contracted to deliver a second building on the site within the operational space of the existing business.

This second facility was constructed using a traditional method, **incorporating bored piers and slab-on-ground**. Levels 1 and 2 were designed as post-tensioned, with the structure comprising structural steel and Colorbond roof sheeting. An **internal drive-through** was incorporated into the design, enabling semi-trucks to drive through the entire facility.

A detailed methodology was developed in collaboration with the client to ensure their **ongoing operations were not disrupted** and the **safety of customers and staff** was maintained.

KENNARDS SELF STORAGE BARINGA







PROJECT VALUE
$5 million

CONTRACT TYPE
Design & Construct

LOCATION
Baringa QLD

DESIGN AND CONSTRUCTION OF A NEW TWO-STOREY KENNARDS SELF STORAGE FACILITY WITHIN THE AURA BUSINESS PARK.

Our scope of works included the design and construction of **two buildings constructed of concrete slabs on ground, tilt panel walls, suspended particle board mezzanines and structural steelwork** including roof framing.

Two new free-standing steel framed canopies were constructed between each building as well as car parks and driveways, three bio-retention basins, compacted gravel hardstand in the area of future buildings three and four, as well as perimeter fencing to the entire site.

The project included the **fitout of a meeting room, office, staff amenities and a customer showroom** on the ground floor of the first building.

The external façade incorporates different types of **metal cladding, tilt up concrete panels, louvres and feature CFC cladding to provide an aesthetic appeal** which complements the building's structure and aligns with the client's corporate branding.

Access and control to multi-storey construction can be challenging. The team overcame this through **high levels of safety control and a detailed planning and programming process.** Working within the confines of an operating Business Park required careful consideration of neighbouring tenancies. Total Construction established **strong communication with key stakeholders** to ensure disruption to neighbouring tenants was minimised and safety was not compromised.

GENERAL SELF STORAGE







NATGEN
National & General Group

PROJECT VALUE
$15 million

CONTRACT TYPE
Design & Construct

LOCATION
Upper Coomera QLD

DESIGN, CONSTRUCTION AND FITOUT OF A NEW SELF STORAGE FACILITY FOR NATGEN, SPANNING FOUR STOREYS AND OVER 880 STORAGE UNITS.

Total Construction delivered a new **four-storey self storage facility covering an area of 4,000m² for Natgen.** The facility includes a range of self storage units of various sizes, complemented by ground floor office space and ample parking.

The team achieved structural integrity through a foundation with a **robust pile system and reinforced concrete beams.**

The building features suspended concrete flooring and concrete columns. The internal works incorporate a variety of materials, including striking feature blockwork, painted blockwork and metal wall cladding on the ground floor and façade.

The structural steel roof was finished with Lysaght Klip-Lok Colorbond metal roofing. The facility was completed with **NatGen's distinctive signage and detailed landscaping.**

The team overcame several challenges during construction, including the limited access of the site. To overcome this, **a tower crane was utilised** primarily for vertical movements and truck unloading.

Blockwork was incorporated to enhance structural stability. Additionally, the team opted for **lightweight cladding instead of insulated panelling to deliver both cost and time savings for the client.**

KENNARDS SELF STORAGE MEADOWBROOK







CLIENT
Stevens Stor
Meadowbrook Pty Ltd

PROJECT VALUE
$18 million

CONTRACT TYPE
Design & Construct

LOCATION
Meadowbrook QLD

DESIGN AND CONSTRUCTION OF A NEW FOUR-STOREY SELF STORAGE FACILITY COMPRISING 452 UNITS.

Total Construction delivered the design and construct of a **four-storey, 6,196m² self storage facility** comprising 452 storage units in a range of sizes, supported by a ground floor office, associated car parking and feature landscaping.

The site presented **complex ground conditions**, including reactive acid sulphate soils, asbestos contamination and historical waste.

Early investigations and close consultant collaboration enabled **effective risk management** while maintaining safety, program certainty and environmental compliance.

Delivered as the first of a broader four-stage development, the project was **planned with future expansion in mind.**

Infrastructure and services were installed to support subsequent stages, with strategic decisions, including tower crane positioning, made to **maximise efficiency across the full masterplan.**

The result is an **open, clean and fit-for-purpose** self storage facility aligned with Kennards Self Storage's signature branding and operational standards.

STORELOCAL PAKENHAM







StoreLocal
Your local storage people

PROJECT VALUE
$13 million

CONTRACT TYPE
Design & Construct

LOCATION
Pakenham VIC

TOTAL CONSTRUCTION PARTNERED WITH STORELOCAL TO DELIVER A THREE-STOREY SELF STORAGE FACILITY SPANNING 8,867M².

The project evolved from early concept through to delivery, with planning updates and design development driving key changes to the structure and services.

A detailed **value management process** refined floor heights, roof design and structural methodology, resulting in a hybrid solution with a concrete ground level and structural steel upper levels.

The completed facility delivers 548 storage units and associated amenities, designed for operational efficiency and long-term performance.

Construction was completed in June 2026, following authority delays, including a prolonged power connection delay.

Despite these challenges, the team maintained **strong program and cost control** through proactive planning and coordination, delivering a high-quality facility that was well received by the client.

Several **value management initiatives** were implemented, including the review and optimisation of wall types, refinement of the structural design, alteration of the roof system and adjustment of floor-to-floor heights.

These initiatives contributed to achieving a **cost-effective and buildable outcome** without compromising operational performance.

STORAGE KING EPPING







ABACUS

PROJECT VALUE
$10 million

CONTRACT TYPE
Design & Construct

LOCATION
Epping VIC

A THREE-STOREY SELF STORAGE FACILITY DESIGNED AND BUILT BY TOTAL CONSTRUCTION, ACCOMMODATING SELF STORAGE UNITS, OFFICE SPACE AND CAR PARKING.

The 10,444m² self storage facility was built for Abacus Group and managed by Storage King. The facility has been fitted out with **755 storage units of varying sizes** and is finished with Storage King's corporate signage and landscaping.

Originally intended as a lightweight structure, **post-tender clarifications required a full redesign to a complete concrete structure**, ensuring further future-proofing of the facility.

In-ground rock posed an issue on this project, which was overcome through consultation and collaboration with the design team. **All internal building services were installed at a high level to mitigate the risk of encountering rock.**

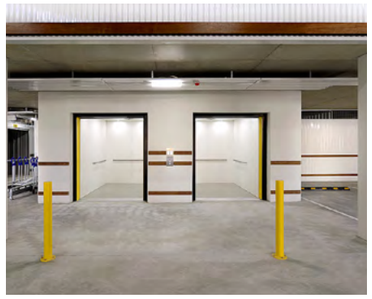
The client's request for new goods lifts in lieu of a hoist presented some challenges with the **initial unit layout and structure with new band beams.** Total Construction worked to overcome these challenges and achieve the client's requests through detailed design planning and coordination.

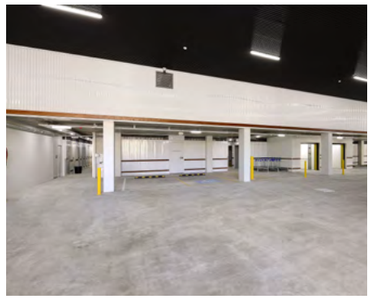
Total Construction hosted workshops with consultants to further collaborate and **improve efficiencies in the storage floor layout, travel routes and increased lettable areas** for the client.

NATIONAL STORAGE CANTERBURY









CLIENT
Victoria Prime Storage Pty Ltd.

PROJECT VALUE
$9.4 million

CONTRACT TYPE
Design & Construct

LOCATION
Canterbury VIC

DESIGN AND CONSTRUCTION OF A NEW FIVE-STOREY NATIONAL STORAGE FACILITY FOR VICTORIA PRIME STORAGE.

The building was constructed using **concrete precast panelling with a glass and cladding front façade.** The facility comprises **a lower ground floor and four levels above ground**. Levels 1, 2 and 3 have been fitted out with self storage units for National Storage, who took over the tenancy.

Two goods and passenger lifts were installed to service all levels, including the lower ground floor and basement loading area. Landscaping works completed the scope of this project.

To aid access and programming, a tower crane was erected to assist with the installation of the panelling, as well as the unloading of construction materials such as formwork. The tower crane was also utilised for the installation of the structural steel. This expediated several processes, **streamlining the construction program.**

The location of the site near busy Canterbury Road and a rail reserve meant tight access. The team successfully overcame these challenges through a **detailed traffic management plan and constant coordination with VicTrack.** This communication and planning was essential during the tower crane utilisation as well as water and sewerage connections in the reserve.

SWIFT STORAGE TORRINGTON







PROJECT VALUE
$3.9 million

CONTRACT TYPE
Design & Construct

LOCATION
Torrington QLD

DESIGN AND CONSTRUCTION OF A NEW FIVE-BUILDING GATED SELF STORAGE FACILITY FOR SWIFT STORAGE.

Total Construction was awarded the contract to **design and construct this new purpose-built, gated self storage facility for Swift Storage**.

The buildings were designed with steel frame structures constructed on structural concrete panels, with external clad in lightweight steel offering **durability, cost-efficiency and a clean, modern appearance.**

One of the more technically challenging components of the build was the delivery of a **suspended slab on bored piers over a rock batter,** requiring careful engineering from the team.

Total Construction also delivered an **external concrete hardstand to accommodate vehicle access**, complemented with minor landscaping works to enhance the overall visual presentation of the site.

During the design phase, the team investigated the use of **tilt panels over precast** in the build methodology, ultimately adopting this approach which offered **greater constructability, efficiency and cost-effectiveness** for the client.

Drawing on our extensive experience in delivering regional projects, the Total Construction team proactively established a **strong local presence through subcontractor networks.** Building these valuable relationships with local subcontractors was imperative to support the project delivery.

STORAGE KING TAREN POINT







CLIENT
SENTUMAR Pty Ltd

PROJECT VALUE
$11 million

CONTRACT TYPE
Design & Construct

LOCATION
Taren Point NSW

TOTAL CONSTRUCTION WAS ENGAGED BY SENTUMAR PTY LTD TO CONSTRUCT A MODERN STORAGE KING FACILITY AT TAREN POINT.

Under a design and construct contract, Total Construction managed complex site challenges to deliver this cutting-edge Storage King facility.

The facility was designed with a **robust structure** featuring suspended slabs, structural steel and metal roofing, offering **durability and functionality.**

A key complexity of the project was the site classification, which identified **soil contamination** largely in the form of methane gas. To manage this issue, Total Construction engaged a **specialist consultant to lead the remediation strategy** on behalf of the client. The remediation works were completed over four weeks, with the team **working diligently to minimise delays** and ensured the overall program remained on track.

Extensive works were also carried out to the façade, requiring **precise coordination between scaffolding, mobile equipment and other trades.** This critical planning allowed other programmed works to continue without disruption.

The structural design also incorporated the use of **post-tensioned slabs with joints, eliminating the need for a welded membrane.** This innovative approach not only streamlined construction during the remediation process, but also delivered **significant cost savings of $250,000 for the client.**

STORAGE KING MORAYFIELD









ABACUS

PROJECT VALUE
$14.8 million

CONTRACT TYPE
Design & Construct

LOCATION
Morayfield QLD

DESIGN AND DELIVERY OF A STATE-OF-THE-ART STORAGE KING FACILITY, BOASTING FOUR LEVELS, 725 STORAGE UNITS AND AMPLE PARKING.

Total Construction was awarded the contract by Abacus Property Group for the design and construct of this Morayfield self storage facility. The project involved the construction of a **four-storey building spanning an area of 9,458m².**

The project features concrete post-tensioned slabs with reinforced concrete columns, blockwork lift shafts and stairwells. The facility houses 725 storage units of varying sizes, served by **two passenger lifts.**

A comprehensive **traffic management plan** was developed to facilitate efficient deliveries and trade parking throughout the project.

During the tender process, Total Construction's estimating team strategically focused on the **structural design to enable the use of pad footings,** avoiding the need for bored piers and thus **optimising the project costs.**

This project marked Total Construction's 17th project for Storage King and our 7th collaboration with Abacus, demonstrating the **strength and reliability of the partnerships** - built on mutual trust and shared values.

WILSON STORAGE







TRUMEN

PROJECT VALUE
$7.7 million

CONTRACT TYPE
Design & Construct

LOCATION
Forestville NSW

DESIGN AND CONSTRUCTION OF A THREE-STOREY WILSON SELF STORAGE FACILITY FOR TRUMEN NORMAN FORESTVILLE PTY LTD.

Following the client's brief, Total Construction commissioned **specialist consultants to help secure the required Construction Certificate approvals,** ensuring all regulatory and compliance standards were met.

Construction involved a series of technically complex works. The perimeter walls were formed using **9 metre high precast concrete panels and propped off ground slabs.** The team erected formwork to deliver two suspended post-tensioned concrete slabs at levels 1 and 2, while conventional formwork was utilised for lift shafts, columns and stair shafts.

A **structural steel frame** was used for the roof, complemented by metal sheeting to additional perimeter wall sections. The design was enhanced with **feature glazing to the office and retail frontages.**

Internally, two passenger lifts were installed. Fitout works incorporated **Storco prefabricated storage units,** office space, retail space, a communications room and disabled access facilities.

Civil works were undertaken including **stormwater amplification upgrades**, the construction of new site driveways, and the reconstruction of the southern pavement area.

As the site was landlocked with **limited materials handling areas and constrained access,** the team coordinated with subcontractors to ensure the program continued safely and efficiently.

STORAGE KING ROBINA







ABACUS

PROJECT VALUE
$9.5 million

CONTRACT TYPE
Design & Construct

LOCATION
Robina QLD

DESIGN AND CONSTRUCTION OF A NEW FIVE-STOREY STORAGE KING FACILITY IN ROBINA FOR ABACUS GROUP.

Total Construction successfully delivered a new self storage facility for Abacus Group, with over **10,000m² of floor area and 699 individual storage units**, operated by Storage King.

The ground conditions required **13.5m deep bored piers for the substructure**. The superstructure included a slab-on-ground, concrete columns, suspended concrete slabs, structural steel girts for the external cladding and metal roofing. The lift shafts and stairwells are protected by blockwork for structural requirements and stability.

The external of the building has different types of **metal cladding, louvers and some feature CFC cladding,** offering aesthetic appeal. The ground floor office is fitted out with a reception, meeting room, staff amenities and an array of display cabinets.

This project had a unique challenge of being built in **close proximity to the main rail line** which required pre-construction approval.

Furthermore, the fifth floor concrete pour required a concrete pump with a 63m boom reach. The Luffing Tower Crane over sail approval had to be managed with the neighbouring properties.

All the site challenges were effectively overcome through Total Construction's **high level of safety control, and detailed planning and programming.**

KENNARDS SELF STORAGE CLEVELAND









Kennards Self Storage

PROJECT VALUE
$6 million

CONTRACT TYPE
Design & Construct

LOCATION
Cleveland QLD

DESIGN AND CONSTRUCTION OF A NEW PURPOSE-BUILT SELF STORAGE FACILITY FOR KENNARDS SELF STORAGE IN CLEVELAND, QUEENSLAND.

The facility features over **6,000m² of secure storage units across four levels.** The development also included a ground floor customer showroom and staff amenities.

Given the site's prior development history, **early coordination with local authorities and careful management of existing live services** was critical to ensure the project's success.

The facility features rooftop solar infrastructure, suspended post-tensioned concrete slabs and structural steel framing. It also incorporates masonry blockwork for fire separation cores.

Mechanical ventilation, fire protection, lighting and integrated building services were also key elements in this project.

Although located in Wind Region B, the client was keen to **future-proof the building** by catering for Wind Region C, requiring a **20% increase in structural integrity.**

During initial excavation works, **two decommissioned underground fuel storage tanks (USTs) were uncovered.** The Department of Environment was immediately notified and the **tanks were removed in accordance with regulatory requirements.** Sand used in the original UST decommissioning was extracted via a vacuum truck and temporarily stored in a plastic-lined, bounded area onsite. Soil sampling confirmed no residual contamination remained following removal.

NATIONAL STORAGE CROYDON







PROJECT VALUE
$5.5 million

CONTRACT TYPE
Design & Construct

LOCATION
Croydon VIC

DESIGN AND CONSTRUCTION OF A MODERN TWO-STOREY SELF STORAGE FACILITY FOR NATIONAL STORAGE.

Located in Croydon, Victoria, the site was a **greenfield development** with minimal excavation required.

The project involved the design and construction of a self storage facility spanning an area of **5,000m² over two levels**. The facility comprised a steel frame structure and roof, masonry cladding and two heavy duty goods lifts to service both levels.

The facility also houses an administration area including a reception area, office, retail display room, kitchen and bathroom amenities.

This project **embraced innovation and automation**, including the installation of motorised roller doors at entry and exit driveways controlled by a secure access control system.

By integrating the structural steel and mezzanine floor trade packages, we are able to successfully deliver both **time and cost savings for the client.**

As the site was located in close proximity to other businesses, **consistent and clear communication with neighbouring businesses and a detailed plan** was paramount to ensure minimal disruption to their operations.

STORAGE KING KNOXFIELD







PROJECT VALUE
$12.1 million

CONTRACT TYPE
Design & Construct

LOCATION
Knoxfield VIC

TOTAL CONSTRUCTION COMPLETED THE EXPANSION AND CONVERSION OF AN EXISTING WAREHOUSE INTO A FIT-FOR-PURPOSE SELF STORAGE FACILITY.

This development involved the expansion and conversion of an existing warehouse into a **two-level storage facility housing 768 self storage units**, an office, and retail space on the ground floor, along with general car parking across an overall site area of 7,068m².

To assist Abacus in meeting budget requirements, the project was workshopped extensively over an eight-month period. This process included refinements to the scope and deliverables, ensuring the development could be delivered both **cost-effectively and to a high standard of quality.**

During the tender phase and subsequent design workshops, several **value management initiatives** were introduced, including utilising **Non-Destructive Digging (NDD)** to protect tree roots within the tree protection zone, reconfiguring the fire pump room and storage tank room to **improve space efficiency**, and replacing the North West brickwork parapet with a lighter, more cost-effective solution.

The team also collaborated with civil consultants to redesign the **stormwater detention system** and roof drainage system from conventional to siphonic.

STORAGE KING PIMPAMA







CLIENT
Linya Projects Pty Ltd.

PROJECT VALUE
$9 million

CONTRACT TYPE
Design & Construct

LOCATION
Pimpama QLD

DESIGN AND CONSTRUCTION OF A MULTI-BUILDING, THREE-LEVEL STORAGE KING FACILITY FOR LINYA PROJECTS.

Total Construction delivered the design and construction of a modern new Storage King facility in Pimpama, Queensland. The facility features **two separate buildings of three levels.**

The team incorporated **traditional construction methods** including bored piers, slab-on-ground and concrete columns supporting upper slabs. The structural design for Levels 1 and 2 incorporate post-tensioned slabs and the roof structure is comprised of structural steel and Colorbond roof sheeting.

The team faced several logistical challenges during the project, with **long lead times for some trades including lifts, structural steel and roofing.** The team leveraged **early procurement strategies** to mitigate the risk of delays and maintain the project program. Total Construction ensured partnered subcontractors were aligned with the program to minimise the time frame of the build.

During construction, there were **continual price rises for base products** such as concrete and reinforcing steel. To overcome this challenge, the team obtained a **commitment from suppliers to lock in prices** for the duration of construction.

To improve efficiency, Total Construction **worked on both structures simultaneously** to ensure both structures were completed within the specified build period. These innovative approaches enabled Total Construction to deliver the project to the client in a timely and cost-effective manner.

KENNARDS SELF STORAGE HAWTHORN









PROJECT VALUE
$10 million

CONTRACT TYPE
Design & Construct

LOCATION
Hawthorn VIC

TRANSFORMATION OF A LINEN SERVICE SITE INTO A MODERN KENNARDS SELF STORAGE FACILITY IN HAWTHORN.

Spanning two titles, the facility contains **640 units within a 5,500m² footprint**, including temperature controlled units for wine cellaring and a range of unit sizes to cater for multiple different storage needs.

Total Construction's scope of works included ensuring the **safety of existing services for internal demolition**, extensive surveying and piling work to support the new structure.

The two new floors were constructed with **concrete and structural steel.** The large span roof incorporated a drainage system to cater for large volumes of rainwater. The building was fitted with PTI access control systems, CCTV cameras and alarm systems.

A **vertical hoist and two large new lifts** were included in the scope, ensuring a range of materials could be moved from the ground floor up and through the two new levels.

Flooring was constructed with a mixture of sealed concrete, epoxy and carpet. This combination offers **durability to withstand high traffic areas and heavy-weight trolleys.**

The building was completed with **Kennards Self Storage trademark colours and branding**, providing a bold showpiece overlooking the Monash Freeway.

The team resolved several technical challenges through detailed planning and coordination, including building **two new floors at 2,000m² over the existing ground floor slab.**

TESTIMONIALS

"To any prospective clients contemplating a partnership with Total Construction for their construction needs, I endorse them. **Total Construction stands out for its industry acumen, ingrained culture of collaboration, and adaptability** - qualities that are invaluable in today's ever-evolving construction landscape.

Our experience working with Total Construction spans multiple states, and throughout these engagements, we have consistently encountered teams characterised by **integrity, professionalism, and a commitment to excellence.**

Our collaboration with Total Construction transcends the bounds of individual projects and we view it as a **long-lasting strategic alliance.** I can confidently assert that our business has derived significant benefits from this partnership, and I have every reason to believe that other clients will share in these rewarding experiences.



STEVEN LAST
GENERAL MANAGER, DEVELOPMENT
ABACUS GROUP



"I have been acquainted with Bill Franks and Steve Taylor of Total Construction for the last 15 years and in each setting I've worked with the Total Construction team, I have found them professional, responsive, proactive, and helpful.

They have tremendous experience in Self Storage construction which is obvious, however it is their **pre-construction advice and consulting** where I have found them extremely helpful to me in my roles over the last 15 years and especially now with our developments with StorHub. **Value engineering and creative construction methods** are a particular strength of the team. Their knowledge and professionalism are second to none.

SIMON DEGARIS
CHIEF EXECUTIVE OFFICER,
STORHUB AUSTRALIA

"I choose to work with Total Construction for their standout knowledge of the Self Storage Industry. They have the background and the experience, and I have dealt with them for a number of years in other businesses and as an owner for several builds and projects that are currently in the pipeline.

Total Construction are great in the way they collaborate. They are open and talk about solutions. A deal is a deal with them, **they get through problems faster and we get through builds quicker.** With our North Lakes Coomera and Pimpama projects Total Construction exceeded our expectations, **great quality projects, delivered on time and to budget.** I have recommended Total Construction in the past and will continue to do so.



JON PERRINS
FOUNDER,
UNIVERSAL SELF STORAGE FUNDS MANAGEMENT



"I would like to thank you again for the hard work you and your team have put into the successful completion of our Brookvale Centre. **Your strong attention to keeping and improving the schedule is the major reason for the timeliness of completion.** You have brought a great deal of experience that has been invaluable in a project of this size and is a key reason for its success. I am extremely proud of the centre and have enjoyed working with you to get it built.

Total Construction has been working closely with Kennards Self Storage since 1994 and has successfully delivered over 100 self storage facilities. Given the absolute need to complete these projects on time and on budget, they have played a key role in the successful growth of our company.

SAM KENNARD
CHIEF EXECUTIVE OFFICER,
KENNARDS SELF STORAGE

"At our first tender meeting, Total Construction arrived well prepared and demonstrated a thorough understanding of the project concept and brief. Total Construction took the time to explain their processes and point out key features of their design and building.

Total Construction always collaborate, are willing to cost engineer and present alternative options to address unexpected challenges that present themselves through the building process. StoreLocal provide the builder scope to fill in the design gaps. Total Construction's ability to interpret, design and build exceeds our expectations.

Total Construction's site teams take great pride in their work, something that stands out when our StoreLocal team and partners visit sites. Their estimating team are knowledgeable and inexhaustible.

Total Construction bring the benefit of many years of experience building self-storage facilities to StoreLocal builds. **They complete the builds on budget and ahead of programme.** StoreLocal regularly recommend Total Construction as facility development partners... without hesitation.



STEVE GIRDIS
SENIOR DEVELOPMENT MANAGER,
STORELOCAL

OUR AWARDS

WE'RE PROUD TO BE A MULTI-AWARD WINNING CONSTRUCTION COMPANY.

We take pride in delivering exceptional projects across Australia. Our dedication to safety and high quality outcomes for our clients has earned us numerous prestigious industry awards. These recognitions reflect our commitment to excellence and the trust our clients place in us.

Master Builders New South Wales
Northern Regions Excellence in Building Awards
Aged Care / Lifestyle Over 55's: Over $20 million
ASSISI APARTMENTS AT CROWLEY

Master Builders Victoria
Northern Regional Building Awards
Commercial Buildings Under $5m
HEATHCOTE HEALTH

Master Builders Queensland
Gold Coast Housing & Construction Awards
Commercial/Industrial Building from $15m up to $30m
STORELOCAL PACIFIC PINES

Master Builders Queensland
Downs & Western Housing & Construction Awards
Community Accommodation
BLUECARE ACACIA GARDENS

Master Builders Queensland
Brisbane Housing & Construction Awards
Commercial/Industrial Building from $15m up to $30m
STORELOCAL BERRINBA

Master Builders New South Wales
Excellence in Construction Awards
Aged Care Building Over $35m
KOPWA ROSEVILLE

Master Builders New South Wales
Excellence in Construction Awards
Aged Care Building Up To $25m
HAMMONDCARE MIRANDA

Urban Development Institute of Australia
Awards for Excellence
Affordable Development
HOUSING FIRST 'HOMES FOR HOPE'

Master Builders Queensland
Sunshine Coast Housing & Construction Awards
Industrial Building Over $5m
KENNARDS SELF STORAGE BARINGA

Master Builders Queensland
Far North Queensland Housing & Construction Awards
Community Accommodation for Aged Care & Nursing Homes
THE KUBIRRI AGED CARE PLUS CENTRE

Master Builders New South Wales
Excellence in Construction Awards
Aged Care Open Price
EDENSOR GARDENS

Master Builders Queensland
Sunshine Coast Housing & Construction Awards
Community Accommodation for Aged Care & Nursing Homes
THE ORMSBY

Master Builders New South Wales
Excellence in Construction Awards
Best Use of Bricks
PRESBYTERIAN LADIES COLLEGE CROYDON

Master Builders New South Wales
Excellence in Housing Awards
Aged Care Up To $20m
THE RESIDENTIAL GARDENS ROOTY HILL

OUR AWARDS

Master Builders New South Wales
Excellence in Construction Awards
Industrial Building Up To $7m
WINGHAM BEEF EXPORTS

Master Builders New South Wales
Excellence in Construction Awards
New Product Innovation
CENTRAL THERMAL PLANT

Energy Efficiency Council
Industry Award
Best Co-generation or District Energy Project
CENTRAL THERMAL PLANT

NSW Country Division Australian Institute of Architects
National Architecture Awards
Non-Residential Architecture: New & Outstanding Work of Architecture
INTERNATIONAL FRENCH SCHOOL OF SYDNEY



Winners of the 2026 Master Builders NSW Northern Regions Excellence in Building Awards for the Assisi Apartments At Crowley



Special Commendation at the 2026 Master Builders Victoria Northern Regional Building Awards for Heathcote Health



Winners of the 2023 Master Builders NSW Excellence in Construction Awards for KOPWA Roseville and Hammondcare Miranda



Winners of the 2018 Master Builders NSW Excellence in Construction Awards for the Presbyterian Ladies College Croydon

TOTAL CONSTRUCTION

EXCELLENCE IN CONSTRUCTION
SINCE 1995

'Making a positive difference in people's lives through excellence in construction.'

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