



2025
CAPABILITY
STATEMENT



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Who We Are

Momentum Builders is a Melbourne based industrial and commercial construction company delivering contracts up to \$15 million, with capability to deliver larger scale projects for our clients if required.

With over 40 years of combined industry experience, we specialise in early contractor involvement (ECI), construct-only, construction management and design and construct (D&C) contracts.

Our Directors work closely with clients throughout every stage of the construction process, providing hands on leadership and expert guidance. Their direct involvement ensures faster decision making, smooth project delivery and project outcomes that meet our client's requirements and expectations.

We pride ourselves on being open, honest, and transparent in every interaction, making us easy to work with and giving our clients complete confidence that they can trust their builder to deliver value for money and a quality product.





Our Vision & Mission

Vision

To be Melbourne's leading and most trusted builder for industrial and commercial projects up to \$15 million.

Mission

Our mission is to provide our clients with a exceptional construction experience from start to finish.

We achieve this by working collaboratively, building trust and strong relationships, guiding clients through every stage, leveraging our expertise and proven systems to ensure certainty of delivery and projects that deliver real value for money.



Our Values

At Momentum Builders, our values guide every interaction, every decision, and every project we deliver; they reflect who we are and how we work.

Client Focused

We listen, we care, and we build around what matters most to our clients.

Integrity

We're upfront, honest, and deliver on our word .

Innovation

We solve problems with smart thinking, fresh ideas, and practical solutions.

Speed

We move with intention, make decisions quickly and get things done.

Safety

We don't cut corners. We create safe sites and safe outcomes for everyone involved.

Easy to work with

We keep things open, collaborative, and easy. No egos, no dramas — just solid partnerships built on trust.



Our Services

Cost Planning, Programme and Construction Advice

We provide accurate, transparent cost planning and practical construction advice from concept through to delivery. Our team works closely with clients and consultants to ensure the design aligns with budget, buildability, and program goals, minimising risk and maximising value at every stage.

Early Contractor Involvement – ECI

We engage early in your project to provide expert input on design, cost planning, buildability and construction methodology. Our collaborative ECI approach reduces risk, optimises design and improves project outcomes by ensuring smarter decisions are made from day one.

Construction Management

We provide expert Construction Management to oversee the entire project, ensuring it's delivered on time, within budget, and to the highest standards. Our team manages all coordination, subcontractors, suppliers, and quality control, offering seamless communication and efficient project delivery.

Our Services

Construction – Cost-Plus

We provide a Cost-Plus service that offers transparency and flexibility, charging actual construction costs plus an agreed fee. This model allows for scope and design adjustments during the project while ensuring full visibility and control over costs.

Construction – Construct Only

We provide expert construction services for clients with completed designs. Taking full responsibility for delivery, we manage all construction activities to ensure timely, budget friendly, and high-quality project delivery from start to finish.

Construction – Design and Construct

Our Design and Construct delivery model provides a streamlined, single contract solution from start to finish. We take full responsibility for both design and construction, ensuring greater cost control, buildability, and time efficiency while delivering a high-quality outcome.



Our Management Team



Ben Clements

Commercial Director

Started in the industry 2003

Qualifications:

Registered Commercial
Builder CB-L 100119

Ben brings a wealth of knowledge and expertise in the industrial construction sector, making him a trusted and valuable partner in any development.

A passionate and dedicated construction professional, Ben thrives on exceeding client expectations while ensuring every project is delivered safely, on time and within budget. He is committed to setting up each project for success, creating positive outcomes for all stakeholders involved.

Ben believes that people and relationships are the foundation of every successful project. He understands the importance of building strong, collaborative teams that share clear objectives and remain committed to achieving outstanding results.

With a positive and solutions-driven approach, Ben enjoys working closely with key project stakeholders, consultants, and subcontractors to deliver seamless outcomes.

As the former Director of a commercial concrete formwork company, which he built from the ground up and successfully operated for 16 years, Ben has a proven track record of business growth and project delivery excellence.

Through his Project Management company, Ben has partnered with leading industry players, including Hutchinson Builders, to successfully deliver projects valued at over \$100 million.

Ben is known for his exceptional problem-solving skills, his passion for continuous learning and his love of a challenge. Where others see obstacles in a project, Ben sees opportunities—using his expertise to resolve issues efficiently while adding value and reinforcing his commitment to delivering successful outcomes.

Our Management Team



Simon Deen
Construction Director

Started in the industry 2006

Qualifications:

- Registered Commercial Builder CBU-100163
- Diploma of Building and Construction
- Certificate IV in Building and Construction
- Certificate III in Carpentry
- Certificate II in Carpentry
- Certificate III in Mortgage Lending
- Certificate IV in Retail Operations
- Certificate II in Retail Operations
- Advanced Diploma in Accounting
- Advanced Certificate in Accounting

Simon is a deeply passionate property and construction professional, taking pride in collaborating with industry leading professionals to deliver projects with creativity, integrity, and teamwork.

With over 18 years of experience in the building and construction industry, Simon has successfully delivered projects exceeding \$400 million as head contractor.

Simon's expertise spans multiple sectors, including Residential, Commercial, Industrial, Retail, Integrated Fit-outs, Aged Care, Health, and Education. He has held key roles at Australia's largest privately owned construction company as a Project Manager and a Construction Manager.

Starting his career as a carpenter, Simon has progressed through various roles such as: Health & Safety Officer, Site Foreman, Site Manager, Project Manager, and Construction Manager. Today, he leads Momentum Builders as our Construction Director.

Simon is committed to delivering high quality projects, safely and on time and budget, while building strong, collaborative relationships with our clients and stakeholders.

Simon is actively involved in every stage of project delivery, from project start up, design finalisation and approvals, procurement, construction, commissioning, and handover.

As Construction Director, Simon will ensure that Momentum Builders has the best people, systems, and processes in place for every project. His leadership and experience guarantees that all project objectives and milestones are met while providing clients with an exceptional building experience.



Our Team & Systems

At Momentum Builders, our capability is built on experienced leadership and proven systems that drive performance, quality, and safety.

Our Team

Led by directors with over 40 years of combined industry experience, our team brings deep expertise across industrial and commercial construction sector. With one director overseeing construction delivery and the other focused on business operations and client partnerships, we provide strong, hands-on leadership across every project. This ensures clear accountability, fast decision-making, and a consistent commitment to excellence.

Our Systems

We operate with fully integrated construction management systems that support:

- Project Planning & Program Control
- Cost Management & Procurement
- Design Coordination & Consultant Management
- Quality Assurance & Safety Compliance
- Real-Time Client Reporting

These systems enable us to track progress, manage risk, and deliver with certainty.



Our Delivery Process

- 1 Project Startup
- 2 Project Management & Administration Setup
- 3 Design Finalisation, Coordination & Approvals
- 4 Procurement
- 5 Construction
- 6 Building Commissioning
- 7 Building Approvals
- 8 QA & Handover
- 9 Defects Liability Period
- 10 Project Closeout



Why Momentum Builders

At Momentum Builders, we understand what matters to our clients and partners: certainty, collaboration, outcomes and value.

Commercially Smart Delivery

We know time, cost, and outcomes are critical. Our experience helps minimise risk, control budgets, and keep projects moving.

Design Led, Built Smart

We respect design intent and offer practical input to enhance buildability, efficiency and quality at every stage.

Agile & Responsive

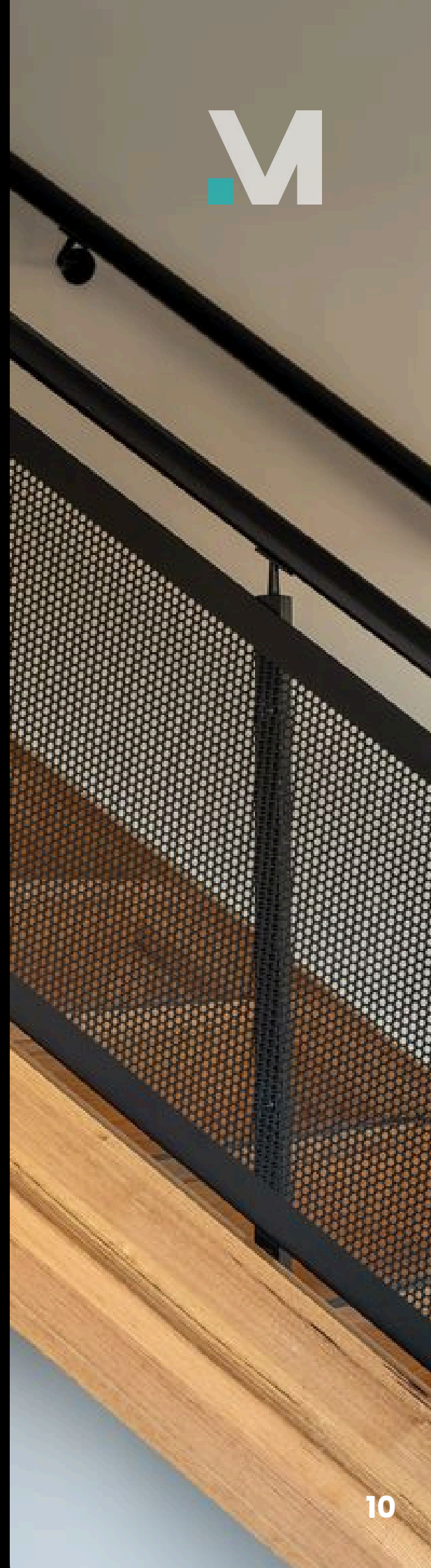
Our Directors are hands on throughout delivery. We make fast decisions and maintain tight control of: time cost, quality and safety.

Relationships built on trust

We've earned the confidence of repeat clients and project partners by consistently delivering what we promise.

Easy to work with

We collaborate seamlessly with consultants and clients, bringing clear communication and a proactive mindset to every project.





Recently Delivered Projects

Showcasing our capability through
successfully delivered projects

Patch Circuit Laverton



Client: Sidnel Developments
 Builder: Sidnel Constructions
 Construction Manager: Ben Clements
 Location: 28-30 Patch Cct, Laverton North
 Sector: Industrial



This project comprises four state-of-the-art industrial warehouses with integrated office spaces, totaling 2,340 sqm of building area. Each warehouse features high-clearance motorised roller doors, secure gate entry, and onsite parking for convenience. The office areas are designed with open floor plans and modern finishes, creating a contemporary and functional workspace.

Year Completed
2024

Project Value
\$3 M

Build Timeframe
5 Months

Built Form
2,340 m2

National Storage



Client: National Storage
 Builder: Hutchinson Builders
 Construction Manager: Simon Deen
 Location: Chelsea Heights VIC
 Sector: Industrial



The project included the creation of multi-level storage spaces, incorporating advanced features such as Bluetooth Smart Access and industrial lifts. With a focus on functionality and efficiency, we ensured that the facility provides easy access and high-quality storage solutions for both personal and business clients.

Year Completed
2024

Project Value
\$25 M

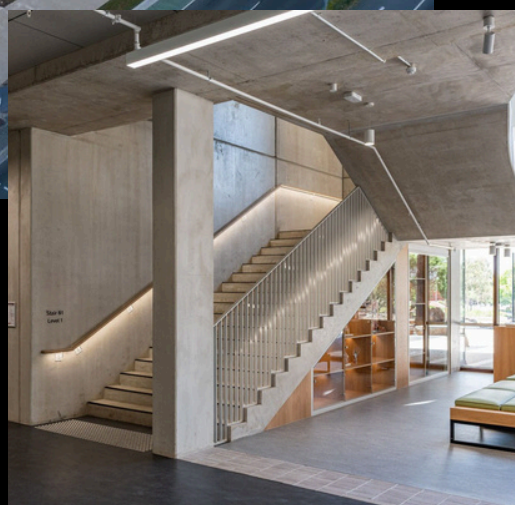
Build Timeframe
13 Months

Built Form
13,430m2

Kangan Institute



Builder: Hutchinson Builders
 Construction Manager: Simon Deen
 Structure Manager: Ben Clements
 Location: Kangan Institute, Broadmeadows VIC
 Sector: Education



Ben Clements delivered the structural works at Broadmeadows Kangan Institute, including architectural off-form elements, 6,771 m² of slabs, and 412 precast panels. Simon Deen managed the project from start to completion, coordinating all stakeholders to deliver this modern education hub.

Year Completed

2024

Project Value

\$47.5 M

Build Timeframe

14 Months

Built Form

6,771 m²

Kennards Self Storage



Client: Kennards Self Storage
 Builder: Hutchinson Builders
 Construction Manager: Simon Deen
 Location: Roxburgh Park VIC
 Sector: Industrial



The Kennards Storage Roxburgh Park project is a modern, secure self-storage facility designed to serve Melbourne's expanding suburban communities. Featuring state-of-the-art security systems, environmentally-conscious building practices, and convenient access, it supports local businesses and residents with reliable storage solutions in a rapidly growing area. The site was formerly a Masters building and was repurposed into a self-storage facility.

Year Completed

2023

Project Value

\$10.6 M

Build Timeframe

13.5 Months

Built Form

13,165m2

The Alba



Client: Australian Unity Aged Care
 Builder: Hutchinson Builders
 Construction Manager: Simon Deen
 Location: South Melbourne VIC
 Sector: Community Aged Care



The development seamlessly blends residential, healthcare, and lifestyle elements, catering to a diverse range of residents while enhancing the surrounding urban landscape. The project set a new benchmark in integrated living, combining high-end apartments with exceptional aged care facilities.

Year Completed

2023

Project Value

\$80 M

Build Timeframe

23 Months

Built Form

16,000m²

101 Moray



Client: Deague Group
 Builder: Hutchinson Builders
 Construction Manager: Simon Deen
 Location: South Melbourne VIC
 Sector: Commercial



The 101 Moray development is a state-of-the-art commercial office space in South Melbourne featuring premium amenities, innovative design, and sustainability initiatives. This project represents excellence in modern workplace solutions, delivering functionality, efficiency, and high-end architectural quality for contemporary business needs.

Year Completed

2020

Project Value

\$69 M

Build Timeframe

16 Months

Built Form

28,727m²



Contact Us

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