

Capability Statement



Overview –

From small to extra large, commercial offices to medical facilities, we're passionate about delivering exceptional fitouts and refurbishments.

FILIX

From small to extra large, commercial offices to medical facilities, we're passionate about delivering exceptional fitouts and refurbishments.

With decades of combined experience in construction, we adapt to meet our partners' requirements and deliver spaces which reflect the best aspects of our client's culture and identity.

We flex so you can excel.



Our People –



LISA MORT

Chief Executive Officer

Lisa Mort is the Co-Founder and CEO at FLX Projects. Prior to FLX, Lisa held former leadership positions in both commercial and legal roles in the building and construction industry. She is a passionate leader, fantastic communicator and relationship-focused in her approach. Responsible for leading strategy and advising on risk, Lisa has a track record of implementing successful initiatives and achieving business goals.

DEAN OSSIP

Project Director

Dean Ossip is the Co-Founder and Project Director at FLX Projects. Dean has an extensive and established career in the building and fit-out industry, with over 20 years of experience leading the delivery of large and small scale projects across all industry sectors. He has a detailed understanding of project delivery and successfully provides cost-effective project outcomes. He is a creative problem-solver and an innovative thinker, known for his agile and client-focused approach.

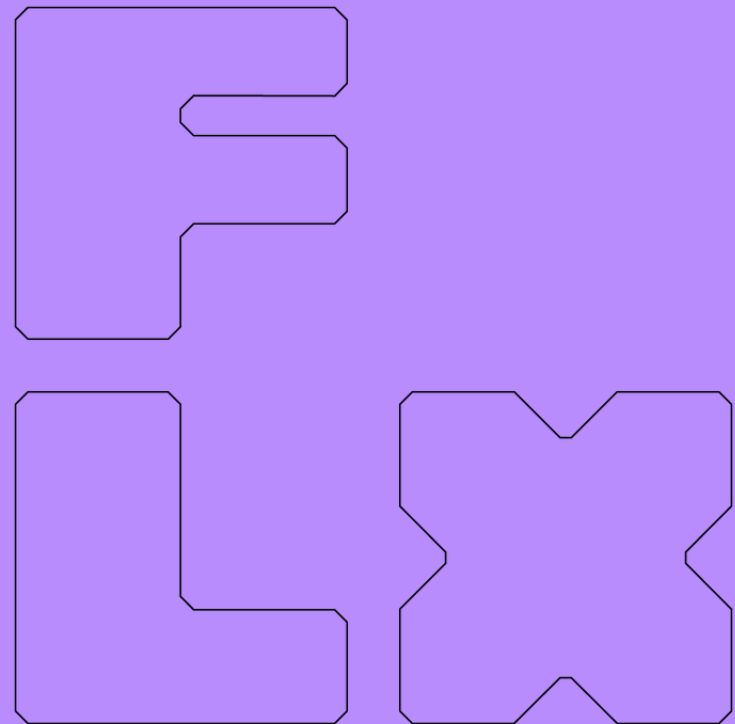
Our Sectors –

MEDICAL
COMMERCIAL OFFICE
RETAIL
HOSPITALITY
WELLNESS
INDUSTRIAL
MEDICAL
COMMERCIAL OFFICE

FLX

About FLX –

The fitout of a building is where experiences happen - where people interact, where businesses grow and adapt, and where clients demand flexibility, efficiency and robust solutions. With rich background in the industry, FLX specialise in making these experiences happen.



**Our specialisation
of interior fitouts
and refurbishments**

**Fitouts and
refurbishments delivering
an experience**

INSIDE EXPERIENCE

**Our background and
insider knowledge of
the industry**

**Years of combined
experience in
construction**

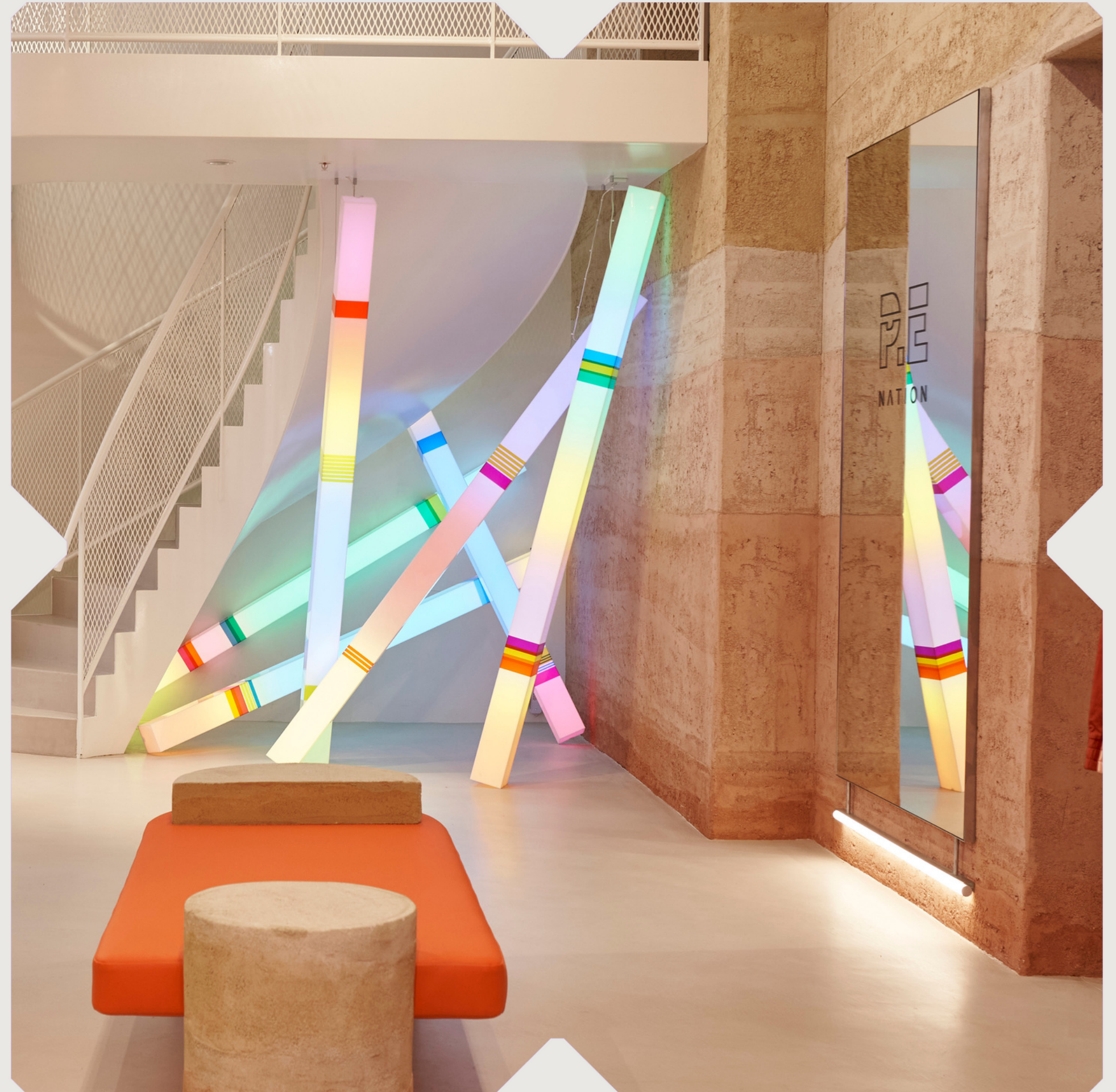
Our Services –

DESIGN COORDINATION

In collaboration with our clients, we partner with design consultants to realise spaces.

Aligning with your requisites, operations, culture, and brand identity, our experts collaborate to create functional, streamlined spaces and floor plans that flex to meet your operations. Meticulously curated materials, finishes, furnishings all unite to optimise your potential. Each project's design is tailored to seamlessly weave into our fitout and refurbishment capability, ensuring the project's fulfilment at an elevated standard.

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Our Services –

PROJECT MANAGEMENT

Projects delivered by FLX excel through their successful management, from project inception to project completion.

Our clients partner with a team of experienced project managers, each with a passion for beautiful and functional spaces across a diverse range of industries. Always approachable yet professional, we simplify projects for our partners regardless of their complexity, ensuring efficiency and site safety at every stage, alongside real time updates and constant contact throughout the project lifecycle.

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Our Services –

FITOUTS AND REFURBISHMENTS

At the core of our expertise lies a commitment to tailoring spaces to suit your company's needs.

We offer a full service tenancy fitout and refurbishment -

Fitout. Defit. Make-good.

Every space presents distinctive needs and challenges. Whether it's an 'in-and-out' cost-effective defit, or a high-spec fitout, we are passionate about crafting spaces that thrive with the capability to flex to your business's evolution.

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Our Projects –

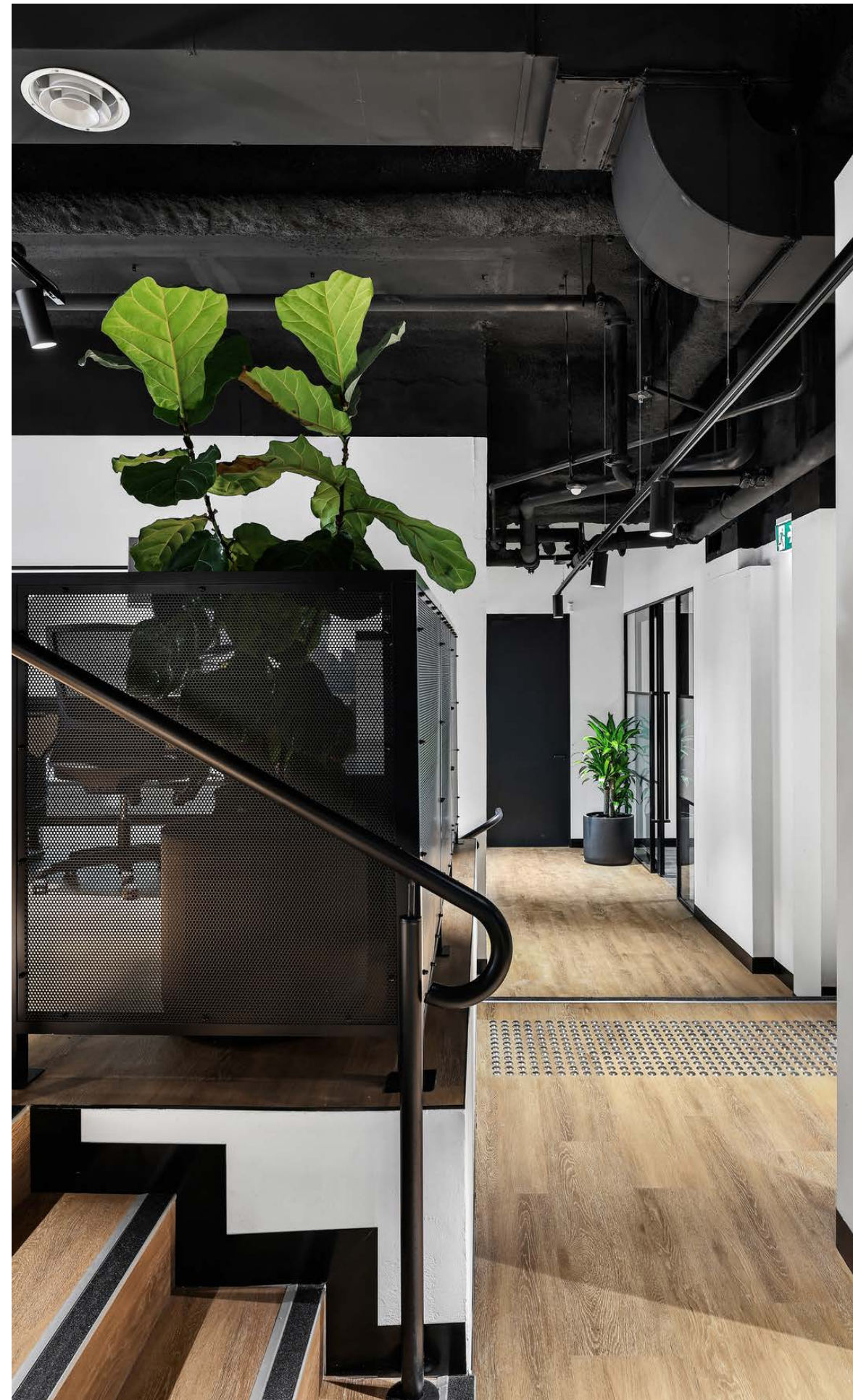
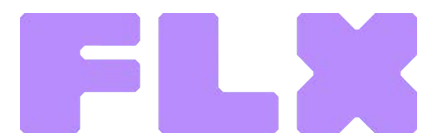
HB&B PROPERTY COMMERCIAL FITOUT

Completed	2022
Location	Chippendale
Value	\$450k
Sector	Commercial
Client	HB & B Property
Contract	Construct Only
Design	BN Group
Build	SMLXL

Commercial office fit out and lobby refurbishment.

Works involved complete facade remediation, including crack repairs, painting works and aluminium glazed windows throughout.

Internal works comprised of a complete strip out of all services, new walls, flooring and feature timber joinery.



Our Projects –

AIRTREE COMMERCIAL FITOUT

Completed	2020
Location	Surry Hills
Value	\$425k
Sector	Commercial Office
Client	Airtree
Contract	Construct Only
Design	The Bold Collective
Build	SMLXL

Commercial fitout in a semi-industrial warehouse.

The fitout works were undertaken in a semi-industrial heritage warehouse located in Surry Hills, Sydney. The space was transformed with new meeting rooms, bar and kitchen area, open-plan workspace and curved internal staircase.

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Our Projects –

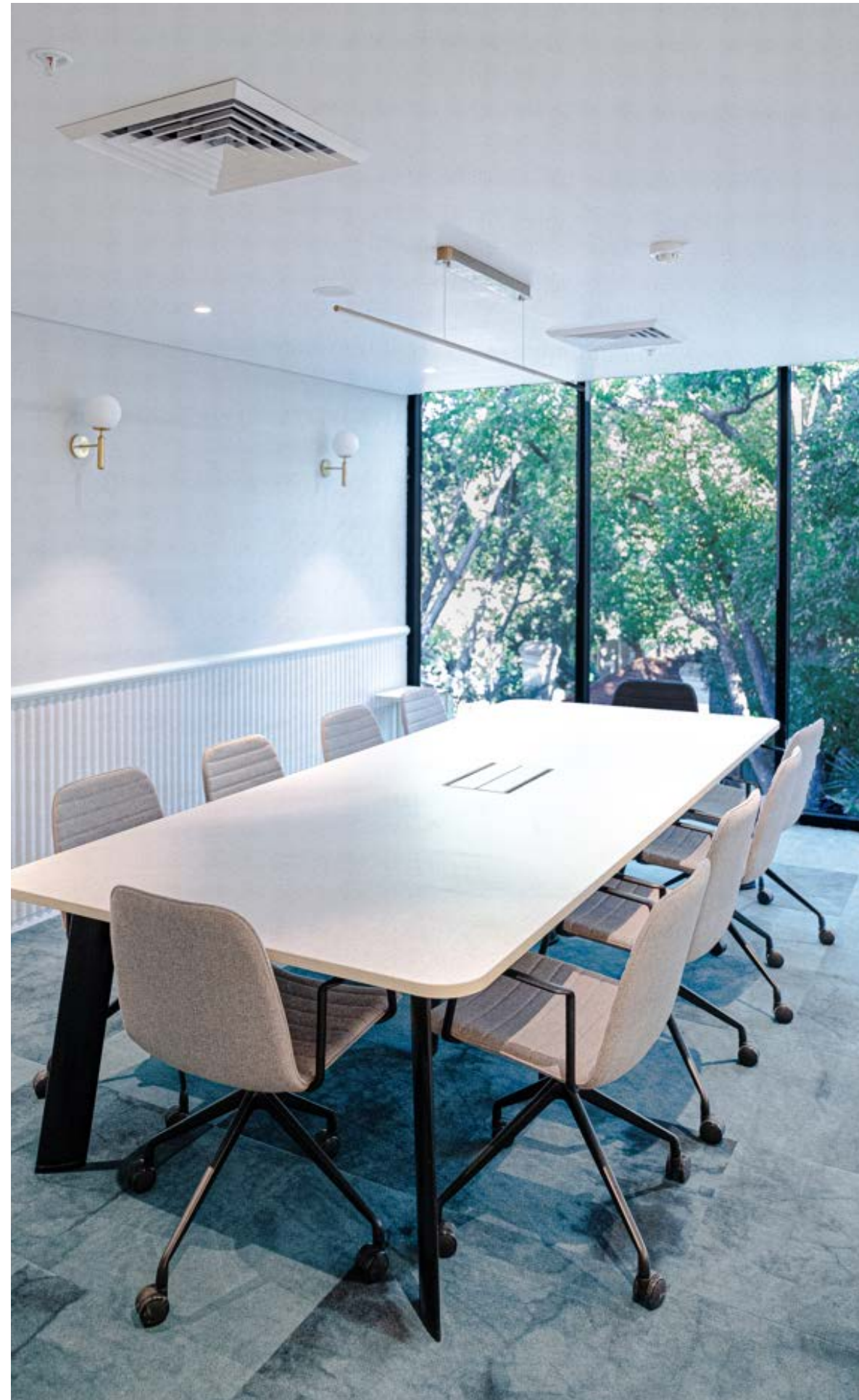
WEALTH PI COMMERCIAL OFFICE

Completed	2021
Location	Double Bay
Value	\$172k
Sector	Commercial
Client	Wealth PI
Contract	Construct Only
Design	The Bold Collective
Build	SMLXL

Bespoke commercial office fitout to reflect the Wealth PI brand.

The project involved creating purpose-focused areas including a collaboration space, utility area, kitchen, board room and centralised communal workstation. With limewash textured finished walls, eco-panels and exposed spray ceilings, the space is fresh and inviting.

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Our Projects –

FOLKLORE COMMERCIAL FITOUT

Completed	2021
Location	Redfern
Value	\$350k
Sector	Commercial
Client	Tempus Ventures/ Folklore
Contract	Construct Only
Design	The Bold Collective
Build	SMLXL

Redfern commercial office fitout in historical building.

Project details included a white wash timber motif throughout, portal framing of meeting room windows and timber slats covering the joinery booths. The collaborative and engaging workspace also features prefabricated sound proof booths providing privacy for calls.



Our Projects –

PLENTI COMMERCIAL FITOUT

Completed	2021
Location	Sydney
Value	\$700k
Sector	Commercial
Client	Plenti
Contract	Construct Only
Design	Hot Black Design
Build	SMLXL

Complete building level commercial office fitout.

The commercial office fit out in Martin Place features bespoke joinery by Design Hub Projects and acoustic panels in the meeting rooms made from ecooustic felt provided by Metric Interiors and timber wall panelling and custom joinery.



Our Projects –

TMX GLOBAL COMMERCIAL FITOUT

Completed	2021
Location	Surry Hills
Value	\$550k
Sector	Commercial Office
Client	TMX Global
Contract	Construct Only
Design	TKD
Build	SMLXL

Commercial office fitout for TMX Global.

The collaborative space is comprised of private offices, singular AV pods and quiet meeting rooms with acoustic underlay installed to minimize noise to the below tenancy.



Our Projects –

FLOEFIT COMMERCIAL FITOUT

Completed	2021
Location	Alexandria
Value	\$230k
Sector	Commercial
Client	Floefit
Contract	Design and Construct
Design	SMLXL
Build	SMLXL

Re-purposed warehouse into dedicated fitness workspace.

Floefit is a dedicated workspace for fitness instructors to broadcast live interactive workouts.

The project involved the creation of recording pods with a structural insulated wall system, warm-up area and separate breakout space with lighting from About Space.



Our Projects –

GLORIETTA HOSPITALITY FITOUT

Completed	2020
Location	North Sydney
Value	\$1.2m
Sector	Hospitality
Client	Glorietta
Contract	Construct Only
Design	Alexander & Co
Build	SMLXL

Italian restaurant in North Sydney.

A partnership with Alexander and Co, the hospitality fitout in North Sydney brought to life a bright and airy design. The works featured bespoke stone inlay, rattan ceilings, custom hardwood timber joinery and a high-spec commercial kitchen with open pizza bar.

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Our Projects –

RAFI HOSPITALITY REFURB

Completed	2022
Location	North Sydney
Value	\$1.3m
Sector	Hospitality
Client	Applejack Hospitality
Contract	Construct Only
Design	Luchetti Krelle
Build	SMLXL

A partnership with Luchetti Krelle to design and construct Rafi Restaurant.

The project showcases a semi alfresco glasshouse structure surrounded by custom-built terraces. Connecting the terraces with the internal dining area is a large bespoke geometric bar with a built-in timber and blackened steel wine wall. The project further features acoustic ceiling treatments and custom designed lights, furniture and flooring.

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Our Projects –

GENOVESE COFFEE HOUSE HOSPITALITY REFURB

Completed	2021
Location	Alexandria
Value	\$1.3m
Sector	Hospitality
Client	Genovese & Sons
Contract	Construct Only
Design	Alexander & Co
Build	SMLXL

Genovese Coffee House Refurbishment.

A cobbled stone entry and steel framed doors create a warm welcome to this refurbished space. Inside the main features include polished concrete flooring, curved exposed brick walls, glazed tiling by Tiles of Ezra bespoke joinery featuring spotted gum bench seating and custom lighting by The Lighting Guild.

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Our Projects –

IMPERIAL HOTEL HOSPITALITY REFURB

Completed	2019
Location	Erskineville
Value	\$2m
Sector	Hospitality
Client	The Sydney Collective
Contract	Construct Only
Design	Alexander & Co
Build	SMLXL

Complete refurbishment of Imperial Hotel.

It was crucial to the project that a fresh and modern vibe was created.

The project consisted of the total refurbishment of two bars, a pizza kitchen, dining rooms and lounge areas, as well as the construction of the new “Imperial UP!”- A contemporary rooftop bar that doubles as a free art gallery space.

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Our Projects –

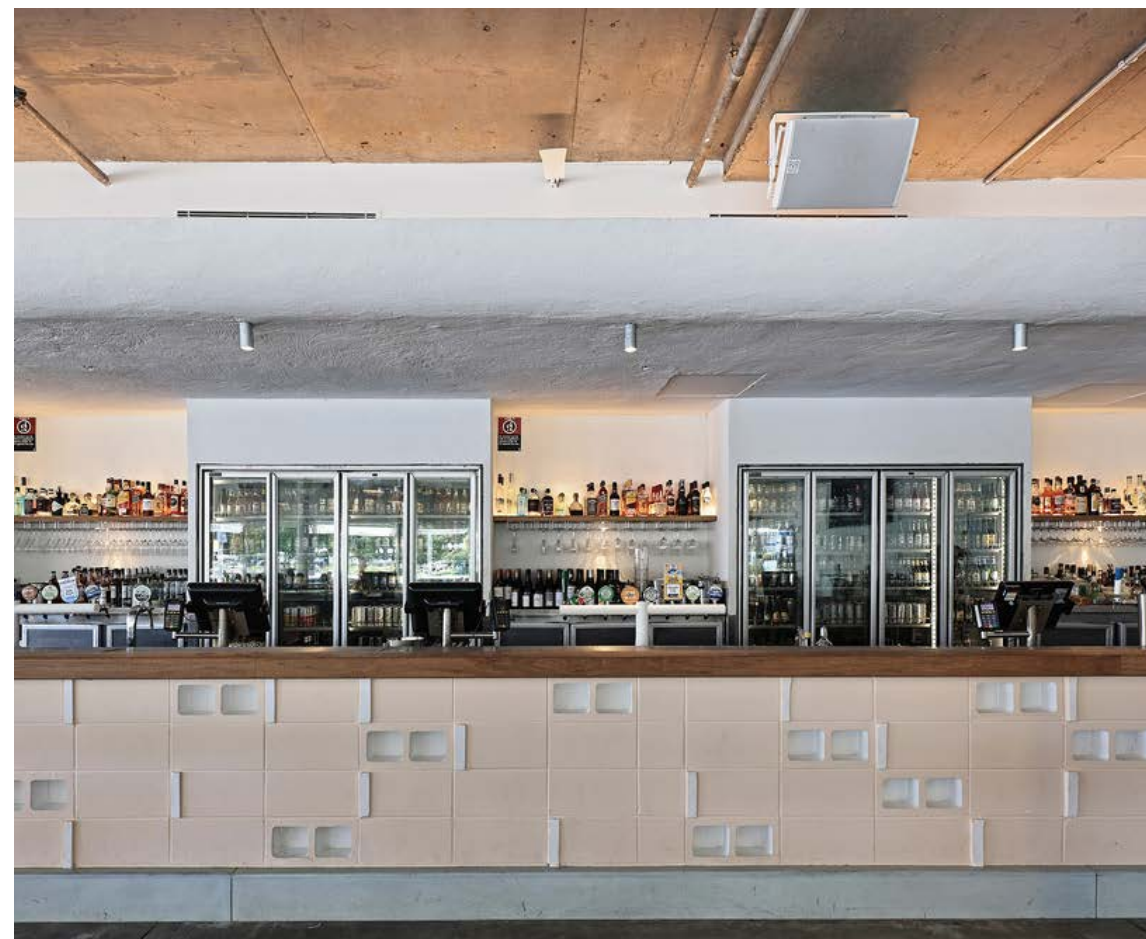
MANLY WHARF BAR HOSPITALITY REFURB

Completed	2021
Location	Manly
Value	\$3.5m
Sector	Hospitality
Client	Manly Wharf Bar
Contract	Construct Only
Design	A&Co
Build	SMLXL

Refurbishment of the iconic Manly Wharf Bar

The transformation of this venue included a new restaurant, private dining area and main bar featuring acoustic ceiling panels, exposed ceiling finishes and polished concrete flooring. A new façade upgrade completed the look outside, along with a new outdoor deck extending to the wharf.

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Our Projects –

FISHFACE HOSPITALITY FITOUT

Completed	2022
Location	Balgowlah
Value	\$220k
Sector	Hospitality
Client	Fishface
Contract	Construct Only
Design	Five Foot One Design
Build	SMLXL

Fitout of Fishface Restaurant Balgowlah

The works included removal of the existing timber wall panelling, flooring, and lighting and the installation of a suspended acoustic plasterboard ceiling treatment, new wall panelling, upholstery and pendant lights. The facade features vinyl signage, an external waiter station and a tiled dining bench with an open takeaway area.



Our Projects –

KAFNU @ THE MILL COMMERCIAL REFURB

Completed	2018
Location	Alexandria
Value	\$7m
Sector	Commercial / Hotel
Client	Kafnu
Contract	Design and Construct
Design	Meta + Space
Build	SMLXL

Mixed use fitout of Kafnu @ The Mill.

The existing premises was fitout into a 16 room micro hotel with 3000m2 of open plan co-working space, serviced offices, meeting rooms, virtual gym, bar and concierge services, located within the grounds of Alexandria precinct. The space was designed as a contemporary version of a community centre, a physical space for all people to work, play and stay together.

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Our Projects –

D.O.C. GASTRONOMICA HOSPITALITY FITOUT

Completed	2020
Location	Surry Hills
Value	\$400k
Sector	Hospitality
Client	D.O.C.
Contract	Construct Only
Design	Studio Room
Build	SMLXL

Italian restaurant fitout.

Located in Surry Hills, the D.O.C restaurant and bar fitout works included high-spec detailed joinery, exposed brick, polished concrete floors, an open pizza kitchen and steel wine display.

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Our Projects –

KEY HEALTH MEDICAL FITOUT

Completed	2022
Location	Sydney
Value	\$1.5m
Sector	Medical
Client	Key Health
Contract	Design and Construct
Design	Davenport Campbell
Build	SMLXL

CBD Medical Centre fitout.

Key Health is a 2,000 square metre multipurpose health care centre in Sydney's CBD.

The works involved demolition, de-fit and fitout of the premises, along with the supply and install of new fixtures and fittings, flooring and ceiling finishes, joinery and services upgrades. New GP rooms, Staff rooms and waiting areas were also constructed.



Our Projects –

NEUTRAL BAY DERMATOLOGY MEDICAL FITOUT

Completed	2020
Location	Neutral Bay
Value	\$220k
Sector	Medical
Client	Neutral Bay Dermatology Clinic
Contract	Design and Construct
Design	BN Group
Build	SMLXL

Fitout and refurbishment of Dermatology Clinic.

Designed by BN Group Design, the construction works included a complete fitout of offices, patient consulting rooms and procedure rooms in the medical clinic and a full services upgrade.

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Our Projects –

COCO AND LOLA RETAIL FITOUT

Completed	2021
Location	Manly
Value	\$236k
Sector	Retail
Client	Coco and Lola
Contract	Construct Only
Design	Esoteriko
Build	SMLXL

Bespoke retail fitout for Coco & Lola, Manly.

Project features include highly detailed vaulted arches, unique vermiculite render to soften the high walls to the exposed soffit above, Marblo joinery units and pink sandstone blocks selected by the design team from Esteriko Interior to act as functional and ornamental elements of the retail space.

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Our Projects –

LO & CO RETAIL FITOUT

Completed	2021
Location	Woolhara
Value	\$110k
Sector	Retail
Client	Lo&Co
Contract	Construct Only
Design	Alexander & Co
Build	SMLXL

Boutique retail fitout.

Bespoke architectural hardware fitout for Lo and Co Interiors, Woollahra.

Project features include sanding and white wash of the existing hardwood timber floors, venetian plaster walls, new joinery throughout including a veneer centre island with hardwood cupboards, and feature lighting sourced and supplied by Lost Profile Studio.

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Our Projects –

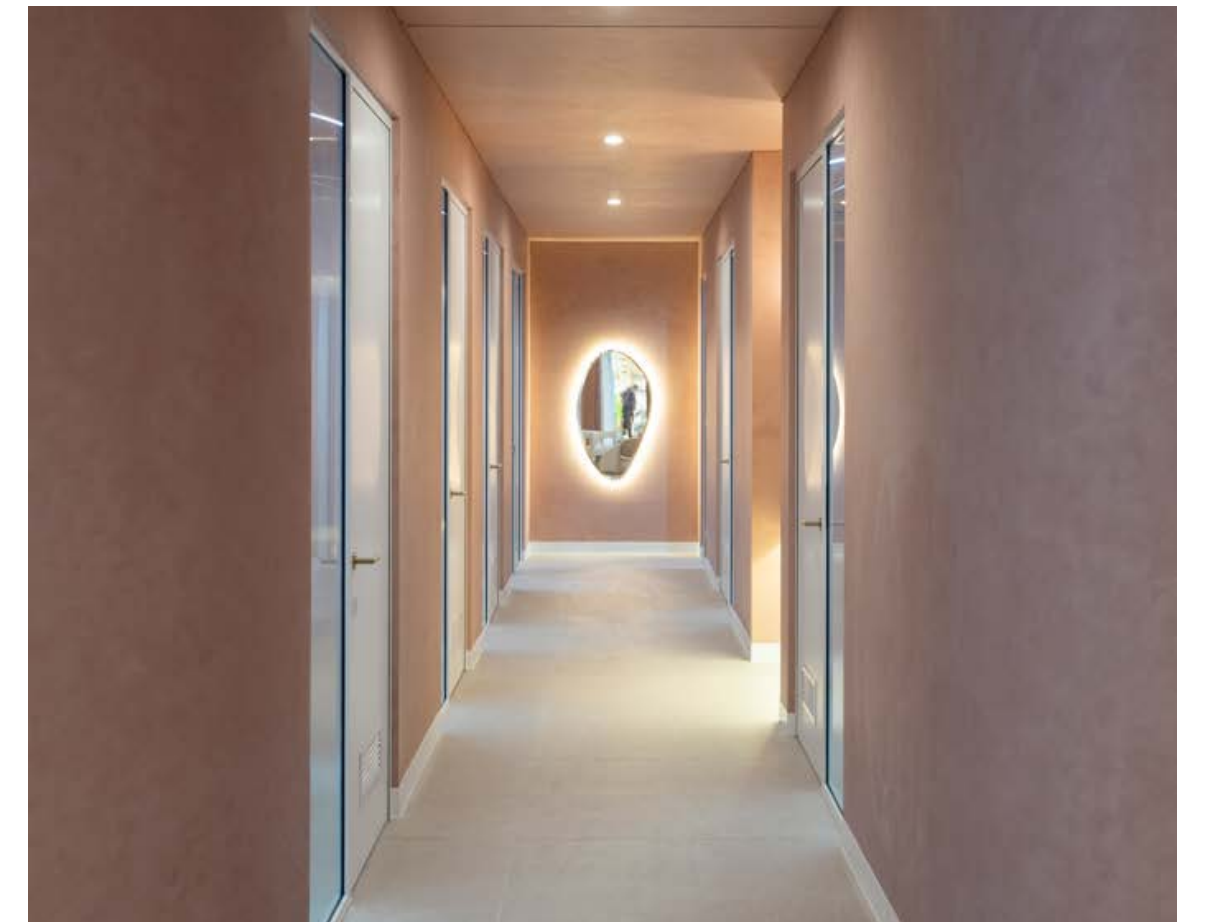
FANCY LASH RETAIL FITOUT

Completed	2022
Location	Chatswood
Value	\$220k
Sector	Retail
Client	Fancy Lash
Contract	Construct Only
Design	Coaika
Build	SMLXL

Beauty salon retail fitout.

In partnership with Coaika, the project involved the design and construction of 6 treatment rooms, a relaxation area and a full facade upgrade. Bespoke joinery and a micro-cement wall finish was used throughout.

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Our Projects –

WORLD OF WHISKEY RETAIL FITOUT

Completed	2021
Location	Double Bay
Value	\$120k
Sector	Retail
Client	World of Whiskey
Contract	Construct Only
Design	Coaika
Build	SMLXL

Retail fitout of World of Whiskey, Double Bay.

The works included the modification of the existing space to accommodate the new layout, and the installation of parquetry vinyl flooring and Laminex Woodgrain Melamine display shelves and island centre table.



Our Projects –

P.E. NATION RETAIL FITOUT

Completed	2022
Location	The Galleries
Value	\$1.1m
Sector	Retail
Client	P.E. Nation
Contract	Construct Only
Design	Akin Atelier
Build	SMLXL

Retail fitout of P.E. Nation flagship store.

The works included custom joinery, upholstery and furniture and features Perspex shelving with integrated LED lighting and a motorised stainless steel hanging rail.

A Coelux skylight was installed which is based on nanotechnology to artificially reproduce natural light. Finishes included Italian micro-cement flooring with curved rammed earth rendered walls.

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Our Projects –

COCO REPUBLIC RETAIL FITOUT

Completed	2019 - 2022
Location	Multiple
Value	\$150k - \$3.5m
Sector	Retail
Client	Coco Republic
Contract	Construct Only
Design	Alexander & Co
Build	SMLXL

Refurbishment of multiple Coco Republic retail stores.

The fitout and refurbishment projects typically included updated facade, outdoor living areas and L'Americano espresso bars. All projects featured bespoke joinery with high level detail of finishes.

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Our Projects –

STORAGE KING INDUSTRIAL REFURB

Completed	2021
Location	Lane Cove
Value	\$1.3m
Sector	Industrial
Client	Abacus Property Group
Contract	Design and Construct
Design	SMLXL
Build	SMLXL

Refurbishment and façade works.

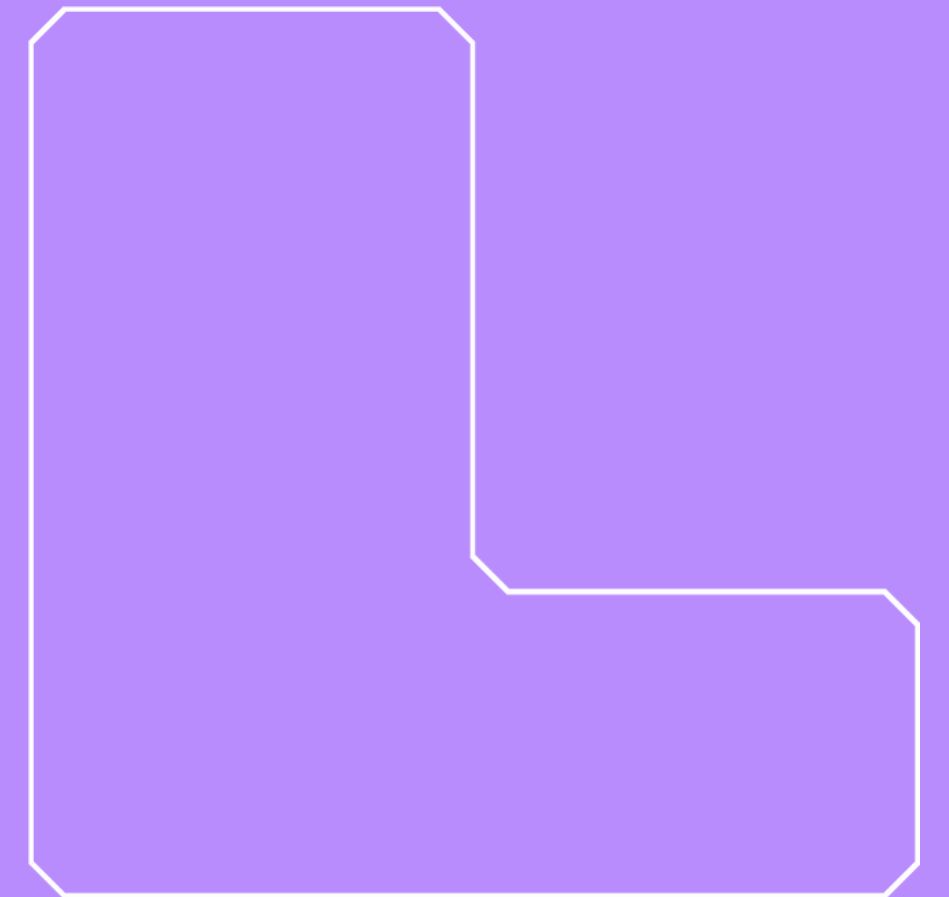
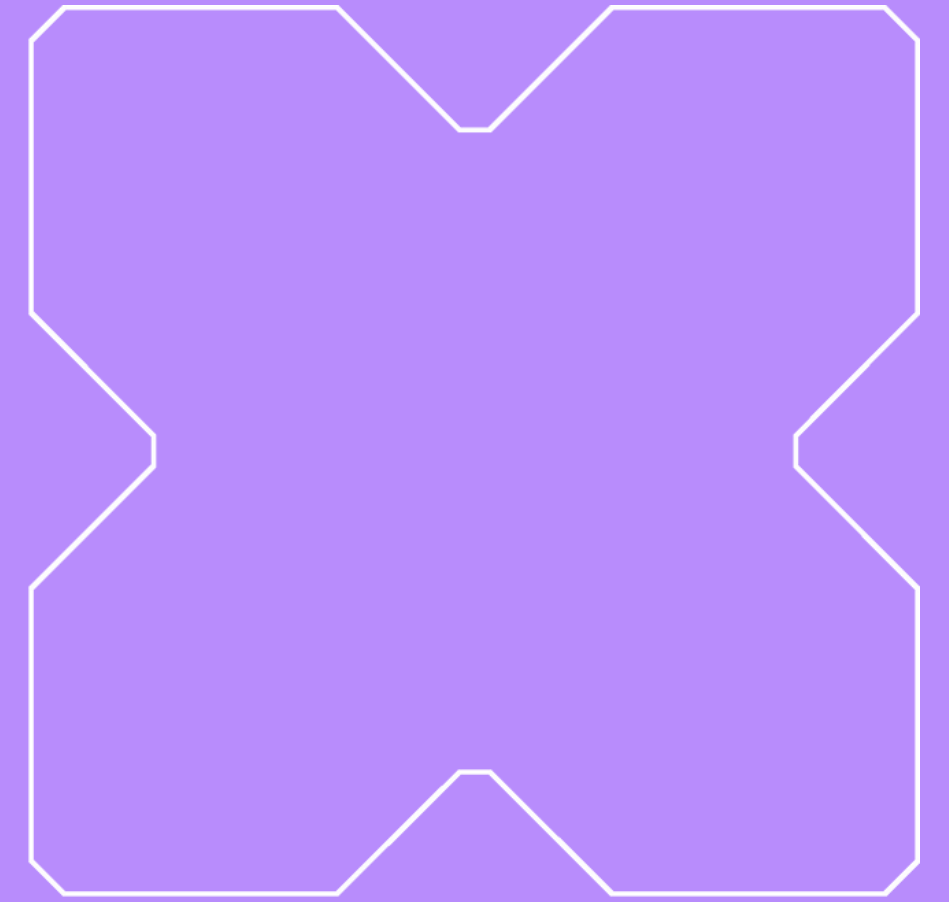
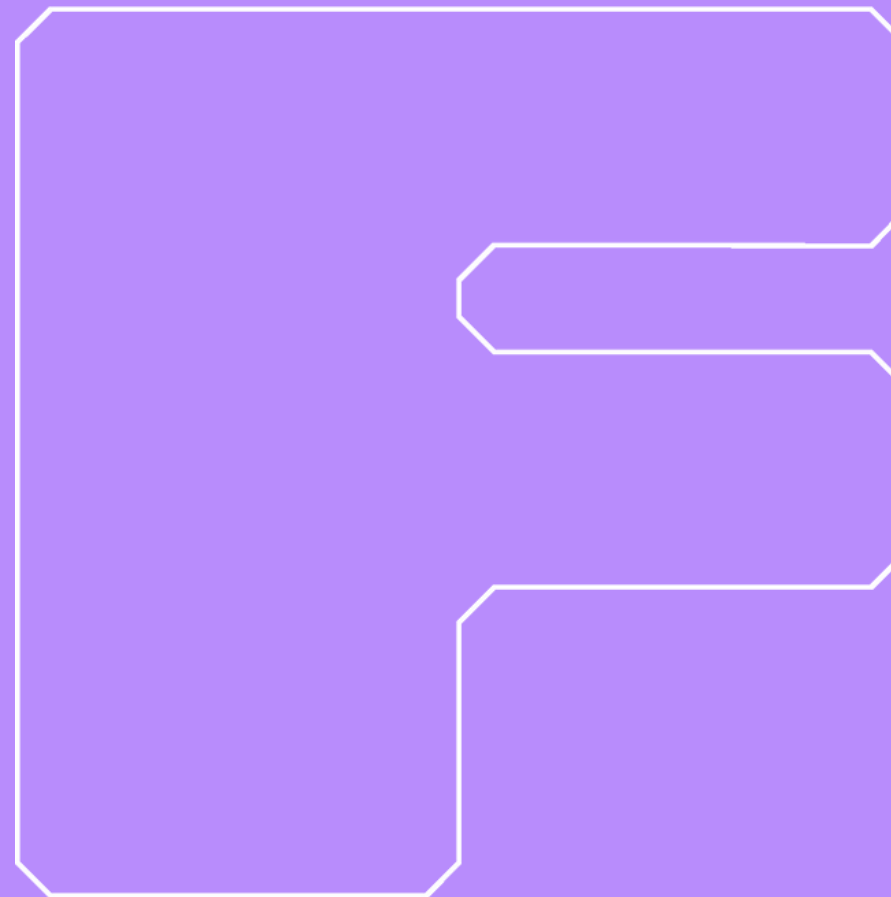
The project involved remedial works to the façade, first floor structural changes, a new office and shop fit-out and replacement of 1000sqm of roofing. A complete transformation also took place on the previously redundant sixth floor which now hosts 60 new storage units.

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INSIDE EXPERIENCE