



CAPABILITY STATEMENT

More than just builders.

Enable Group is Victoria's specialist co-living and rooming house builder. 50+ high-compliance builds delivered, backed by 40+ years of construction experience. Purpose-Built Co-Living, Rooming Houses, SDA, Childcare and Custom Residential.

6+

Years our architect designing co-living

7+

Years our architect designing SDA

40+

Years of hands-on construction experience
including the last 4 years focused on high-compliance
builds

50+

High-compliance builds delivered

Enable Group began as a developer and residential builder, serving the needs of townhouse developers, premium home builders, and standard home clients. Over the last four years we made a deliberate decision to shift our focus entirely to specialised assets: childcare centres, SDA facilities, and co-living. That pivot was not accidental. It came from years of working alongside medical professionals, NDIS providers, childcare operators, and compliance specialists who trusted us with their most complex projects. Co-living is, by comparison, a simpler build. That is exactly the point.

Book a discovery session

THE QUOTE TRAP

Why a Quote Comparison Misleads on This Kind of Build

You are comparing builders, and you should. But it is worth being clear about what a quote comparison can and cannot tell you, because the answer changes completely depending on what is being built. A rooming house looks like a house. The permit and compliance process is nothing like one.

GENERAL RESIDENTIAL BUILDER VS. ENABLE GROUP: WHAT THE QUOTE DOESN'T SHOW

Factor	General Residential Builder	Enable Group
Compliance experience	Licensed for standard residential. Class 1b experience is rare and often untested	50+ high-compliance builds delivered across SDA, childcare and co-living, backed by 40+ years of construction experience
Compliance consultants	Called in when certification stalls, which is often too late	Engaged from design stage. Issues resolved before they reach the permit
Pre-construction input	Assesses your land by fitting their standard plan to it	Architect block review, rental appraisals and feasibility modelling before you commit
Permit and documentation	Often outsourced, so it sits in another firm's queue	Handled in-house. No external delays on permits or documentation
Architect and design	Standard residential architect with no co-living specialisation	6+ years co-living design, 7+ years SDA, childcare and medical centre experience
Primary risk	Risk is mostly cost	Risk is mostly time, and time is the expensive part. We eliminate it.

The part that makes a quote comparison misleading:

No builder is going to tell you they cannot build it. Everyone says yes. So the yes tells you nothing. What separates one builder from another on this kind of project is what happens after the yes: the permit application, the objections, the compliance requirements, and the certification and performance solutions at the end.

A general residential builder can absolutely get your build done. The difference shows up in the timeframe from pre-construction to build, and again at certification. That is where residential builders most often fall short, and where the delays run to months, not weeks.

On a project like yours, months are not an inconvenience. They are the single biggest cost you can incur, and they never appear on any quote.

WHERE BUILDS STALL

Why the Right Builder Matters More on a High-Compliance Build

Rooming houses, SDA facilities and childcare centres are not general residential builds. Design, certification, interior specification and material choices all work differently, and each one carries requirements a standard residential builder rarely encounters.

01 · The Permit Path is Different

These builds require planning and building permits under classifications most residential builders never touch, whether that is Class 1b for a rooming house or Class 3 for SDA. Enable Group navigates them routinely.

02 · Objections and Scrutiny Are Common

Permits for rooming houses, SDA and childcare centres draw neighbour objections and closer council scrutiny. A builder who has handled them before knows how to respond. A builder who has not will delay your project while they learn.

03 · Certification is the Final Gate

Performance solutions at certification require a builder who understands what the building surveyor needs. Getting this wrong at the end is the most expensive mistake on this kind of build.

OUR CORE

High-Compliance Builds

Our core business is high-compliance assets. We bring the discipline, coordination and specialist delivery experience required when a build must work for investors, operators, end users and regulators, rather than simply look good on handover.

High-Compliance Living

Co-Living, Rooming Houses, SDA & Group Homes. Purpose-designed living environments for yield, compliance and long-term end-user outcomes. We manage the added design, planning, certification and delivery requirements that conventional residential builders do not routinely face.

High-Compliance Community Assets

Childcare Centres & Medical Facilities. Purpose-built assets designed around operational, accessibility and regulatory requirements. We deliver environments where planning, service coordination, compliance and practical day-to-day use work together from the start.

Development & Premium Residential

Townhouses, Multi-Unit Developments & Premium Homes. A proven capability built on our long history as a developer and residential builder, available for select projects requiring development expertise and quality execution.

WHY US

Why Clients Choose Enable Group

01 · Compliance-Led Discipline

Years delivering SDA, childcare and rooming-house projects have built a culture of diligence across every build, covering documentation, inspections and handover. That same diligence carries through to our residential work.

02 · Pre-Construction Input

We engage at design stage to reduce build costs, streamline the programme and flag risks before they hit your feasibility or your Section 173. You get a partner that treats your project like a business, not a transaction.

03 · Market-Led Configuration

Direct access to active volume sales channels means live feedback on what buyers and tenants actually want. Useful intelligence before you lock plans.

A builder-led development partner for Melbourne developers, investors, landowners and specialist operators seeking structure, discipline and delivery certainty well before the first slab is poured. You work directly with an experienced in-house team, without a middleman or a generic sales process.

THE PROCESS

How We Engage

01 · Introduction

A brief call or meeting to understand your site, intended use, timeframe and objectives. No obligation, no sales pitch.

02 · Site Assessment

Architect block review, operational feasibility and a buildability comparison across concept options before you commit.

03 · Custom Design

After engagement, soil tests, feature survey, and site due diligence inform a custom floor plan designed specifically for your block and council.

04 · Build & Handover

Construction managed in-house with compliance consultants engaged from day one. Handover includes all documentation, certifications, and a site walkthrough.

THE TEAM BEHIND THE BUILD

Built by a network. Trusted by professionals. Now available to you directly.

Where We Started

Enable Group started as a developer and residential builder, serving townhouse developers, premium home builders, and standard home clients.

The Deliberate Shift

In the last four years, we made a deliberate shift to specialised assets, making childcare centres, SDA facilities, and co-living our core business. That shift was shaped by the trust placed in us by industry bodies, medical professionals, childcare providers, NDIS operators, and rooming house specialists who engaged us to develop their properties in those earlier years. That network taught us more about compliance, design, and delivery than any single project could.

Who Has Trusted Us

Enable Group is, at its core, a business-to-business builder. Our typical clients are accountants, financial planners, and property developers: professionals who manage other people's money and cannot afford to get a build wrong. They chose us not because we were the cheapest quote, but because they needed a team they could trust with complex, compliance-sensitive projects. We were not advertising to the public. Our reputation grew entirely through results and referrals within professional networks.

Now Available Directly

Our experience has traditionally been built through trusted relationships with developers, accountants, financial planners and specialist operators. Today, as more individual investors and property owners explore co-living, we are pleased to make that same depth of expertise available more broadly. Every client receives the same capable team, rigorous process and high-compliance delivery standard that has defined Enable Group for years.

OUR IN-HOUSE ECOSYSTEM

Architect & Interior Design

6+ years designing co-living and 7+ years in SDA, plus childcare and medical centres. Co-living is the simpler end of what this team routinely delivers.

Construction Manager

Over 40 years in building. A different era of trade training, and it shows in how problems get solved on site.

Compliance Consultants

Engaged from the design stage, not called in when certification stalls. The single biggest time-saver on a rooming-house build.

Pre-Construction Applications

Handled in-house, so permits and documentation do not sit in another firm's queue waiting for attention.

Dual Licensing

Both commercial and residential licences, so we can build in any category without restriction.

Track Record

Four years focused on high-compliance construction, built on 40+ years of hands-on building experience. Every year since has sharpened exactly what councils expect.

The difference is not just having these people. It is having them working together from day one, on your project, rather than being introduced to each other through you. This is the same team that accountants, financial planners, and developers have trusted for years. You are now getting direct access to that expertise.

THE ENABLE GROUP DIFFERENCE

Three Commitments That Protect Your Return

We Engage Before You Commit

Architect assessments, rental appraisals, and full feasibility modelling are completed before you sign anything. You make an informed decision, not a leap of faith.

We Find the Problems First

Compliance consultants are engaged at design stage, not called in when certification stalls. Permits and documentation are handled in-house. Close working relationships mean much of the groundwork happens before formal lodgement, so we know early whether a project stacks up, and we will tell you when it doesn't.

We Have Done This Before

50+ high-compliance builds delivered across SDA, childcare, and medical centres, backed by 40+ years of hands-on construction experience. Co-living is the simpler end of what this team delivers every day.

SELECTED WORK

Selected Projects Across Victoria

Real builds, now standing. Completed co-living properties are available to view by arrangement. We welcome a site visit to any finished co-living property.

Co-Living & Rooming House Projects

Herbert Street, Dandenong

Single-storey rooming house (9 bed)

Bayview Circuit, Mernda

Single-storey rooming house (6 bed)

Sue Street, Wyndham Vale

Single-storey rooming house (6 bed)

Heath Road, Hoppers Crossing

Single-storey rooming house (8 bed)

Neon Way, Wollert

Double-storey rooming house (8 bed)

Bolderwood Crescent, Reservoir

Single-storey rooming house (8 bed)

Hales Ave, Jacana

Double-storey rooming house (8 bed)

Commercial & SDA

Canterbury Road, Heathmont

Purpose-built commercial SDA facility & group home

Roberts Street, Frankston

Purpose-built commercial SDA facility & group home

Burwood Highway, Upper Ferntree Gully

Childcare centre

Church Street, Kilmore

Childcare centre

Newton Street, Warragul

SDA facility

Victory Street, Keilor

SDA facility

Hadley Street, Seaford

SDA facility

Townhouse & Residential Developments

Lytton Street, Glenroy

Three double-storey townhouses

Bond Court, Kilsyth

Three double-storey townhouses

Swallow Street, Norlane

Four double-storey townhouses

Rotella Avenue, Norlane

Three double-storey townhouses

Manningham Road, Bulleen

Five triple-storey townhouses

Luxury & Custom Residential

Dent Street, Glen Iris

Single-storey luxury residence with pool

Helene Street, Bulleen

Double-storey luxury residence with pool and lift

Parer Street, Burwood

Two double-storey luxury townhouses

[View our past projects archive](#) · From our early beginnings over a decade ago, when townhouses, premium homes and house and land were our focus. Additional custom home, SDA and co-living developments available on request.

CASE STUDY

104 Canterbury Road, Heathmont: SDA Facility

Purpose-built Specialist Disability Accommodation and group home, delivered for an NDIS provider. This project sits above the compliance tier your rooming house requires. Enable Group has delivered 50+ high-compliance builds across SDA, childcare, and medical centres, backed by 40+ years of hands-on construction experience. That gives us a depth of compliance experience that very few builders in Victoria can match.

► Watch the 104 Canterbury Road, Heathmont video walkthrough

Classification NCC Class 3: shared residential, a higher compliance tier than Class 1b	Category High Physical Support (HPS), the most complex SDA design category	Status Complete and handed over, with House 1 fully tenanted
Fire & Safety Sprinkler system, emergency egress lighting, full Class 3 fire compliance	Accessibility 950mm+ clear doorways, 1,600mm turning circles, hoist-ready reinforced ceilings	Services Emergency backup power, smart-home automation, height-adjustable joinery

Class 3 sits above the Class 1b your rooming house requires. A builder who delivers Class 3 SDA delivers Class 1b comfortably. Most residential builders have never certified a Class 1b anything, and will not discover what that involves until your project is already underway.

ROOMING HOUSE PIPELINE

Co-Living & Rooming House Track Record

Project	Description	Status
36 Bayview Circuit, Mernda	6-bedroom rooming house	Complete

Project	Description	Status
15 Sue Street, Wyndham Vale	6-bedroom rooming house	Complete
Herbert Street, Dandenong	9-bedroom rooming house	On site now
Hales Avenue, Jacana	8-bedroom, double-storey	On site now
Neon Way, Wollert	8-bedroom, double-storey	In planning
Bolderwood Crescent, Reservoir	8-bedroom	On site now
Heath Road, Hoppers Crossing	8-bedroom	On site now

SEE OUR WORK IN ACTION

Project Video Tours

The best way to understand the quality and finish of our builds is to see them. Video tours of completed projects, including our co-living homes and the Heathmont SDA facility, are linked from the website.

Co-Living: Bayview Circuit, Mernda (5 Bed) Handover video and walkthrough of the completed 5-bedroom co-living home. Watch on Facebook	Co-Living: Sue Street, Wyndham Vale Explanatory walkthrough covering design intent, compliance approach and finished result. Watch on Facebook Watch on Instagram
104 Canterbury Road, Heathmont: SDA Facility Walkthrough of our completed Class 3 High Physical Support SDA build. Watch on Instagram	Childcare Centre: Ferntree Gully Childcare centre currently under construction in Ferntree Gully. Watch on Instagram

BUILDER LICENCES

Current Victorian Builder Licences

Enable Group holds the following current Victorian builder licences.

- Corporate Commercial Building Practitioner: **CCB-U 100011**
- Commercial builder licence: **CB-U 67736**
- Residential builder licence: **DB-U 67735**

READY TO START THE CONVERSATION?

Your vision. Our capability. Strategically aligned.

Book My Discovery Session

Email: partners@enablegroup.au · Phone: 1300 000 868

[Co-Living Starter Kit](#)

[Shared Housing Research](#)

[Enable Co-Living](#)

[Project portfolio](#)

[View this capability statement online](#)

Enable Group: a builder-led development partner for Melbourne developers, investors, landowners and specialist operators. We look forward to working with you.