

PROCUREMENT & SUPPLY PARTNER · MELBOURNE, VICTORIA

The same product. Up to half the cost. None of the offshore risk.

Joinery, stone, tiles, stairs, windows and cladding, procured from audited factories with Australian QA and accountability.

Your competitors already procure these packages overseas, from the same factories that supply five star hotels, at a fraction of local cost. What stops most builders is the risk: misread shop drawings, QA surprises on delivery, and nobody local to call when a container lands wrong. SupplyNet is not a middleman. It is a procurement system, built by builders, run for builders. You get the price and the product. We carry the coordination, the QA and the compliance.

6TRADE PACKAGES FROM ONE
ACCOUNTABLE LOCAL CONTACT**28+**FACTORIES AUDITED AND PRE VETTED
BEFORE YOU COMMIT**100%**PRE SHIPMENT QA WITH A PHOTO
REPORT BEFORE LOADING**5 to 7**BUSINESS DAYS TO A SCOPE AND
INDICATIVE SAVINGS

Send us your drawings. We do the rest.

Scope breakdown, indicative savings and a process overview within 5 to 7 business days. No obligation.

You know the maths. The problem is execution.

The price gap is real, and recoverable.

Build costs are up sharply on contracts you largely cannot reprice. Builder margin and overhead now sits at only 20 to 25% of contract value, and kitchen joinery is among the fastest rising cost lines. Going offshore is the obvious lever, but done alone it creates new risk. Here is where it goes wrong, and how we close each gap before it reaches your site.

Wrong product on site

The container lands and the dimension, profile or finish is wrong. We resolve it at shop drawing stage, before anything is cut.

Language kills the specification

Shop drawings get misread in translation. We coordinate drawings and sign off the spec in both languages before fabrication.

QA that does not exist until delivery

The sample was perfect; the batch is not. We run factory QA on every order with a photo report before loading.

Programme gets eaten

Late freight, wrong sequencing, damage in transit. We stage delivery to your programme and pack each product to survive shipping.

A bulkhead detail missing from joinery drawings and a misread item from a FF&E schedule becomes a \$8K variation. We eliminate those upstream.

\$641b

AUSTRALIAN CONSTRUCTION MARKET, BUILDERS
COMPETING ON MARGIN

IBISWorld 2026

~3,600

CONSTRUCTION INSOLVENCIES IN 2025, THE HIGHEST
OF ANY SECTOR

ASIC 2025

+47%

RISE IN BUILD COSTS OVER FIVE YEARS ON LARGELY
FIXED PRICE CONTRACTS

Industry 2025

Six packages. One coordinator. One QA standard.

The advantage is consolidation. One container, one contact, shared freight.

Joinery & Cabinetry

Kitchens, pantries, robes, vanities, commercial fit out. NCC Vol 1 and 2 documentation.

Stone & Marble

Benchtops, splashbacks, feature walls. Vein and book matched, large format porcelain.

Tiles

Porcelain, ceramic, stone, mosaics. Matched to spec. From \$17 per m2 ex GST.

Stairs & Balustrades

Steel, stone, timber and glass. Curved and helical. Pre assembled and test fitted.

Windows & Doors

Aluminium framed, pivot and feature entries. Double glazed Low E to AS2047.

Aluminium Cladding & Specialist

Louvres, screens, pergolas, hardware and custom FF&E, install ready.

How we take the risk out of it.

Pre vetted factories

Every factory passes eight criteria, including a physical site inspection and NCC documentation capability, before it touches your project.

Your sign off gate

Nothing is ordered until you approve the shop drawings. We chase you, not the other way around.

Hotel grade QA

Our factories supply five star hotel groups. That QA standard is our default, not an upgrade.

Factory network credentials: JW Marriott · The Ritz-Carlton · Four Seasons · Rosewood · Shangri-La · St. Regis · W Hotels · Waldorf Astoria · Banyan Tree · Kempinski

Transparent on price. Upfront on scope.

An indicative comparison, on a real two unit dual occupancy.

CATEGORY	LOCAL SUPPLY	SUPPLYNET	SAVING
Windows & Doors	\$140,000	\$55,000	\$85,000
Joinery & Cabinetry	\$200,000	\$78,000	\$122,000
Stone, tiles & flooring	\$120,000	\$48,000	\$72,000
FF&E & cladding	\$125,000	\$50,000	\$75,000
Total	\$585,000	\$231,000	\$354,000

Net saving approximately \$336,000, about 57% versus Australian local supply after our indicative procurement fee. Figures are indicative for illustration. Final confirmed pricing is provided at shop drawing stage. Supply is ex factory; installation is excluded by default and quoted separately if required.

Procurement fee model

You buy direct at factory pricing and see exactly what you pay. We manage drawings, QA and logistics on a fixed per project fee. Best for larger or multi stage projects.

Fixed supply model

You buy from SupplyNet at an agreed fixed price, one local AUD invoice. No overseas accounts, no freight surprises, no currency risk. We carry the product liability.

Got a project coming up? Send us the drawings.

TURNAROUND Scope, indicative savings and process overview in 5 to 7 business days

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Overseas pricing. Australian accountability. Built by builders, for builders.

What is inside.

Read page one in a minute. The rest is the proof.

01	The real problem	Where builder margin is lost
02	What this saves you	A real procurement comparison
03	Why SupplyNet is different	We came from construction
04	What we supply	Six packages, one coordinator
05	How it works	Nothing goes wrong on site
06	Programme and lead times	When to engage us
07	Two ways to work	Procurement fee or fixed supply
08	Track record and contact	The same factories, your project

From being a builder, to supplying builders.

You know the maths. The problem is execution.

01

The price difference is real, and recoverable.

Manufacturing labour and materials offshore cost a fraction of local rates, from the same factories that supply five star hotels. Builders not using this are either paying too much or were burned once and never went back. Both are fixable. The squeeze is real: builder margin and overhead now sits at only 20 to 25% of contract value, kitchen joinery is among the fastest rising cost lines, and fixed price contracts rarely let you pass increases on. A wrong container, a misread shop drawing, or a week of programme delay turns thin margin into negative margin.

Wrong product turns up

The colour, dimension or profile is wrong. The drawing said one thing, the factory did another. We resolve this at shop drawing stage, before anything is cut.

Your programme gets eaten

Late delivery, wrong sequencing, damage in transit. We stage deliveries to your programme and pack products to survive shipping.

Shop drawings do not match site

The stair does not land on the slab, the joinery hits the cornice. We catch conflicts in drawing review, before fabrication.

Nobody local to call

Disputing an offshore factory means lawyers, time zones and a language barrier. With SupplyNet there is one accountable local entity.

Sources: IBISWorld 2026; ASIC insolvency statistics 2025; HIA cost and margin commentary 2024 to 2025.

The numbers. A real project.

Indicative comparison, not a projection.

02

Based on a two unit dual occupancy, high end custom specification, seven procurement categories, full fit out. Local pricing sourced from Australian suppliers. SupplyNet pricing reflects direct factory cost plus full service.

CATEGORY	LOCAL SUPPLY	SUPPLYNET	SAVING	SAVE %
Windows & Doors	\$140,000	\$55,000	\$85,000	61%
Joinery & Cabinetry	\$200,000	\$78,000	\$122,000	61%
FF&E, custom furniture	\$70,000	\$28,000	\$42,000	60%
Stone cladding, facade	\$55,000	\$22,000	\$33,000	60%
Engineered timber flooring	\$45,000	\$18,000	\$27,000	60%
Stone & Marble, benchtops	\$40,000	\$16,000	\$24,000	60%
Tiles, large format porcelain	\$35,000	\$14,000	\$21,000	60%
Total	\$585,000	\$231,000	\$354,000	61%

Less indicative SupplyNet procurement fee \$18,000. Estimated net saving approximately \$336,000, about 57% versus Australian local supply. Figures are indicative for illustration. Final confirmed pricing is provided at shop drawing stage once scope is agreed. Actual savings vary by project.

We came from construction.

We think like builders, because we are.

03

Most procurement agents are freight forwarders. They understand logistics, not what a variation costs or what a week of delay does to a fixed price contract. That is the difference.

Shop drawing coordination

We review your drawings before anything is quoted. Conflicts resolved before fabrication, not on site. Nothing ships without your sign off.

100% factory QA

Every order inspected before shipment with a photo report. Products pre assembled and test fitted where applicable, then packed to survive transit.

Compliance discipline

NCC documentation, surveyor sign offs and warranty paperwork produced before you need them, not chased after delivery.

One accountable entity

One local contact in Melbourne across every package. Fewer calls, a single line of accountability, no offshore admin burden.

The same factory network

Our factories have delivered joinery, stone, stairs and interior systems to five star hotel groups across Asia, the Middle East and Australia. That QA standard is what we apply by default, not as an upgrade.

Six packages, one coordinator.

The advantage is consolidation.

04

01 Joinery & Cabinetry

Kitchens, butler pantries, robes, vanities and commercial cabinetry. 2PAC, veneer, laminate and HPL finishes, soft close hardware. NCC Volume 1 and 2 documentation included.

02 Stone & Marble

Benchtops, splashbacks, vanities and feature walls. Vein and book matching, CNC and waterjet profiles, large format porcelain for cladding and floors. Dry lay verified before shipping.

03 Tiles

Porcelain, ceramic, natural stone and mosaics. We match or provide alternatives to architect specified finishes, with samples approved before bulk production. Published rate from \$17 per square metre ex GST.

04 Stairs & Balustrades

Complete stair systems in steel, stone, timber and glass, including curved and helical. Frameless and semi frameless balustrades. Pre assembled and test fitted before shipping.

05 Windows & Doors

Aluminium framed windows in sliding, bi fold and awning, custom pivot and feature entries. Double glazed Low E systems to AS2047 and NCC Section J. Glazing coordinated before fabrication.

06 Aluminium Cladding & Specialist

Louvres, batten and perforated screens, pergola and louvred roof systems, architectural hardware and custom FF&E, supplied as install ready packages.

Ordering two or more packages together lets us consolidate into one container and pass the freight saving back to you. Tiles at the published rate require at least two other packages on the same project.

The system that means nothing goes wrong on site.

05

Every site problem was created weeks earlier. We eliminate it upstream.

- | | | | | | |
|---|--|---|---|---|--|
| 1
Drawings in
Reviewed for gaps, conflicts and buildability | 2
Shop drawings
Detailed fabrication drawings issued | 3
Your sign off
Nothing moves without your approval | 4
Production
Staged build with inspection and test plan | 5
Factory QA
Photo inspection report before loading | 6
Staged delivery
To programme, packed to survive shipping |
|---|--|---|---|---|--|

What we catch in drawings

Stairs that do not land on the slab, joinery hitting the cornice, cutout dimensions that do not match site, stone dimensions against site measure.

What factory QA covers

Dimension checks against shop drawing, finish consistency across the full batch, connection points and pre drilled fixings, surface and edge quality.

When to engage us.

Programme is everything. Here it is, stated plainly.

06

Engage SupplyNet 12 to 15 weeks before you need product on site. Joinery and custom items allow 15 weeks from shop drawings. The single biggest objection to offshore procurement is lead time uncertainty, so we remove it.

Week 0	Engage SupplyNet. Send drawings and scope. Indicative pricing and process overview within 5 to 7 business days.
Week 1 to 2	Scope agreed. Commercial model confirmed, factory shortlist presented with indicative quotes.
Week 2 to 3	Shop drawings. Detailed fabrication drawings issued per package. Review catches conflicts before any order is placed.
Week 3 to 4	Your sign off. Nothing is ordered without your approval. This is your quality gate. We chase you, not the other way around.
Week 4 to 9	Production. Factory fabrication under an inspection and test plan, with a mid production QA check at week 6.
Week 9 to 10	Factory QA. Pre shipment inspection, photo report issued to you, sign off before loading.
Then	Staged delivery. Consolidated and delivered to site in sequence with your programme.

Two ways to work. Both clean and simple.

No complex structures. No hidden costs.

07

Procurement fee model

You contract directly with the factory at factory pricing, so you see exactly what you pay. SupplyNet manages drawings, QA, logistics and coordination on a fixed per project fee. Best for developers and builders running larger or multi stage projects.

Fixed supply model MOST COMMON

You buy from SupplyNet at an agreed fixed price, fully coordinated, QA verified and delivered. One local invoice in AUD. No overseas accounts, no freight surprises, no currency risk. We carry the product liability.

What both give you

Offshore pricing, local accountability and zero admin burden. Full documentation and reporting throughout.

Upfront on scope

Supply is ex factory unless stated. Installation is excluded by default and quoted separately if required. Delivery is included where the package states it. Final pricing is confirmed at shop drawing stage.

The same factories. The same QA. Your project.

19+PROJECTS DELIVERED ACROSS
MELBOURNE**60+**

INDIVIDUAL DWELLINGS SUPPLIED

100%

PRE SHIPMENT FACTORY QA

\$17PER M2 EX GST PUBLISHED TILE RATE,
BUNDLED

Factory network credentials: JW Marriott • The Ritz-Carlton • Four Seasons • Rosewood • Shangri-La • St. Regis • W Hotels • Waldorf Astoria
• Banyan Tree • Kempinski

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