

GLADSTONE

BUILDING PROJECTS

CAPABILITY STATEMENT

*Transforming residential spaces into
extraordinary homes.*

GLADSTONEBUILDINGPROJECTS.COM.AU

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Gladstone Building Projects

Gladstone Building Projects is a residential builder specialising in high-end, architecturally designed homes. Based in Melbourne and founded in 2023, we've partnered with some of the city's most respected design studios to deliver work that's both technically outstanding and deeply personal.

Through craftsmanship, collaboration, and an unwavering respect for architectural vision, we bring complex designs to life — with elegance, precision, and care.



Gladstone: Experts in detailed, high- end architectural projects

Our Philosophy

Exceptional homes aren't just built — they're crafted with purpose.

We believe quality should be present at every stage of the build, not just the finish. That's why we work closely with architects and clients from early feasibility to final detailing, ensuring the design intent is protected and the final product exceeds expectations.

"Every extraordinary home begins with a conversation. From the earliest concepts, we collaborate with clients, consultants, and contractors to uncover inspired solutions that bring a vision to life."

— Michael Kanellopoulos, Director



*Services &
Project Delivery Process*

Services

We offer a complete suite of building and project management services, tailored to architect-designed residential homes:

Pre-Construction & Planning

Feasibility, cost planning and buildability advice to support early-stage design.

Design Coordination

We work alongside architects and consultants to help resolve detailing, sequencing, and practical construction solutions.

Construction Delivery

Execution of high-end residential homes with full project oversight, documentation, and compliance.

Heritage Restorations & Sensitive Additions

Respectful upgrades to period properties, honouring the original character while enhancing function and liveability.

High-End Renovations

Detailed and considered transformations, often within complex urban sites.

Post-Completion Services

Defect resolution, care recommendations, and ongoing builder support.

Project Delivery Process

Stage Scope

1. **Pre-Construction** Feasibility review, cost plan, consultant introductions
2. **Design Collaboration** Consultant coordination, buildability feedback
3. **Construction Project** delivery with regular site reviews
4. **Handover** Practical completion, documentation, defects list
5. **Post-Completion** w support, rectification and relationship continuation

A portrait of Michael Kanellopoulos, a man with a short buzz cut and a slight smile, wearing a dark jacket. The background is a solid dark grey.

Michael Kanellopoulos

Managing Director | Gladstone Building Projects
Registered Domestic Builder (Unlimited)
Dip. Building Design | Adv. Dip. Construction Management (RMIT)

Michael brings over 13 years of experience across residential and commercial construction, with a portfolio that includes homes valued from \$1million to \$20 million and commercial projects up to \$60 million.

His background blends technical expertise with an intuitive understanding of the architect's vision, making him a trusted collaborator on complex and design-led builds. Michael's experience as a Building Designer prior to construction gives him an edge for resolving construction details and coordination. Working at DOME Building Projects as a Senior Project Manager exposed Michael to great leadership, a high expectation for quality and service and in depth understanding of what architects and clients expect of a high-end build.

Michael's commercial building experience has strengthened the company's approach to quality, time management, and communication—bringing invaluable structure and efficiency to every project.

Known for his calm leadership, clear communication, and ability to anticipate site challenges before they arise, Michael is deeply involved in every Gladstone project from pre-construction through to final handover. He has built a reputation for precision and integrity and for consistently delivering homes that exceed expectations while honouring the architectural intent.

Michael has worked alongside some of Melbourne's most respected practices, including Robson Rak, B.E Architecture, NTF Architecture, Hecker Guthrie, Studio Beal and Alexander Gray Design, and continues to foster close working relationships with designers, consultants, and clients alike.

“I believe great homes start with great conversations. When we’re involved early—working alongside the architect and client—we can protect the vision while adding buildability, clarity and calm to the process.”

— Michael Kanellopoulos

*Explore our
most recent
projects and
structures*

From intricate designs to complex builds, discover how our expertise and commitment to quality come together to create residential projects that stand the test of time.



*Middle Park
Residence*



The Project

Architect | Robson Rak

Build Type | Heritage Restoration and new extension

Project Value | \$1.7M

Contract Type | Fixed price (ABIC MW 2018)

Timeline | 11 Months

Located in a quiet street in Middle Park, this 300sqm heritage residence was restored with a contemporary double storey extension to the rear. We learnt about the history of the home during the build when the paint was stripped from the existing brick façade which revealed timeless brown, yellow and red tuck pointed features along with brick archways to window headers. These original elements were restored which became the hero of the residence.

The brickwork along the street face which abutted the existing façade was carefully selected to reference the red stripe pattern of the existing façade. Building a 2 storey structure along the site boundary involved an extensive amount of planning with the City of Port Phillip Council, suppliers and contractors to ensure the structure was built safely to all trades and the general public. All existing floor structures and solid plaster were removed and re-built to ensure the foundations of the home could remain sound for a lifetime.



A photograph of a hallway in Avondale Hall. A staircase with a brown carpet and a dark wooden handrail leads up. A white door is visible at the end of the hallway. The walls are white and feature several framed pictures. A large, ornate archway is visible at the top of the frame.

Avondale Hall

The Project

Architect | Studio Beal

Build Type | Heritage Restoration

Project Value | \$500K (approx.)

Contract Type | Fixed Price (HIA Alternations and Additions)

Timeline | 6-months



With Baltic pine floors, decorative fireplaces, and ornate ceilings, this 800-square-metre home captures the charm and character of a bygone era.

Located on a leafy street in Armadale, this 800sqm heritage residence was restored in close collaboration with Studio Beal. The build involved extensive structural remediation of load bearing archways supporting the roof and first floor level. A needle and propping method of the existing structure was undertaken to temporarily support the structure while the archways were re-built. Intricate restoration of original heritage elements such as Baltic pine flooring, decorative ceilings, tuck pointing of brickwork, hand-carved timber architraves, hand crafted cornices and solid plaster walls. Contemporary insertions such as, custom joinery, new bathrooms, kitchen and laundry were also constructed.

Careful coordination with Studio Beal and our contractors who specialise in heritage restoration ensured an outcome that honours the building's legacy while enhancing its liveability.

Featured in **The Local Project**, 2024.



With Baltic pine floors, decorative fireplaces, and ornate ceilings, this 800-square-metre home captures the charm and character of a bygone era.



The Melburnian

The Project

Architect | Alexander Gray Design

Build Type | Apartment Refurbishment

Project Value | \$800k (approx.)

Contract Type | Fixed price (HIA Alternations and Additions)

Timeline | 6-month program



With quarter-cut American oak joinery, Bauwerk limewash-painted walls, and limestone benchtops, this renovation blends natural textures with soft, shifting light. Each detail was chosen to create a warm, inviting space that feels both modern and timeless.



This high-end refurbishment transformed an existing apartment at The Melburnian into a calm and highly refined residence. Delivered in partnership with Alexander Gray Design, the project involved completely stripping the apartment back to its core and rebuilding a contemporary space focused on materiality, restraint and light.

Quarter-cut American oak joinery, Bauwerk limewash walls, and limestone benchtops were custom-sourced and meticulously detailed on site. Services were upgraded to match the new configuration, and tight coordination was required with building management and strata regulations throughout.



St Kilda Hill

The Project

Architect | Robson Rak
Build Type | Bathroom Renovation within Heritage Home
Project Value | \$45,000
Contract Type | Fixed Price
Timeline | 15 weeks



Integrated stone basins emerge seamlessly, a sculptural presence that anchors the design, while Brodware fixtures add an understated architectural edge.

Part of a broader restoration of a 130-year-old Victorian terrace, this bathroom renovation balanced sensitivity to original detailing with contemporary refinement. Working within a compact footprint and active heritage overlay, the space was stripped, restructured and reimaged in collaboration with Robson Rak.

Bespoke integrated stone basins, Brodware fixtures, and refined transitions define the room's restrained material language.

Featured in Vogue Living, 2024.



Testimonials

“I had the pleasure of working with Michael, and I can’t recommend him highly enough. From our very first conversation, it was clear that he is a safe pair of hands—reliable, honest, and committed to delivering exceptional results. He meticulously followed the agreed-upon process, preparing a comprehensive budget based on our discussions and ensuring that every detail was accounted for.

Throughout the project, Michael demonstrated impressive follow-through, collaborating seamlessly with me and the designer to keep everything aligned and within budget. His attention to detail was outstanding, and it truly took the stress out of the entire experience. I felt confident knowing that my project was in such capable hands. If you’re looking for a builder you can trust to deliver on time and with precision, I wholeheartedly recommend Michael. He is a true professional!

— Client, Avondale Hall

“Gladstone Building Projects was fantastic to work with. Michael put himself in our shoes to deliver an apartment finished to the highest standard.”

— Client, The Melburnian

Working with Michael from Gladstone Build has been an absolute pleasure. As an interior designer, I truly appreciate a builder who not only has a keen eye for detail but also consistently maintains the highest standards throughout every stage of the build. Michael impressed me with his ability to come up with creative, practical solutions whenever challenges arose. His friendly, approachable nature and clear communication made collaboration seamless, and the finished results always reflect exceptional craftsmanship and quality. I look forward to working together on future projects!

— Vivienne Beal, Studio Beal



In the Press

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Gladstone Building Projects has been featured in some of Australia's most respected design publications, showcasing our ability to bring architecturally ambitious homes to life with care, detail and integrity.

THE LOCAL PROJECT

Avondale Hall with Studio Beal

A thoughtful restoration of a heritage home in Armadale, blending ornate 19th-century detailing with contemporary comfort.

“A masterclass in restraint and revival — a quiet, confident collaboration between builder and designer.”

VOGUE
LIVING

St Kilda Hill with Robson Rak

A sculptural bathroom renovation within a 130-year-old terrace, where modern refinement meets historical depth.

“Infusing new life into a Victorian shell without losing its soul — a build of remarkable precision.”



Projects Summary

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Year Established 2023

Primary Location South Melbourne, VIC

Specialty Architect-designed homes

Collaborations 10+ Melbourne-based architects

Contract & Compliance

Contract Models: Fixed Price / Cost Plus / Construction Management

Preferred Contract Types: HIA, Master Builders

Insurances: Public Liability, Contract Works, Existing structure insurance, Domestic Building Insurance

Licensing: Registered Domestic Builder – Unlimited (Victoria)

Let's Work Together

We value enduring relationships with architects who share our commitment to detail, integrity and design-led thinking. Whether you're seeking a builder to bring nuance and precision to your concept or a partner who's there from feasibility through to handover, we'd love to collaborate.

Thank You.



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