

INTRODUCING 21 GROUP SERVICES



About Us

At 21 Group Services, we specialise in delivering high-quality, compliant, and efficient de-fit, demolition, and asbestos removal services throughout Brisbane & South East Queensland. Our focus is simple: precision, safety, and delivery.

With decades of combined experience, we partner with property owners, tenants, project managers, and builders to offer seamless, end-to-end site solutions. Whether preparing a commercial site for handover, restoring a tenancy to base build condition, or safely removing hazardous materials, we take pride in executing every project with professionalism and attention to detail.

Our commitment to safety, transparent communication, and reliable project management ensures that every client, from national brands to local businesses, receives consistent, high-standard results.

Why Partner With Us?

- ✓ Licensed and insured professionals
- ✓ Specialists in de-fit, demolition, and asbestos removal
- ✓ Transparent, detailed quoting with no hidden surprises
- ✓ Proven track record of delivering projects on time and to scope
- ✓ Trusted by commercial landlords, retailers, builders, and facility managers


Our Services

- Commercial Defit & Make-Good
- Internal Demolition & Strip-Out
- Licensed Asbestos Removal (Class B)
- Decontamination and Site Cleaning
- Optional Add-Ons: Patch and Paint, Site Cleaning, Carpet and Window Cleaning


Let's Build Together

We welcome the opportunity to partner with you on your next project, delivering safe, efficient, and compliant results that meet your timeframe, your scope, and your expectations.

For further information or a tailored quote, please contact us.

 0457 144 594

 info@21groupservices.com.au

 www.21groupservices.com.au

We look forward to working with you!

CAPABILITY STATEMENT

Specialists in De-Fit, Demolition & Licensed Asbestos Works for SEQ

About Us

At 21 Group Services, we specialise in high quality demolition, asbestos removal, and full scale commercial de-fit and make good projects across Queensland. Our reputation is built on trust, reliability, and a relentless focus on safety, compliance, and client satisfaction.

With over a decade of hands-on experience, our Director leads a skilled and licensed team who know how to deliver from small scale strip outs to complex, multi week end-of-lease make goods. We don't just remove, we restore, preparing commercial spaces for handover, renovation, or repurposing with a focus on detail, speed, and regulatory excellence.

Our pivot into longer duration de-fit and make good projects reflects our growth as a company and our ability to deliver end-to-end solutions for commercial landlords, franchise networks, retail groups, and builders. Whether it's a full building strip out or reinstating surfaces, ceilings, and fittings to lease conditions. We're your trusted partner for quality, safety, and peace of mind.

Our Mission

To deliver professional, compliant, and efficient de-fit, demolition, and asbestos services that prepare commercial and industrial spaces for their next chapter, with safety, transparency, and integrity at the core of everything we do.

Our Vision

To become Queensland's leading provider of integrated de-fit and make-good solutions, known for setting the industry benchmark in safety, service quality, and client satisfaction.

OUR SERVICES

Core Services



De-fit & Make-Good



Demolition & Strip Out



Asbestos Class B Removal

Specialised Services



Make Safe



Decontamination & Clean



Mold Remediation & Water Restoration

OUR LICENSES & CERTIFICATIONS



Class B Asbestos Removal License No. 2328638



Public, Product & Asbestos Liability Insurance up to \$20M



Contractor's All Risk (CAR) Insurance



WorkCover QLD registered



Certificate in Structural Drying, Water Damage Restoration & Mold Remediation

TRUSTED BY LEADING BRANDS



NEED A RELIABLE PARTNER FOR YOUR NEXT PROJECT? ✓



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21 GROUP SERVICES
PRECISION. SAFETY. DELIVERY.










ENHANCE YOUR PROJECT WITH OPTIONAL ADD-ONS

21 GROUP
SERVICES

At 21 Group Services, we offer a range of additional services to ensure your deficit, demolition, or make-good project is completed to the highest standard - saving you time, cost, and hassle.

We can package these optional services as part of your project or deliver them separately depending on your needs.


Optional Services Available

Service	Description	Typical Rate
 Carpet Steam Cleaning	Deep steam clean to meet lease handover requirements.	From \$3.50 – \$5.00 per m ²
 Window Cleaning	Internal glass cleaning for spotless presentation.	From \$8.00 – \$15.00 per pane
 Patch & Paint (Touch-Ups) via QBCC Licensed Sub-Contractor	Minor wall patching and paint touch-ups.	From \$25 – \$45 per patch area
 Graffiti Removal	Safe chemical removal of graffiti from walls or external areas.	From \$75 – \$150 per affected area
 Final Site Cleaning	Full sweep, dust, mop and remove minor construction debris.	From \$4.00 – \$6.50 per m ²
 Signage Removal	Professional removal of wall, window, and external signage.	From \$80 – \$180 per sign
 Ceiling Tile Replacements	Patch or replace ceiling tiles as part of make-good.	From \$25 – \$40 per tile


Add-On Service Notes

- Rates are indicative and subject to site conditions and access.
- Detailed quotations are provided upon request during initial site inspection.
- Bundle multiple services for discounted pricing.

For further information or a tailored quote, please contact us.

 0457 144 594

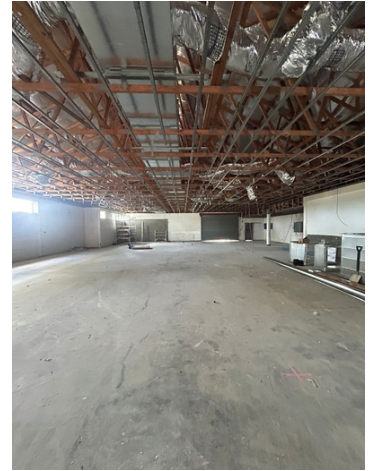
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Project Name: Kingston Defit
Client: SAP Commercial
Scope of Works: Complete Defit & Make Good
Duration: 2 weeks
Key Challenges: Restricted site access required strategic waste removal planning to manage debris efficiently
Outcome: Project delivered within the agreed timeframe, achieving 100% compliance and site handover standards



Existing Fit Out at Kingston Defit



Site Ready for Handover



Existing Fit Out at Gloria Jeans



Site Ready for Handover

Project Name: Gloria Jeans, Brisbane DFO
Client: Siomin Constructions
Scope of Works: Complete Defit and Make Good
Duration: 2 weeks
Key Challenges: Strict after-hours access requirements necessitated flexible scheduling and noise control measures.
Outcome: Delivered safely and within client deadlines, with 100% compliance to Brisbane DFO tenancy handover guidelines.

Project Name: Morayfield Asbestos Removal
Client: Patersons Demolition
Scope of Works: Whole house asbestos removal
Duration: 3 days
Key Challenges: Straightforward execution requiring strict asbestos handling protocols and certified waste disposal
Outcome: Completed safely within three days, with full regulatory compliance and certified clearance achieved.



Existing House at Morayfield



Site Ready for Handover

Let's Work Together

At 21 Group Services, we are ready to deliver your next project with precision, safety, and efficiency.

Whether you require a complete de-fit, licensed asbestos removal, site demolition, or a tailored make-good solution, our team will guide you through every step, from site assessment to successful handover.

We pride ourselves on delivering reliable outcomes, transparent quoting, and exceptional client satisfaction.

Get In Touch

Phone: 0457 144 594

Email: info@21groupservices.com.au




Website: www.21groupservices.com.au

Postal Address: PO Box 209, Underwood QLD 4119

 Servicing Brisbane, Gold Coast, Ipswich, Logan, Sunshine Coast and surrounding areas.

Ready To Start?

Contact us today to arrange an initial site inspection, receive a tailored quote, or discuss how 21 Group Services can support your next project.

-  Safe.
-  Compliant.
-  Delivered On Time.

We look forward to working with you!

Scan to visit our website

