



Capabilities Statement

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1.0

1.0 Who We Are

DMC Projects' knowledge encompasses the redevelopment, refurbishment, restructuring and ongoing asset management of residential, mixed use retail, commercial office, infrastructure, marine, waterfront and tourism-based sites.

Brisbane based DMC Projects is a property development, project management and consulting company undertaking and providing diversified property development and management services across a number of projects primarily on the east coast of Australia, but with previous project work in the South Pacific and further abroad Internationally.

With over 25 years of experience in project, asset and development management, DMC Projects' knowledge encompasses the redevelopment, refurbishment, restructuring and ongoing asset management of residential, mixed use retail, commercial office, marine, waterfront infrastructure and tourism-based sites.

The dedicated team and associates offer the expertise of project, construction and end to end development solutions for our own property developments, our investors, owners, partners and associated property development clients.



1.1 Our Services

Development and Project Management

DMC Projects offer development and project management services enabling a project to be conceived, approved, financed, constructed and marketed whilst adding significant value to the investors and property owners.

Asset Management

DMC Projects offer asset, property and business management services specialising in the areas of capital expenditure, leasing and tenant management, property repositioning, marketing and business remodelling.

Business Operations

DMC Projects has demonstrated capabilities and experience with business operations and management with detailed insights into business operations, cash flows and profitability.

Investment Value

DMC Projects is able to enhance business value, through optimising returns of the asset through strategies delivering a higher return on investment for the owners, while ensuring the asset is prepared for realisation at all times.

1.2 The DMC Difference

- ✓ We see each project as a partnering opportunity
- ✓ Our dedicated project team is involved from the initial project inception phase right through to project delivery and handover
- ✓ Customer-centricity is part of DMC's vocabulary. We make sure our clients' vision is heard, understood and brought to life
- ✓ Our teams turn up enthused, engaged and ready to take on a challenge



- ✓ We are agile and nimble. Our projects receive dedicated Director involvement throughout every stage of the project life-cycle
- ✓ Our staff and clients alike have a direct line of communication to Senior Management and Directors.
- ✓ We are resilient and able to take on difficult challenges.
- ✓ Commercial development and project management projects are our core business – "it's what we do!"
- ✓ We are flexible and collaborative in our approach to business

1.3 Why Choose Us

Our clients choose to work with us time and time again because we are the experts in our field, especially when it comes to delivering complex projects on time and on budget.

As such, our business benefits from working with large scale, well respected clients on a range of diverse and multifaceted projects. We handle the entire process for our clients, not just one particular section of the project like our competitors are capable of.

Given the nature of the projects we work on, each and every project benefits from the direct involvement of our highly experienced, senior team of Development & Project Management specialists. It's our combined broad range of skill, knowledge, understanding and problem solving on highly complex projects that truly sets DMC Projects apart from the rest.



1.4 Our Key Personnel

DAVID MANN – Director

David Mann has 24 years of construction and property development experience across numerous projects in the commercial, retail, residential, tourism, industrial and waterfront marina sectors. David has successfully acquired, repositioned and delivered projects as the lead Project and Development Director with a number of listed Australian and international institutions acting in the role of consultant and or joint venture partner.

David holds experience and skills relating to operating facilities and businesses, which complement the asset management and property development construction industries. David has a successful and comprehensive track record covering residential, commercial office, tourism and retail construction projects with a passion for mixed use waterfront developments and marine precincts that include industrial operating business involving wet berthing, dry stacking, refuelling, repair and maintenance of vessels ranging from 10metres through to 60m super yachts.

David's comprehensive knowledge of Retail, Residential, Asset/Business Management, Liquor and Gaming Licence markets in Australia and the South Pacific has been generated through the development, construction, purchase and operational management of assets as detailed herein.

David holds a Bachelor of Law and a Bachelor of Applied Science (Property Economics) from the Queensland University of Technology. David holds an Open Builders Licence (unrestricted) with the Queensland Building Construction Commission (QBCC).

GUY KITS – Project Director

Guy has 25 years of construction and property development experience across numerous projects in the commercial, retail, residential and industrial sectors. Guy gained valuable experience working for some of the country's largest developers such as Brookfield Multiplex and The Gandel Retail Trust. He also spent many years as the head of Domino's Pizza's property development team, essentially securing, designing and delivering all of Domino's new format stores Australia wide.

Guy has spent much of the past decade working within the residential and retail sectors, and has an all-round ability to engage and facilitate stakeholder relations, thereby helping to ensure the successful delivery of project and development outcomes for all parties.

Guy holds a Bachelor of Applied Science (Property Economics) from the Queensland University of Technology.

WILLIAM MASTERS – Project Manager

William Masters has 7.5 years of construction experience across a number of projects in the Commercial, Education and Oil & Gas sectors in Queensland and the Northern Territory. William has gained his construction knowledge from working in tier-one engineering roles with Leighton Contractors and Multiplex Constructions and has been an integral part of construction teams that have delivered projects successfully. Some of his previous projects include the 111 Eagle Street Office Tower, the QUT Science & Technology Education Precinct, the Ichthys Onshore LNG Facilities (Darwin), the 1 William Street Office Tower & the 300 George St Office Tower. William has a strong passion for delivering high-end projects on time, on budget and to a high standard of quality. William has now diversified and is using his construction knowledge to step into client-side project management and property development.

William holds a Bachelor of Urban Development Majoring in Construction Management (Hons) from the Queensland University of Technology.

JASON HEDGES – Project Manager

Jason has in excess of 25 years' experience in the property sector in the design, development and project management of projects across the residential, multi residential, education, commercial and industrial sectors in Australia and abroad.

Jason's multi-residential and mixed use experience spans from small townhouse developments through to large-scale master planned urban communities. Jason has worked with a range of listed and private development clients through his career and has a wide network of consultant, authority and other industry contact.

GABRIEL MORONEY – Assistant Development Manager

Gabriel Moroney is a dedicated and driven property professional with 5 years' experience in both construction and facilities management. He has worked closely in coordination roles with various trades in the commercial, industrial and residential sectors. Together with more recent facility management experience on large scale commercial office towers, Gabriel has a strong platform to assist the DMC Projects team across a wide variety of tasks and projects.

Gabriel holds a Bachelor's Degree in Property Economics, majoring in Construction Management and Urban Development from the Queensland University of Technology.

1.5 Our Clients

This page is dedicated to highlighting some of DMC's closest client relationships. We hold ongoing relationships with our mutual partners and share a common desire for quality outcomes. Our clients use our services again and again - because we deliver!





2.0

Recent & Relevant Projects

2.0 Recent and Relevant Projects

Midtown Centre



**150 Mary St & 155 Charlotte St
Brisbane, Qld**

Client Name:
Ashe Morgan & DMANN Corporation

Nature of Project/Investment:
Premium Commercial Office Tower

Value of Project:
\$650M



DMC Projects has been appointed to provide Asset and Development Management services for Midtown Centre, formally known as the “Forestry and Health Buildings” located in the midtown precinct at 155 Charlotte Street and 150 Mary Street.

Through a series of planning applications and innovative design outcomes, the project team has been able to re-purpose two existing towers of 26,000m² of commercial space and combine them into a single premium grade office tower of 42,000m². Midtown Centre not only provides quality, fresh and bright spaces that support collaboration for enhanced culture and increased productivity, but it also provides the integration of state-of-the-art end-of-trip facilities, 3000m² of landscaped balconies, terraces and rooftop gardens, tenant community mixed-mode terraces and abundant on-floor natural light.

2.0 Recent and Relevant Projects

QCulture - Aquaculture Facility



South East Queensland

Client Name:
QCulture

Nature of Project/Investment:
Large-scale Aquaculture Facility

Value of Project:
\$70M



DMC Projects have been appointed by QCulture to manage the complete end-to-end delivery of what will be the largest indoor Recirculating Aquaculture Facility in Australia.

QCulture proposes the cultivation of selected high-value, native fish species within a fully enclosed, large-scale recirculating aquaculture system (RAS). Recirculating Aquaculture Systems (RAS) have become the preferred method of managed seafood production in recent years for several reasons.

DMC Projects' initial role is to coordinate the complex approval process via the QLD Government's Coordinator General's Office, then through the relevant local council. DMC Projects will be delivering the entire facility ready for operations to commence. This project by its very nature involves the design and delivery of complex water and waste management systems to ensure that the local marine environment remains in pristine condition. The creation of the necessary water inlet and waste outlet pipelines through such sensitive native vegetation & fauna zones will take the expertise of our entire team and therefore ensure the ongoing success and commercial viability of this large-scale, Queensland first project.

2.0 Recent and Relevant Projects

Birkenhead Point Shopping Centre & Marina



Birkenhead Point , Drummoyne NSW

Client Name:

Abacus & Mirvac

Nature of Project/Investment:

Large Retail & Waterfront Marina Complex

Value of Project:

\$15m as part of the \$300m+ mixed use asset



DMC Projects was commissioned to provide Development and Project Management services in relation to the redevelopment of the Birkenhead Point Shopping Centre and Marina Complex. This engagement commenced pre-acquisition by the client and involved a detailed due diligence process through to settlement of the asset.

The Sydney Harbour fronting precincts of the shopping centre and marina were redeveloped extending the retail offerings of the shopping centre and increasing the marina berthing facilities. The project also entailed the approval and construction of a marine fuel system, which included a 110,000 litre, 3 cell fuel tank installed behind the sea wall at a level lower than the seabed. The Technical complexities of this installation and the delivery of this project was managed directly by DMC Projects.

2.0 Recent and Relevant Projects

Brickworks Park



117 Mina Parade, Alderley, Brisbane, Qld

Client Name:

Hoko Mina Pty Ltd / City Developments Limited (CDL)

Nature of Project/Investment:

Residential Apartment and Townhouse Project

Value of Project:

\$125M



DMC Projects was commissioned to provide Development & Project Management services in relation to the development of a residential apartment and townhouse project in the historic Brickworks Quarry situated on the suburb borders of Newmarket and Alderley. The staged development ultimately has 350 residential products with the initial stages currently being developed containing 172 one, two & three bedroom apartments and 50 townhouses.

DMC Projects role in this project originally involved co-ordinating the development team, coordinating the sales and marketing team, assisting with the community consultation and the planning application. DMC Projects continued involvement includes assisting with the early works contract, tender for construction, contract negotiation, construction monitoring and superintendent activities onsite to ensure the programme and budget is adhered to.

2.0 Recent and Relevant Projects

Ivy & Eve Residential Apartments



22 Merivale St, South Brisbane, Qld

Client Name:

Abacus Property Group/ Merivale JV Pty Ltd

Nature of Project/Investment:

Twin 30 Storey Residential Apartment Project

Value of Project:

\$300m



DMC Projects was commissioned to provide Project Management services in relation the development of a large residential apartment complex in South Brisbane known as Ivy & Eve. The project included the development of 468 – 1, 2 & 3 bedroom apartments in a prime location with expansive views over the Brisbane CBD Skyline.

DMC Projects role as Project Manager and contract Superintendent for the joint venture consortium who developed the project saw DMC monitor the principal contractor Hutchinson Builders in their delivery of the construction. DMC was part of the commissioning of the development from the commencement of the project to negotiate the contract, finalise documentation, monitor construction activities on site and ensure the programme and budget was adhered to.

2.0 Recent and Relevant Projects

TC Beirne & Co



315 Brunswick St, Fortitude Valley, Qld

Client Name:
Ashe Morgan &
DMANN Corporation

Nature of Project/Investment:
Heritage Commercial Office & Retail Building,
500 Bay Car Park & Commercial Office
Building

Value of Project:
\$117m



DMC Projects was appointed to provide Development and Project Management services to the Valley Heart project as part of its ongoing investment and management of the project with Ashe Morgan. This project included the rejuvenation of the TC Beirne Building being a State listed Heritage Building containing 15,000m² of NLA and was focused on returning the fabric of the important structure to a multipurpose mixed use asset.

The DMC Projects team provided a complete development and project management function for the refurbishment in delivering the base building works, integrated tenant works and State Government sub tenant fit outs.

2.0 Recent and Relevant Projects

The Riverside Centre



123 Eagle Street, Brisbane, Qld

Client Name:

GPT Funds Management Pty Ltd

Nature of Project/Investment:

Premium Commercial Office & Retail Complex

Value of Project:

\$30m



DMC Projects was engaged as the Development and Project Management consultant to deliver a wide ranging list of building refurbishments and rejuvenation projects to the Riverside Centre, which is 40 story iconic Harry Seidler designed premium office and retail complex located on the river in the Brisbane CBD owned by the GPT Group.

The works continue over a staged basis in undertaking major rejuvenation projects to the commercial building lobby, the main plaza, retail food court, each levels toilets and lift lobby areas.



3.0

3.0 Responsible Developing and Investing

DMC Project's development and investment philosophy is guided by sustainable and ethical approaches to **environmental, social and governance** elements across the property lifecycle.

DMC Projects believe sustainable and transparent business based on agile, ethical and socially responsible business practices, is best placed to deliver long-term and secure returns over the course of the property cycle. This vision of a sustainable business aligns with our corporate values and responds to both investor and market expectations.



We demonstrate our commitment to being environmentally responsible through sustainable methods of construction during the delivery of our projects. In addition to this, on an asset management level, we support the implementation of innovative technology and best-practice systems to ensure we limit our carbon footprint.



DMC Projects is socially conscious and as such have delivered socially important projects along the East Coast of Australia, revitalising heritage-listed buildings such as Midtown Centre and TC Beirne Building in Brisbane city, and constructing community amenities such as Birkenhead Point Marina in Sydney. We are also involved with local charities who support our values enabling us to give back to the communities in which we develop and invest.



Our investment and development frameworks ensure all projects and assets are delivered and managed to a high standard of governance, ensuring transparency is at the forefront of our communication with all personnel involved in our business.

As a future focused leader, DMC Projects remain committed to integrating responsible investing principles into investment decisions to ensure that we make a positive contribution to environmental and social outcomes for the communities in which we develop and invest.





4.0

4.0 Associated Companies

DMC Projects is proud to be associated with companies that are all leaders in their field. Our combined experience across the group is what helps set us apart.

DMANN Corporation is a Brisbane based Investment and Consultancy business offering expertise in Property Development and Asset Management specialising in the Commercial, Retail, Residential and Infrastructure sectors.



Mettle was founded in 2006 and has since grown to be one of the most reputable mid-tier construction companies in Brisbane and Sydney, undertaking construction, refurbishment and fitout projects across Queensland and New South Wales.



DesignBuild Homes is one of South East Queensland's leading custom home builders, with an extensive portfolio of quality designed and built homes.

Their specialist teams have created homes for all types of typical and difficult sites, different client needs and situations and varying client budgets.





5.0

5.0 Company Details

General

ABN

DMC Projects Pty Ltd 22 128 719 853

QBCC Licence Number

QBCC: 15049893

Website

www.dmcprojects.com

Location

Level 34, 123 Eagle Street

Brisbane QLD 4000

P 07 3532 3880

Insurances

Public Liability

Name of Insurer

Vero Insurance

Policy No

LCL021830415

Cover (\$AUD)

\$20,000,000

Expiry Date

28 February 2024

Professional Indemnity

Name of Insurer

Solution Underwriting

Policy No

9009851PIN

Cover (\$AUD)

\$10,000,000

Expiry Date

28 February 2024

Work Cover

Name of Insurer

Workcover QLD

Policy No

WAD170932657

Cover (\$AUD)

Unlimited

Expiry Date

30 June 2023

Contact Us

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