



Stallion Property Group

develop . design . deliver

STEPHEN CROMIE - CURRICULUM VITAE

www.stallionpropertygroup.com

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1.0 Who We Are

ABOUT US

Stallion Property Group is an **independent property solution provider** for complete end-to-end services for:

1. **Project/Construction Management & Superintendency**
2. **Development Consultancy/Management**
3. **Real Estate**

Our approach is through relationship and partnership. This means that we forge a strong relationship with you to develop a mutual trust, which in turn allows us to bond with you in partnership to deliver a successful project for you.

Armed with our high calibre of team players, our Clients are guaranteed a professional and high quality experience. This extensive experience in delivering quality services, allows us to understand the fundamentals of developing, managing and delivering your project needs.

OUR BELIEF

The success of our projects is not only restricted to high quality outcomes; it is also built upon the corner stone of a solid ongoing relationship with our Clients.

Integral to whom we are as an organisation, are our core beliefs and values which have been mutually forged in an industry where compromise has no place in developing true long lasting relationships.

We believe in:

- Adding value through listening, understanding, and strategic analysis and planning;
- Commitment to the outcomes of each project objective; and
- Maintaining integrity, honesty and reliability.

WHY SPG?

We are a professional solution provider for your project needs, founded on a strong relationship, professionalism and our core beliefs. It is with this approach that we seek to provide the best property and project solution for all our Clients.

It's simple, "We care about your interests first".



Stallion Property Group

2.0 Organisational Capability & Skills

Stallion Property Group is unlike any other. Our team has been forged together over decades of relationships based on professionalism and a sense of solidarity towards our clients.

Each individual member brings key knowledge and experience within their specialised disciplines which include:

- Project & Construction Management
- Building Consultancy
- Property Development
- Financial Services and Control
- Town Planning
- Engineering
- Architecture & Interior Design
- Real Estate Brokerage – Residential/Commercial/Industrial/Retail



Academic Qualifications, Training Certifications & Industrial Affiliations

- Dip. Construction Management
- Licenced Real Estate Agent
- Green Star Accredited Professional
- WH&S Consultation Accredited Professional
- Working From Heights Accredited
- Licenced Builder - Full

STEPHEN CROMIE - FOUNDER & PROJECT DIRECTOR

With over 26 years of industry experience, Stephen's expertise has focused firstly on listening and understanding the client's objectives, followed by providing clear strategic solutions to deliver the project outcomes that are cost effective providing maximised returns on investment.

As the Project Director, Stephen leads the **Project & Construction Management; Development & Real Estate** side of the business.

Adding to this wealth, Stephen is a **licenced builder** who has extensive experience in Client Side Project Management/Development /Design Management and dealing in projects of a complex and sensitive nature.

This high level of exposure has enhanced his ability to understand and manage Clients; Strata Committees; Design Consultants; Authorities; Sub-contractors/Suppliers and other external parties that may be involved or influenced by the project either directly or indirectly.

His knowledge expands across a broad range of industry sectors including Health; Industrial; Retail; Corporate Office Fit-out; High End Luxury Multi Residential; Commercial Construction and Refurbishment; Defence and Building Remediation. Over the course of Stephen's career, he has managed projects up to \$1b.

Key Projects include:

- The Pinnacle – Multi-residential Post Construction Defect & Remediation Works
- Princes Gardens – Multi-residential common area upgrades & Remediation
- The Bond Apartments – Hot Water Pipework Replacement
- Heritage Façade Conservation – 123-125 Macquarie Street, Sydney
- Commercial Refurbishment – 75 Elizabeth Street, Sydney
- 8 Cinema Complex – Top Ryde Shopping Centre
- Mixed Use Multi Residential 76 Apartment High-rise - 118 Alfred Street North Sydney
- 10 Luxury Apartments - 17 Greenoaks Avenue, Darling Point
- 3 Luxury Apartments – 92 Bower Street, Manly
- Commercial Refurbishment - 168 Walker Street, North Sydney
- Storage Facility - 25 Palmer, Woolloomooloo
- Dept. of Defence - HMAS Watson Bridge Simulator Refurbishment
- Fit-out/Refurbishment – Federal Government (Confidential)



GREG HYND - PROPERTY DEVELOPMENT DIRECTOR

Greg is a leader in development and construction with more than 25 years of industry experience, which spans a range of property and infrastructure sectors. Greg has previously held positions with two of the largest project and development service companies in Australia, along with experience working directly for a private developer undertaking a major multistage urban renewal project.

Greg has significant experience in the successful planning, procurement and delivery of complex projects across all facets from acquisition and planning through to construction and handover/settlement.



LUKE MITCHELL - CHIEF FINANCIAL OFFICER

Luke is a Partner of Beacon Murchisons who provides independent financial advice and support to SPG.

Acting as SPG's CFO, Luke brings with him over 18 years of experience as a leading Chartered Accountant and business advisor. His extensive experience extends to providing professional financial advice for developers.

Luke and his team pride themselves on the personal service they provide, offering practical business solutions and implementation with expert advice.

Residential - Strata



3.0 What Separates SPG?

independent



Stallion Property Group is an independent property & project consultancy service provider. SPG is not aligned with any 3rd parties. This means that we are able to provide you with tailored independent solutions and advice.

trustworthy



Building trustworthy relationships is at the core of who we are. We believe in developing a foundation of trust through listening to who you are, and understanding the reasons why so that your objectives are clearly met. This is why our clients keep coming back to SPG.

experts



What sets SPG apart from the others, is our diverse and strategic team of Property and Construction industry experts. With each team member bringing over 26 years of experience, this collaboratively equates to over 100 years of priceless knowledge at your fingertips.

value



Not only are we competitive, we focused in researching, planning and negotiating the most cost effective solution for our clients in order to maximise your return on investment.

4.0 Stephen Cromie

4.1 Specific Skills

With a construction industry back ground of over 26 years, Stephen and honed in and become a professional in the following skills:

1. Development Management
2. Project Management
3. Design Management
4. Cost Management including Quantity Surveying
5. WH&S Consultation
6. Quality & Environmental Management
7. Construction Management
8. Construction Planning, Programming and Management
9. Contract Administration
10. Time Management
11. Human Resources
12. Risk Management
13. Procurement
14. Value Engineering
15. Contracts

4.2 Motivation

As a strong believer in providing a quality service and in building relationships with Client's and Contractors, my motivation is based on honesty, integrity and professionalism. These key fundamental characteristics allow me to be highly effective in developing a project team who are focused on ensuring that objectives are met as well as facilitating a positive experience throughout the project.

4.3 Qualifications

Stephen has obtained the following Qualifications:

- Licenced Builder - Full
- Diploma in Building & Construction Management
- Green Building Council Australia - Accredited Professional
- WH&S Consultation -Accredited Professional
- Working from Heights
- Licenced Real Estate Agent

4.4 Employment History & Roles/Responsibilities

The following table represents Stephen's Employment History (NOTE: Only major projects shown)

YEAR	COMPANY	POSITIONS HELD	ROLES/RESPONSIBILITIES	MAJOR PROJECTS	PROJECT VALUE
2015 – 2017	Stallion Property Group	Director Project Director Project/Construction Manager	<p>General Roles and Responsibilities:</p> <ul style="list-style-type: none"> • Business Management & Growth • Provide management consulting services to projects and assist in aspects of office management & marketing of services; • Provide consulting services in accordance with company procedures, service proposals and contract, project management planning, in a timely manner and to the satisfaction of the client. <p>Detailed Responsibilities:</p> <ul style="list-style-type: none"> • Provide effective communication with Stakeholders including Client's, Consultants and Contractors; • Commission Management (i.e. Manage time spent in accordance with commission) • Scope Management (i.e. Facilitate and document design & site meetings; administer RFI and variation processes. • Time Management (i.e. Project Programming and implementation); • Cost Management (i.e. Administer Cost Reporting and review/approve variations and claims); • Quality Management • Communication Management (i.e. Reporting, meetings and Stakeholder Management); • Risk Management (identify of project risks and management of those risks); • Procurement Management (i.e. EOI, tendering, contract, tender evaluations and authority approvals); and • Contract Administration • Value Engineering 	<ol style="list-style-type: none"> 1. The Pinnacle 2. Princess Gardens 3. The Bond Apartments 	<ol style="list-style-type: none"> 1. Value = \$2.5m 2. Value = \$1m 3. Value = \$2m

2011 – 2015	Design Plus Build	Director Project Manager	<p>General Roles and Responsibilities:</p> <ul style="list-style-type: none"> • Sole Director • Business Management & Growth • Provide management consulting services to projects and assist in aspects of office management & marketing of services; • Provide consulting services in accordance with company procedures, service proposals and contract, project management planning, in a timely manner and to the satisfaction of the client. <p>Detailed Responsibilities:</p> <ul style="list-style-type: none"> • Provide effective communication with Stakeholders including Client's, Consultants and Contractors; • Commission Management (i.e. Manage time spent in accordance with commission) • Scope Management (i.e. Facilitate and document design & site meetings; administer RFI and variation processes. • Time Management (i.e. Project Programming and implementation); • Cost Management (i.e. Administer Cost Reporting and review/approve variations and claims); • Quality Management • Communication Management (i.e. Reporting, meetings and Stakeholder Management); • Risk Management (identify of project risks and management of those risks); • Procurement Management (i.e. EOI, tendering, contract, tender evaluations and authority approvals); and • Contract Administration • Value Engineering • Project/Construction Management • Site Supervision of trades • As per Built Responsibilities 	<ol style="list-style-type: none"> 1. Walker Street Upgrade Works 2. Storage King Waterloo 3. Federal Govt (Confidential) 4. Peri Australia 5. Orion Health 6. Evocca College Roll-out 7. Private Residential 8. Patel Residence 9. Coote Residence 10. Hugo Residence 	<ol style="list-style-type: none"> 1. Value = \$6m 2. Value = \$3m 3. Value = \$10m 4. Value = \$4.8m 5. Value = \$500k 6. Value = \$3m 7. Value = \$1.5m 8. Value = \$700k 9. Value = \$300k 10. Value = \$500k
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2010 - 2011	Multibuild Australia	General Manager Project Manager (Major Projects)	<p>General Roles and Responsibilities:</p> <ul style="list-style-type: none"> • Management & execution of all day-to-day activities of the Multibuild & its projects. • Ensuring the successful completion of projects • Achieving the organisations business and commercial goals • Instil the company philosophy, values and setting the vision of the company for future growth of both the organisation and its staff. • Grow and develop strong client relationships that are built on ethics, professionalism and performance which result in referrals and repeat business. • Grow and build the Multibuild team to support the business growth to support the direction of the organisation using the same values and ethics. • Strengthen the individual staff members through motivation and training so that they can excel at their skills and personal life. <p>Detailed Responsibilities:</p> <ul style="list-style-type: none"> • Strategic Planning • Business Development • Design Management • Manage Council Applications • Construction Manager (Major Projects) • Co-ordinate/lead tendering teams to ensure that tenders are accurate and submitted on time. • Reinforce all of the company systems and procedures • Contracts Management • Manage/Co-ordinate site team including Project Manager; Site Manager; Foreman & Contract Administrator • Managing tender process within guidelines • Review the preparation and negotiating of bid packages • Manage Profitability of projects • Quality and WH&S Management 	<ol style="list-style-type: none"> 1. Uniting Financial Services – Elizabeth Street, Sydney 2. NBN Co Roll Out 	<ol style="list-style-type: none"> 1. Value = \$2.5m 2. Value = \$3m
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2009 – 2010	Built NSW	Project Manager	<p>General Roles and Responsibilities:</p> <ul style="list-style-type: none"> • Manage and deliver projects in line with project documentation, considering quality and safety requirements • Control a project, on and off site, within time, quality, cost parameters and stakeholder relationships • Overall accountable resource for delivery of assigned projects <p>Detailed Responsibilities:</p> <ul style="list-style-type: none"> • Project innovation • Manage Client/Stakeholder Relationships • Reviewing and approving cost reports • Reviewing and approving progress claims • Managing costs and exceeding project financial margin • Managing variations and scope changes • Design management and review of design against the project budget • Assist in establishing and maintaining a sound estimating system and policy • Work closely with appropriate sales person to discuss and approve previews of quotation(s) prior to submission. • Co-ordinate/lead tendering teams to ensure that tenders are accurate and submitted on time. • Reinforce all of the company systems and procedures • Managing head and subcontract conditions including overall responsibility for timely procurement of trades • Approving sign-off of all subcontracts and supply agreements • Preparing forms of contract for both head contract and sub contract for approval by Construction Manager. • Managing and resolving head and subcontract claims 	<ol style="list-style-type: none"> 1. Top Ryde Cinema 2. IAG Sydney Building Refurbishment 	<ol style="list-style-type: none"> 1. Value = \$18m 2. Value = Confidential
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			<ul style="list-style-type: none"> • Finalising head contract accounts within 1 month of completion • Disposing or archiving of contract records at the completion of the project • Review and discuss variations with appropriate sales person(s) • Preparation of cost reporting, programming and documentation of site variation, Notice of Delays (NODs) and Extension of Time (EOTs) etc. in accordance with contract requirements specific to each project. • Managing project resources • Establishing and monitoring target program • Determining project specific risks, goals and opportunities • Determining and monitoring procurement program • Chairing site meetings/project control group (PCG) meeting • Ensuring that the organisational structure of the team meets the needs of the project • Proactively seeking opportunities to improve overall project performance • Liaising with union officials to ensure positive industrial relations are maintained • Leading and monitoring project completion activities • Managing the target programme and its implementation • Overall management of the execution of Projects. • Organise contractors and suppliers • Manage/supervise trades • Maintain overall responsibility for the site programmes, budgets, profitability and technical standards. • Manage, review and action meeting minutes • Review site programmes, budgets and conditions of all projects. 		
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			<ul style="list-style-type: none"> • Submit project reports on time and 100% complete and accurate. • Manage the organisation of trade related activities to deliver maximum performance at minimum cost. • Environmental/Quality & WH&S Control • Site Staff Management • Supplier/Sub-Contractor Management 		
2006 – 2009	Turner Townsend (formerly Thinc Projects)	Client-side Project Manager	<p>General Roles and Responsibilities:</p> <ul style="list-style-type: none"> • Provide management consulting services to projects and assist in aspects of office management & marketing of services; • Provide consulting services in accordance with company procedures, service proposals and contract, project management planning, in a timely manner and to the satisfaction of the client. <p>Detailed Responsibilities:</p> <ul style="list-style-type: none"> • Provide effective communication with Stakeholders including Client's, Consultants and Contractors; • Commission Management (i.e. Manage time spent in accordance with commission) • Scope Management (i.e. Facilitate and document design & site meetings; administer RFI and variation processes. • Time Management (i.e. Project Programming and implementation); • Cost Management (i.e. Administer Cost Reporting and review/approve variations and claims); • Quality Management • Communication Management (i.e. Reporting, meetings and Stakeholder Management); • Risk Management (identify of project risks and management of those risks); • Procurement Management (i.e. EOI, tendering, contract, tender evaluations and authority approvals); and • Contract Administration • Value Engineering 	<ol style="list-style-type: none"> 1. Greenoaks Luxury Apartments 2. Tonic Apartments Ferry Bower 3. Alfred Street North Sydney 4. HMAS Watsons Bay 5. The Astor 6. Investa Commercial Office Building 	<ol style="list-style-type: none"> 1. Value = \$30m 2. Value = \$12m 3. Value = \$25m 4. Value = \$8m 5. Value = \$6m 6. Value = \$4m

2002 - 2006	Precision Project Management	Construction Manager	<p>General Roles and Responsibilities:</p> <ul style="list-style-type: none"> • Management & execution of all day-to-day activities of the Multibuild & its projects. • Ensuring the successful completion of projects • Achieving the organisations business and commercial goals • Instil the company philosophy, values and setting the vision of the company for future growth of both the organisation and its staff. • Grow and develop strong client relationships that are built on ethics, professionalism and performance which result in referrals and repeat business. • Grow and build the Multibuild team to support the business growth to support the direction of the organisation using the same values and ethics. • Strengthen the individual staff members through motivation and training so that they can excel at their skills and personal life. <p>Detailed Responsibilities:</p> <ul style="list-style-type: none"> • Strategic Planning • Business Development • Design Management • Manage Council Applications • Construction Manager (Major Projects) • Co-ordinate/lead tendering teams to ensure that tenders are accurate and submitted on time. • Reinforce all of the company systems and procedures • Contracts Management • Manage/Co-ordinate site team including Project Manager; Site Manager; Foreman & Contract Administrator • Managing tender process within guidelines • Review the preparation and negotiating of bid packages • Manage Profitability of projects • Quality and WH&S Management 	<ol style="list-style-type: none"> 1. Sunglass Hut National Roll-out 2. Rabo Bank National/Regional Roll-out 	<ol style="list-style-type: none"> 1. Value = \$2m 2. Value = \$3m
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2001 – 2002	Odlin International	Project Manager	As per Built	1. Optus World Major National Roll-out	3. Value = \$3m
1999 – 2001	Multibuild Australia	Project Manager	As per Built	1. Did not keep log of projects, however there were many Legal; Government & Private clients	1. Value = Range \$50k to \$3m
1998 - 1999	Morabito Constructions	Project Manager Site Manager Quantity Surveyor	As per Built, however including Quantity Surveying	2. Did not keep log of projects, however there were many Schools; Government & Private clients	2. Value = Range \$50k to \$5m
1996 – 1998	Haworth Australia	Project Manager	As per Built	3. Did not keep log of projects, however there were many Government & Private clients	3. Value = Range \$50k to \$5m
1996	Witbrook Projects (Qld)	Project Manager Site Manager Quantity Surveyor	As per Built, however including Quantity Surveying	4. Did not keep log of projects, however there were many Government & Private clients	4. Value = Range \$50k to \$5m
1994 - 1996	Omni Office Interiors	Quantity Surveyor	<ul style="list-style-type: none"> • Management of Tenders and Estimator Staff • BOQ take-offs • Value Engineering • Preparation of subcontractor/supplier tender documentation • Preparation of Tender Submission to Client's 	5. Did not keep log of projects, however there were many Government & Private clients	5. Value = Range \$50k to \$3m

5.0 Major Projects

5.1 Greenoaks Luxury Apartments

Engaged by the land owners Anglican Church Property Trust Diocese of Sydney, the commission was to develop this land for the purpose of sub-division and construction of ten luxury residential apartments overlooking Double Bay.

Project Statistics:

- Location - 17 Greenoaks Avenue, Darling Point NSW
- Building - 5 storeys plus basement parking with 10 Luxury Apartments

Project Services Provided:

- Development Management
- Design management
- Cost Control
- Construction/Project Management



5.2 Tonic Apartments

Engaged by the developers, the commission was to develop this existing run down apartments into three exclusively high end residential apartments.

92 Bower Street was a success with each apartment selling for approx. \$7m. This success was a direct result of careful planning, attention to detail and the overall Project Management of the works.

Project Statistics

- Location - 92 Bower Street, Manly NSW
- Building - 3 storeys with 3 Luxury Apartments
- Construction - 12 Months with early works

Project Services Provided:

- Development Management
- Design management
- Cost Control
- Construction/Project Management



5.3 Alfred Street, Milsons Point

Located at 118 Alfred Street, Milsons Point, Sydney NSW, this building formerly known as the BenQ building was an existing commercial building. This building was repositioned to include 76 luxury apartments and retail on the ground floor.

Project Statistics

- Location - 118 Alfred Street, Milsons Point, NSW
- Building - 16 storeys with 76 apartments and retail on the GF
- Construction – 18 months

Project Services Provided:

- Development Management
- Design management
- Cost Control
- Construction/Project Management



5.4 The Pinnacle

Located at 147-149 O’Riordan Street, Mascot NSW, The Pinnacle is a seven (7) storey + three (3) level basement multi-residential complex consisting of 98 apartments and two (2) retail outlets.

Stallion Property Group was appointed by the Executive Committee as their Client-side Project Manager to provide key services including:

1. Development of detailed scope of works
2. Delivery Methodology and Programme of works
3. Cost Planning & technical feasibility analysis
4. Preparation of detailed tender documentation including assessment of submissions
5. Detailed reporting to the EC and update of residents at AGM’s & EGM’s
6. Act as Superintendent for the delivery of the works ensuring cost, quality and WH&S control

The above services were for the management of the following works:

- **Hydraulic works** - Replacement of all hot water pipework at the scheme.
- **General Building** - The general defects at the scheme largely relating to water ingress.
- **Basement plenum works** - Ingress of water into the basement from the plenum walls.
- **Fire Defect works** – Rectifying non-compliant fire rated risers
- **Façade Remedial Works** – Provide solution and cost planning for the remediation all facades



5.5 Princes Gardens

Princes Gardens is located in a prime city fringe location, which capture the sweeping open cityscape views. Adding to this prime location, is the peaceful surrounds of the gardens.

Consisting of two (2) residential towers with over 300 apartments, the works included:

- Remediation/Defect Works including waterproofing; basement; external windows & balconies
- Main lobby upgrade works – refurbishment of area including solution of acoustic issues
- Common area upgrade works – refurbishment of lobbies; rectification of pool area relating to corrosion inside and outside the pool
- Basement upgrade works – line marking; signage upgrades; mechanical exhaust; water penetration issues
- External Landscape upgrade works – replacement of paved areas and stormwater treatment
- BCA Compliance upgrade works – handrails; fire doors; Statutory signage; fire services

Project Statistics:

- Location – Princes Gardens, 156-164 Chalmers Street, Surry Hills NSW 2010
- Building – Two (2) residential towers
- Investigations; design documentation & tendering – 2 months
- Construction – 6 months.

Project Services:

- Project Management
- Design Management
- Tendering
- Contract Negotiations
- Superintendency



5.6 The Bond Apartments

Locate directly opposite Barrangaroo at 38 Hickson Road, Sydney City, The Bond Apartments is a prestigious mixed use apartment building with commercial space on the ground floor and 10 floors of residential apartment above and a penthouse on the 11th floor.

The project works were related to replacement of the hot water pipework which was failing throughout the building causing wide spread water damage.

Under our then construction arm Design Plus Build, we were provided with a proposed solution by the Hydraulic Engineer to remove and replace the existing hot water pipework. This original proposed solution would have resulted in significant disruption to the owners/tenants, therefore with our building expertise, we provided an alternate solution which was a far more effective solution and resulted in reduced inconvenience to the owners/tenants.

Project Statistics:

- Location – The Bond Apartments, 38 Hickson Road, Millers Point NSW 2000
- Building – Mixed Residential with GF Commercial and 10 floors of Residential with a penthouse on the 11th floor
- Design & Construct Services for the Replacement of Hot Water System
- Construction – 8 months

Project Services:

- Design & Construction Management
- Head Contractor



5.7 The Astor

The Astor is a residential building of significant heritage value with a build completion date of the 25th October 1923. Located at 123-125 Macquarie Street, Sydney, it's a site area is 573.6m² catering to 13 storeys plus a basement level. Each residential floor contains four apartments.

The project involved a significant conservation of the heritage façade including the replacement of steel windows, concrete & masonry repairs and reinforcement of corbels. As The Astor is one of the last remaining original, heritage high-rise apartment buildings in Sydney, it was important to maintain a close working relationship with the Heritage Council and City of Sydney.

Project Statistics:

- Location – 123-125 Macquarie Street, Sydney NSW
- Building – 13 storeys
- Investigations & design programme – 6 months
- Construction – 18 months

Project Services:

- Client-side project management
- Façade engineer design management
- Cost analysis & control
- Superintendency



5.8 Uniting Financial Services

Carryout the external and internal building refurbishment including repairs and painting of external façade; refurbishment of internal common areas, amenities and ground floor

Project Statistics:

- Location – 75 Elizabeth Street, Sydney
- Building – 12 storey Commercial plus GF Retail
- Investigations & design programme – 6 months
- Construction – 6 months

Project Services:

- Design Management
- Cost analysis & control
- Construction & Project Management



5.9 Event Cinemas

Project Manager for the Design & Construction of an eight (8) cinema complex at Top Ryde Shopping Centre. The works included “base building” and “fit-out” works for 8 cinemas; amenities; candy bar; bar area; all services etc.

Project Statistics:

- Location – Devlin St & Blaxland Rd, Ryde NSW
- Building – Commercial/Retail/Carpark
- Construction – 12 months

Project Services:

- Design Management
- Cost analysis & control
- Construction & Project Management



5.10 168 Walker Street Upgrade Works

Known as the SAP building, 168 Walker Street is a commercial building nestled among the greenery of North Sydney. It offers North Sydney businesses the largest floor plates available in North Sydney.

Managed by Knight Frank, Stephen Cromie was engaged to provide Client-side Project Management services for the design and delivery of common area upgrades including the main lobby, common area lift lobbies and commercial office spaces.

In addition to these works, the scope included the design and installation of two back-up diesel generators on the roof-top of this building, one to accommodate the House Essential Services, and the other to service a major tenant. Difficulties associated with crantage, fluctuating market cost for copper and tenancy co-ordination were overcome through careful planning, responsible advice and competent action.

Project Statistics:

- Location – 168 Walker Street, North Sydney NSW
- Building – Commercial
- Construction – 12 months

Project Services:

- Due diligence relating to upgrade works and generators
- Client-side project management
- Design management
- Superintendent
- Tendering
- Cost Control
- Quality Control



5.11 HMAS Watson Bridge Simulator

Lead Project Manager and Contract Administrator for the design, development and delivery of the Bridge Simulator Expansion work.

To improve the Navy's capacity to deliver timely and effective Seaman Officer training to meet the Navy's requirement to man and operate the fleet, a Bridge Simulator Upgrade Program is currently being undertaken by Navy Minor Project.

Included in this program is the Bridge Simulator Building which involves modifying and extending the bridge simulator building at HMAS WATSON, at South Head, Sydney, NSW to provide facilities for training and support for increased student numbers. The aim is to accommodate additional simulator equipment and associated peripherals, accommodate instructors and provide additional ablution facilities for increased (and mixed gender) students being trained at the facility.

The scope of works to meet the immediate needs of Navy's are as follows:

- Ground floor works including refurbishment of existing rooms to incorporate Full Mission Simulators (FMS's) and Part Mission Simulators (PMS's), relocation of existing Auditorium, extension of the entry with provision for a possible future FMS-3 (new west building); and
- First floor works including a new internal fit-out of the entire floor to accommodate Offices, Administration and unisex ablutions.

Master planning was undertaken to include design flexibility for future possible expansion. This possible future works would include a new building constructed to the west of the existing building connected to the BSB entry housing a new FMS, classroom and offices

Project Statistics:

- Location – Devlin St & Blaxland Rd, Ryde NSW
- Building – Commercial/Retail/Carpark
- Construction – 12 months

Project Services:

- Client-side Project Management
- Design Management
- Tendering
- Cost Control
- Superintendent
- Quality Control



5.12 Federal Government Client (Confidential)

Note: - This client is considered confidential, should you require this to be known, all parties being made privy to this information will be required to sign a deed of confidentiality.

Lead Project Manager and Contract Administrator for the design, development and delivery of multiple Head Office Fit-out/Refurbishments for Projects 3 & 4 (approx. 7900m²).

The project works incorporate a refurbishment program to address the need to update a number of existing office accommodation levels with high-level sequencing for the projects whilst meeting strict fiscal year budgeting and key project milestones. These floors include both generic office space and unique spaces requiring innovative design solutions and Green Star design. The refurbishments will need to be designed and delivered considering the nature of a high security and fully operational building.

Project Statistics:

- Confidential

Project Services:

- Client-side Project Management
- Design Management
- Tendering
- Cost Control
- Superintendent
- Quality Control



Stallion Property Group

www.stallionpropertygroup.com

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