

PROPERTY SECTOR

# CAPABILITY STATEMENT







# ABOUT EMPIRE

**Empire Project Management is a specialist project management company that supports the successful delivery of construction and refurbishment projects throughout the entire project lifecycle for clients across Australia.**

Construction has always been inherently risky. Each project comes with a backstory – months or years of planning and a vast range of projected spends based on the scale of each project. And, even with that level of investment, successful delivery is rarely guaranteed. Budgets bloat. Timelines expand. Defects, shortages and complications materialise.

In 2017, after 20 years in the construction sector, Mark Pritchard founded Empire Project Management to change the status quo. His goal was to normalise exceptional project management: to make delivery on time, on budget, and on brief the new standard. Through delivering high quality project outcomes for our clients, we have built an innovative, dynamic and agile team.

With a team comprising tertiary-qualified construction and engineering professionals, Empire's end-to-end project management solutions range from development, planning, design and construction to contract superintendence and specialist project services.



## Company Profile

**Legal Business Name:** Empire Project Management Pty Ltd  
**Office Locations:** Unit 1005/50 Clarence Street, Sydney, NSW 2000  
Level 6, 307 Queen Street, Brisbane, QLD 4000  
Level 8, 805/220 Collins St, Melbourne VIC 3000  
**Team Size:** 15+ employees  
**Year Established:** 2017  
**ACN:** 631 470 276  
**ABN:** 39 631 470 276

## Certifications, Accreditations and Licences





ISO 9001:2015 Quality Management Systems  
ISO 45001:2018 Occupational Health & Safety Management Systems  
ISO 14001:2015 Environmental Management Systems  
Builders License – Project Management Services – QLD Building & Construction Commission

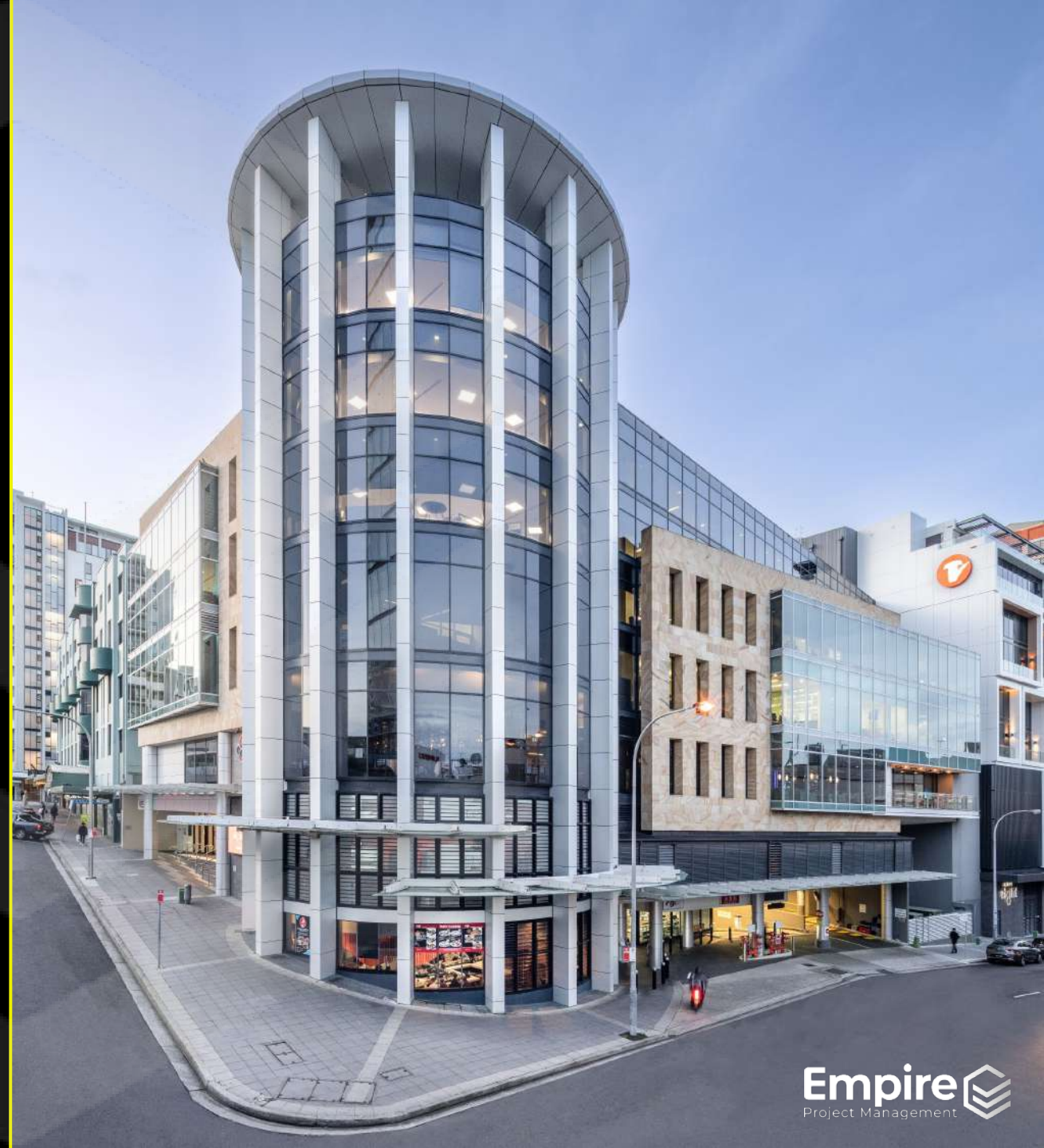
## Insurances

**Public Liability:** \$20M  
**Professional Indemnity:** \$10M  
**Workers Compensation:** As required by law

## Contact Details

### Nathan Gallon

 0438 534 750  
 Nathan.Gallon@empirepmg.com  
 Suite 1005, 50 Clarence Street, Sydney, NSW 2000  
 empireprojectmanagement.com.au



# OUR CAPABILITIES

Our project management services simplify successful delivery – in full project scenarios or at individual stages of the project lifecycle. We work in partnership and collaboratively to execute your vision on time, on brief and on budget.



## DEVELOPMENT



Due Diligence



Feasibility



Marketing, Sales & Leasing



Settlements & Occupation



## PLANNING



Project Planning & Governance



Approvals



Project Brief Preparation



Risk Management



## DESIGN



Development & Documentation



Design Management



Cost Control & Value Management



Change Management



## CONSTRUCTION



Procurement



Contract Administration & Superintendence



Risk & Claims Management



Commissioning & Completion



## OPERATIONS



Defects & Close Out



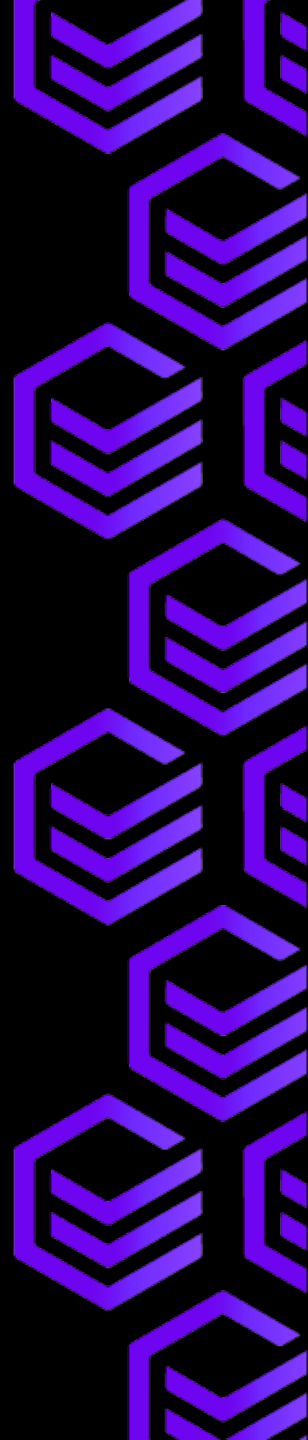
Operational Readiness



Handover & Takeover



FF&E and OS&E







**LEADERSHIP**

# Mark Pritchard

## Managing Director

Mark has earned a reputation among clients, consultants and contractors as having the ability to consistently execute due to his collaborative style and outcome-centrism. He is adept, adaptable and commercially astute.

Mark's philosophy on client service can be distilled in three sentences:

- Nothing is more precious than mutual trust.
- My job is to anticipate problems and deliver outcomes.
- The client should sleep peacefully, knowing that their interests are fully protected.

Mark began his career working on site for Tier 1 contractors, followed by roles at specialist project management consultancies where he learnt his craft from senior industry leaders.

In the eight years preceding Empire's establishment, Mark worked for a Tier 1 multidisciplinary engineering consultancy, managing fees of more than \$30 million and delivering singular projects in excess of \$200 million in capital value. Mark's mix of broad perspective, insights from several project participant standpoints, and personal style – coupled with a desire to forge an enduring boutique project management business – make him the safest set of hands to lead client projects.

### Key Projects

- Akin Residences \$90M
- Club Central Expansion & Travelodge Hotel \$65M
- Redcape Hotel Group Capex Program \$20M p.a
- PAMA Residences \$45M
- The Lakes Centre, Caboolture \$7M
- Macquarie University Building E5A \$12M
- Stockland, Hendra Industrial Estate \$5M
- Defence Logistics Transformation Project (DLTP) Works Package 2, Department of Defence \$165M
- St. Mary's Villa, Concord \$21M
- Huntingtons Disease' Unit, St Vincent & Mater Health \$6M
- Becton Dickson Public Realms Upgrade, Macquarie University \$8M

### Client References

- Paul Richardson, Chief Executive Officer, Illawarra Catholic Club
- Tony Dwyer, Development Director, DeMartini Fletcher
- Chris Jolliffe, Project and Property Manager, Redcape Hotel Group



**LEADERSHIP**

# Nathan Gallon

Director

Nathan has been involved in the construction and property industry for over 20 years and has accrued experience working as a head contractor, a quantity surveyor, and a consultant project manager.

This rounded perspective has provided Nathan with in-depth knowledge of effective project composition and key opportunities and constraints. Consequently, he is competent at identifying and managing risks before they become problems, saving clients time and money and helping ensure successful project completion.

Throughout his professional career, Nathan has also developed a strong network of consultants and contractors he can leverage to effectively deliver projects every time. As a project manager, Nathan is always on the lookout for the best interests of his clients and their stakeholders. He has a proven track record of delivering projects ranging in value from \$200,000 to \$250 million.

Nathan holds a Bachelor of Building in Construction Management and Property from UNSW and is a Member of the Master Builders Association of NSW.

## Key Projects

- Mounties Club Master Plan \$250M
- Club Central Expansion & Travelodge Hotel \$65M
- Cook & Highlands School \$20M
- Tivoli Ave Residence \$25M
- Mounties Gaming Room \$25M
- Redcape Hotel Group Capex Program \$20M p.a
- UNSW Minor Works Program misc values
- CitGroup Building end of tenancy works misc values
- Johnny Fongs restaurant \$7.5M
- Bellevue Rd apartments \$10M

## Client References

- Darren Marino, Group Chief Operating Officer, Mounties Group
- Joe Saleh, General Manager Developments, Redcape Hotel Group
- Dean Slattery, Director, Sydney Asset Management Unit, School Infrastructure NSW





**LEADERSHIP**

# Nathan Grice

## Director

Nathan is a proven leader versed in all aspects of Development, Project and Construction Management with over 30 years of experience in the property industry. During this time, he has gained experience in strategic directorship, stakeholder management, operations management, precinct and project origination, delivery and directorship, team management and mentoring, reporting and problem solving.

Practical hands-on construction experience in his early career has also provided Nathan with a technical knowledge base that, combined with his professional managerial background, provides him with versatile communication and leadership skills. He has successfully delivered complex live environment projects through to large scale developments including in regional and CBD Sydney and has been part of successful small and large scale organisations.

- Demonstrable success in delivering successful outcomes in a wide range of industry sectors and locations
- Demonstrable success in effectively leading and mentoring large internal and external project teams
- Strong commercial acumen and understanding of client drivers, project constraints and risk management with a focus on being a trusted partner and advisor
- Ability to be flexible and holistically think, act and organize with the big picture in mind.

## Key Projects

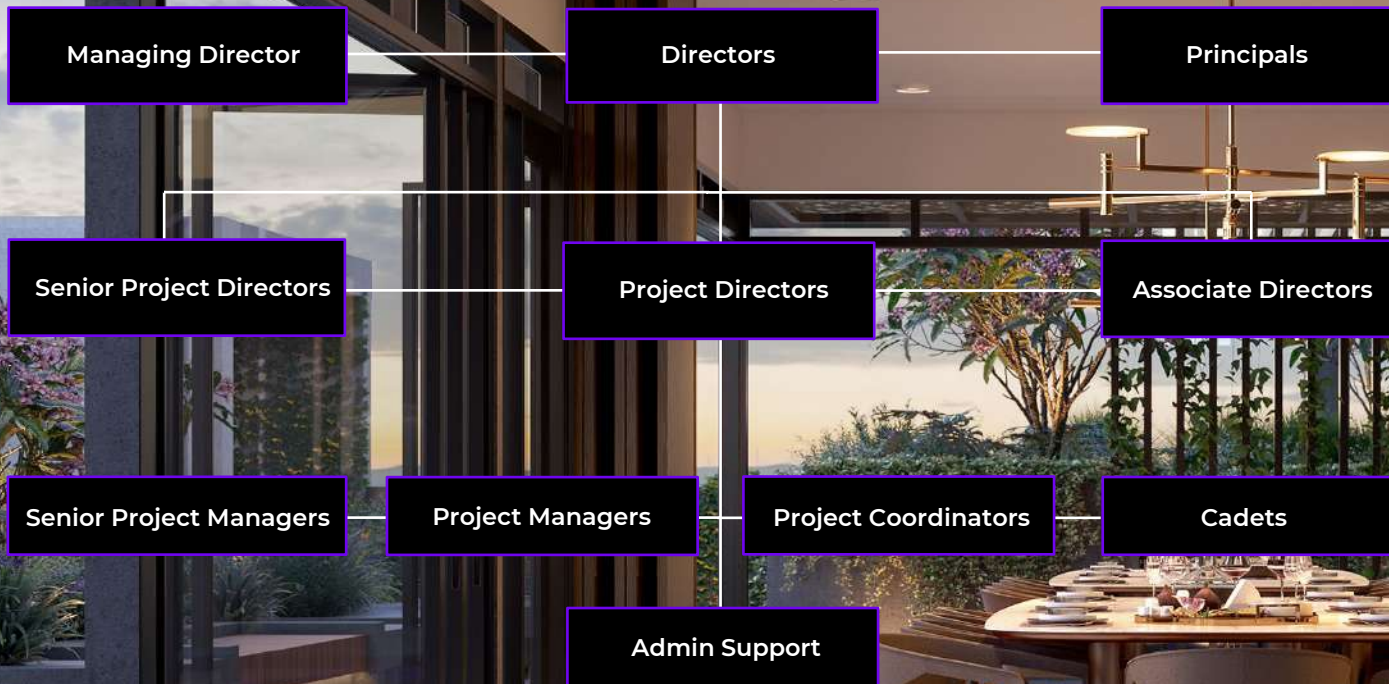
- Castle Towers East Village, Castle Hill, \$750M
- The Landings Retirement Village, North Turrumurra, \$120M
- Breakfast Point Residential Development, \$100M
- One A Coulson St, Erskineville, \$75M
- Chalmers Cr, Mascot, \$45M
- 6 Balmoral Ave, Mosman, \$10M
- Grosvenor Ave, Neutral Bay, \$30M
- Anderson St, Chatswood, \$45M
- Sydney North Tower, Gordon, \$20M
- Surry Hills Village Lobby and Roof Top Hospitality, \$20M
- HQ78 Oriordan St, Alexandria - \$30M
- South Western Logistics Centre, Prestons, \$35M

## Client References

- Don Muggli, Senior Development Manager, Abacus Property Group
- Geoff McKinnon, Development Director, Leaf Group
- Trevor Morris, Director, Linear Group



# OUR TEAM



At Empire, our experienced, agile and dynamic team of project managers foster constructive and positive relationships with our clients, project partners and stakeholders to deliver total project success. Built from the foundation of our core values, our skilled team define, align and collaborate with integrity, trust and superior communication.

**“Realise Your Vision”**



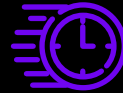


# THE EMPIRE DIFFERENCE



## Dedicated Director Involvement

Our directors, Mark Pritchard and Nathan Gallon, are actively involved in every project. Internal expertise isn't siloed – instead, a flat, lean communication structure means that delivery is always guided by our most experienced staff.



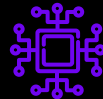
## Around-the-Clock Support

Responsiveness is critical during delivery – especially when approval timing is a factor. Each project has a designated point of contact and an emergency backup, ensuring that there is always a touchpoint active for both clients and contractors.



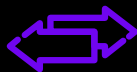
## Broad-Based Experience

With expertise spanning a range of industries and project scenarios, we use cross-sectorial learnings to enhance delivery. We understand the nuances of specific regulatory frameworks and building types and know how to effectively navigate them.



## Specialised Processes

Specialised project management, contracts, and administrative processes help us create internal efficiencies. We use best-in-market Project Management software including UniPhi, Aconnex, Procore and Monday.com. These software solutions seamlessly communicate with our well-developed Integrated Management. We are agile with our services completely adaptable to every client and project requirements.



## End-to-End Solutions

Our services range from project assessment to defects managements. Regardless of how you choose to work with us, we prioritise creating value through long-term, collaborative relationships based on integrity, trust, and transparent communication.





# OUR APPROACH

## Our Values

### Teamwork & Collaboration

We foster a culture of collaboration – within Empire and among project stakeholders. We facilitate and enable, helping project participants execute their functions as effectively as possible. As part of that, we align differing objectives with the outcome the client wants.

### Reliability & Trustworthy

Trust is grounded in reliability. When we promise an outcome, our clients know that we *will* deliver it. Our dedication to our clients and project success means we'll do everything possible to uphold our commitments, regardless of the time or effort required.

### Leadership & Accountability

Good project management is characterised by strong internal leadership and individual accountability. Our leaders are ultimately responsible for the outcomes our clients want, so it's up to us to take control – to facilitate informed decisions, to create forward momentum, and to relentlessly pursue the goals we identify. We are all held accountable and are proactive participants in our clients' successes, not passive observers.



# QUALITY MANAGEMENT

Project outcomes matter. Delivering on time and on budget is key, but so is meeting the brief – creating a high-quality space that exceeds expectations.

Our quality management system is designed to consistently achieve that goal. Certified to ISO 9001:2015 standards, it regulates all operational dimensions, ensuring that each project is delivered in line with relevant client and legislative requirements.

## Our QMS includes:

- A quality assurance policy, which specifies how we approach quality management;
- Standard operating practices, which establish mandatory behaviours and procedures to maintain quality;
- Project-specific plans and procedures, which are developed to manage the unique needs of each engagement.

## Compliance

Conforming to relevant statutory and legislative requirements is essential for a smooth handover. Our QMS ensures that all stakeholders are fully aware and capable of complying with their obligations.

## Consistency

Quality is the cornerstone of every project we undertake. To maintain a consistent standard of achievement, we rely on a robust QMS that promotes delivery efficiency through lean systems and oversight.

## Cost-Efficiency

Our QMS helps us minimise defects and identify contractor-related risks. Preventing problems through early intervention leads to better construction quality and lower expenditure – both of which are essential to a successfully completed project.



# HEALTH, SAFETY & ENVIRONMENT

At Empire, health and safety is not a secondary consideration – it's the thread that connects every aspect of on- and off-site operations. Under our PerformancePlus philosophy, we go beyond risk minimisation ('zero harm') to active enhancement of our people's wellbeing.

Our health, safety and environmental (HSE) management system is certified as meeting the requirements of ISO 45001:2018 and AS/NZS ISO 14001:2016. To ensure company-wide conformance with all aspects of the system, all Empire staff undergo extensive HSE training, including the ability prepare safety plans and JSEAS/SWMS.

## Our HSE system includes:

- An HSE manual that covers core processes, organisational roles and responsibilities, and legislative requirements;
- scenario-specific procedures and SOPs, including practices for risk management, control measures, and incident reporting;
- built-in feedback loops and robust contractor-to-management communication;
- staff training programs; and
- PerformancePlus initiatives that support psychological safety in the workplace.

## Empire's Safety Rules

- Site safety induction
- SWMS for all site visits
- Comprehensive safety training
- Pre-qualification of contractors
- Valid permits
- Appropriate PPE
- Injury & incident reporting
- Step back processes



Key Aspects

# HEALTH, SAFETY & ENVIRONMENT

## PerformancePlus

PerformancePlus is a philosophy that aims to actively promote better physical, mental and environmental health for all Empire stakeholders. Instead of viewing efficiency as a zero-sum game – where health, safety and sustainability come at the expense of gains – PerformancePlus understands that better HSE creates a more effective workplace, which leads to time and cost savings for our clients.

## Agile Planning

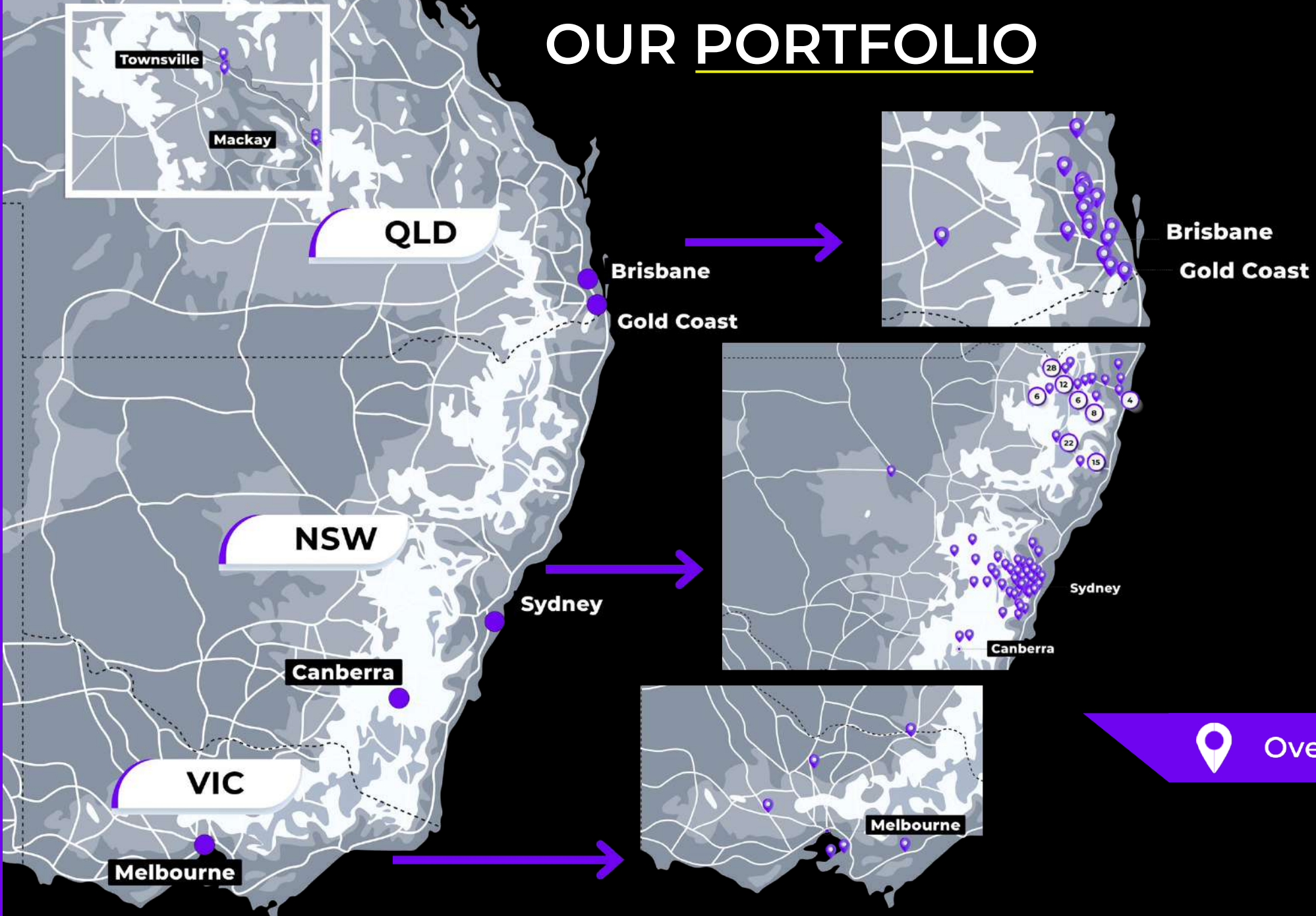
Not every scenario can be approached with the same processes. By adopting a 'principles, frameworks, and procedures' approach to HSE, we can adapt safety planning to accommodate changing operational requirements.

## Interdisciplinary Approach

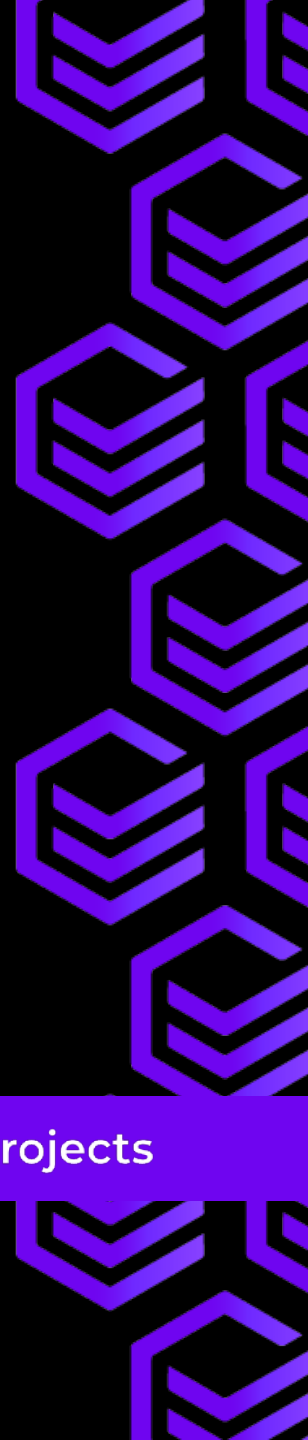
Our HSE system is built on an integrated approach to health, safety and the environment. Importantly, though, there is scope for adjustment – where specific projects require a different disciplinary approach, we can adapt our implementation to match your requirements.



# OUR PORTFOLIO

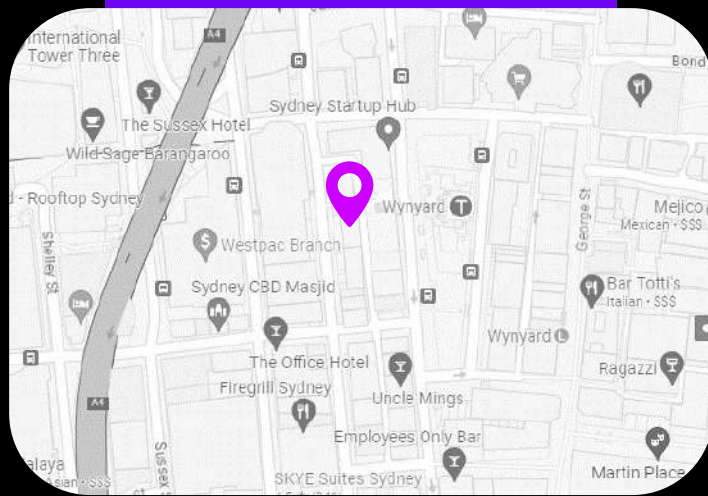


 Over 230 Projects



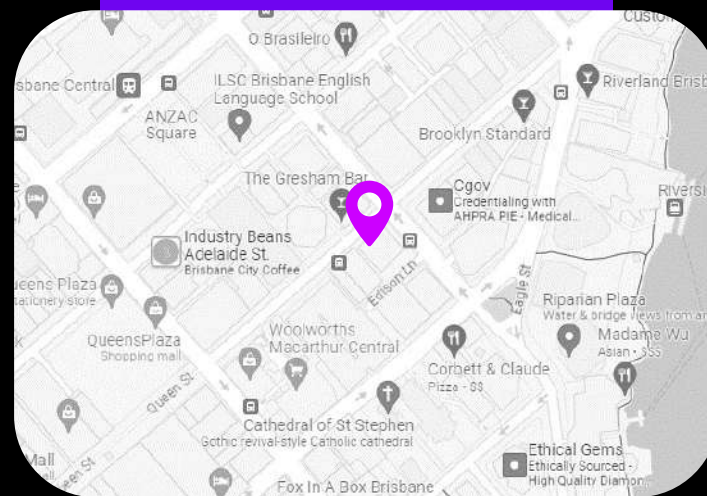


# OUR OFFICE LOCATIONS



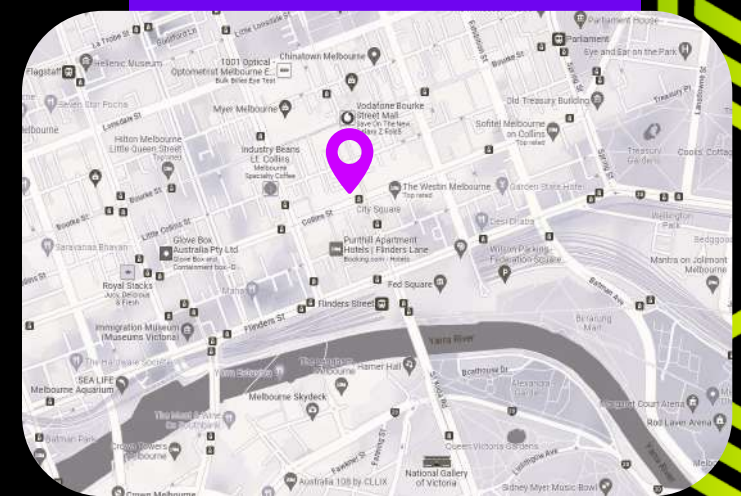
## Sydney, NSW

Suite 1005/50 Clarence St, Sydney NSW 2000



## Brisbane, QLD

Level 6, 307 Queen Street, Brisbane, QLD 4000



## Melbourne, VIC

Level 8, 805/220 Collins St, Melbourne VIC 3000

📞 1300 36 00 90

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🌐 [empireprojectmanagement.com.au](http://empireprojectmanagement.com.au)

# REFERENCE PROJECTS

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# PAMA, CASUARINA

In collaboration with Holm Developments and DeMartini Fletcher property, the \$76M boutique apartment building will offer 47 luxury, coastal two, three and four bedroom apartments across four levels with various configurations.

It is a tropically inspired development, including a 20-metre heated swimming pool with its own sandy beach, a board shack with custom paddleboards and surfboards in true Casuarina style, a shared vintage bicycle scheme with 30 customer PAMA bikes available and landscaped grounds delivered from 100% renewable sources.

The PAMA Casurina project is currently under construction. Designed with the latest contemporary and modern features coupled with high end amenities. Empire are delivering expert contract superindendent services for the main works Design and Construction contract.





## Project Details

- Contract Superintendent Services throughout construction
- Value: \$76M
- Completion Date: 2024
- Design: Plus Architecture
- Contractor: J Hutchinson Builders





# CLUB CENTRAL – CLUB EXPANSION ILLAWARRA CATHOLIC CLUB

The Redevelopment of Club Central Hurstville increased the existing footprint of the Club by 50% and involved upgraded infrastructure to service the new hotel development, and three levels of extension of the Club to provide new Function space accommodating 600 people, new Bistro and new rooftop café with sweeping views across Botany Bay.

The project is part of a move by many registered Clubs in NSW to provide a more diverse revenue stream which is less reliant on gaming revenue.

Empire were engaged after construction had commenced and all consultants engaged. Empire's immediate task was to bring the project under control regarding time, cost and quality, applying our strong leadership and technical skills, regular communication with our client and clear expectations being demanded of the consultants and contract. The project is now back on track.





## Project Details

- Head Contract Administration and Construction Superintendency to completion
- Value: \$65M
- Completion Date: April 2021
- Design: Crawford Architects
- Contractor: Belmadar
- Client Referee: Paul Richardson, CEO
- 5 storey Basement and 9 storey building above ground
- New 124 bed hotel operated by Travelodge





# MACQUARIE UNIVERSITY - 11 WALLY'S WALK BASEMENT REFURBISHMENT AND EXTENSION HAND

The refurbishment of E5A Basement is the final step in the holistic upgrade of building E5A following refurbishment of the remainder of the building across several capital projects completed between 2011 and 2016.

Empire were engaged to refurbish the remaining portions of Level 0 to cater for the current and future faculty needs. The refurbished interior spaces are to be reallocated as wet lab spaces and associated specialist rooms for earth and planetary sciences and environmental science research, as well as other lab activities, as required by faculty.

Lab spaces included complex mechanical systems, fume cupboards, dust and fume extraction, lab gases and dangerous goods.

## Project Details

- Project Management Services across Planning, Design, Construction and Handover phases.
- Value: \$11M
- Completion Date: Due January 2019
- Design: BNMH Architects / Northrop / TLB Engineers
- Contractor: Cockram Constructions Australia
- Client Referee: Bill Vertsonis, Senior Project Manager





# MACQUARIE UNIVERSITY – BECTON DICKSON PUBLIC REALM UPGRADES

The Becton Dickson Public Realm Upgrade project forms part of the body of work to de-traffic the campus and prevent the campus roads from being used by 'through' traffic. The work is required to provide a new access to the F3 car parks to allow the closure of Research Park Drive to construct a major new southern entry to the University. These new public domain initiatives support a range of objectives outlined in the 2014 Campus Master Plan.

The scope includes Civil, landscaping and external works to upgrade the public realm around the BD building, re-aligning Innovation Road from University Creek to the rear of the BD building via the existing car park to Research Park Drive, conversion of Research Park Drive to a paved and landscaped 'pedestrianised zone' and landscaping and reconfiguration of the BD building car park entry/exit.

## Project Details

- Project Management Services across Procurement, Construction and Handover phases
- Value: \$5M
- Completion Date: Due December 2018
- Design: Group GSA / Northrop
- Contractor: Glascott Civil and Landscaping
- Client Referee: Robert Alcock, Senior Project Manager





# CLUB CENTRAL – HOTEL

This project involved constructing a new building over nine floors that includes a new 124-room Travelodge Hotel, five-storey basement carpark, upgraded infrastructure to service the new development, and three levels of extension of the Club to provide new Function space accommodating 600 people, new Bistro and new rooftop café with sweeping views across Botany Bay.

The project is part of a move by many registered Clubs in NSW to provide a more diverse revenue stream which is less reliant on gaming revenue.

Empire were engaged after construction had commenced and all consultants engaged. Empire's immediate task was to bring the project under control regarding time, cost and quality, applying our strong leadership and technical skills, regular communication with our client and clear expectations being demanded of the consultants and contract. The project is now back on track.





## Project Details

- Head Contract Administration and Construction Superintendency to completion
- Value: \$65M
- Completion Date: April 2021
- Design: Crawford Architects
- Contractor: Belmadar
- Client Referee: Paul Richardson, CEO





# REDCAPE HOTEL GROUP – PORTFOLIO WIDE PROJECTS

Empire Project Management are responsible for managing the planning and delivery of all Capital works upgrade projects for Redcape Hotel Group across their portfolio of 40 Venues in NSW, QLD and VIC. This is being managed throughout the entire project lifecycle from concept, planning, design and delivery. Empire is responsible for managing a capex budget of \$25M each financial year. During our time partnering with Redcape, Empire have delivered approximately 50 Refurbishment and Upgrade Projects with a total value of around \$60M.

Empire have a nominated Program Manager enabling a single point of contact for Redcape. As the number of projects and the nature of those projects is continuously evolving across the property portfolio, Empire have progressively developed an intuitive dashboard tracker identifying each of the input tasks for each project which then populates a dashboard summary. This provides Redcape senior management with snapshot of the status of each project at any given time. The tracker can also be filtered to identify actions required by certain project team members.





## Project Details

- Project Management and Procurement through project life cycle to completion
- Value: \$25M per annum
- Completion Date: Ongoing
- Design: Various
- Contractor: Various
- Client Referee: Chris Jolliffe, Project and Property Manager, Redcape Hotel Group

## Success with Redcape

- We are agile – project priorities and scopes continually changing. We respond to Redcap's change in needs
- We are always available – much works is undertaken outside of normal working hours. Our team is available any time of day or night to respond to project needs
- We are effective – we provide clear and concise information when requesting approvals or issuing directions.





# CHILDREN'S MEDICAL RESEARCH INSTITUTE, STAGE 1 WESTMEAD

Founded in 1958, the Children's Medical Research Institute in Sydney is an internationally respected institution for the significant advances it has made. Over the past 55 years, CMRI has carried out a wide spectrum of research in fields such as congenital defects including heart disease, blood disorders and cystic fibrosis research. It has pioneered microsurgery techniques that help repair tiny blood vessels and organs in infants and children and has also made several advances in gene therapy and cancer research.

CMRI have occupied the site at Westmead in a purpose built 4,500sqm facility for over 20 years and now require additional space. At 4,300sqm, Stage 1 is the key hub for the redevelopment and provides a range of high quality, flexible physical containment level 2 (PC2) laboratory spaces, administration and front-of-house office space and laboratory support that will adapt as further stages are implemented. Empire were engaged as the project manager to assist CMRI develop the project and maintain research and business continuity.

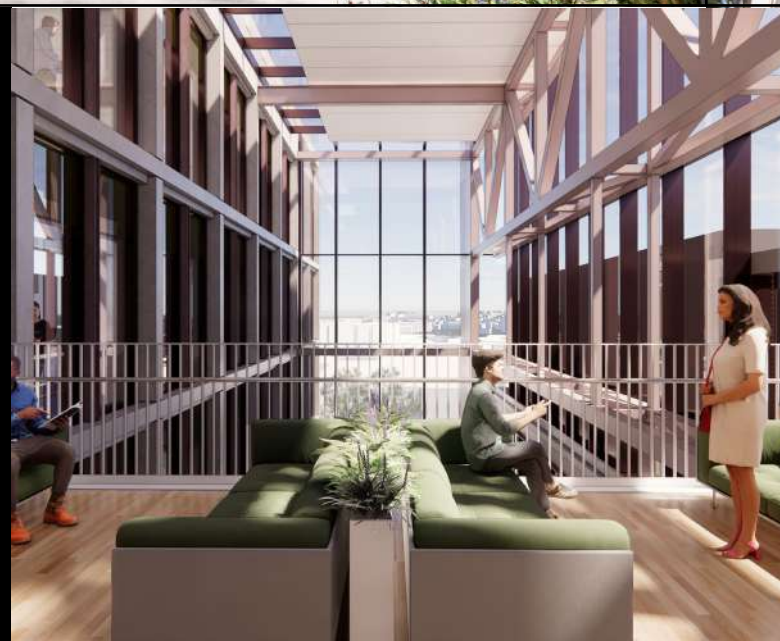
The project was constructed on a challenging site adjoining the existing CMRI laboratories and was delivered within its agreed timeframe, overall budget and has met the CMRI's stringent technical and quality requirements. In doing so the final outcome provides the environment that will enable CMRI to continue its pioneering work.





## Project Details

- Project Management and Procurement through project life cycle to completion
- Value: \$29M
- Completion Date: June 2014
- Design: Ancher Mortlock and Woolley
- Contractor: AW Edwards
- Client Referee: Dr Roger Reddel, Director





# HENDRA INDUSTRIAL ESTATE B20 & B21 REFURBISHMENT

Hendra Industrial Estate is owned and operated by Stockland. It comprises over 80,000 sqm which includes 19 warehouses and a hardstand with refurbishment and upgrades being progressively completed. Empire Project Management provided Project Management support in the procurement and administration of a D&C Contractor to refurbish and renew warehouse and working accommodation across multiple warehouses..

The scope included strip out and refurbish office space including amenities. Roof and wall recladding. Architectural treatment to façade. Hazardous materials remediation. Renewal of electrical Infrastructure. Enhancement to fire protection and detection systems.





## Project Details

- Project Management Services across Procurement and Construction phases
- Value: Project range \$1-5M
- Completion Date: May 2019
- Design: Intermain Constructions
- Contractor: Intermain Constructions
- Client Referee: Ian Sutcliffe, Commercial Property Manager – Queensland





# LAKES CENTRE - 10 KING STREET, CABOOLTURE

Lakes Centre is the construction of new commercial building with 6 tenancies across 3 storeys. Delivery by AS 4920 D&C Contract. Provision of Superintendent services. The building was completed in Q4 2022. The building provides for circa 1,500m2 GFA, with secure parking for 23 vehicles, secure bike store and end of trip facilities.

Superintendent services were provided throughout construction phase to support the construction of 3 storey commercial building. Incorporating retail on the ground floor, secure parking with EV charging, bike store and EOT facilities. The contractor had to manage construction without disruption to business for the adjoining neighbours within the same lot.





## Project Details

- Superintendent Services
- Value: \$7M
- Completion Date: Dec 2022
- Design: Medhurst Architects
- Contractor: Rork Projects QLD Pty Ltd
- Client Referee: Tony Dwyer,  
Development Manager, DeMartini  
Fletcher Property





# AKIN RESIDENCES, SOUTH BRISBANE

184 residences across 31 storeys are currently under construction. Designed with the latest contemporary design and features high end amenities. Delivery by AS4920 D&C Contract. Provision of project management and superintendent services.

Empire were engaged as Superintendent and provided the Client with Project Management support during the construction phase.





## Project Details

- Project Management and Superintendent Services throughout construction
- Value: \$90M
- Completion Date: 2024
- Design: DBI Designs Pty Ltd
- Contractor: Descon Group
- Client Referee: Jay Zhang, Senior Project Manager, Made Management





# STORAGE KING ACACIA RIDGE

Construction of 2300m<sup>2</sup> of self-storage warehouse across two storeys with material hoist. Management of construction in a live environment. Provision of Contractor procurement, project management and superintendent services.

Empire were engaged as Superintendent during construction and provided the Client with Project Management support during the pre-construction phase.

Our scope included construction of 2300m<sup>2</sup> self-storage warehouse within existing facility, incorporated a minor change application to DA and signage approval, procurement of building contractor through competitive tender, and construction was managed on a constrained and operational storage facility.





## Project Details

- Project Management Services across contractor procurement and construction phase
- Value: \$3M
- Completion Date: Feb 2023
- Design: Steel Storage Australia
- Contractor: Cloustruct Pty Ltd
- Client Referee: Robert Callway, Development Manager, Linya Projects





# ST BASILS (NSW & ACT)

St Basils has six facilities in metropolitan Sydney which provides a mixture of residential aged care and independent living units. Empire, as Project Manager managed the development and implementation of a variety of capital works projects to achieve organisational objectives for St Basils.

Empire were responsible for negotiations with the project team and leading the team to deliver interconnected projects and minimise disruptions to the operation of the facilities within projected budgets and timeframes. Our scope includes:

Scope included full strip out and refurbishment to existing Independent Living Units. Refurbishment works to existing Aged Care facility rooms. Repair concrete cancer across existing building façades. Investigations into waterproofing issues. Water leaks and rectification works to existing facility roofs.

## Project Details

- Project Management Services across Strategic Planning and Implementation phases
- Value: \$100K - \$2M
- Completion Date: 2021 & onwards
- Design: Various
- Contractor: Various
- Client Referee: Nick Baldas, Director of Property, St Basils





# AUTISM SPECTRUM (ASPECT) AUSTRALIA – LOFTUS CAMPUS

Aspect is Australia's largest autism-specific service provider. A not-for-profit organisation, their vision is to provide the best possible opportunities for people on the spectrum. Aspect has adopted an ambitious growth strategy and capital works master plan to create more enrolment opportunities for students in need of their specific facilities.

Empire is working closely with Aspect's Property Team and leading the Stage 2 development of their independent Loftus campus. Empire is leading the team through the design Autism classroom building, new Hall building, new administration building, comprising of Staff offices, meeting rooms and Reception and diversion of overland flow path to suit new development footprint.





## Project Details

- Project Management Services across Design Development
- Value: \$10M
- Completion Date: 2023
- Design: Leaf Architecture
- Contractor: To be engaged
- Client Referee: Scott Brown, Development & Acquisitions Manager





# BELLEVUE RD, BELLEVUE HILL

This project is a luxurious boutique development of only 4 majestic house-sized apartments within the Woollahra LGA. Located for ultimate convenience only moments from Double Bay Village shopping, waterfront, parks, ferries & Redleaf beach as well as only 5 minutes to Edgecliff shopping & transport.

Each elegantly appointed residence offers generous open plan internal living spaces that flow effortlessly onto sundrenched outdoor entertaining. Every detail has been considered and every luxury accounted for.

Beautiful parks are scattered in every direction, from Rose Bay's Lyne Park to Double Bay and the magnificent Rushcutters Bay, all favourites for kids, dogs and everyone in between.

This project is truly an exceptional development in one of the Eastern Suburbs' most exclusive locations. The DA was lodged in April 2022 and construction is expected to commence toward the end of 2022.





## Project Details

- Development Management, Project Management & Superintendent Services
- Value: \$10M
- Completion Date: 2024
- Design: EMK Architects
- Contractor: TBC
- Client Referee: Victoria Angelis, Developer



# TIVOLI AVE, ROSE BAY

Situated at the water's edge of Rose Bay, this site is in a dress circle Eastern Suburbs location with uninterrupted views across to Sydney Harbour Bridge, Shark Island and Clark Island. The vision for this project was to create a beautiful double height living space that looks out over a large garden by the water where the grandchildren can play. A forever home for the clients, which is to be enjoyed with their children and grandchildren and friends.

The project scope includes the demolition of existing building and extensive earthworks. Construction of a total of 1100m<sup>2</sup> of floor area spread across 5 storeys. 5 bedrooms; 6 bathrooms; 2 Kitchens; 12 car parking; indoor/ outdoor pool; formal entertaining area; gym, sauna and bar; golf simulator; manicured gardens with direct access to the water's edge. Time pressures to have the DA lodged before Woollahra council change their floor plate control to an FSR control. View analysis and ensuring that neighbours views are not diminished. Complex DA strategy to ensure that the clients achieve maximum value from this once in a lifetime site. Aboriginal conservation area being on the water's edge.

This project is currently in design development stage after DA consent was achieved in the NSW Land & Environment Court





## Project Details

- Project Management & Superintendent Services throughout the entire project lifecycle
- Value: \$25M
- Completion Date: 2025
- Design: Collins & Turner Architects
- Contractor: TBC
- Client Referee: Jim Angelis, Owner



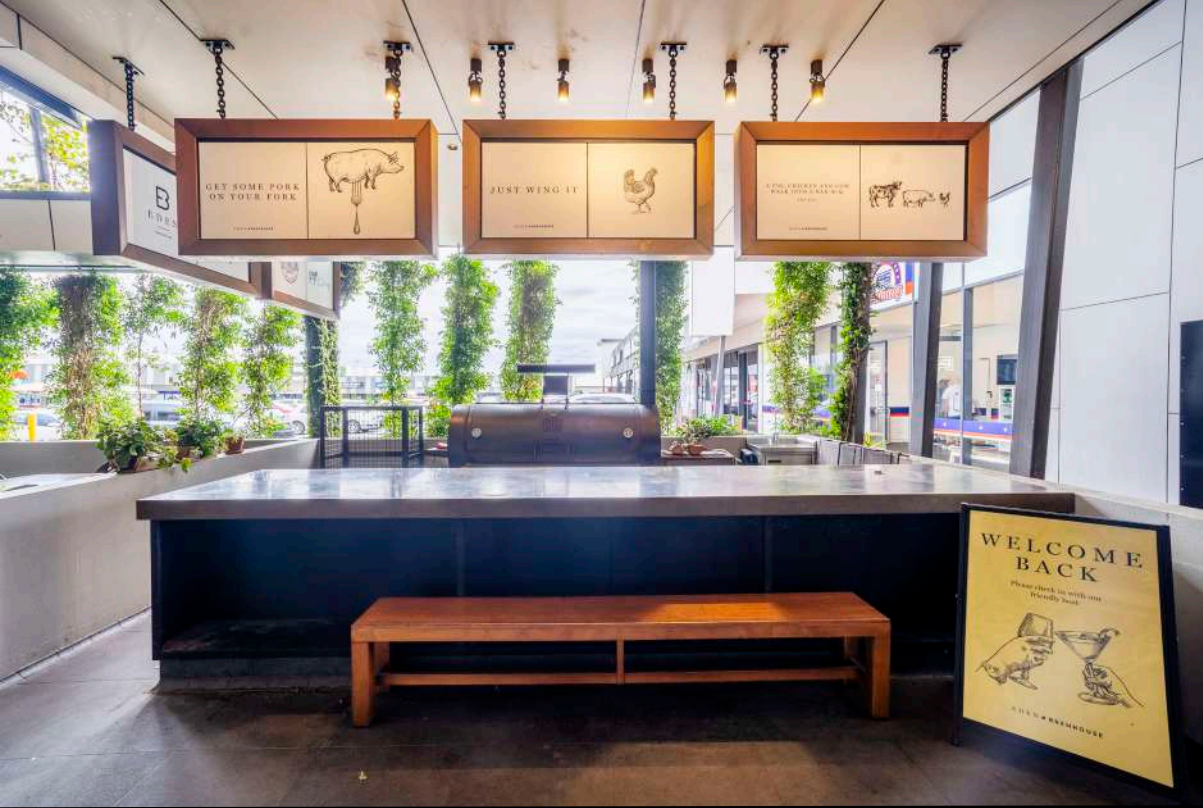
# EDEN BREWHOUSE – MAIN WORKS

The brewhouse shares its name with the first farm of the region, Eden Station, the achievement of convict and pioneering 'father of Redbank Plains', James Josey. Eden Brewhouse is a cheerful tribute to the pioneering characters like Mr Josey who moulded the Aussie spirit, our passion for pubs, thirst for beer and hunger for hearty fare.

Our traditional design nods to the public houses of their British origins, while our mouth-watering selection of craft beers and rustic smokehouse menu pays due to their pioneering days of rural living and hand craftsmanship.

Following their acquisition of the landmark venue in 2019, this project was designed to reposition the asset through refurbishment of the Gaming Room, Sports Bar and Function Room.





## Project Details

- Project Management and Superintendency Services across scoping, contractor procurement, construction and handover including all direct suppliers
- Value: Confidential. Project range \$1-10M
- Completion Date: Apr 2023
- Design: Inaspace
- Contractor: Open Projects
- Client Referee: Chris Jolliffe, Project and Property Manager, Redcape Hotel Group





# KIMBRIKI – CLEAN WATER DIVERSION SYSTEM

The Kimbriki Resource Recovery Centre (Kimbriki) has been operating since its establishment in 1974, situated in a steeply sided bushland valley to the south of Mona Vale Road.

The facility now receives approximately 300,000 tonnes per annum (tpa) of waste materials, diverting an impressive 80% for resource recovery of which up to 60,000 tpa is landfilled. To maximise the available landfilling airspace, the operator, Kimbriki Environmental Enterprises Pty Ltd (KEE) engaged GHD to develop an 11-stage landfill masterplan documenting the final form of the completed facility. This staged development will extend the life of the KRRC for over 30 years, until approximately 2051 on current landfilling rates.

To enable the final landfill form to be achieved and maximise the available landfill airspace, a Clean Water Diversion System (CWDS) is to extend around the perimeter of the site to capture and divert clean stormwater runoff from the catchment and divert this to a water management basin, and discharge into an unnamed watercourse that flows into Deep Creek. The scope includes the western diversion open channel drain alongside an access road approximately 1,500m long, an eastern diversion drain comprising a combination of open drains (channels) and underground pipes and extends over approximately 1,100m, and a water management basin, and discharge point.

## Project Details

- Procurement Advice during Tender Process
- Value: \$15M
- Completion Date: Apr 2020
- Design: N/A
- Contractor: GHD
- Client Referee: Mark Winser, GM Asset Management, Kimbriki Environmental Enterprises





# AHO NSW FLOOD RECOVERY PROGRAM - PORTFOLIO

Empire have been engaged to manage flood recovery works across a portfolio of properties in NNSW, under the Flood Recovery Program as part of the recent NSW Government funding commitment of \$70M to repair, replace and build new homes. After securing our first tranche of projects with Aboriginal Housing Office (AHO), we have now successfully delivered, or are midway through delivering, 107 properties for AHO and the local communities.

Our engagement was to manage the delivery of the works up to the targeted defects free handover date. Services rendered included verification of all contractors' pre-start requirements, chairing of various meetings and contract administration tasks. Client reporting was completed in the requested AHO format.

By taking the time to understand how AHO operates and the specific needs of these communities and the end users, we have been able to develop a strong partnership working with all stakeholders involved.





## Project Details

- Project Management & Contract Administration Services
- Value: \$4M
- Completion Date: Ongoing
- Architect: AHO
- Contractor: Various
- Client Referee: David Saunders, Construction Project Manager, AHO



# GEORGE WESTON FOODS FLOUR MILL, BALLARAT

Empire is assisting George Weston Foods to develop a new flour mill on a 7.8 ha site in Ballarat, replacing their existing flour mill located in North Melbourne. The flour mill will be a 7-storey built form, silos and associated car parking. An intermodal freight terminal will also be constructed to facilitate the transportation of flour by train.

Empire is acting as the Principal's Representative and have key roles during the construction phase and project close out. A D&C contract is in place with BESIX Watpac with construction to commence in mid-2023 and be completed by mid-2025.

The scope includes a new flour mill with silos, car parking, freight terminal to transport flour by train.

## Project Details

- Acting as Principal's Representation; contract administration; manage construction pre-start; contractor management through construction, commissioning and handover; project close out
- Value: \$110M
- Completion Date: 2025
- Contractor: BESIX Watpac
- Client Referee: David Ambrose, Project Manager, Mauri Foods





# MOUNTIES MOUNT PRITCHARD MASTERPLAN – THE MOUNTIES GROUP

The project involved the successful delivery of the staged Master Plan for the Mount Pritchard & District Community Club, 'Mounties'. The transformation was undertaken to strengthen the Club's position as a leading entertainment and dining venue and increase its capacity to cater for an additional 39,000 members.

With over 50 years of history and many sub-Clubs associated with Mounties, stakeholder engagement and management was a key consideration. This was managed with clear and regular communication using long term and short-term programs to keep stakeholders updated on progress. Regular presentations and coordination meetings were held with all stakeholders associated with each sub-projects as well as regular reporting and presentations to the Board.

The project was self-funded and regular cost reporting was a critical task. Regular meetings with the CFO to review progress in line with expenditure, forecast expenditure and the program. Sub-projects would be adjusted to accommodate the Clubs cashflow position at that time. The project was delivered across multiple stages to limit the impact to Club operations and to ensure a safe environment for staff and guests.





## Project Details

- Project Management Services across Strategic Planning and Implementation phases
- Value: \$250M
- Completion Date: Ongoing
- Design: WMK Architecture
- Contractor: Various
- Client Referee: Darren Marino, General Manager





# REDCAPE HEAD OFFICE, CREMORNE

Redcape Hotel Group relocated their Head Office to Cremorne. The project involved the transformation of a redundant commercial space into vibrant and quirky corporate offices. We are delighted with the result as Cogent Construction Group turned NX Designs funky design into a reality. The design maintained several existing features from the old tenancy which helps to pay homage to the previous use of the site.

The project was fast tracked through design and construction as the client needed to move out of their existing premises before the expiration of their lease. The construction phase was completed in just 8 weeks.

The scope included demolition and strip out of existing tenancy. New Reception, Open Plan Office, Meeting Rooms and Board Room. New staff amenities Including Toilets, end of trip facilities, break out space, lunchroom, Bar and Quiet Rooms. New and reconfigured electrical and mechanical services.





## Project Details

- Project Management Services across Design and Construction phases
- Value: \$1.75M
- Completion Date: August 2018
- Design: NX Design / Martin and Spork
- Contractor: Cogent Construction
- Client Referee: Joe Saleh, General Manager – Development

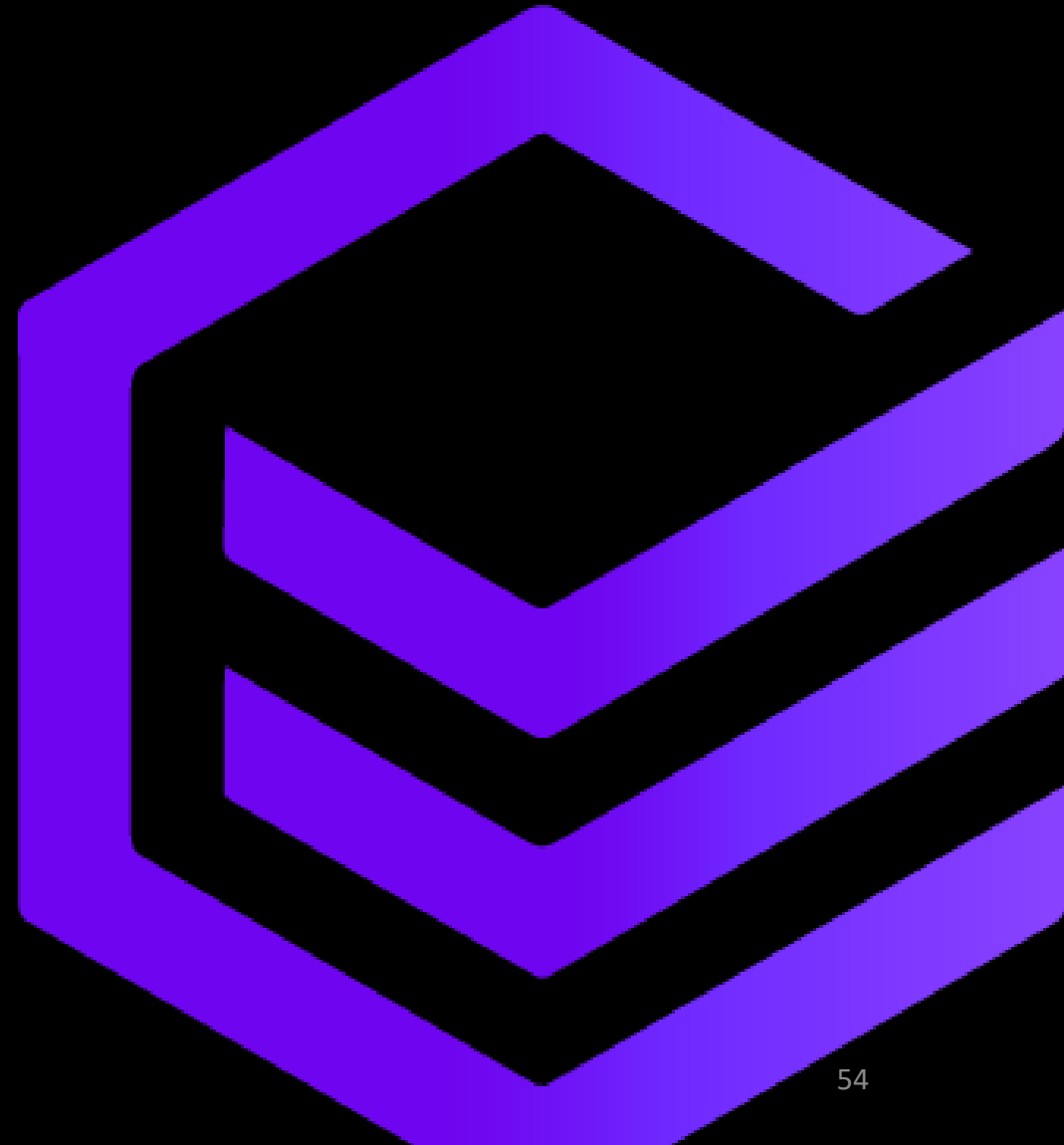




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Project Management

