

CAPABILITY PROFILE

DESIGN

DEVELOPMENT MANAGEMENT

PROJECT MANAGEMENT

CONSTRUCTION

SALES & MARKETING



Tribeca South Apartments
Springs, Rivervale



About BGC

BGC is a multi-faceted business with diverse operations in residential and commercial construction, manufacturing and civil contracting.

A private company established more than 50 years ago, BGC has evolved into a major force in the building and construction industry, complete with the vast scale, depth of knowledge and robust financial backing that comes with a company having an annual turn-over of over \$2.5 billion per annum.

BGC provides expertise and leadership in a wide range of operations including manufacturing, residential and commercial construction, property development, contract mining, civil contracting, quarrying and bulk haulage.

This uniquely vertically integrated structure ensures each subsidiary operates with a continuous supply of high quality and locally manufactured products and materials.

Founded in the 1960s by the late Len Buckeridge, the Group has a long-standing strategy of being flexible to meet customers' requirements, and commitment to exceeding expectations. Its reputation for quality, innovation, and excellence is reinforced by a strong track record in the delivery of several major projects for both the public and private sectors.

BGC has steadily broadened its product range, enhanced its supply capability and expanded its operations into each of Australia's mainland states.

Today, BGC is ranked as Australia's largest private construction company and Western Australia's largest private company. The company's knowledge, experience and commitment to the residential and commercial markets is exemplified by its ability to consistently deliver innovation and quality, during all economic cycles.

Passion and innovation thinking underpin our reputation and approach to all our projects.

About BGC Development

BGC Development provides an end-to-end development solution across the entire project lifecycle, which focuses on delivering effective solutions and exceptional value for our clients.

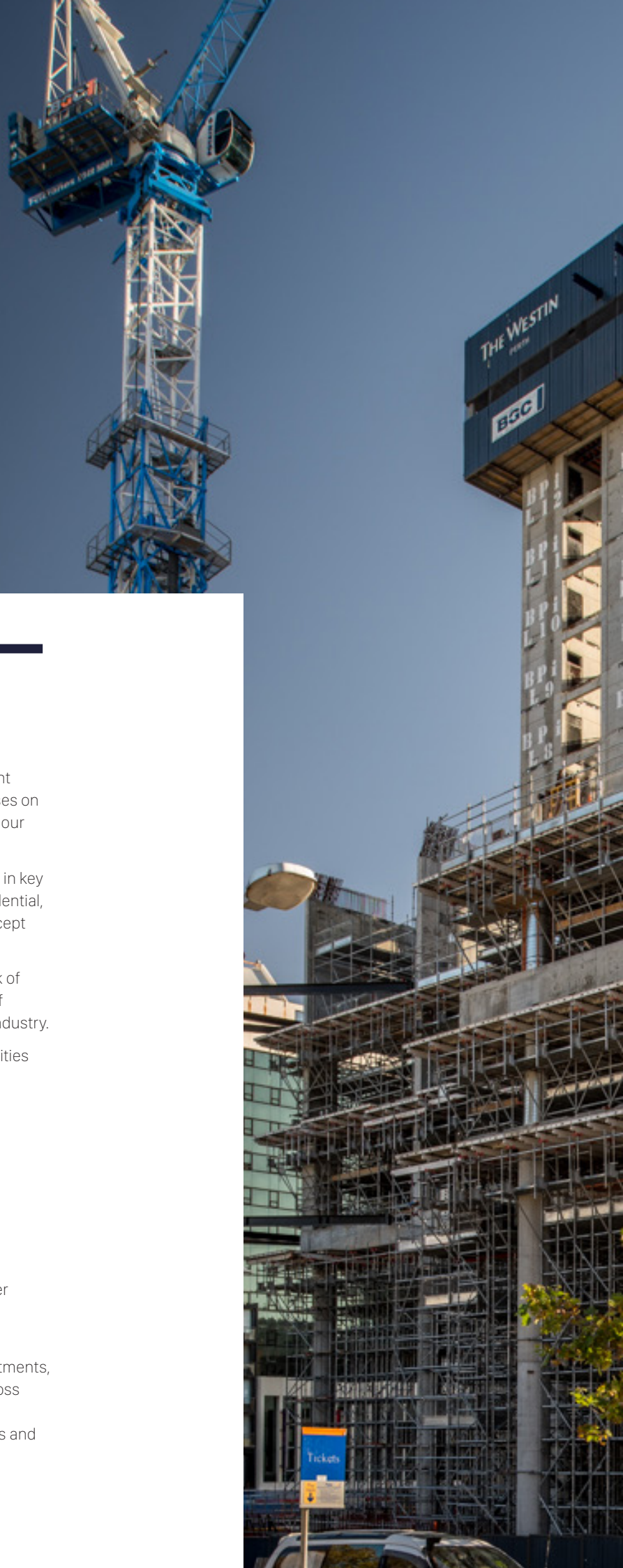
Driven by our vision to bring landmark properties to life in key locations, we are able to plan, manage and deliver residential, commercial and hotel development projects from concept through to delivery.

Leveraging our in-house skills and established network of project consultants, we bring together a broad range of experience and expertise in all facets of the property industry.

Partnering from the outset, our experience and capabilities include:

- Site acquisition and due diligence
- Market survey and demographic analysis
- Project feasibilities
- Concept design management
- Town planning and approvals
- Project marketing and sales
- Development funding options
- Construction management
- Management of contract completion and handover
- Defects period contract administration

We have provided advice and worked successfully with building owners, corporate entities, government departments, not-for-profit organisations and other land owners across multiple projects, and have a track record of delivering exceptional results, winning major development awards and exceeding client goals.





Westin Hotel
Perth, CBD

Our Services

We are an experienced property developer and project manager, capable of managing the entire project from concept to completion, with every aspect of the process managed within our corporate group structure. This innovative approach is driven by a collaborative working relationship with our in-house construction team and sales agents.

Our Development Management team provides a range of specialist skills across the property lifecycle process including:

- Site acquisition of due diligence
- Market surveys / demographic analysis
- Concept design management
- Project feasibilities
- Development application management
- Funding structures and procurement.

Our Project Management philosophy is underpinned by a commitment to exceed expectations and to generate maximum return for our clients. As each project is unique, we adopt an innovative approach to project thinking to deliver the best possible solution.

Project Management services encompass project scoping, design and design development, documentation and pre-contract, construction and post-construction stages and also include:

- Defining the project brief
- Coordination of market surveys and all Development Approvals
- Engaging suitable project consultants
- Coordinating the design process
- Project Programming
- Tender coordination, review and evaluation
- Consultant team management
- Management of contract completion and handover
- Defects period contract administration.

We offer clients a highly professional service through which all aspects of a project are processed effectively, efficiently and transparently.

We also strive for smooth design and construction processes and ensure that the client is always fully informed of progress, quality and the financial position on the project.

From concept

to completion





Construction Experience

BGC Construction is the construction division of the BGC Group, responsible for all residential and commercial construction, unit development, infrastructure and retirement development projects on behalf of the BGC Group, public and private sectors.

BGC Construction pools together many of the key benefits of the BGC Group, including vast economies of scale, the reliability that stems from producing many of the vital building products in-house and the extensive knowledge and experience across a range of disciplines.

As well as delivering on time and on budget, BGC Construction is well known for its innovative approach to major projects and their related issues.

The company's success in winning many substantial private and public sector contracts and the widely acclaimed end results are testimony to its performance.

BGC Construction has built some of Australia's leading infrastructure projects, including the recently completed Perth Arena as well as a host of hospitals, schools, universities, courthouses and police stations.

Its major private sector projects include low and high-rise residential apartment buildings, office towers, nursing homes and retirement villages.

Stakeholder Management

BGC has a proud history of creating iconic and high quality property developments across the West Australian landscape. We implement well established procedures for the research, design, planning and delivery of our projects and appoint the best available consultants and contractors to ensure the best project outcomes.

For all projects, we identify stakeholders through a variety of methods and tools, including internal and external stakeholder planning sessions and project meetings.

Embedded in our corporate governance is our ability and willingness to work closely with clients and stakeholder to ensure the project outcomes are achieved. This regularly involves so-called 'fine tuning' of projects to accommodate the client's end-use requirements, budgets and time constraints.

Major stakeholder groups we have worked with include:



Perth Arena
Perth, CBD



Project Experience



Tribeca Apartments Stage 1 (Tribeca South)

10 Hawksburn Road, The Springs, Rivervale

Project Summary

72 Apartments

96 parking bays

Lobby, BBQ Terrace, Heated Pool & Gym

Sector

Residential

Status

Complete

Completion Date

2016

Role

Developer and Project Manager

Selected Awards

2016 UDIA (WA) Awards for Excellence

"High Density Development" – Finalist



Tribeca Apartments - Stage 2 (Tribeca East)

9 Hawksburn Road, The Springs, Rivervale

Project Summary

85 Apartments

120 parking bays

Lobby, Feature Dining Room / Theatre,
Outdoor Pavilion, Heated Pool & Gym

Sector

Residential

Status

Complete

Completion Date

2017

Role

Developer and Project Manager

Selected Awards

2017 UDIA (WA) Awards for Excellence

"High Density Development" - Finalist



Tribeca Apartments Stage 3 (Tribeca North)

5 Hawksburn Road, The Springs, Rivervale

Project Summary

44 Apartments

58 parking bays

Entry Lobby, Heated Pool & Rooftop Terrace

Sector

Residential

Status

Pre-selling

Completion Date

2018 (forecast)

Role

Developer and Project Manager



Invita Apartments - Stage 1

30 Lambeth Circle, Wellard Town Centre

Project Summary

36 Apartments

1 & 2 bedroom apartments

Sector

Residential

Status

Complete

Completion Date

2015

Role

Joint Developer and Project Manager

Selected Awards

2014 UDIA (WA) Awards for Excellence

"Affordable Development" - Winner

2015 UDIA National Awards for Excellence

"Affordable Development" - Winner



Invita Apartments - Stage 2

10 Pimlico Crescent, Wellard Town Centre

Project Summary

46 Apartments

1 & 2 bedroom apartments

Sector

Residential

Status

Complete

Completion Date

2016

Role

Joint Developer and Project Manager

Selected Awards

2016 UDIA (WA) Awards for Excellence

"Medium Density Development" - Winner

2016 UDIA National Awards for Excellence

"Affordable Development" - Finalist



Waterview Point

Flecker Promenade, Vale Estate, Aveley

Project Summary

7 Townhouses, Ground Floor Cafe and 2 Apartments

Sector

Residential

Status

Complete

Completion Date

2015

Role

Developer and Project Manager

Selected Awards

2016 Urban Taskforce Development Excellence "Development of the Year" - Finalist



Paradis Apartments

Cardinal Approach, Shorehaven Estate, Alkimos

Project Summary

16 beachside apartments

3 bedroom apartments

Sector

Residential

Status

Complete

Completion Date

2016

Role

Developer and Project Manager



Jervis Rise

1 Sherry Road, Baldivis Town Centre, Baldivis

Project Summary

51 Apartments

1 & 2 bedroom apartments

Sector

Residential

Status

Complete

Completion Date

2017

Role

Joint Developer and Project Manager

Selected Awards

2017 UDIA (WA) Awards for Excellence

"Affordable Development" - Winner

2017 UDIA National Awards for Excellence

"Medium Density Development" - Finalist



Sixty Flourish

60 Flourish Loop, Harvest Lakes Estate, Atwell

Project Summary

59 Apartments

1, 2 & 3 bedroom apartments

Sector

Residential

Status

Under Construction

Completion Date

2018 (forecast)

Role

Developer and Project Manager



25 Rowe

25 Rowe Avenue, The Springs, Rivervale

Project Features

10,337sqm NLA

A-Grade Commercial Office

End of Trip Facilities

509 Car Bays

4.5-star Green Star Energy Rating

4.5-star NABERS Rating

Anchor Tenant: Bunnings Limited

Sector

Commercial Office

Status

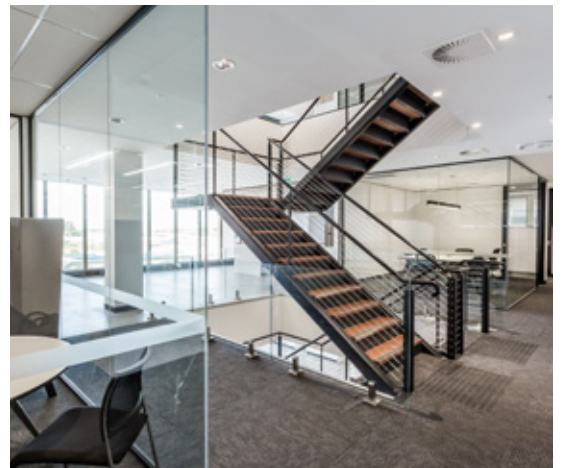
Complete

Completion Date

2017

Role

Developer and Project Manager



Aloft Perth

27 Rowe Avenue, The Springs, Rivervale

Project Summary

224-room 4.5-star hotel
600sqm of meeting and conferencing space
Rooftop Ballroom with 300pax
High quality guest accommodation
Full service restaurant
Separate food & beverage tenancies

Sector

Hotel

Status

Complete

Completion Date

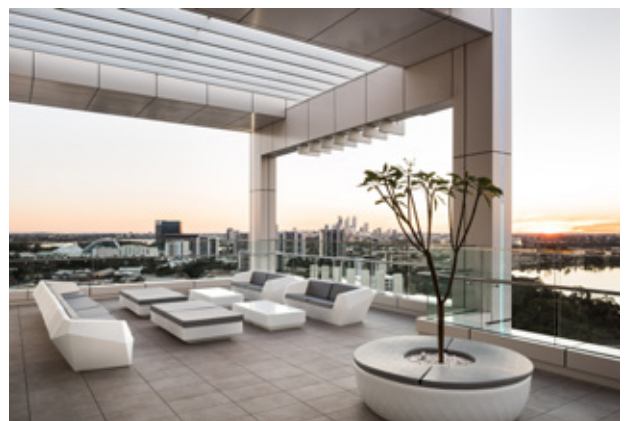
2017

Role

Joint Developer and Project Manager

Selected Awards

2017 Australian Hotels Association Industry Award
"WA's Best Superior Accommodation Hotel" - Winner
2017 Australian Hotels Association Industry Award
"WA's Best New Accommodation" - Winner
2017 Australian Hotels Association Industry Award
"WA's Best Accommodation Hotel Marketing" - Finalist



Westin Perth

1 Hibernian Place, Perth CBD

Project Features

368-room 5-star Hotel

1,700sqm of meeting and function space

inc. 800sqm column free Grand Ballroom

Infinity swimming pool

On-site basement parking for 247 cars

Separate 1,000sqm three-storey building

incorporating restaurants, retail and

rooftop gardens

Sector

Hotel

Status

Under Construction

Completion Date

2018

Role

Developer and Project Manager



480 Hay

480 Hay Street, Perth CBD

Project Features

34,450sqm NLA

Premium-Grade Commercial Office, End of Trip Facilities, Crèche, Gym, Outdoor Sky Decks, (target) 5-star Green Star, (target) 5-star NABERS Energy Rating, Interconnecting Floors

Sector

Commercial Office

Status

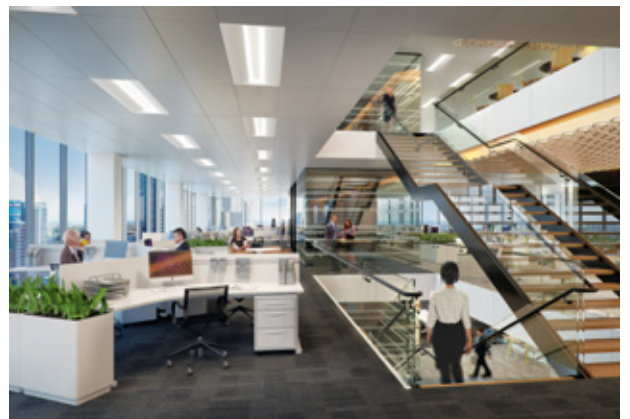
Pre-Leasing

Completion Date

2020 (forecast subject to leasing)

Role

Developer and Project Manager



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