

# Caverstock Group

## Development Management Services

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# COMPANY PROFILE

## DEVELOPMENT AND PROJECT MANAGEMENT SERVICES

## About Us

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### Background

Caverstock Group was established by Pat Gocher in 1992 with the prime objective of providing development and project management services to a wide range of developers, building owners and financiers. The key function was to establish systems, criteria and planning at the 'front end' of the project to ensure as smooth a project delivery as possible.

Since this time Caverstock has evolved to the company that it is today with the ability to package an entire development, from the concept stage, right through the delivery process to settlements and operations. Our experience has been gathered from projects with contract values ranging from a few hundred thousand dollars up to \$220m.

We have developed strong relationships with our clients and the focus of our business, the successful delivery of our client's needs has not changed. We take a business approach to the delivery of our clients assets.

### Culture and Core Values

Caverstock Group fosters a culture where high quality services are delivered to our clients with integrity and professionalism. We are committed to our community and environment through responsible development and we recognise the value of our people and their development.

We strive to achieve these values through:

- Fostering communication with clients and stakeholders
- Mentoring program which mixes experience with talent
- Knowledge and information sharing
- Keeping abreast of industry innovations and new technologies
- Maintaining stringent Quality, OH&S and Risk Management systems
- Member of the Green Building Council of Australia
- Ongoing review of business practices, policies and procedures
- Proactive management

### Teams and Personnel

We have the skills and abilities to provide cost effective development analysis, project management and delivery of all projects. We have building construction or engineering backgrounds coupled with financial experience. Our development and project management experience has been gained through major corporations, consulting and contracting practices. The success of our business is the result of the success of our staff.

At Caverstock we know that every project has its own uniqueness and our project team is tailored to suit our client's needs.

## Our Services

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### Value Added - Project Stages

Each of our projects is undertaken in specific stages and implementing this sequence is critical for a well-managed and successful project:

#### Due Diligence

Carryout comprehensive assessment of proposed or distressed project to ascertain feasibility of the project with particular emphasis on site constraints and authorities requirements.

#### Development Management

Management of all or portion of the elements of the process associated with successful project development, which includes:

- Land acquisition
- Securing authorities approvals
- Design Management
- Funding
- Project Delivery
- Leasing/Selling/Marketing
- Project handover

The development management role includes the structuring and preparation of legal documentation for titling mixed use. Stratum/Strata subdivisions are our specialty having successfully completed over 30 such projects as well as numerous Strata projects.

#### Design Management

Preparation of development and design briefs, selection and commissioning of consultants. Preparation of design and construction budgets. Management of the design process within cost and time constraints to successful completion.

#### Project Management

Project Management of tender preparation and tender negotiations with construction contractors to deliver projects within time, budget and quality parameters. Financier and client reporting.

#### Superintendent

Act as Superintendent to the Building/Construction Contract.

#### Delivery and Handover

Clear procedures for the handover of completed residential projects including stratum/strata documentation, etc. Similarly for retail, aged care, entertainment, hospitality, commercial and industrial projects, management of the tenancy fitout and delivery of an operating centre on the targeted opening day are priorities.

## Warranty Period

Disciplined follow-up on defect rectification and quick response to occupants concerns. Ensure building management understand their asset and maintenance regimes.

## Consultancy Services

We recognise our clients needs vary with each project and are able to provide specific services to meet these needs. Our services include but are not limited to:

- Due Diligence analysis and reporting
- Authorities and approvals
- Feasibility studies
- Stakeholder representative
- Risk management
- Design management
- Engagement and management of consultants
- Cost management
- Development management
- Project management
- Construction tendering
- Contract administration
- Superintendent and project delivery
- Tenancy coordination and fitout management
- Defects and rectification works
- Financier reporting
- Budget preparation and control
- Programming
- Strata/Stratum, Strata Management Statements, shared facilities, percentage allocations
- Progress reporting including photographic records and status reports
- Project Audits
- Project Planning
- Client Representation

## Distressed Projects

Pat Gocher, Caverstock Group's Managing Director, heads up our Distressed Projects team.

We offer a niche service to financiers, developers and investors to help complete distressed projects. We draw on our broad experience and specialist knowledge base to assess the viability of completing the project to extract the maximum value or minimise the losses of all key stakeholders.

Distressed projects are often in varying states of completion or have been left abandoned for extended lengths of time. These sites carry inherent risks and require immediate attention to stabilize and prevent continuing dilapidation. We undertake extensive research and work with authorities to comprehensively assess the projects risks, completion costs and the likelihood of success.

## Our Projects

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### Projects

We have extensive experience across a range of property market sectors on projects varying in size, value and complexity. Project sheets on a selection of our current and completed projects are annexed to this profile. Additional project sheets can be viewed at our website [www.caverstockgroup.com.au](http://www.caverstockgroup.com.au)

Sydney Projects	Value	Services	Sector
<b>Dunning Avenue</b> Rosebery, NSW	\$18m	Project Management, Superintendent	Residential
<b>Aquamarine</b> Coogee, NSW	\$4.5m	Project Management, Superintendent	Residential
<b>Crestview Gardens</b> Turramurra, NSW	\$32m	Project Management, Superintendent	Residential
<b>Ryvita Apartments</b> Camperdown, NSW	\$63m	Project Management, Superintendent	Residential
<b>Wattle Street</b> Sydney, NSW	\$6m	Project Management, Superintendent	Residential
<b>Hospital for Specialist Surgery</b> Baulkham Hills, NSW	\$36m	Project Management, Superintendent	Private Hospital
<b>Burwood Grand</b> Burwood, NSW	\$120m	Project Management, Superintendent	Residential, Retail, Commercial
<b>DNA</b> Camperdown,, NSW	\$40m	Project Management, Superintendent	Residential
<b>Kareela Shopping Centre</b> Kareela, NSW	\$25m	Project Management, Superintendent	Retail
<b>Ingleburn Fair Shopping Centre</b> Ingleburn, NSW	\$14m	Project Management, Superintendent	Retail
<b>Emerant Lane</b> Lane Cove, NSW	\$25m	Development Management, Project Management, Superintendent	Residential
<b>Pacific Square</b> Maroubra, NSW	\$220m	Partial Development Management, Project Management, Superintendent	Residential, Retail
<b>The Village - Stages 1 and 2</b> Balgowlah, NSW	\$180m	Project Management, Superintendent	Retail, Residential
<b>Southpoint Shopping Centre &amp; Apartments</b> Hillsdale, NSW	\$55m	Partial Development Management, Project Management, Superintendent	Retail, Residential
<b>Links Seaside</b> Wollongong, NSW	\$90m	Project Management, Superintendent	Aged Care
<b>Era on Springfield</b> Potts Point, NSW	\$22m	Design Development, Project Management, Superintendent	Commercial

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<b>Transport House</b> Sydney, NSW	\$3.5m	Design Development, Project Management, Superintendent	Commercial
<b>'M' Central</b> Pyrmont, NSW	\$42m	Design Management, Project Management, Contract Superintendent	Residential
<b>Pinctada Hotel</b> Broome, WA	\$38m	Development Management, Project Management, Construction Management	Hotel

<b>Newcastle Projects</b>	<b>Value</b>	<b>Services</b>	<b>Sector</b>
<b>Arena</b> Newcastle, NSW	\$52m	Design Development, Project Management, Superintendent	Residential, Hotel
<b>Alec Rice Centre</b> Toronto, NSW	\$6m	Design Development, Project Management, Superintendent	Commercial
<b>Scone Grammar School</b> Scone, NSW	\$10m	Master Planning, Design Development, Project Management	Education
<b>The Star</b> Newcastle, NSW	\$4m	Project Management	Residential
<b>The Wren</b> Newcastle, NSW	\$2.3m	Superintendent Services	Residential
<b>Midal Cables</b> Tomago, NSW	\$28m	Project Management, Superintendent	Industrial
<b>Hunter Valley Training Co</b> Rutherford, NSW	\$5m	Design Development, Project Management, Superintendent	Commercial, Industrial
<b>St Aubins Estate - Stage 1</b> Scone, NSW	\$1.6m	Design Development, Project Management, Superintendent	Rural Residential
<b>Watt Street Commercial</b> Newcastle, NSW	\$13m	Design Development, Project Management, Superintendent	Commercial
<b>Islington Apartments</b> Islington, NSW	\$3.4m	Project Management, Superintendent	Residential
<b>Arvia Apartments</b> Newcastle, NSW	\$16m	Project Management, Superintendent	Residential
<b>Apollo Hotel</b> Charlestown, NSW	\$7.1m	Project Management, Superintendent, FF&E Coordination	Hospitality
<b>Merewether Surf House</b> Merewether, NSW	\$5m	Project Management, Superintendent	Hospitality
<b>Lee Wharf Development - Stages 1 and 3</b> Newcastle, NSW	\$100m	Partial Development Management, Project Management, Superintendent	Retail, Commercial, Residential
<b>Muswellbrook Service Centre</b> Muswellbrook, NSW	\$3.5m	Project Management, Superintendent	Retail
<b>Stockland Glendale Shopping Centre</b> Glendale, NSW	\$15m	Project Management, Superintendent	Retail

## Our Experience

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### Project Experience

#### Retail

466-472 Oxford Street - Bondi Junction, NSW  
60 Park Street - Sydney, NSW  
Berala Shopping Centre - Berala, NSW  
Broadmeadow Franklins - Broadmeadow, NSW  
Broadmeadow Retail Centre - Broadmeadow, NSW  
Burwood Grand - Burwood, NSW  
Coles, Southpoint Shopping Centre - Hillsdale, NSW  
Cremorne Town Centre - Cremorne, NSW  
Crows Nest Shopping Centre - Crows Nest, NSW  
Dan Murphy's Liquor Store - Alexandria, NSW  
Darling Walk - Darling Harbour, NSW  
Food Court for Scotts Holdings - Vietnam  
Fountain Street - Alexandria, NSW  
Harbourside - Darling Harbour, NSW  
Ingleburn Shopping Centre - NSW  
Kareela Shopping Centre - NSW  
Kiaora Lands Redevelopment - Double Bay, NSW  
Lakewood Retail Centre - Lakewood, NSW  
Lee Wharf Development, Stage 1 - Newcastle, NSW  
Lee Wharf Development, Stage 3 - Newcastle, NSW  
Mandarin Centre - Chatswood, NSW  
Minton House - Kings Cross, NSW  
Noosa Fair Shopping Centre Renovations - Noosa, QLD  
Pacific Square, Stages 1 and 2 - Maroubra, NSW  
Pasar Festival - Jakarta, Indonesia  
Penrith Mega Homemaker - Penrith, NSW  
Penrith Trade Centre - Penrith, NSW  
Saigon Superbowl Retail - HCMC, Vietnam  
Service Centre BP/KFC - Muswellbrook, NSW  
Service Centre BP/McDonalds - Scone, NSW  
Sky Central - Charlestown, NSW  
Southpoint Shopping Centre - Hillsdale, NSW  
Stockland Glendale - Glendale, NSW  
The Village (Stockland) - Balgowlah, NSW  
Woodville Village Shopping Centre - Villawood, NSW  
Wynyard Retail Redevelopment - Sydney, NSW

#### Residential

'M' Central - Pyrmont, NSW  
147 Victoria Road - Bellevue Hill, NSW  
43 Tobruk Avenue - Cremorne, NSW  
54 Harris Street - Pyrmont, NSW  
81A Victoria Road - Bellevue Hill, NSW  
83B Drumalbyn Road - Bellevue Hill, NSW  
A-E Experiment - Pyrmont, NSW  
Aquamarine - Coogee, NSW  
Arena - Newcastle Beach, NSW  
Arvia Apartments - Newcastle Beach, NSW  
Bando Road - North Cronulla, NSW  
Baynie Grand - Chatswood, NSW  
Burwood Grand - Burwood, NSW  
Carr Street - Coogee, NSW  
Citadel Apartments - Petersham, NSW  
Clarence Street - Sydney, NSW  
Concierge - Cremorne, NSW  
Cremorne House - Cremorne, NSW  
Crestview Gardens - Turramurra, NSW  
DNA - Camperdown, NSW  
Dunning Avenue - Rosebery, NSW  
Eastside - Charlestown, NSW  
Emerant Lane - Lane Cove, NSW  
Essex Street - Epping, NSW  
Izima - Crows Nest, NSW  
Lee Wharf, Stages 1 and 3 - Newcastle, NSW

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## Life Property Group

Links Seaside - Wollongong, NSW  
Lumina - East Sydney, NSW  
Mona Road - Darling Point, NSW  
Marrickville Apartments - Marrickville, NSW  
Mitchell Road - Alexandria, NSW  
Newtown Mews - Newtown, NSW  
Ocean Breeze - Dee Why, NSW  
Pacific Road - Palm Beach, NSW  
Pacific Square, Stages 1 and 2 - Maroubra, NSW  
Parkview - Islington, NSW  
Penthouse Top of the Town - Darlinghurst, NSW  
Poplar Crescent - Bradbury, NSW  
Portico Apartments, Scots Church - Sydney, NSW  
Powerhouse Apartments - Ultimo, NSW  
Ryvita Apartments, Pyrmont Bridge Road - Camperdown, NSW  
Sky Central - Charlestown, NSW  
Smart Street - Fairfield, NSW  
Southpoint Apartments - Hillsdale, NSW  
The Cachet - Sydney, NSW  
The Pinnacle Apartments - Newcastle, NSW  
The Point Apartments - Port Macquarie, NSW  
The Star - Newcastle, NSW  
The Village (Stockland) - Balgowlah, NSW  
The Wren - Newcastle, NSW  
Trinity Apartments - St Leonards, NSW  
Valentino's - Surry Hills, NSW  
Victoria Gardens - Chatswood, NSW  
Wattle Street - Ultimo, NSW  
Wirraway - Newcastle, NSW

## Entertainment/Hospitality

Argyle Kimberley Resort - Kununurra, WA  
Blackhill Villas - Muswellbrook, NSW  
Desaru Impian Resort, Johor, Malaysia  
Gordon Rugby Club - Chatswood, NSW  
Greyhound Racing - Vung Tau, Vietnam  
Ivy, Stages 1 and 2 - Sydney, NSW  
Mandarin Club - Sydney, NSW  
McAlpine House - Broome, WA  
Merewether Surf House - Merewether, NSW  
Apollo Hotel - Charlestown, NSW  
Pinctada Hotel - Broome, WA  
Royal Sydney Golf Club - Sydney, NSW  
Saigon Superbowl Bowling Centre - HCMC, Vietnam  
Sega World - Darling Harbour, NSW  
Steyne Hotel - Manly, NSW  
Spinnakers Leisure Park - Belmont, NSW

## Aged Care

Bonnells Bay Rectification - Bonnells Bay, NSW  
Hakea Grove - Wyong, NSW  
Magnolia Manor - Kanwal, NSW  
Redleaf Manor - Concord, NSW  
Sylvan Woods - Birkdale, QLD  
Tallwoods Corner - Wahoonga, NSW  
The Links Seaside - Wollongong, NSW  
Worowing Heights - Jervis Bay, NSW  
Worowing Heights Rectification - Jervis Bay, NSW

## Hospital

Hospital for Specialist Surgery - Baulkham Hills, NSW

## Commercial/Industrial

2A Ralph Street - Alexandria, NSW  
3 Gibbes Street - Chatswood, NSW  
466-472 Oxford Street - Bondi Junction, NSW  
Channel Corporate Centre - Mayfield, NSW  
City Care Church - Newcastle, NSW  
DHA Maintenance Facility - Darling Harbour, NSW  
Era on Springfield - Kings Cross, NSW  
Gateway South - Parramatta, NSW



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HVTC Spitfire Place - Rutherford, NSW  
ING Direct (140 Sussex Street) - Sydney, NSW  
King Street Commercial - Newcastle NSW  
Lee Wharf 'C' and Public Asset Works - Newcastle, NSW  
MBF Building - Bathurst St, Sydney, NSW  
Midal Cables - Tomago, NSW  
Muswellbrook Service Centre - Muswellbrook, NSW  
Crestview Gardens - Turramurra, NSW  
Scone Service Centre - Scone, NSW  
Shriro Warehouse and Office - Lane Cove, NSW  
St Aubins Estate - Scone, NSW  
Strata Office - Christie St, St Leonards, NSW  
Thomas Mitchell Drive - Muswellbrook, NSW  
Traffic Lights - Hillsdale, NSW  
Transport House - Sydney, NSW  
Wave Wash Carwash - Macquarie, NSW  
Watt Street Commercial - Newcastle, NSW

## Land Subdivision

Evergreen - Cromer, NSW  
Gundy Road - Scone, NSW

## Education

BER, Reeds - New England and North Coast, NSW  
Loreto College - Kirribilli, NSW  
Scone Grammar School PTLC - Scone, NSW

## Consultancy Services

123 Scotts Street Apartments - Newcastle, NSW  
3 Rawson Street - Wollongong, NSW  
ALDI - Chisholm, ACT  
ALDI - Kensington, NSW  
ALDI - Caringbah, NSW  
Apollo Hotel Acquisition - Charlestown, NSW  
Avon Road - Pymble, NSW  
Baldivas Town Centre - Baldivas, WA  
Baxter Road Car Park - Mascot, NSW  
Beenleigh Shopping Centre - Beenleigh, NSW  
Berala Apartments - Berala, NSW  
Brimbank - Brimbank, VIC  
Browns Plains/Grand Plaza - Brisbane, QLD  
Chifley Serviced Apartments - Newcastle, NSW  
City Quarter - Camperdown, NSW  
Corio Shopping Centre - Corio, VIC  
Gateway South - Parramatta, NSW  
George & Allen - Waterloo, NSW  
Golden Grove Shopping Centre - Sydney, NSW  
Greenfields Shopping Centre - MacKay, QLD  
Greenhills Shopping Centre - Maitland, NSW  
Homebase - Blacktown, NSW  
Jacques Avenue Apartments - Bondi, NSW  
Kiama Serviced Apartments - Kiama, NSW  
Kiaora Place - Kiaora, NSW  
Kogarah Town Centre - Kogarah, NSW  
Landcom - Stanhope Gardens, NSW  
Leumeah Gardens - Leumeah, NSW  
Line Apartments - Mascot, NSW  
GPT - Darwin, NSW  
GPT East End - Newcastle, NSW  
Little Lane - Lane Cove, NSW  
Liverpool Serviced Apartments - Liverpool, NSW  
Merewether Apartments - Newcastle, NSW  
Merrylands Mall - Merrylands, NSW  
Mt Hutton Shopping Centre - Lake Macquarie, NSW  
Newcastle Hospital Site bid for Stocklands - Newcastle, NSW  
Park & Fly - Mascot, NSW  
Pinnacle - Darwin, NT  
Pinnacle One Apartments - Rose Bay, NSW  
Prestons - Fairfield, NSW  
Primo Industrial - Chullora, NSW  
Residential Trust Acquisition - Sydney, NSW  
Rockhampton Shopping Centre - Rockhampton, QLD

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Singleton Shopping Centre - Singleton, NSW  
Slacks Creek - Slacks Creek, QLD  
Stockland Glendale Detention Basin - Glendale, NSW  
Sylvia Park - Auckland, New Zealand  
The Gantry - Rosebery, NSW  
The Steyne - Manly, NSW  
Thyssen Transrapid Australia (VFT Consortium)  
Westmead Hospital - Westmead, NSW  
Wine Bar Sites - Sydney, NSW

## **Due Diligence**

Ambience - Fairymeadow, NSW  
Cache - Mosman, NSW  
Channel Seven - Sydney, NSW  
Chatswood Interchange - Chatswood, NSW  
Huntingwood West - Huntingwood, NSW  
KPMG - Sydney, NSW  
Rhodes Apartments - Rhodes, NSW  
Top Ryde Shopping Centre - Top Ryde, NSW  
Windsor Road - Baulkham Hills, NSW

## Contact Us

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### **Caverstock Group Pty Ltd**

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