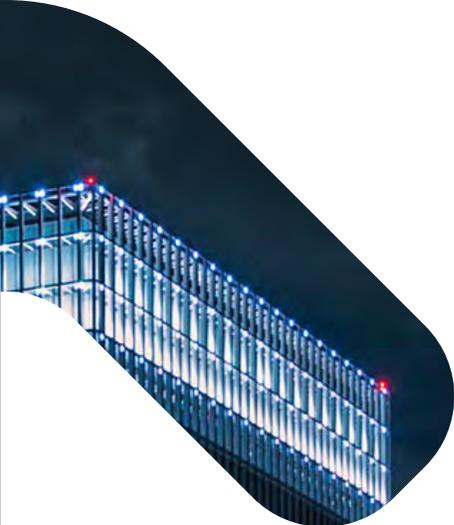




**VG PROJECT**  
— G R O U P —

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**Building Stakeholder  
Engagement and Management.**



[VGPROJECTGROUP.COM.AU](http://VGPROJECTGROUP.COM.AU)



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## ABOUT US

VG Project Group Pty Ltd started in 2016, as a couple with a computer, a baggage full of experience and a vision, to help builders and developers to be successful, to improve Construction Industry with better processes and a higher rate of success.



Building relationships



Building our clients



Building our people



Building our community



Building our company

## OUR PROMISE VG'S MISSION STATEMENT

We believe we can make a difference promoting the sustainable economic growth of communities.

We believe our people deserve career growth, person development and to share in company financial success.

We believe construction industry, builders and developers, needs helps with quality and safety processes, planning and business advisory consultancy.

# Our Values



CULTIVATE LONG  
TERM CLIENT  
RELATIONSHIPS



RESPECT ALL  
STAKEHOLDERS



CONSTANTLY  
FOCUS ON  
SAFETY AND  
QUALITY



PROMOTE A  
CORPORATISE TEAM  
ENVIRONMENT



PROVIDE  
PROFESSIONAL  
AND TECHNICAL  
EXCELLENCE



ACT WITH  
HONESTY,  
INTEGRITY AND  
TRANSPARENCIES



# DIRECTORS



## JOANNA VERSANI - Director of VG Project Group

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Management Professional with end to end experience in multinational ASX and SOX Listed covering finance, treasury, procurement, demand and supply forecasting, inventory management, strategy, warehousing and distribution.

Experienced in leading international operations to achieve targets on performance, innovation, quality, service, environmental and safety.

10 years' experience in Contract Law. Capable of identifying key risk and execute strategic initiatives and proven problemsolving capabilities.

Extensive experience in project quantity, surveying, commercial and finance management of the construction process including pre and post contract award.



## KIM GOWER - Project Director General Manager

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Projects Director & General Manager with over 20 years industry experience and a record of success overseeing all phases of multimillion-dollar construction projects for both government and private sector clients.

Management experience 60 staff and upwards of over 600 construction staff on a variety of commercial, residential, and special use building projects.

Kim has an enviable reputation for consistently delivering his projects on programme or ahead of programme, on budget and to the highest standards of quality, exceeding client's Kim has a wealth of knowledge in design management and value engineering to ensure our clients maximize their investment Kim also has a satisfaction and strong background Residential commercial and educational projects into the hundred of millions.

# Senior Management



## Carol Perez - Head Of Change Management

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Carol is a dynamic management professional with experience across a broad section of industries. Possessing a synergistic blend of engineering and finance capabilities, she is able to investigate problems with a unique perspective and deliver solutions in a pragmatic and efficient fashion. Over the last six years, her career has centered on the evaluation and prioritisation of investment opportunities, financial and risk analysis, and the identification and management of business improvement opportunities.

As both a collaborative member of teams and independently, as an expert in her respective fields, Carol has proven track record of delivering valuable and tangible outcomes for clients. She possesses exceptional interpersonal skills and is a capable relationship builder at all levels of an organization



## David Nguyen - Senior Project Manager

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David is VG Project Group experienced Project Manager with a demonstrated history of working in on landmark project for teal one developer across NSW David has managed detailed complex projects for Stair Group projects, and commercial and retail projects throughout the CBD, David proactively develop and apply his construction and project management knowledge, analytical problem solving, teamwork and interpersonal skills to deliver reputable projects. Management from the University of New South Wales

David aspires to add value to a Project through the use of David's abilities and existing experience within the construction industry. In doing so, to establish a long-term growing relationship within a business and its customers. David Skilled in Aconex, Procore Design Management, Cost Engineering, Quantity Surveying, and Construction. Strong program and project management professional with a Bachelor of Construction Management and Property focused in Project

# OUR SERVICES OVERVIEW

WE PROVIDE HIGH VALUE SERVICES ACROSS THE ENTIRE PROJECT AND BUSINESS LIFECYCLE.

To ensure the greatest value for our clients, we offer services that cover the initial concept development through to operations for both projects and businesses, existing or envisaged. Our experts provide real world experience and advice, combined with a detailed understanding of the theory, design, application and possibilities of a client's assets. We understand the specific commercial, technical and collaboration challenges involved in the resources and construction sectors.



## OUR SERVICES

### PROJECT MANAGEMENT

REDUCTION IN PROJECT LIFECYCLE BY 10 - 15% AND TRADE COSTS BY 5 - 10%.

- Strategic Project Management
- Feasibility Studies
- Procurement Strategy and Scope development
- Tender Submission Strategies and Input
- Design Management
- Design and Construct development
- Documentation Review
- Manage works during construction
- Time and Quality Control
- Building Inspection
- Safety, Quality and Environmental Implementation

### CONSTRUCTION MANAGEMENT

HELPING YOU TO TURN YOUR VISSION INTO A REALITY

### CHANGE MANAGEMENT

DEVELOPING COMPANIES' SYSTEMS AND PROCESSES ACROSS ALL SECTORS TO HELP INFLUENCE COMPANY NET RETURNS AND GROWTH

VG Project Group guides clients through its Change Management services. This team specialise in developing and implementing management, safety and environmental systems, financial and strategic consulting, and development-focused corporate advisory services.

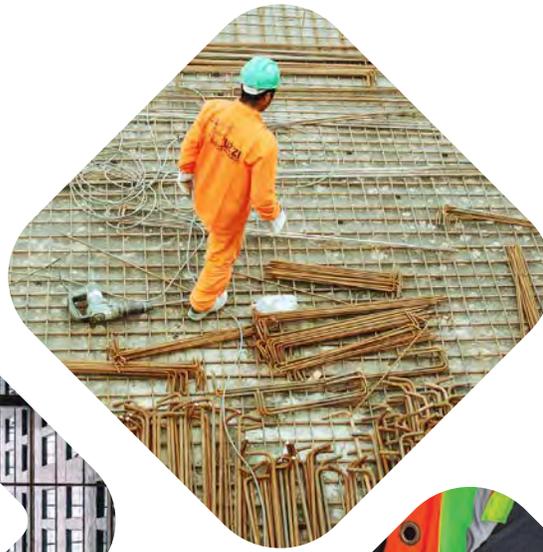
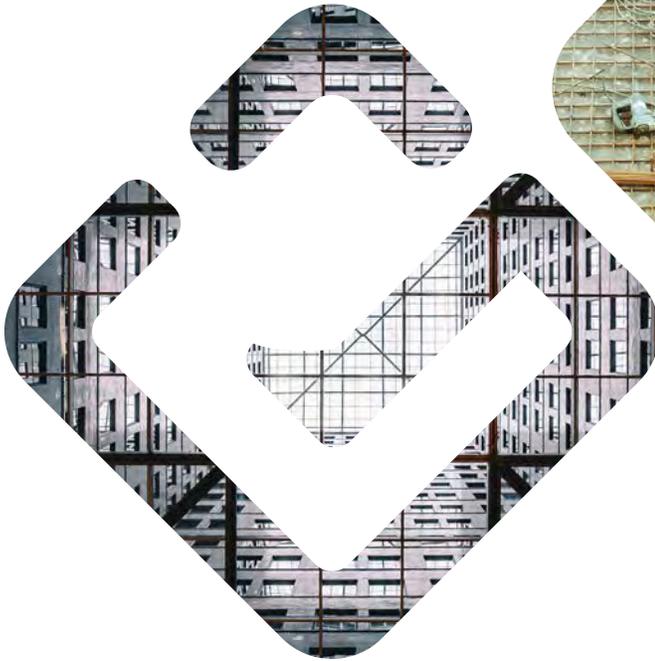
#### MAIN SERVICES

- Software implementation e.g. Procore
- Company restructure and financial management
- Risk advisory
- Business Transformation

### DEVELOPMENT MANAGEMENT

- Developments
- Feasibility Studies Site Acquisition
- Development Management and Advisory
- Estimating Management

# OUR SERVICES - CONSTRUCTION



At VG Project Group, we want to help develop your vision and carry that through the design and construction phases. And the architect-designed home caters to your individual needs, responding to your lifestyle and personal style, as well as capitalising on the location, climate and orientation of each home.

“We love being able to create something from the seed of an idea – sometimes the simplest idea can bend itself into something that just works ... We love seeing an idea grow into a form or object and this is reflected in a client’s excited banter.”

As a key driver in the design, we answer those requirements while also providing context, adhering to local council codes and applying efficient design principles.

At all times, we guide you through the concept phase, interpreting your needs and wants into a design that supports your lifestyle and creates desired aesthetic outcomes. This process thoroughly considers materials palettes and a savvy usage of design concepts.

While creating beautiful homes requires passion, knowledge and experience, our inspiration comes in many forms and expressions for us at VG Project Group. What it’s based on, however, is a love of great design. Our design architect and managing director scour the globe for innovative ideas and inspiration. We love seeing what other architects are doing nationally and internationally, spotting the new (and recycled) ideas people are integrating into their designs, which continually taps into a world of creativity.

At VG Project Group, we love innovation and simplicity. We also love creative applications of natural materials. To us, great architecture doesn’t necessarily mean ‘shiny’ or new. We believe in ‘honest’ architecture: designing spaces that not only look great but also perform functionally.

In addition to our in-house design team, we work with trusted professionals to offer those finishing touches and complete the full experience of your new home. We can introduce you to landscapers, home automation specialists and other experts to complete the overall style and design of your home to complement your lifestyle.

# OUR SERVICES - STRATEGIC PROJECT MANAGEMENT



VG Project Group management services provide objective, impartial expertise and proven effectiveness in achieving optimum time, cost and quality outcomes.

We have established an administrative framework of procedures that facilitate the orderly progression of projects from inception through to completion.

Planning and other legislative requirements are identified early, design options are considered and decisions are taken progressively so that nothing is overlooked. During the process, risks are identified and delivery options investigated, programmes and budgets are agreed and closely monitored to enable control of the total process.

Our project management services encompass project scoping, design and design development.

Documentation and Pre-contract, construction and post-construction stages and may include:

- Site analysis and appraisal
- Coordination of environmental studies, market surveys and development approvals
- Identification and analysis of risks
- Consultant selection, fee negotiation and appointment
- Design review, development appraisal and reporting
- Procurement and financial management
- contract strategy and administration procedures
- project programming
- tender coordination, review and evaluation
- documentation control, record keeping and reporting
- contract administration
- client representation
- consultant team management
- payment certifications
- management of contract completion, commissioning and handover
- defects period contract administration

## OUR SERVICES - COST REVIEW & DELAY CLAIM ADVISORY / ESTIMATING

As each incidence of a time delay dispute is unique and influenced by varying factors, our programmers take time to consider each aspect before recommending a particular analysis technique.

VG Project Group programmers provide delay claim analysis and advisory services to property owners, developers and legal practitioners regarding the resolution of time delay disputes including analysis of works and documentation.

The services we provide relate to the analysis of the construction contract and any associated extensions of time. Our programmers are also experienced with providing assistance identifying the applicable contractual provisions upon which such extensions of time may be granted.



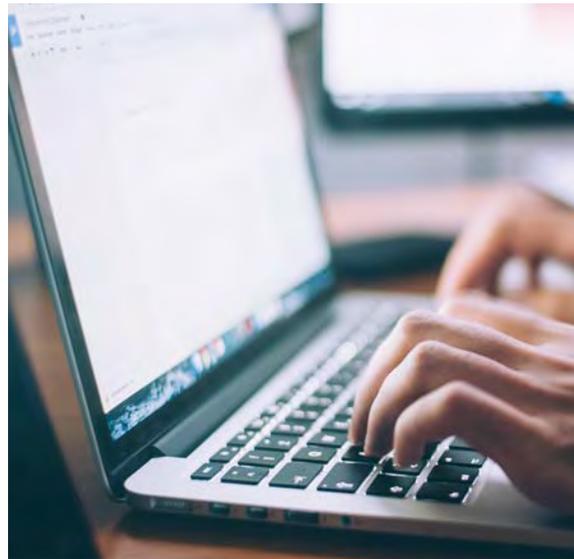
### We can also provide expert advice on:

- Revised practical completion dates with reference to various delays
- Details as to other revised, new or reasonable anticipated contractual dates or milestones
- Identification of the overall period of delay caused by one party with reference to extensions of time
- Identification of when delays actually occurred
- Identification of whether completion of stages or works are contingent upon other activities
- Analysis of where a particular program has been adhered to or whether best practice has been adopted

### Our available delay claim advisory services include:

- Claims analysis and negotiation
- Critical path based contract time management services
- Contemporaneous programme analysis
- Retrospective 'as-built but-for' analysis
- Construction resource analysis – resource critical delay assessment
- Prolongation/disruption claims
- Implementation of Cost/Schedule reporting systems
- Estimating facilities for option review and budget establishment
- Cash flow analysis

# OUR SERVICES - PROJECT PROGRAMME



The VG Project Group programming team has diverse expertise across multiple programming/scheduling software packages including, Asta Powerproject and Microsoft Project. We provide both longer-term project schedules and short-term implementation programmes. In addition, our on-going monitoring and liaison for successful schedule implementation and the achievement of overall project time objectives.

Provided as an integral component of our project management service, or as a stand-alone service, our specialised programming services help you to measure progress, implement corrective action and reset targets. Whether you require specialist short-term resources or management of the total project, VG Project Group provides a broad range of specialised programming services to suit your requirements.

## Our capability includes:

- Tender programmes
- Development or master programmes
- Design, approval procurement programmes
- Construction programmes including staging options
- Tender programme reviews
- Contractor construction
- Programme reviews
- Independent programme reviews
- Critical path programmes
- Commissioning and occupation programmes
- Decant and enabling programmes
- Progress monitoring reporting
- Extension of time claims
- Cash-flow forecasting

## OUR SERVICES - PROJECT AUDIT AND BUDGET MANAGEMENT

Project Audit, Funding agencies, investors and joint venture partners are increasingly recognising the extent of the risk posed by the plethora of planning, environmental, industrial, technical, commercial, community and political risk factors impacting major construction projects.

VG Project Group possesses the necessary technical, professional and practical experience to effectively manage your risks.



The key areas where our project audit and development loan monitoring services can benefit include:

- Analysing the risk of a development and advising on the method of implementation most advantageous to investors
- Conducting risk assessment workshops to identify and document the likely risks for a project and recording actions for risk mitigation
- Establishing communication plans to confirm that design, cost, quality and programme conform with project objectives
- Certification of monthly progress claims
- Monitoring that performance testing, statutory authority certification and defects inspections are properly conducted
- Obtaining warranties and service agreements at practical completion
- Identifying and capitalising on opportunities for the project
- Budget management

VG Project Group budget management services provide our clients with a high level of confidence for total project completion costs. Our advanced cost monitoring systems provide exceptional control, enabling accurate project cost control and forecasting. Our budget management system has three major components:

- Working closely with the quantity surveyor or cost planner to identify a realistic budget and cost plan
- Tracking actual costs versus the original budget to quickly detect potential cost overruns
- Preparing forward forecasts of any potential additional costs that may impact on the total project budget

# OUR SERVICES - PROCUREMENT STRATEGY



The pre-construction phase refers to the period between receiving development approval and the commencement of construction. It is the pivotal phase in the development timeline as it is where a project is committed to be developed, shelved or sold.

The pre-construction phase is typified by the refinement of, and ultimately the relationship between four key elements:

**DESIGN** – is taken to a point where the sales team can commence selling with confidence and a building cost can be accurately estimated

**FEASIBILITY** – market conditions, revenues and costs are modelled with confidence to inform “go / no-go”

**TENDER** – delivery risk is mitigated through the type of construction procurement and award of construction contract

**FINANCE** – key financial metrics and project documents are evidenced in order to obtain construction finance to complete the development

VG Project Group is highly experienced in all aspects of pre-construction management for residential and commercial developments.

## TENDER

Development construction can be daunting. From building approval through to practical completion, our clients rely on our skill and knowledge to complete every building project on time and within budget.

With decades of experience in the East Coast of Australia property market, VG Project Group and its multi-faceted team provides streamlined management of the tender drafting and construction process.

We are very experienced in acting on behalf of property developers to expertly prepare competitive tender documents and secure reliable contractors to design and build quality construction projects for maximum profit.

## OUR SERVICES - BUILDING INSPECTION / QUALITY CONTROL



The VG Project Team are highly trained in undertaking building inspections throughout the life cycle of any project sector to help our clients minimise the risk and potential issue and building faults.

We can also provide expert advice on:

- General Building Inspections
- Strata Building Inspections
- Defect Inspections
- Quality Inspections
- ITP Inspections
- Pre Handover Inspections
- Handover Inspections

## OUR SERVICES - CAPITAL IMPROVEMENTS



VG Project Group Working Capital Advisory brings a fresh perspective to help organisations find and release cash and working capital within their business.

We look at people, processes, systems and culture to ensure that no stone is left unturned in order to find and unlock cash and working capital value. We take a hypothesis-driven approach which combines data-intensive analytics with targeted discussions to identify and validate opportunities.

VG Project Group Working Capital Advisory seeks value across the full breadth of business including Order to Cash, Forecast to Fulfil and Purchase to Pay working capital cycles.

In complex businesses, it can be challenging to see where opportunities exist to release cash from working capital. Understanding where the opportunities sit and unlocking that value can bring countless benefits, from better cash flow to more funds for debt reduction or investment.

### HOW WE CAN HELP

VG Project Group Working Capital Advisory practice helps a wide variety of corporations and private equity clients to rapidly identify and deliver quick wins and sustainable working capital improvement. Our services include:

- Rapid cash and working capital improvement diagnostics that enable us to quickly identify sources of upside and the steps needed to achieve this value.
- Implementation support to help our clients define, develop and implement practical changes to their business.
- Working capital improvement through end to end project management.
- A suite of digital tools which can help our clients proactively identify and address working capital issues.

Our working capital advisers are highly skilled, specialised professionals. We partner with clients to drive fast and tangible value often working shoulder to shoulder with their team.

We draw on the support of VG Project Group vast array of dedicated subject matter experts and also tap into our VG Project Group global working capital advisory network to gain perspectives on strategies that are working in other industries, and align with the latest thinking on global best practice.

# OUR SERVICES - CHANGE MANAGEMENT



Business Transformation has become an integral part of many organisations as they undergo continual change to remain competitive and relevant in today's fast-moving and changing business environment.

**Our Business Transformation Practice specialises in recruiting permanent, interim and contract roles that support strategic initiatives including:**

- Organisational Redesign and Restructuring
- Technology Led Change
- Cultural Change
- Digital Transformation
- Regulatory and Legislation Change
- Business and Process Improvement and Re-engineering
- Mergers, Acquisitions and Company Sales and
- Relocation and Implementation of Activity Based Work Environments

Business Integrated Management Systems

ISO Accreditation

Company Value Engineering

Business System & Processes

**We recruit a range of specialists including:**

TRANSFORMATION AND CHANGE MANAGEMENT FORUMS

The change management and transformation challenges faced by organisations are complex and rapidly growing. It is challenging for Senior professionals to keep up with contemporary trends and the latest methodologies. We have organised a series of breakfasts and boardroom lunches to create a Transformation and Change Management Forum for staying ahead of the latest concepts and sharing your own experiences. If you would like to find out more about these events register your interest to be kept up to date below.

## OUR SERVICES - DEVELOPMENT MANAGEMENT

The VG Project Group development management team provides a range of specialist skills and knowledge across each phase of the acquisition, development and disposal process. This can be specific client requirements for smaller projects through to the need for significant external specialist input into transnational, legal, design and planning details for large scale projects.



VG Project Group provides advice to building owners, government departments, universities, government corporations, local authorities, not-for-profit organisations and other land owners. We have also been engaged for master planning activities through providing input into commercial feasibility and land use considerations; directing master planning teams and processes; and providing sustainability strategies for civil, architecture and urban design.

Documentation and Pre-contract, construction and post-construction stages and may include:

- Identifying investment opportunities and sites
- Preparing feasibility studies
- Development of a master project delivery plan
- Site acquisition
- Commercial analysis and risk assessments
- Negotiation with tenants and end users
- Negotiation with financiers and prospective joint venture partners
- Negotiation with statutory authorities and managing development approvals
- Managing joint ventures
- Managing design, documentation and delivery of projects
- Overseeing marketing campaigns and disposal of property assets
- Providing property development advice
- Preparation of implementation options and strategies

## OUR SERVICES - DESIGN MANAGEMENT / DESIGN AND CONSTRUCT DEVELOPMENT DOCUMENTATION REVIEW

The VG Project Group, have the experience to maximise your design and ensure the building is the most efficient for your investment return, our team work closely with all lead consultants to ensure the building is sustainable and incorporated safety in design. The VG Project group will work closely with the structural team and consultants to ensure the value engineering is efferent before our client goes to tender.



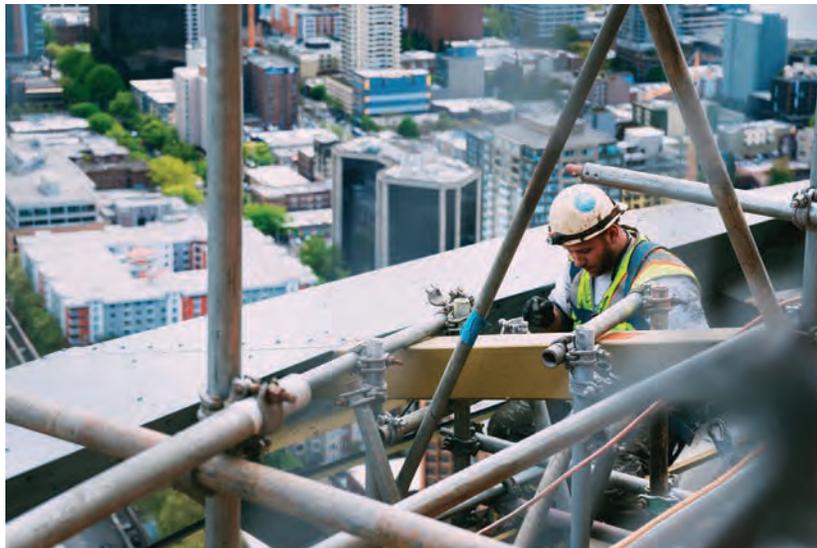
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## OUR SERVICES - FEASIBILITY STUDIES SITE ACQUISITION & DUE DILIGENCE

Whether you are looking to develop commercial or residential property, in the private or public sector, VG Project Group complete property consultancy listens to your goals.

Our team of property professionals have experience at sourcing profitable Australian real estate investment opportunities and help Australian and international property investors locate and acquire the ideal development site that suits their needs.

We aim to ensure every real estate project achieves maximum profitability with timely due diligence and real estate development feasibility studies for informed decision-making.



## OUR SERVICES - DEVELOPMENT



VG Project Group know how to capitalise on its potential and maximise investment for our investors. Our unique combination of expertise in property and our conservative risk-assessment processes allow us to uncover realistic opportunities for attractive returns.

VG Project Group is made up of a group of companies. The construction of new projects is generally outsourced, with VG Project Group performing the Development Manager role. This structure enables our specialisations to provide the flexible market knowledge and design consciousness.

This also allowed us to move through different markets, from the development of affordable projects through to high-end developments.

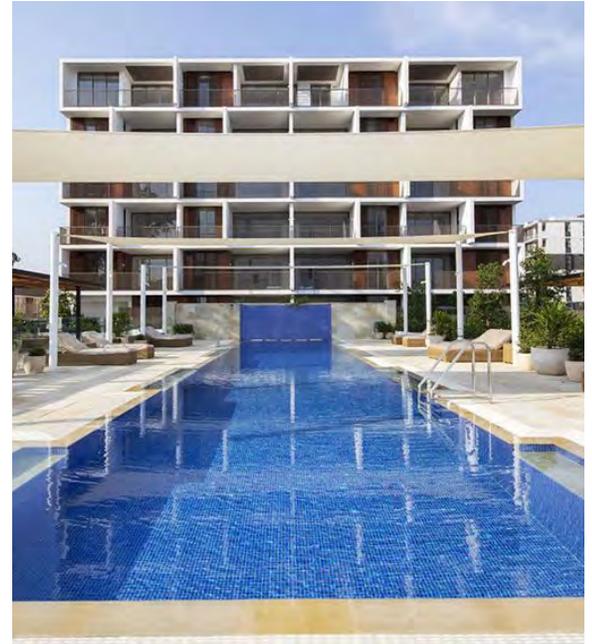
What sets VG Project Group apart from most other developers is not size. We are a relatively small but a rapidly growing company. What sets us apart is our ability to punch above our weight and successfully develop properties which are the envy of our larger competitors and which are highly desired by home-buyers and investors.

Our ambitious and well-designed buildings are making their mark on the property market for all the right reasons. Combined with our extensive contacts with business partners and suppliers, we believe we have a business strategy that succeeds and which gives us an edge in the property market.

# OUR PROJECT MANAGER TEAM PORTFOLIO

REDUCTION IN PROJECT LIFE CYCLE BY 10-15%  
AND TRADE COSTS BY 5-10%.

## RESIDENTIAL PROJECTS



# OUR PROJECT MANAGER TEAM CURRENT PROJECTS

## CURRENT PROJECTS

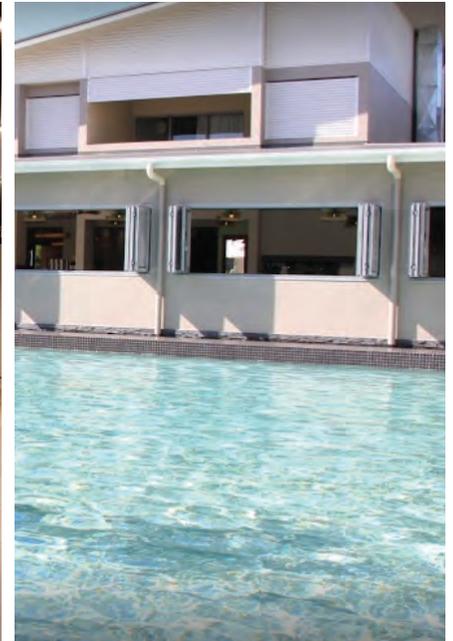
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# OUR PROJECT MANAGER TEAM PORTFOLIO

## HOTEL PROJECTS

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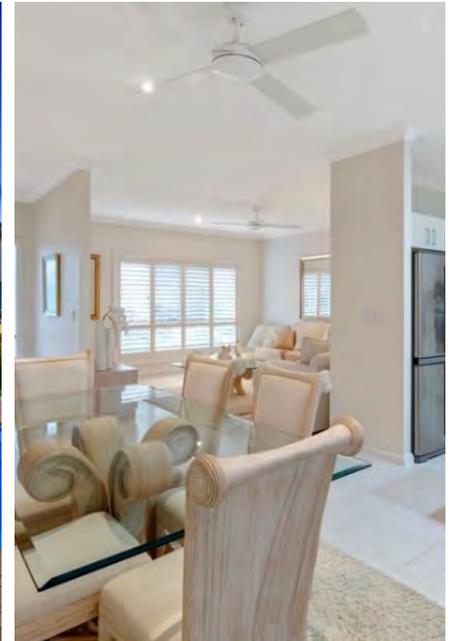
# OUR PROJECT MANAGER TEAM PORTFOLIO

## COMMERCIAL PROJECTS



# OUR PROJECT MANAGER TEAM PORTFOLIO

## AGE CARE AND OVER 50'S LIVING





# VG PROJECT

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## Contact Us Now!

We would love to hear from you. Email us any quote requests, queries, recommendations, or general feedback.



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