



Neater Constructions (Q) Pty Ltd Company Profile





EXECUTIVE SUMMARY

Neater Constructions is a locally established company, established in 1982 with the company incorporated in July 1988. Neater is licensed under the Building Services Authority Licence No. 21788 – For All General Building.

Col Neate, the Managing Director, is a Licensed Builder in his own right and has been building in North Queensland for more than 30 years.

Neater Constructions has grown to employ a team of professionals including Quality Assurance, Project and Construction Management Operations, Building Supervisors, Building Designers, Quantity Surveyors, Contracts Administrators, Accounts Manager, Apprentice Carpenters and Administration Assistants. In addition to this, the company employs a large number of experienced licensed trade's persons.

Neater is recognised for its commitment to the service and delivery of quality yet economic solutions for its client's requirements and their expectations which include:

- Excellence in Customer Service
- Excellence in Attention to Detail
- Excellence in Innovative Design and Construction
- A Proven Ability to Construct on time, to budget and to a high standard of quality

Every Neater Constructions project is built and finished by our skilled tradespersons under our direct supervision, to ensure that we maintain our reputation as Master Builders and Construction Managers of Prestige Developments.



COMPANY PROFILE

There are two divisions within the company:

- Design and Construction of Multi Unit Developments and Prestige Homes and
- Design and Construction of Commercial Projects.

The company provides a complete range of professional consulting services, as well as a Design and Construction Management Team. Neater Constructions has offices in Cairns and Cardwell, ensuring an efficient service throughout the East Coast of Far North Queensland.

Neater Constructions operate under a Quality System based on the Australian System Standard AS/NZS ISO 9001:2000. We are committed to the implementation and maintenance of our Management Systems in all aspects of our company and this commitment is also sought from our suppliers and subcontractors. It is the primary objective of management and staff to provide continuity of product, service and processes, which conform to our customers agreed contractual requirements.

Neater Constructions is currently involved in the ongoing construction of various commercial prestige projects for companies like the Williams Corporation, Crown Corporation, the Mibran Group and FKP Australian Retirement Homes.

The Commercial Division specialises in the design, construction of and construction management of Multi unit Midrange to Prestige Apartments, Commercial Industrial Tilt Wall Projects, Queensland Government Public Works (PQC 00330) and Civil Construction projects.

Neater Constructions Housing Division specialises in the design and construction of Prestige Homes and Multi unit Midrange to Prestige Apartments ranging from \$1,500,000 to in excess of \$ 5,000,000.

The Company's dedication in achieving a high standard of detail throughout all of its previous projects has been rewarded by receiving more than 50 Industry Awards from 1994 - 2007 inclusive, through the Master Builders Association and the Housing Industry of Australia.



MISSION STATEMENT

Neater Constructions strives for excellence in services and product. To achieve this we acknowledge our team of progressive and professional employees and we encourage personal development, honesty and a high level of work ethics.

Our Vision is to maintain Neater as a best practice operation by fostering its ethos of striving for performance, quality and respect in all its activities.

- **PERFORMANCE** – the tenacious pursuit of best practice through teamwork and continuous improvement in all aspects of our activities
- **QUALITY** – the achievement of high standards and a commitment to doing everything right the first time. Quality is an attitude, not a system
- **RESPECT** – showing consideration and regard for each other and all stakeholders. Respect for each other entails a commitment to fair and honest dealings by listening and providing feedback so that we all know where we stand.

Neater will encourage personal development, growth and the acceptance of responsibility and accountability within its team and with its customers.

Our business depends on our ability to understand value and serve our Clients. To achieve this we must lead our team effectively to ensure that we create a sense of shared ownership in all areas of the business.

Our leaders must not just cast a shadow that is seen, but one that is felt, while making every effort to ensure that their shadows are ones that people will be proud to step into.



OFFICE LOCATIONS

Cairns

Suite 2, 1 Industrial Ave, Stratford Qld 4870
PO Box 287, Stratford Qld 4870

Cardwell

Shop 8 Victoria Arcade, 89-91 Victoria St, Cardwell Qld 4870
PO Box 287, Stratford Qld 4870



Our Head Office is located at Suite 2, 1 Industrial Ave, Stratford Qld 4870

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PROJECT TEAM

Managing Director – Colin Neate
Executive Director – Deborah Hayman
Sales Manager – Colin Neate
Management Systems Manager – Deborah Hayman
Contracts Administration Manager – Mark Schierhuber
Estimating Manager QS – Mark Porter
Estimator – Daniel Jahnsen
Senior Building Designer – Jane Halls
Architectural Draftsperson – Adrian Hill
Accounts Manager – Jenny Cahill
Business Administrator – Thomas Vinter
Office Administrator – Tania Walker
Contracts Administrator – Jasmin Bolt
Trainee Contracts Administrator – Krystel Bolt
Receptionist – Debbie Thompson
Works Supervisor – Trevor Burroughs (Cairns and Districts)
Building Supervisor – Norm Longworth (Cardwell and Districts)
Building Supervisor – Colin MacKay (Cairns and Districts)
Building Supervisor – Cliff Lawton-Lifu (Mission Beach and Districts)
Leading Hand Carpenter – Dean Flood
Leading Hand Carpenter – Ross McKenzie
Leading Hand Carpenter – Daniel Murdoch
Leading Hand Carpenter – Duane Howe



EXPERIENCE AND SKILL LEVEL

Construction Management

The Managing Director is a proactive executive with 30 years of experience in the Housing and Construction Industry, with a proven track record offering a strong background in project and construction management, quality control, systems design and customer service.

He has a demonstrated ability to develop and manage multiple projects in a fast paced environment, excellent people management skills, coupled with the ability to communicate effectively, enhancing the management of a large group of professionals.

Functional skills critical to major successes:

- Solid budget development and financial management skills.
- Thorough project analysis and evaluation
- Team building, motivating and developing others
- Setting and attaining specific and measurable objectives
- Diplomacy and patience to successfully implement long term plans
- Thirty years extensive hands-on experience in virtually every area of housing and construction, from sub trade contracting and coordination to design and construction management, business development, final production and delivery
- Experienced in development planning, project and construction management
- Recognised expert in providing design assistance to architects, building designers and contractors
- Supervision of consulting personnel, sub-contractors, suppliers and outside contractors
- Strong track record of managing complex projects within budget and time frame while maintaining high quality standards
- Reporting to client on construction and financial reports
- Extensive experience in the use of computer applications, including the ability to set up applicable estimating and summation programs
- Establish rapport with people regardless of their heritage
- Recognise market opportunities, formulate new concepts and processes to generate new business with profitable return
- Recognised innovator with strong analytical and strategic planning skills
- Sound knowledge of Quality Assurance and Occupational Health and Safety policies and procedures

Operations Management

The Executive Director is an active partner in the company and her role includes the management of the project operations, including compliance with quality assurance systems, contractual and legislative compliance and workplace health and safety.

She has had over 15 years of experience in senior business management and quality assurance roles for major corporations prior to joining the Neater Team 5 years ago and is dedicated to the implementation of our management systems to maintain the integrity of the delivery of all of our projects.

Design and Drafting

The Senior Building Designer holds an Associate Diploma in Architecture and a current BSA Supervisors Licence and has been a resident of Cairns for the past 18 years.

During that time she has acquired thorough and varied experience of the building industry, carrying out works that included the design and documentation for both multi unit, commercial and residential projects. Our Designer is highly skilled in the use of AutoCad and has fast and accurate drafting skills, providing high quality documentation for both structural and architectural disciplines.

Our Designer is also very experienced in liaising with Architects, and Engineering Consultants along with Building Supervisors and all clients.



Our office is fully set up to cater to the drafting and design demands associated with all of our projects using the latest computer hardware and software.

Estimating

The Senior Estimator is an experienced builder with over 20 years of experience in all aspects of the building and construction industry. During that time he has gained extensive experience in the estimation of both commercial and domestic projects and is proficient in the use of automated estimating programs.

Our professional development program ensures that he keeps up to date at all times with industry standards and amendments to the building codes. He has access to a wide range of suppliers and subcontractors to ensure that the most competitive cost analysis are prepared for all tenders and projects. This is attested to by our reputation for the delivery of our projects on time and within budget.

Construction Supervision

We have a number of Construction Supervisors on our team who work on our projects from Cardwell to North of Port Douglas. They all operate in accordance with the company Quality Management system to ensure that the projects are delivered in accordance with the specifications, plans and clients requirements.

All Supervisors have current BSA Licences and are experienced builders in their own right and committed to the delivery of our projects to the high standard that is required.

This can be attested to by the number of Awards that Neater has received over the years in recognition of its quality workmanship, design and WPHS on site.

Training and Development

Neater Constructions has always had a commitment to training and development of its team and this includes the training of apprentices and leading hands to ensure that we are able to contribute to the sustainability of the industry. This has become paramount over the past few years, with the boom in both the Housing and Construction and Resources sectors, which have put considerable strain on the available labour resources.

Neater have a team of Leading Hand Carpenters who are currently being trained and assisted to achieve the experience and skills required to obtain their BSA licences for Low Rise Construction.

Neater also have approximately 8 Apprentices in the system at any one time, working their way through the various levels required to obtain their Certificate in Carpentry. In recognition of this Neater have been awarded a number of training awards and will continue with this commitment, ensuring that every project has at least one apprentice on the job, with a new first year apprentice commenced every year.

Neater has a policy of Equal Employment Opportunity and currently has a young local female in her 2nd year of an apprenticeship as a Carpenter, we also have a number of Adult Apprentices. Wherever possible we employ new office staff under a Traineeship to give them the best possible skill set for the business.



COMMERCIAL PROJECTS CONSTRUCTED

- Australia Post - Grafton Street, Cairns
- Marina Manager and Convention Centre, Sales Offices Port Hinchinbrook for the Williams Corporation
- Marina Shopping & Amenities Complex Port Hinchinbrook for the Williams Corporation
- Marina Manager and Booking Office Facilities Port Hinchinbrook
- Zoe Bay Apartments - Ocean Front Town Houses, Port Hinchinbrook (JV Williams Corp)
- Thakral Holdings - Balinese themed Village Villas; Palm Cove Cairns
- Thakral Holdings - Restaurant and Reception Ocean Frontage Palm Cove, Cairns
- Rollo - Prestige Multiunit Development Port Douglas
- Clarke Enterprises – Multiunit Development Port Hinchinbrook
- Max Stocks Sea Foods Pty Ltd - Dry Storage Ware House & Freezer Rooms, Cairns
- Mibran Holdings Group - Grand Canal Apartments Port Hinchinbrook
- Banbil Pty Ltd - Marina Apartments Port Hinchinbrook
- Eastcoast Australia - Private Resort Development, Newell Beach
- FKP (Australian Retirement Homes) - The Parks Retirement Village Stage 5 & 6
- Spotless P&F Pty Ltd - 31RQR New Depot for Australian Army
- Neater Constructions – New Office Renovation and Refurbishment Cairns

PRESTIGE RESIDENTIAL PROJECTS CONSTRUCTED RECENTLY

- R&G Holdings Pty Ltd - Residential Development, Port Hinchinbrook
- Lazarus & Topen - Residential Development, Port Hinchinbrook
- Banbury Family Trust - Waterfront Apartments Development, Port Hinchinbrook
- McNeil Family - Development Beach Front Mirage Port Douglas
- D&G Associates – Residential Development The Sands Port Douglas
- Taylor Family – Prestige Residence, Port Hinchinbrook
- Dickinson Family - Prestige Residence Cardwell
- Bacalakis Family - Prestige Residence Cairns
- Hildenbrand Family - Prestige Residence Cairns

PROJECTS CURRENTLY UNDER CONSTRUCTION

- FKP Australian Retirement Homes – The Parks Retirement Village Stage 7, Cairns
- Neate Family - Prestige Residence, Cairns
- McLaughlin Family - Oceanfront apartment development, Port Hinchinbrook
- Faulkner Family - Prestige Residence, Mission Beach
- Dillon Family - Prestige Residence, Cairns
- Mahler Family - Prestige Residence, Cairns
- Cardwell Arcade Refurbishment to include Real Estate, Bakery, Bendigo Bank
- Spotless P&F Pty Ltd – Construction of new Workshop & Office, Cowley Beach
- EMAK Pty Ltd – Refurbishments and renovations – Cairns Airport



PHOTO GALLERY

Restaurant – Palm Cove



Commercial Facility - Cairns



The Parks Retirement Village, Earlville – Stage 5





Multi Residential Villa Development – Palm Cove



Prestige Multiunit Development Port Douglas



31RQR Depot – Australian Army



31RQR Depot – Australian Army





Balinese Themed Residence, Trinity Beach – Winner of QMBA Awards

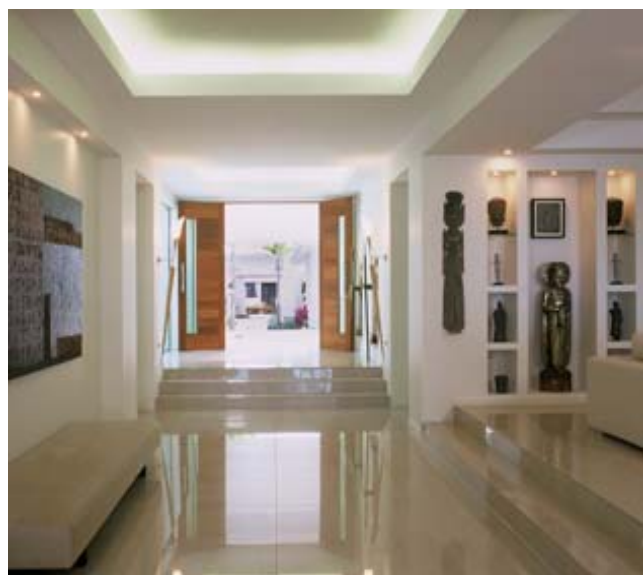


Tuscan Themed Private Residence, Bayview Heights - Winner of QMBA Award





Private Residence - Newell Beach
Winner of 2006 QMBA State House of the Year Award & Numerous Awards





Balinese Themed Private Residence, Clifton Beach - Winner of QMBA Award





Port Hinchinbrook Marina Apartments and Commercial Precinct

Situated halfway between Townsville and Cairns at the mainland township of Cardwell, "Port Hinchinbrook" is the gateway to the Hinchinbrook experience of untamed wilderness, superb beaches, deserted islands, coral reefs and what is without doubt, the best boating and fishing area in Australia.

Neater Constructions were invited by the Williams Corporation to participate in the development of Port Hinchinbrook in the latter part of 1997 and continue to this day with the design and construction of numerous projects, including multi unit and residential developments throughout the integrated resort development.

As a result of this involvement from the infancy of the resort development, the name Neater Constructions is synonymous with the design and construction of projects at Port Hinchinbrook.

By general definition, an integrated resort is a desirable mixture of components and these include: hotel/motel and restaurant complex, residential precincts, shopping village and extensive recreational facilities.



Poinciana Lodge Apartments – Port Hinchinbrook



Zoe Bay Apartments - Port Hinchinbrook





Port Hinchinbrook Marina Offices and Restaurant



Port Hinchinbrook Marina Resort Shops – QMBA Award Winner 2005 – Retail Facilities



Marina Apartments - Pt Hinchinbrook





Ocean Front Residence Port Hinchinbrook – Winner of HIA House of the Year



Marina Residence - Port Hinchinbrook



Marina Residence - Port Hinchinbrook





Marina Apartments - Port Hinchinbrook



Grand Canal Apartments - Pt Hinchinbrook





HOUSING AND CONSTRUCTION AWARDS GALLERY

- 2007 - QMBA Housing and Construction Awards - Lifestyle Housing for Seniors Up to \$5M
- 2007 - QMBA Housing and Construction Awards - Low Rise Multi-Residential Housing (Duplexes & Townhouses) Total Project Over \$2M
- 2007 - QMBA Housing and Construction Awards - Best Bathroom
- 2007 - Cairns Regional Group Training (CRGT) Host Employer Award.
- 2006 - Master Builders State Housing And Construction Award, House Of The Year.
- 2006 - Master Builders Housing And Construction Awards State Winner, Excellence In Building For Queensland's Climate.
- 2006 - Master Builders Housing And Construction Awards Far North Queensland Region House Of The Year.
- 2006 - Master Builders Housing And Construction Awards State Winner, Individual Home \$1.5 Million - \$2M
- 2006 - Master Builders Housing And Construction Award, Individual Home \$1.5 - \$3M
- 2006 - Master Builders Housing And Construction Award, Best Bathroom.
- 2005 - Master Builders Housing And Construction Award, Excellence In Design For Queensland Climate.
- 2005 - Master Builders Housing And Construction Award, Low Rise Multi Residential Housing (Duplexes And Town Houses) Total Project Up To \$2M
- 2005 - QMBA Housing And Construction Award, Retail Facilities Up To \$2M
- 2005 - QMBA Housing And Construction Award, Individual Home \$400,000 - \$600,000
- 2005 - QMBA Housing And Construction Award, Outdoor Living And Landscaping (Pools, Spas).
- 2004 - QMBA Housing And Construction Award, Outdoor Living And Landscaping (Pools, Spas).
- 2004 - QMBA Housing And Construction Award, 2004 Safety In Housing Construction.
- 2004 - QMBA Housing And Construction Award, 2004 Individual Home \$750,000 - \$1M
- 2001 – Delfin Grand Masters Award Premier Display Home
- 2001 - Delfin Grand Masters Award Best Home Design for the Tropics
- 2001 - HIA Housing Award Regional Winner Best Display Home
- 2001 – HIA Housing Award Best Display Home
- 2001 - HIA Housing Award Home of the Year
- 2001 - Delfin Grand Masters Award Best House Design for the Tropics
- 2001 - Delfin Grand Masters Award 2001 Premier Display Home
- 2001 - HIA Best Custom Built Home Over \$500,000
- 1999 - QMBA Best Display Home
- 1999 - QMBA Quality Workmanship
- 1999 - QMBA State Winner –Display Home
- 1997 - QMBA, Excellence in Display Home Presentation Award.
- 1996 - QMBA Contract Homes valued at \$500,000 to \$700,000
- 1996 - QMBA Most creative use of floor finishes
- 1995 - QMBA Contract Home valued at over \$500,000
- 1995 - HIA Top Home of the year valued over \$150,000 to \$200,000
- 1994 - HIA Award, Top Homes Of The Year Award, Homes Valued Over \$350,000.
- 1994 - QMBA Project or Display Home to \$750,000
- 1994 - QMBA Contract Home valued \$300,000 to \$500,000
- 1994 - QMBA Contract Home valued \$750,000 to \$1,000,000
- 1994 - QMBA Prestigious "House of the Year"
- 1994 - QMBA Best Use of Concrete Masonry in Single Unit Housing Award
- 1994 - QMBA Excellence in telecommunication award
- 1994 - HIA Top Home of the Year Award valued over \$300,000



FURTHER INFORMATION

For further information pertaining to Neater Constructions please contact the following:

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Mr Larry Hunter, Business Banking Manager
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