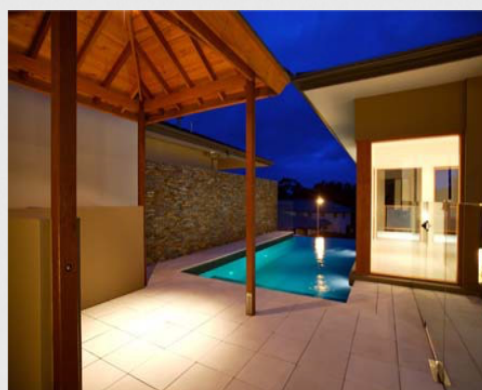




Company Portfolio



Date: 9th September 2020 - Revision A

Services: Development, Design, Project and Construction
Management

Author: Angelo Bourtsouklis

Landmark Projects Australia



Company Details

Directors: Angelo Bourtsouklis

Business Address Suit 10, Level 1, 1401 Botany Road, Botany, NSW 2019

Postal Address Suit 10, Level 1, 1401 Botany Road, Botany, NSW 2019

Telephone 0418 457 177

Email Address: admin@landmarkprojects.com.au

Email Address: www.landmarkprojects.com.au

A.B.N 71 095 812 123

Building Contractor Licence Number: 263179C

Builders Supervisors Licence: 77227S

Landmark Projects Australia



Executive Summary

Landmark Projects Australia is a consultancy firm providing Development, Design, Project and Construction Management Services within the residential, commercial and institutional sectors of the property market.

Landmark Projects Australia has been operating since 2001.

Our Services

From Inception to handover, Landmark Projects Australia can offer a number of services. These include:

- Development & Design Management
- Project Management
- Construction Management
- Feasibility Studies

Landmark Projects Australia has the resources, expertise and capacity to undertake any project development. Our team ensures the successful delivery of projects. We have the ability, experience and are supported by a financially sound and conservatively managed group.

We direct you to our web page for a further understanding of the services we provide.

Adding value

Landmark Projects Australia will provide an integrated solution by establishing a partnership with you, the client. Your objectives will be satisfied because we will provide:

- Executive Leadership
- Design input, review and resolution
- Experienced and technically superior personnel
- A focus on delivery
- An understanding of the client expectations
- Understanding all major head contract and consultant capabilities and limitations
- Close relations with key consultants and authorities

Our Approach

Landmark Projects Australia approaches all its project with innovation, integrity and vigor. We will provide a modern and collaborative approach to maximise performance. Our project team will adhere strictly to the established time frames and budgets. Our culture fosters ethical, responsible and accountable behaviour and actively encourage creative solutions to individual client needs.



Executive Summary, *continued*

Partnering

Landmark Projects Australia has a strong culture of collaboration. We offer our client:

- Leadership—a synergistic relationship that we would aim to make it mutually rewarding
- The delivery team—a motivated team that has worked successfully together on similar projects
- Delivery partners—trusted consultants and contractors that we enjoy working with and have established relationships

Design input, review and resolution

Landmark Projects Australia has teams dedicated to design management. Our design team actively participates in the management of the design process by providing superior input, undertaking extensive review and suggesting appropriate resolution.

Expertise and Experience

Landmark Projects Australia will bring to this project:

- A team fully resourced to the level required for a project of this type and complexity
- Highly experienced personnel with a track record for successfully delivering similar projects
- A strong team that respects and embraces the client and all other stakeholders
- A building Development and Design Manager with extensive building design and procurement experience
- A Project Manager familiar with the challenges that will be imposed by this project

Task Appreciation

Landmark Projects Australia has a thorough appreciation of the task at hand and will ensure the success of the project through:

- Exceptional teamwork and leadership
- Open and clear lines of communication
- Creating value for money
- Taking responsibility for the achievement of milestone dates
- Maintaining the highest level of quality in our advice and the final product



Insurances

Landmark Projects Australia maintains all necessary insurance inclusive of Public Liability, Professional Indemnity and Workers Compensation Policies. All available on request.

About the Principal

Angelo Bourtsouklis has completed a Bachelor of Building (Hons) and has over 25 years' experience in the development and construction industry. Angelo gained a wealth of knowledge throughout these sectors working on key milestone projects including the Liverpool Hospital Redevelopment inclusive of the Clinical Services and Oncology Buildings (Barclay Mowlem-Services Design Manager) and the International Airport Redevelopment 2000 (Lend Lease – Project Manager). Angelo has a passion for unique projects such as the award winning 'Mosaic Tower' (Tony Owen Architects), the 'Holy Cross Monastery' redevelopment and the award winning 'Sunrise Apartments'. These are projects of renowned reputation requiring a great deal of experience, attention to finite detail and most importantly very clear and open communications with all parties. His strengths are in leadership and delivery of project goals, understanding of client expectations and understanding the overall capacity of a project team. Builders and Supervisors Licence No: 263179C and 77227S.

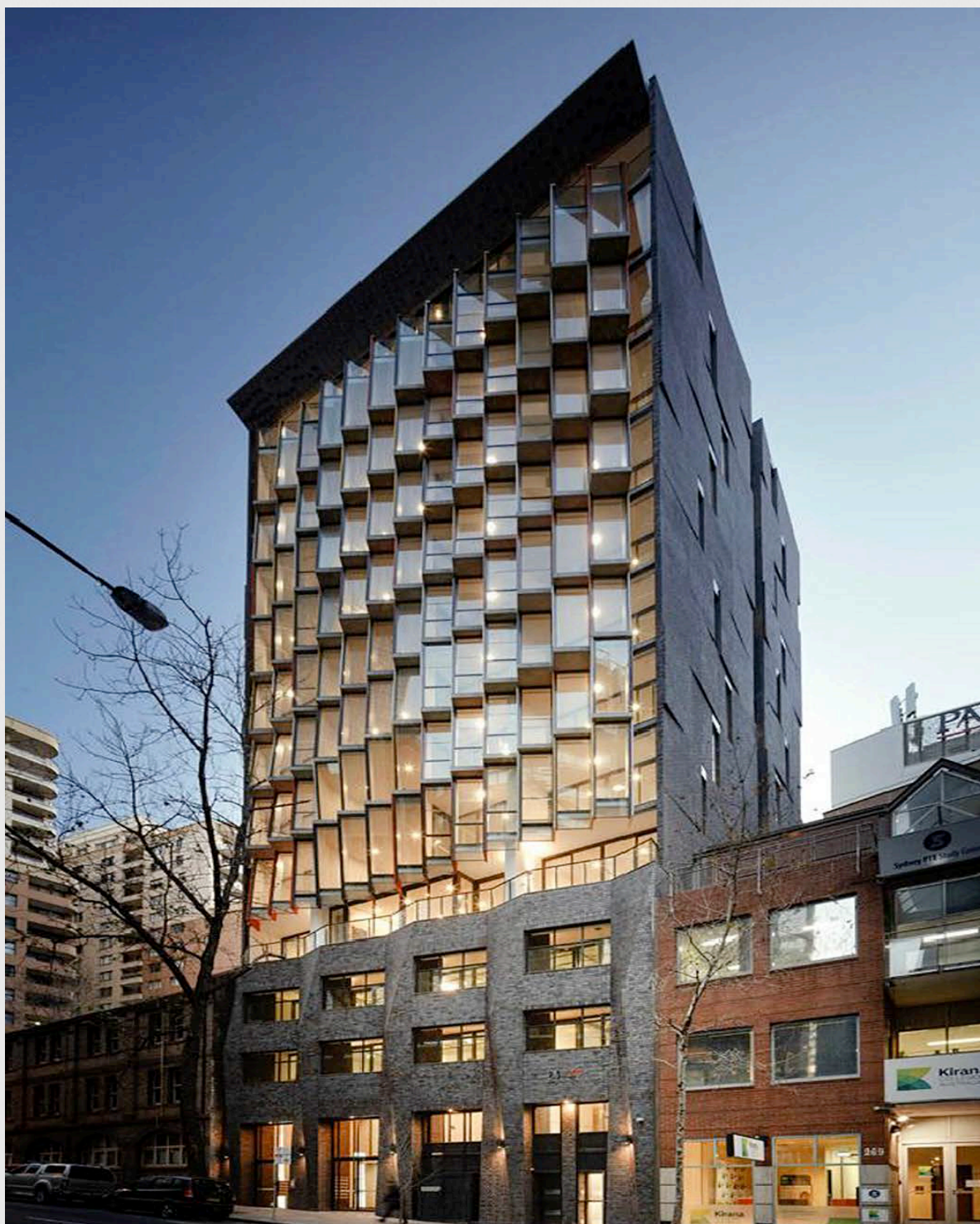
Conclusion

Landmark Projects Australia has the resources, expertise and capacity to undertake your project. Our dedicated team will ensure the successful delivery of the project because they have the ability and experience and are supported by a financially sound and conservatively managed group.

We are pleased to provide this portfolio for your consideration.



Featured Project – Mosaic Tower



Landmark Projects Australia



Feature Project - Mosaic Tower, *continued*

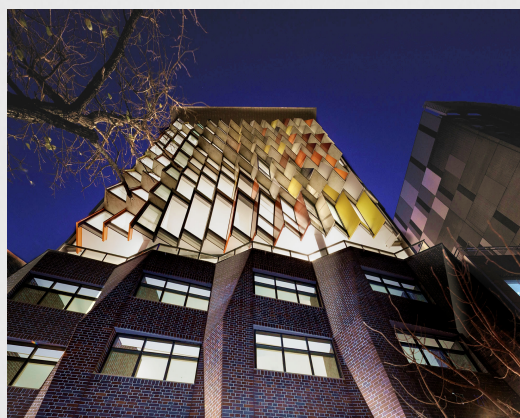
Project:	Mosaic Tower (KAZ Tower 273-279 Sussex Street, Sydney)
Client:	Kazacos Investments Trust Pty Ltd (trading through Kazcon)
Status:	Completed August 2019
Funder:	Kazacos Investments Trust Pty Ltd
Project Value:	\$43.5 Million
Builder:	Duffy Kennedy Constructions Pty Ltd
Role:	Development, Design and Project Management Services
Awards:	World Architecture Community Award 2020

Description:

The development of a new 18 level mixed use building consisting of 4 levels of basement parking (fully automated car stacker by 'Hercules Carpark Systems', 3 levels of retail and commercial use areas and 36 residential apartments from Level 4 – 13. Residential apartments consist of 2 studios, 14 x 1 bedrooms, 17 x 2 bedroom and 3 x 3 bedrooms.

Milestones and Notable Challenges:

- Development and design management achieving successful development application from City of Sydney Council
- Deferred commencement conditioning within the development application removed with full consent
- The negotiation and removal of the developer requirements to purchase Heritage Floor Space
- Redesign of major power lead in infrastructure eliminating the in-House substation
- Redesign of lead in sewerage design from Major to Minor works
- Approval of 4 x s96 to improve project feasibility
- Completion of design to CC and then Tender
- Negotiation with TfNSW & Cross City Tunnel in resolving major design issues surrounding future train corridor
- Award and successful administration of Head and Minor contracts
- Management of all stakeholders in achieving a fully complying OC for entire development





Feature Project - Mosaic Tower, *continued* Project Refences

tony owen **ptnrs**

21 February 2020

Tony Owen Partners Pty Ltd
L2/ 12 Queen Street
Chippendale NSW 2008
T 612 96982900
F 612 83990243
E info@tondm.com.au

**Letter of Reference – Angelo Bourtsouklis
(Principal of Landmark Projects Australia)**

ARCHITECTS
PLANNERS
INTERIORS

To Whom It May Concern,

I have known and worked with Angelo Bourtsouklis on several projects over the past 3 years. In particular, we were the project architects for the Kaz Tower in Sussex Street, Sydney. Angelo was the project manager and client representative. We worked with Angelo in this role through the various stages of the project, commencing with the concept design and preparation of the DA, construction documentation and the building process.

This was a challenging project. The inner-city site was constrained and the approval process was challenging. The construction process was also challenging as the builder was fractious.

During the process we found Angelo to be very effective, knowledgeable, hard working and skilled. The project had a successful fruition due in large part to Angelo's presence. As client representative he effectively bridged the gap between client and architect and ensured the clients requirements were met whilst maintaining a good relationship with ourselves. During the construction process Angelo negotiated an often difficult relationship between client and builder to achieve a good result in challenging circumstances and whilst maintaining good relations with all parties.

As a result, we have recommended him for further work. We would not hesitate to recommend him in this role and would readily work with him again.

Architect: Tony Owen Partners
Builder: Duffy Kennedy Pty Ltd
Client: Kazcon Pty Ltd
Project: Kaz Tower; 277 Sussex St, Sydney
Completion Period: June 2019
Role: Project manager/Client Liaison

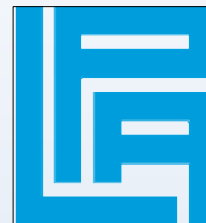
Yours sincerely,

Tony Owen

Director

Tony Owen Partners Architects

Landmark Projects Australia



Featured Project - Mosaic Tower, *continued* Project Awards

AWARDS
WORLDARCHITECTURE.ORG



Landmark Projects Australia

Tony Owen's project Mosaic Apartments
received WA Awards in the category Architecture - Realised, 33rd Cycle, February 2020..

W World
Architecture
Community



Other Notable Projects - Sunrise on the Beach Apartments

Project: Sunrise on the Beach (Crn Princess Street and Prince St, Coffs Harbour)

Client: Victoria Street Pty Ltd

Status: Complete

Funder: Bank West

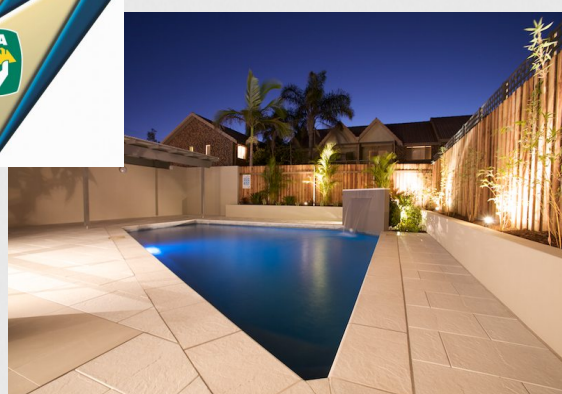
Project Value: \$10 Million

Role: Development, Design and Project Management Services

Awards: HIA Housing Awards 'North Coast Apartment Project of the Year'

Description:

This project comprised of 18 – unit development having a mix 3 or 4 bedrooms, 2 bedrooms, internal lifts, pool and basement parking.



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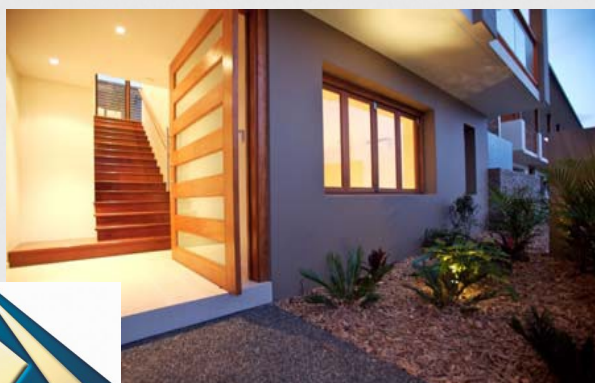


San Simeion Circuit Development

- Project:** Sapphire Beach Land Subdivision and Townhouse Development
- Client:** Private Developer (in partnership)
- Status:** Complete
- Funder:** ANZ Bank
- Role:** Development (in Partnership), Design and Project Management Services
- Awards:** HIA Housing Awards 'North Coast Town House/Villa/Development of the Year'

Description:

The acquired Sapphire Beach land was subdivided into 20 individual lots consisting of mostly single lots with areas from 650m²-900m² and an additional 6 x townhouse sites having a total of 850m² each. All properties on the site needed to be developed under a community scheme. Most lots were sold to individual owners and developed accordingly. Of these we in partnership developed and sold several of the properties successfully and was awarded the accolade of HIA Housing Awards "North Coast Town House/Villa/Development of the Year". Each group of Townhouses were designed and constructed having 4 bedrooms, 3 bathrooms, pools and garages.



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Ascent Apartments

- Project:** Ascent Town House Development
- Client:** Delta Property Group Pty Ltd
- Status:** Complete
- Funder:** NAB Bank
- Role:** Design and Project Management Services

Description:

The project comprised of 7 luxury units on a complex multi level site. Each unit is three levels comprising of Garages, multi living spaces and amenities.



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The Holy Cross Monastery Redevelopment

- Project:** The Holy Cross Monastery Redevelopment
- Client:** Greek Orthodox Archdiocese of Australia (The Holy Cross Monastery)
- Status:** Stage 1 Complete, Stage 2 & 3 Current and under construction
- Funder:** Private Funding
- Role:** Design, Project and Construction Management Services

Description:

This rural property has been rezoned and designed with buildings to accommodate a monastic institute of Greek Orthodox Nuns. The redevelopment of the site includes the Main Living Quarters Building (Stage 1 – complete), a Church, roads and major infrastructure (Stage 2 – under construction) and a Visitors Centre, Guests Quarters, Workshops, Refectory (Stage 3 – under construction in part). Each building has been designed to reflect the traditional eastern orthodox architecture. A truly unique and rarely designed construction method.

