



CAPABILITY STATEMENT

Working with our clients to
design and construct living and
working environments
for the future.



"It has been our very great pleasure to be involved with Mr Plunkett on this project which has been a tremendous success and enhanced our town aesthetically, socially and economically."

Elsia Archer,
Shire President, Shire of Derby/West Kimberley



MANAGING DIRECTOR

Endorsement

It is with great pride that I present Australian Eco Constructions' Capability Statement. It is underpinned by my passion and commitment to making a difference to the built environment of Australia's North West. I arrived in the Kimberley 30 years ago to build Broome's first backpacker hostel, followed by a multitude of award-winning tourism resorts, commercial spaces, industrial buildings, residential homes and remote Indigenous housing group dwellings throughout the North West. Among Australian Eco Constructions' (AEC) most successful projects are the award-winning Eco Beach resort, just south of Broome, and Derby's first-planned residential estate, Ashley Grove, which has lifted the aesthetic appeal of the town, while also providing housing solutions for government personnel, making it a much sought-after, remote place to live.

I have built a loyal team of experienced people around me – managers, designers, skilled trades people, administrators - who all share my vision of creating sustainable architectures that make living and working above the '23rd parallel' more comfortable and socially sustainable. As a company we also believe in building economic and social capacity in the towns we work in – contracting local tradespeople, training and employing local people.

Even after 30 years, I remain a hands-on, integral part of every design and construct project. My team and I enjoy the challenge of creating tailor-made building solutions and welcome the opportunity to work with you to make your vision a reality.

Karl Plunkett
Managing Director – Australian Eco Constructions



CORPORATE PROFILE

Australian Eco Constructions (AEC) is an industry leader in the DESIGN AND CONSTRUCT of quality, sustainable living systems and work places for Western Australia. Our expertise lies in delivering building solutions to regional and remote areas. Since 1985, our dynamic team has been partnering with local trade partners who best understand the North West's challenging operating environment. Together, with our combined local knowledge and expertise, we have created an enviable reputation for creating cutting-edge, cost-efficient, quality-driven, regionally responsive architectures for both the private sector and government. Over the last 30 years we have developed an impressive portfolio of projects across the following sectors:

- COMMERCIAL
- CIVIL – ESTATE DEVELOPMENT
- TOURISM DEVELOPMENTS
- INDUSTRIAL
- LARGE DEVELOPMENTS FOR GOVERNMENT HOUSING
- RESIDENTIAL HOUSING
- REFURBISHMENT/FITOUT
- RETAIL SHOPS
- MINING / WORKERS' CAMPS
- REMOTE INDIGENOUS HOUSING
- REMOTE FLIGHT STRIPS

We embrace the client as a partner in every building project. Working together, we seek to evolve the most cost-effective building solutions, tailored to each client's needs, budget and time frame without compromising on quality. We make it a joint journey because like any "joint venture", collaboration is the key to a successful outcome.







OUR CORE VALUES

COLLABORATION

We develop ideas together as a team

TRANSPARENCY

We foster honest, open communication

ACCOUNTABILITY

We take responsibility for our actions

UNDERSTANDING

We listen to our clients' needs, delivering timely, tailor-made solutions

SUSTAINABILITY

We build for the future

RELIABILITY

We work on a strong system of trust ensuring we deliver on time and on budget

Our business philosophy reflects a team that is passionate about designing and building. A team that is professional, quality-driven and client-focused.



OUR SERVICES

To provide an efficient and effortless construction experience for our clients, we have formed a range of affiliated companies. This means we can streamline the delivery of our projects by reducing our dependency on external services and products on the critical path. And we can exercise tight quality control and timely delivery.

DESIGN – Our partner in design, Openhouse Design, enables us to offer clients complete design and construct packages. Our young, dynamic team of architects, drafts people & interior designers marry functionality with aesthetics to create cutting-edge designs that are personal and creative.

The Openhouse Group also features:

- Openhouse Windows – door, window and glazing manufacturer.
- Openhouse Cabinets – custom cabinet manufacturer and supplier
- Openhouse Kits – modular prefabricated building supplier (currently undergoing extensive Research & Development for remote housing options)

CONSTRUCTION – Our construction team is the heart of our business. We have a loyal team of project managers, site supervisors and carpenters who have been with AEC for many years. Their personal commitment to building sustainable architectures and their in-depth understanding of the special requirements of building remotely, ensure a superior end product.

Whether for the private sector or government, AEC can build:

- Residential developments - homes and group dwellings (many for government or corporate staffing)
- Civil and commercial infrastructure
- Industrial buildings
- Tourism developments
- Mining camp construction (workers' camps). We can provide a fully integrated service - design of the camp, site earth works, drainage and sewage, installation of buildings and camp facilities including services and roads
- Renovations and refurbishments



REAL ESTATE CONSULTANCY

Our affiliated company Openhouse Property Solutions (OPS), specialises in all aspects of property development and advisory. OPS identify, source, undertake due diligence, develop and sell property to meet the demands of our clients. Practised in working closely with government organisations, private companies and individuals alike, OPS provides quality advice and services together with innovative solutions, whether it be regionally responsive investments, commercial developments or residential dwellings.

Our services include:

- Construction
- Finance/Equity Raising
- Feasibilities
- Building Compliance
- Marketing
- Sales and leasing
- Project management
- Valuations
- Planning and compliance





ALTERNATIVE ACCOMMODATION SOLUTIONS

Eco Structures Australia (ESA) is Australia's pioneer, leading manufacturer and global supplier of pre-fabricated accommodation modules dedicated to superior comfort, engineering, environmental and safety standards. One of AEC's sister companies, ESA provides cost-effective, quality, aesthetically appealing and environmentally sustainable alternatives to mainstream accommodation (safari-style tents, cabins, villas and gazebos) with mutual benefits to our clients and the environment.



CORPORATE STRUCTURE

Australian Eco Constructions

ACN 071 487 708

ABN 30 071 487 708

Builders Registration No. 11385

Contact

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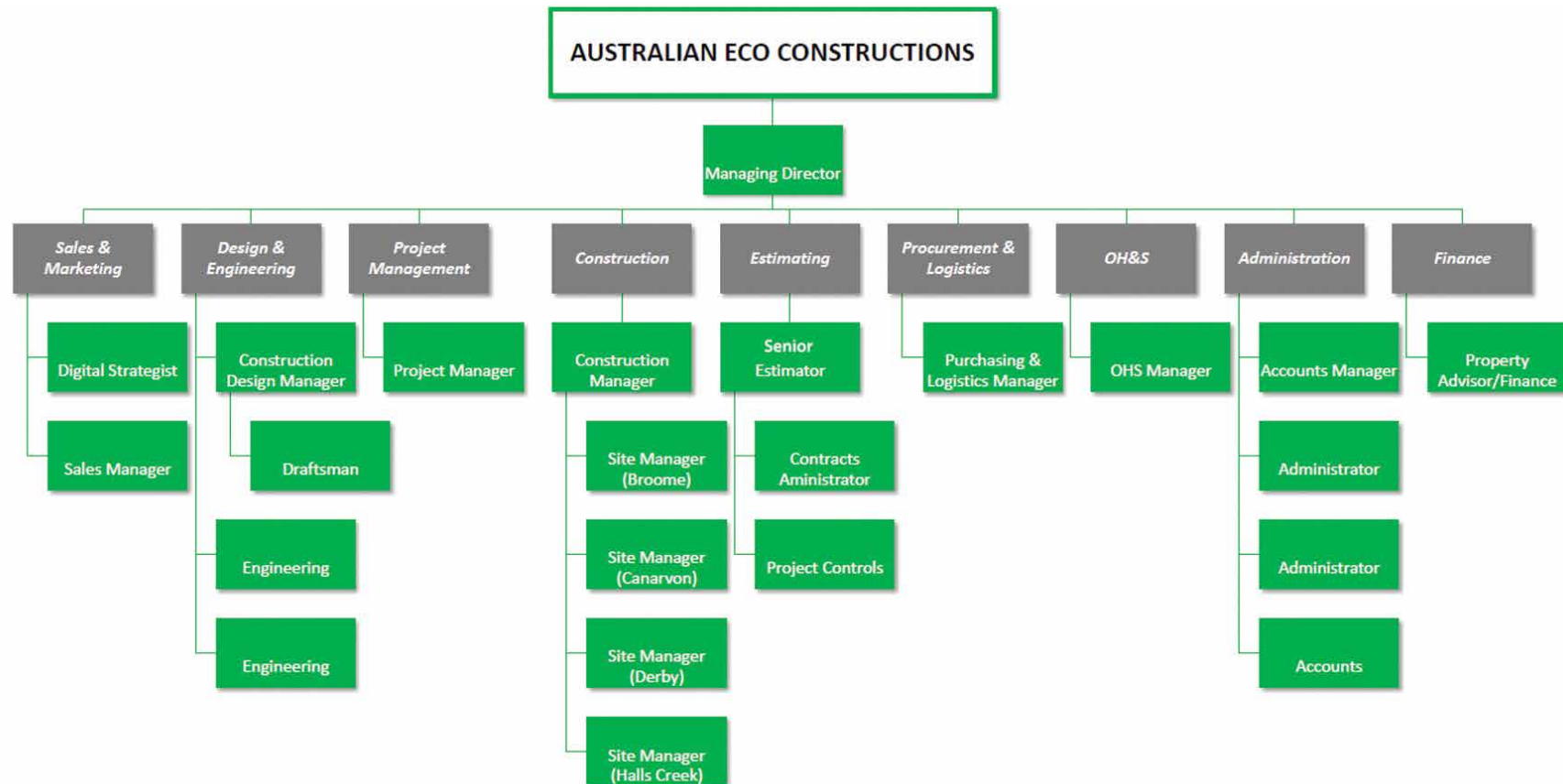
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OUR KEY PEOPLE

Every member of our team, from the design phase to the construction phase, has in-depth knowledge and experience in logistical planning for construction in remote, environmentally and culturally sensitive regions. From considering climatic conditions to involving local communities, AEC delivers sustainable building solutions that meet our clients' expectations, time frames and budgets.

AEC's management team brings three decades of local knowledge and experience to building in the remote North West.

KARL PLUNKETT, MANAGING DIRECTOR

Karl Plunkett, owner and Managing Director of AEC, has 30 years of experience in development and construction in the North West of Western Australia. He has been the visionary and momentum behind many significant developments in the North West, including Derby's first planned residential estate, Ashley Grove. Karl has a passion for helping people realise their dreams and has been a driving force in bringing ecologically sustainable design (ESD) features into Kimberley buildings.

WING HING CHONG, ARCHITECT

Wing Hing Chong is our resident fully qualified architect who heads up the Openhouse Designs team. With over 12 years experience in the industry since graduating in 2003, Wing has worked on the full breadth of project types including residential additions, custom homes, multi-residential developments, commercial and cafes. Joining the Openhouse Group in 2013 Wing has successfully delivered design and approvals for single and multi residential projects in the Broome, Fitzroy Crossing and Halls Creek regions for private and government clients. Priding himself in his work Wing operate his team in a professional manner acting with integrity and vigour taking projects from 'concept to completion'.





DIEGO EGUIGUREN, DESIGN MANAGER

Diego has worked in the industry for 20 years initially as a Building Surveyor in Victoria before making the transition to Architecture in WA in 2001. Since that time he has operated an Architectural practice as a Director working on the full breadth of project types including residential additions, custom homes, mixed use developments, multi-residential developments and commercial offices. Diego has been with AEC since 2013 and in that time has successfully delivered design and approvals for single and multi residential projects in the Broome, Fitzroy Crossing & Halls Creek regions for private and government clients.

MAL BRENNAN, CONSTRUCTION MANAGER

Mal has lived in the Kimberley for over 20 years, and has worked on a number of remote construction sites as Construction Manager. He managed Muway Constructions in 2012/2013 helping the company win a State Telstra award and the Western Australian Regional Achievement and Community Awards.

CRAIG WATERS, MANAGER OCCUPATIONAL HEALTH AND SAFETY

Craig manages the Occupational Health and Safety side of AEC. He is responsible for the development of all Site Safety Management Plans, Risk Assessments and their implementation. Craig is also responsible for inspecting and evaluating our workplace environments, equipment and practices to make sure our employees are working safely and in compliance with building site safety standards and government regulations.

AWARDS

Master Builders Building Excellence Awards Kimberley-Pilbara 2013

Winner Commercial Alterations and Additions Under \$1,000,000 – Refurbishment Cable Beach Club Reception Broome

Regional Achievement and Community Awards 2011

Overall State Winner Department of Regional Development and Lands Regional Achievement and Community Award

Winner RSM Bird Cameron Business Enterprise Award

Semi Finalist Landcorp Sustainability Award

Master Builders - Bankwest Kimberley-Pilbara Building Excellence Awards 2010

Winner Best Commercial Building for the Kimberley/Pilbara - Cable Beach Club Resort and Day Spa (Chahoya Spa) Cable Beach, Broome Winner Commercial/Industrial Buildings (\$1,000,000 - \$2,500,000) - Cable Beach Club Resort and Day Spa (Chahoya Spa) Cable Beach, Broome

Winner Best Steel Building/Colorbond - "Jigal House", 14 Pelcan Gardens, Broome

Winner Excellence Metal Cladding/Roofing - "Jigal House", 14 Pelcan Gardens, Broome

Finalist Contract Homes (\$350,000 - \$400,000) - "Jigal House", 14 Pelcan Gardens, Broome

Master Builders Building Excellence Awards 2007

Winner Construction Excellence "Commercial Alterations & Additions (\$1,000,000 - 4,000,000)

Winner Construction Excellence "Contract Homes (\$300,000 - \$400,000)

Master Builders Building Excellence Awards 2006

Winner Multi-Residential Housing Development (Over \$1,000,000)

Master Builders Building Excellence Awards 2005

Winner Construction Excellence Best Country Home

Winner Construction Excellence Contract Homes (\$300,000 to \$400,000)

Winner Construction Excellence Contract Homes (\$250,000 - \$300,000)

Master Builders Building Excellence Awards 2004

Winner Commercial Alterations & Additions (\$1,000,000 - \$3,000,000)

Winner Excellence in Structural Steel





COMMITMENT TO A SAFE WORK ENVIRONMENT

OCCUPATIONAL HEALTH AND SAFETY

Our people are the reason we exist and why we are so good at what we do. It's only natural that we want to provide them with the safest work environment possible. Our company vision reflects this:

VISION

To provide quality construction and development services that are based on sound environmental and cultural principles and values, enabling the company to achieve a safe, secure and sustainable future for its employees, customers and the environment in which they operate.

AEC has rigorous OHS procedures in place that comply with the WA Occupational Safety & Health Act 1984 and the WA Occupational Safety & Health Regulation 1996. Our robust project control systems and our commitment to safety and quality assurance enable AEC to deliver any size contract safely, on time, on budget and to the highest quality.

Our Safety Management Plan specifically contributes to mitigating the risks associated with any building project by:

- Maximising safety outcomes;
- Ensuring construction activities do not interfere with our clients' existing business commitments;
- Minimising disruptions and therefore delays to a project.

A SUSTAINABLE APPROACH AND OUTCOME

AEC is committed to building regional communities that are economically, socially and environmentally sustainable. By supporting local contractors and businesses, training and employing local people, we are building capacity in regional Australia. Our clients are not only investing in a quality building solution, but in positive regional outcomes.

From an environmental perspective, we have a passion for architectures that don't 'cost the earth'. When it comes to the basic human need for shelter, we know how to design and build a home that is responsive to the North West climate. We think deeply about capitalising on and managing the key natural elements of sun and wind in every design, with features such as breezeways, integration of the indoor and outdoor worlds and correct orientation for optimum environmental performance and comfort.

AUSTRALIAN ECO CONSTRUCTIONS RESIDENTIAL HOUSING

- PRIVATE
- MULTI-UNIT DEVELOPMENTS
- GOVERNMENT HOUSING
- REMOTE ABORIGINAL HOUSING

AEC specialises in creating unique, stylish, practical homes designed for tropical and remote living. We seek to achieve symmetry between the inside and outside, so that there is a seamless flow between both areas. Considerable time and care is taken during the design phase to ensure that the natural features of the building site are maximised, contributing to the long-term sustainability of the development. Our designs reflect climate and thermal performance, energy and water conservation and efficiency.

AEC also has a strong and successful background in multi-unit developments, government housing and remote Aboriginal housing. We have developed several contemporary residential 'hubs', most notably 'Shiba Lane Apartments' in Broome and 'Ashley Grove' in Derby. These residential estates, which feature new home designs, make living 'up north' socially sustainable with contemporary architectures and superior living environments. AEC has extensive experience in meeting specific group housing requirements such as staff accommodation for government and mining companies.



MAJOR PROJECTS

PRIVATE RESIDENTIAL HOUSING



MULTI-UNIT DEVELOPMENTS

Cable Beach Broome: Value \$2.1million

Shiba Lane Apartments Broome: Value \$5m-\$7.5million



GOVERNMENT HOUSING

Cable Beach, Broome: Value \$11million



Ashley Grove Estate, Derby: Value >\$40million



Karl Plunkett and Minister for Housing, Hon Bill Marmion MLA



REMOTE ABORIGINAL HOUSING

Fitzroy Crossing, Department of Housing (GROH)

16 houses, 8 units. Value \$2.5m-\$5 million



AUSTRALIAN ECO CONSTRUCTIONS COMMERCIAL & TOURISM

Australian Eco Constructions has extensive experience as a commercial builder. We design and deliver practical, sustainable and contemporary work places. From industrial sheds to retail spaces, to multi-office commercial buildings, our experience and expertise make the building process easy for our clients. We pride ourselves in meeting each client's individual requirements and have experience in meeting exacting standards and specifications for the government and corporate sectors.

Tourism development is an exciting and challenging part of Australian Eco Constructions' portfolio. Successful projects include the award-winning 'Broome's Last Resort' backpacker hostel, Eco Beach wilderness retreat at Cape Villaret - an ecotourism development 130 kilometres south of Broome - and Karijini Eco Retreat. We also have a myriad of Eco Tents - our premier ecotourism accommodation structure - scattered throughout Australia and overseas. For more information, go to www.ecostructures.com.au.

MAJOR PROJECTS

Eco Beach, Broome: Value > \$15million
www.ecobeach.com.au

Broome International Airport
Upgrades: Value \$1m-\$2.5million



Remote Airstrips
Eco Beach Airstrip: Value \$800,000



Cable Beach Club, Broome Reception Refurbishment:
Value \$1m-\$2.5 million and Resort Renovations \$7.5million



QUALITY MANAGEMENT SYSTEM

Australian Eco Constructions operates an inhouse Quality Management System (QMS), which has been implemented and administered on all AEC projects. This ensures quality at every stage during the build process. Sub contractors are given guidelines and tolerances prior to commencement thus ensuring the highest quality outcomes.

Our systems are audited internally by our Operations team to ensure our system is live and constantly improving.

QUALITY MANAGEMENT SYSTEM (QMS)

Our system is segmented into 4 key project phases:

1. PROJECT PLANNING – in this phase all key elements of the project are identified. The team is selected based on project requirements and experience and a Risk Assessment is carried out.

2. DESIGN to BUILDING PERMIT – this phase includes design, engineering, compliance, approvals and variation management.

3. CONSTRUCTION PHASE – this includes all matters relating to on-site works including the supply chain.

4. PRACTICAL COMPLETION PHASE – this includes all matters relating to the handover of the building from Practical Completion (PC) through to the end of the Defects Liability Period (DLP).

The segmentation above allows us to appoint responsibility for the QMS through each phase to a key staff member assuring accountability for quality is clear and transparent. However, final sign off by the manager for each phase is required to assure rigorous review and levels of accountability. Following is a summary of AEC's QMS through each phase and the appointed manager:

PROJECT PLANNING – Project Manager. A Project Manager is appointed to the project based on project type. The Project Manager develops a Risk Assessment Plan. The Project Manager establishes the key personnel (managers) to deliver the project and an inception meeting is arranged to plan the project with reference to the Risk Assessment Plan.

DESIGN TO BUILDING PERMIT– Design Manager. Documented processes are implemented in the form of checklists. The checklist type system is designed for its practicality and includes an online task manager, which facilitates the ability for the design team to coordinate remotely as required.

CONSTRUCTION PHASE – Construction Manager. QMS for this phase involves an integrated transparent chain of communication between:

- Site supervisors
- Senior Estimators
- Construction Managers

PRACTICAL COMPLETION PHASE – Project Manager & Contract Administrator. Our Practical Completion processes are tailor-written to each individual construction contract to ensure AEC systematically meets its contractual obligations. Absolute rigour is applied to every step of this phase to secure the timely delivery of quality-built projects that require minimal ongoing maintenance.



LOGISTICAL EXPERTS IN REMOTE AREA DEVELOPMENT.



Karijini Eco Retreat, Karijini National Park, WA Value \$7.5m-\$10million