

Capability Statement

PROJECT
MANAGEMENT

DEVELOPMENT
MANAGEMENT

DEVELOPMENT
MONITORING

FIT OUT
MANAGEMENT

ADVISORY

TENANCY
COORDINATION

cerno
management

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About Cerno Group

Who we are

We are an independent, diversified, Australian-based property group providing project delivery, property investment, property management, facilities management and property finance services.

Cerno was formed in 2004 by Founding Directors, Paul Di Cristo and Michael Figg. Now, in its 13th year of operation, Cerno offers a highly integrated approach to property with its four key divisions: Cerno Management; Cerno Real Estate Investors; Cerno Property Services; and Cerno Capital; working seamlessly together as Cerno Group (Cerno).

This integrated approach to property, combined with our consistent track record and breadth of experience in dealing with complex projects, assets and ownership structures, is what sets us apart from our competitors.



What we do

We successfully create, own, manage and finance property assets, focusing on commercial, retail, hospitality, industrial, mixed use and residential property sectors.



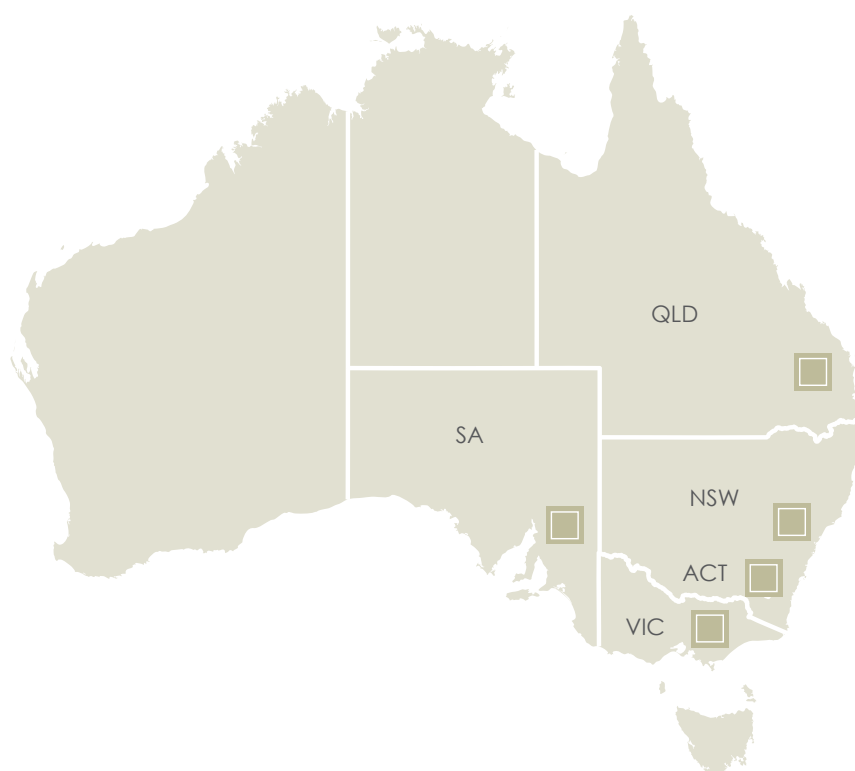
What we offer

As a diversified national property group, we have successfully created, owned, managed and financed assets in various locations in Australia, as indicated on the map below.

Our focus is predominantly on major cities and metropolitan areas. We know this market exceedingly well, allowing us to remain highly focused and specialised in the geographical areas we cater to.

We strive to be authentic. We genuinely care and have built a professional team of people that go the extra mile to meet our clients' needs. This is how we do business.

Our transparent corporate culture fosters long-term client relationships that are built on mutual trust, integrity and honesty. This has been instrumental to our success. Our authenticity and ability to go the extra mile will continue to be what drives us forward in the future.



A closer look at Cerno Management

We believe strong project controls throughout the project will ensure greater control and certainty around outcomes and enable clients to make proactive and informed decisions.

Our capabilities

We take total responsibility for the management and control of all facets of project delivery, from inception to completion, allowing clients to maintain their focus and efforts on their core business activities.

Our expertise covers a broad range of asset classes including commercial, hospitality, registered clubs, industrial, residential, retail, seniors living and mixed use.



What we offer

**Our clients' success is a measure of our success,
and is demonstrated by our repeat clientele.**

An integrated approach to
project and development
management

Extensive experience dealing
with and managing complex
projects and assets

Trusted relationships with
leading consultants, builders,
sub-contractors and suppliers

Tailored packages
to meet clients' needs
and objectives

In-depth understanding of the
complexities of real estate
ownership and occupation

All projects resourced
with appropriately qualified
team members

Ability to level with our clients
and offer innovative solutions
to assist with meeting their
objectives

Complete ownership of the
entire process involved in
delivering a project vision from
conception to completion

Clients have direct
access to a Director,
regardless of the
project size

Ability to listen and
understand objectives

Delivery of
quality services

Highly skilled team
of professionals



Our people

At the heart of our company is a dedicated team of professionals who are passionate about what they do, honest in their approach, innovative, creative and client-focused above all else.

Our dedication and genuine approach has enabled us to maintain an exceedingly high rate of repeat business. This is a testament to the high-quality services we consistently deliver to our clients.

OUR APPROACH	We adopt a team approach with every client to determine project scope, setting objectives, undertaking feasibility analysis, design development and delivery.	We focus on balancing the time, cost and quality components of each project to deliver on clients' objectives.	We gain a comprehensive understanding of our clients' goals and objectives at all stages of the project life cycle.
	We utilise our experience to help improve efficiencies, reduce client input time and support clients to improve cash flow and capital use throughout the project.	We make sure our clients understand the risks from the outset, and assist clients in developing and implementing strategies to mitigate risks.	Our proactive approach, in-depth understanding of the development process and strong project controls and reporting procedures ensures that clients' interests are protected.



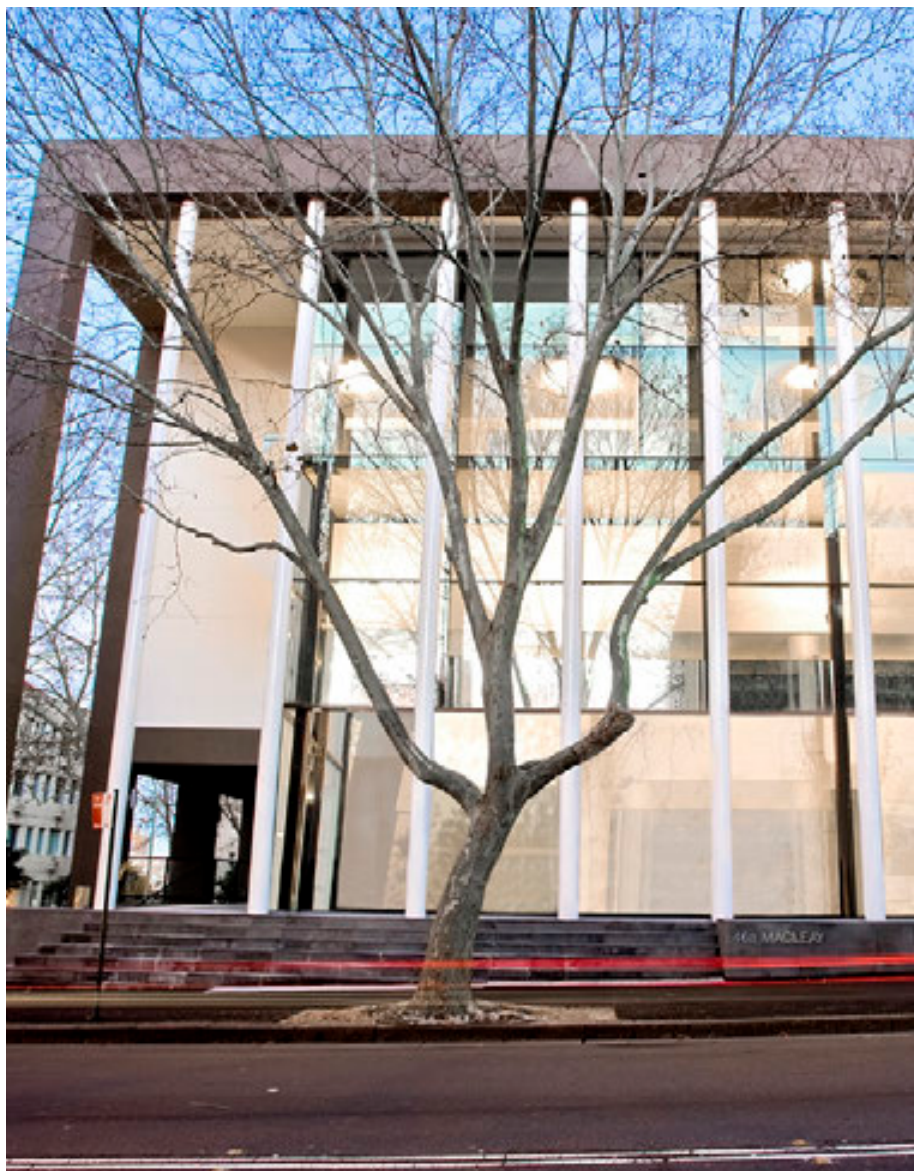
Services

Development Management

Our understanding of all aspects of the development process and proactive stakeholder management delivers certainty to clients.

A complete, client-tailored development management service:

- ✓ Site identification and acquisition management
- ✓ Project brief and strategy development
- ✓ Feasibility analysis and modelling
- ✓ Highest and best use analysis
- ✓ Land use approvals
- ✓ Establishment of funding structures
- ✓ Debt and equity funding management
- ✓ Coordination of leasing, sales and marketing programs
- ✓ Custodian of project delivery



Development Monitoring

Targeted services for clients acquiring assets under a fund-through-construction model or financing a developer to aid a project's completion.

Independent assessment and reports on:

- ✓ Project risks and mitigation steps by the developer
- ✓ Project costs (incurred and forecast)
- ✓ Construction quality and adherence to brief
- ✓ Site progress relative to forecast

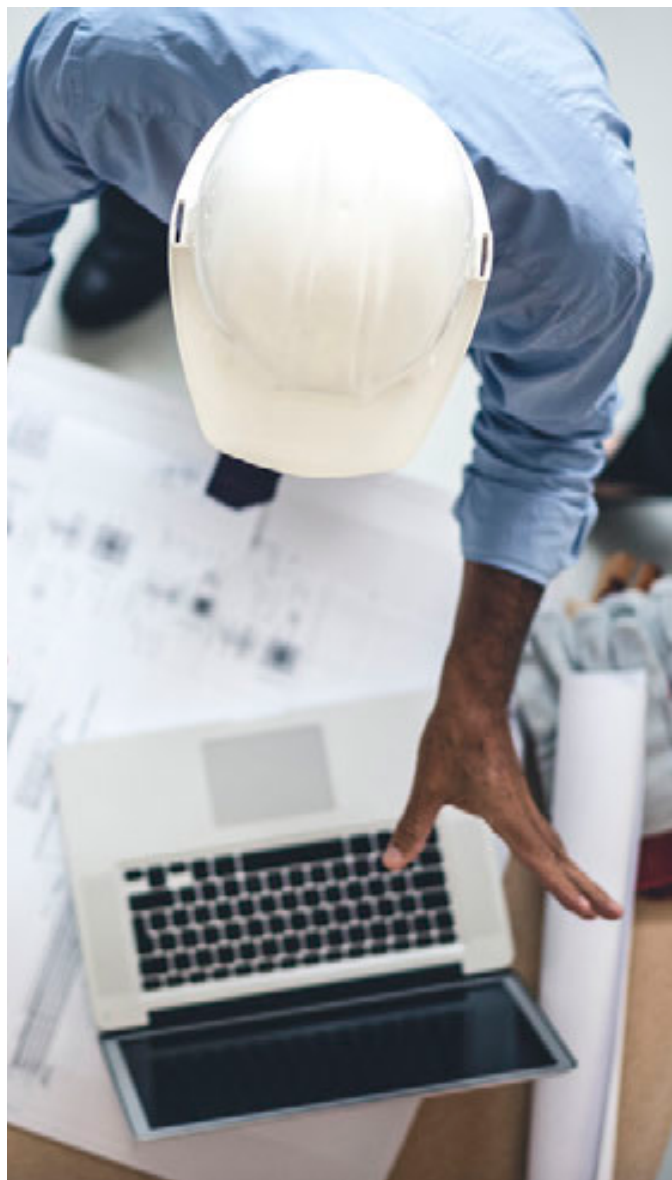


Project Management

Our project management services focus on the design, approvals, construction, commissioning and handover of each project whilst balancing the time, cost and quality components of each project to deliver on clients' objectives.

All projects are assigned a dedicated team leader to oversee the smooth management and completion of a project. Specifically, our complete project management services cover:

- ✓ Authority liaison and approvals
- ✓ Establishment and management of the consultant team
- ✓ Project design briefs, planning and procurement
- ✓ Project budget and cost management
- ✓ Design management
- ✓ Construction tendering and management
- ✓ Construction superintendent services
- ✓ Contractor selection and management
- ✓ Project reports and controls
- ✓ Project commissioning
- ✓ Handover of each project

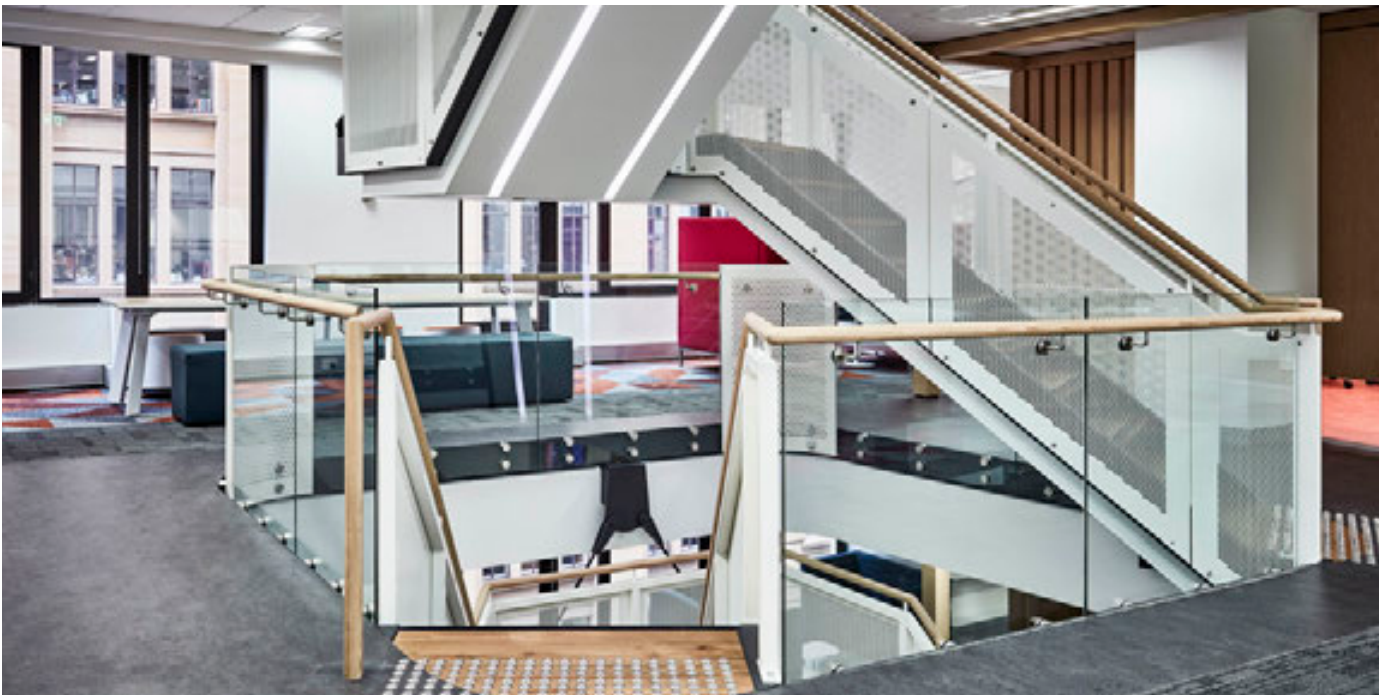


Fit Out Management

Our fit out and relocation management services allow our clients to remain focused on their core business while we focus on controlling the fit out process from project inception to project delivery.

Fit out services include:

- ✓ Authority liaison and approvals
- ✓ Planning and coordination of design
- ✓ Work style analysis
- ✓ Facilitation of change management
- ✓ Project budget and cost management
- ✓ Coordination of construction and relocation services
- ✓ Project commissioning

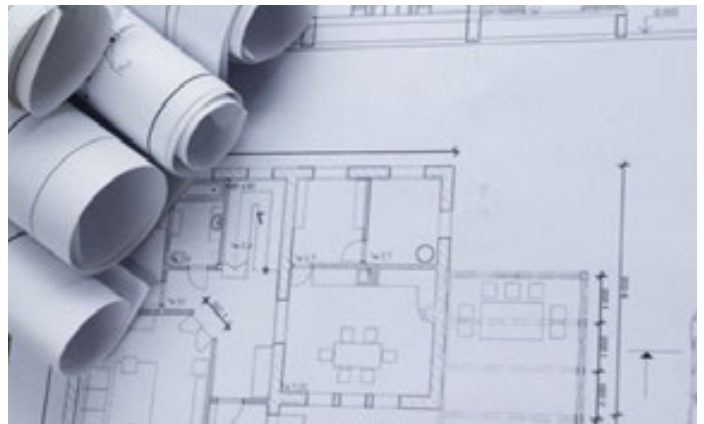


Tenancy Coordination

Skilled intermediary agents in the provision of fit out services for lease occupied areas.

Complete management of tenant fit outs, ensuring:

- ✓ A proper review of the tenant's fit out design
- ✓ Compliance with owner's fit out and style guide
- ✓ Asset protection from unauthorised work
- ✓ Management of landlord works
- ✓ Tenant mediation to resolve any conflicts arising

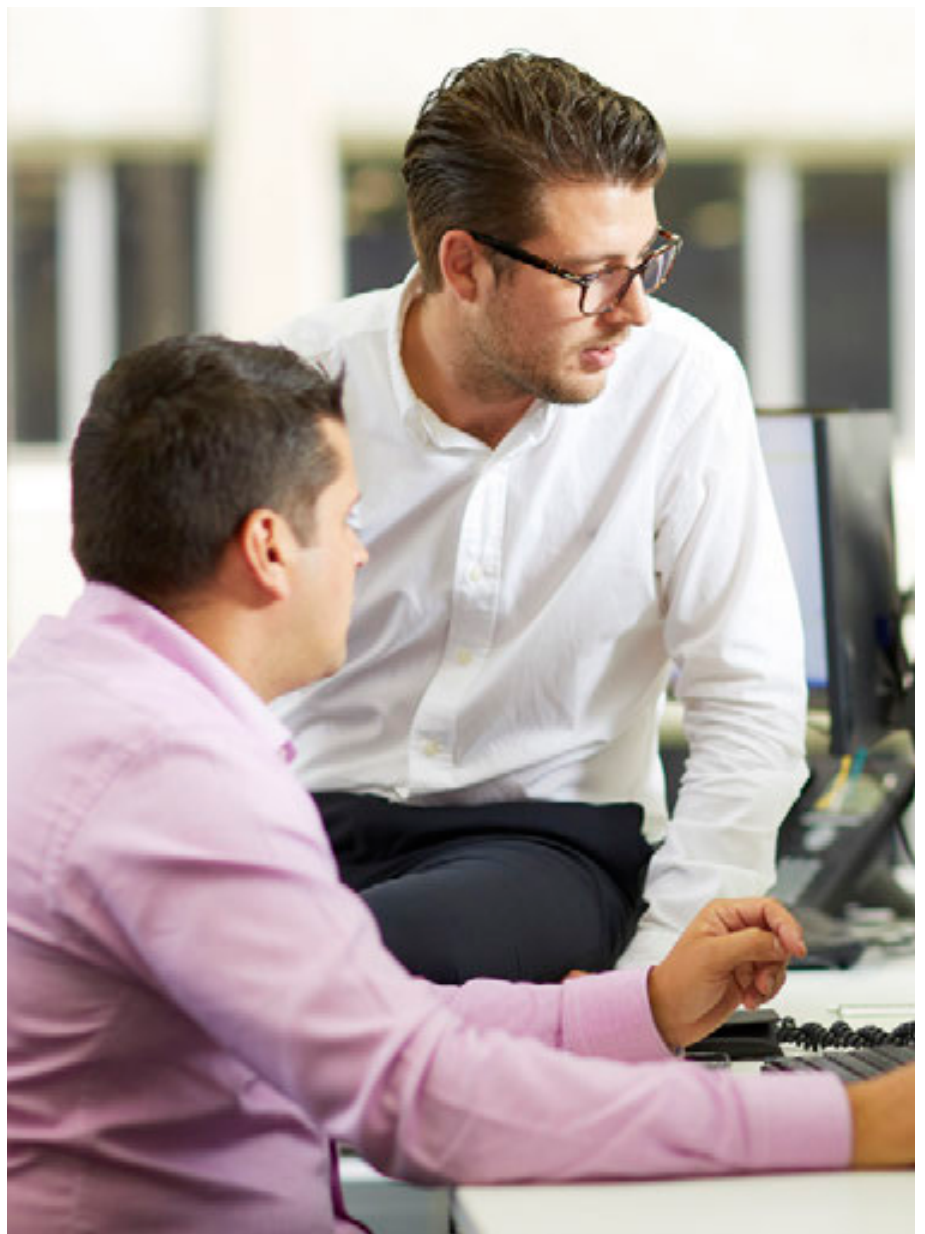


Advisory

Our team's broad-based experience enables Cerno to offer independent quality advice relating to clients' real estate assets.

Diverse and customisable advisory and feasibility services:

- ✓ Negotiation assistance and client representation in real estate joint ventures
- ✓ Strategy development to extract untapped value from existing real estate
- ✓ Feasibility studies in support of strategy development
- ✓ Management of strategy execution
- ✓ Transaction management
- ✓ Due diligence
- ✓ Opportunities and risk analysis
- ✓ Pre-purchase reports



Our Team



Paul Di Cristo Director

Paul founded the Cerno Group with Co-Director Michael Figg in 2004 and has been instrumental in building a team of skilled development and project managers to assist in delivering Cerno's successful projects to date. Paul has a Bachelor of Building (Construction Management) degree and over 17 years of experience in the construction industry, covering a range of property-related disciplines including project and development management, property investment, and facility and asset management. Paul's hands-on approach ensures clients' objectives are realised through the successful delivery of each project.



Michael Figg Director



Michael Figg started the Cerno Group with Co-Director Paul Di Cristo in 2004. Michael has over 30 years' experience in the property sector, with broad exposure across finance and accounting, airfreight, heavy engineering, construction, property investment and development, and property funds management. This experience covers investments and developments in a variety of ownership structures including simple partnerships, complex structured joint ventures and listed property entities. Michael is a qualified chartered accountant.

Peter Whittle Associate Director

Peter has over 35 years' practical experience in the quantity surveying and project management sectors of the building industry. Since specialising in project management, Peter has demonstrated an impressive track record of delivering successful projects on time and on budget, together with the ability to think creatively to achieve practical solutions to ensure successful project delivery. Peter's skill set includes financial management, estimating and cost planning, strategic planning and communications management. Peter holds a Bachelor of Science (Quantity Surveying).



Patrick Wright Associate



Patrick has worked for leading multinational property, construction and development management companies in Australia and the UK for more than 15 years. Patrick's capability and expertise covers the private and government sectors, delivering health, aged care, commercial, mixed use, retail, residential, education, transport infrastructure, industrial, hotel and process design engineering projects. With a strong ability to lead and mentor project teams, Patrick's versatile and innovative approach provides valuable insight in delivering challenging projects. Patrick has a Bachelor of Arts degree with business models, is a certified practicing project manager with AIPM, and has a NSW Real Estate Certificate of Registration.

Emma Challands General Manager – VIC



Emma is an experienced project manager with particular expertise in the health, education and aged care sectors across all phases of delivery. She excels at managing the complex challenges of construction in a live operational environment and at balancing the diverse requirements of multiple stakeholder groups. Emma is valued for her strong focus on client satisfaction, reliability and commitment to optimising project outcomes. Emma has a Bachelor's degree in Construction Management.

Grant Harding Associate Director

Grant has 22 years of industry experience, with finely honed skills in managing functional teams within retail and manufacturing sectors, including architectural design, international procurement, business development, and research and design. Grant is a specialist in presenting to stakeholder and community groups and negotiating planning provisions. Grant's focus and drive ensures he provides the highest quality management services on behalf of our clients. Grant has an Associate Diploma of Architectural Drafting and an Advanced Diploma of Project Management.



Phillip Rodrigues Senior Project Manager



Phillip has over 17 years' experience in the construction industry, 13 of which have been with Cerno. Phillip's strengths lie in his practical and hands-on approach in managing consultants and contractors to ensure design intent is met whilst meeting program and cost restraints. Phillip focuses on construction refurbishment and fit outs to commercial and retail tenants and is motivated by ensuring that the various stakeholder objectives are met in a timely and cost effective manner. Phillip has a Bachelor of Building Construction degree and Masters in Property Development.

Adrien Clements Project Manager

Adrien has 10 years of experience in residential and commercial construction, both in the UK and Australia. Adrien's experience encompasses commercial landscaping and construction, including major projects such as One Central Park and Barangaroo. He has a solid understanding of end-to-end project management and stakeholder management. Adrien has a Bachelor of Landscape Architecture, Masters in Project Management and Diploma in Building and Construction.



Stephan Perak Project Manager



Stephan is a detail-oriented Project Manager with a strong understanding of the construction process. Stephan has successfully managed the timely completion of many projects. His ability to manage functional teams within commercial, residential, retail and hospitality sectors has garnered the respect of his clients and peers alike. Stephan has a Bachelor of Construction Management and Property, majoring in Property Development.

John Brunette Project Manager

John has a wealth of experience in successfully delivering commercial, mixed-use and retail projects for some of Australia's largest institutions. With advanced skills in project delivery, financial management, strategic planning and communications management, John is also highly adept at managing multiple stakeholder relationships. He holds Bachelor Degrees in Construction Management with First Class Honours and Economics.



Adrian Wood Project Manager



As a Project Manager with formal training in civil engineering, Adrian provides an analytical perspective to the problem solving process, helping move projects along through difficult junctures. Adrian has a Bachelor of Civil Engineering (Project Engineering and Management).

Stewart Floresta Junior Project Manager

With a bachelor's degree in mechanical engineering and diverse work experience, Stewart has extensive know-how and experience in design, development and project management, plus skills in asset management and maintenance, risk analysis and operations management.



Erik Eklof Junior Project Manager



Erik holds a bachelor's degree in property economics, and has previously worked in property valuation for one of Australia's largest rating valuation companies. As Junior Project Manager, Erik assists with the completion of construction-based projects for a range of property asset classes.

Our Clients

Our transparent corporate culture fosters long-term client relationships that are built on mutual trust, integrity and honesty. This has been instrumental to our success. Our authenticity and ability to go the extra mile will continue to be what drives us forward in the future.

Our clients are at the heart of our business. We understand that they want to engage with a highly responsive and readily available support network. We offer a hands-on approach in dealings with our clients, guiding and supporting every step of the way.

WHAT WE OFFER OUR CLIENTS

It is our ability to listen, to understand objectives, and to offer innovative solutions that ensure our clients achieve success. Our dedication and genuine approach has enabled us to maintain an exceedingly

high rate of repeat business, and our organisation continues to grow through the very best type of advertising – ‘word-of-mouth’. This is a testament to the high-quality services we consistently deliver to our clients.



Feature Projects



77 King St, Sydney

OVERVIEW

The project comprised 12,470 sqm of refurbished A-Grade office space over 18 levels and the development of the retail podium to include the Sydney Apple store, Rebel sports store

and a child care centre. The project was designed by leading architects Burley Katon Halliday and PTW. The building was designed and certified to achieve an energy efficiency rating of 4.5 stars.

APPROACH

Cerno provided both development and project management services to the client, taking responsibility for all aspects of the project's delivery.

Client

Kingvest Pty Ltd

Location

77 King Street, Sydney, NSW

Sector

Commercial and Retail

Services

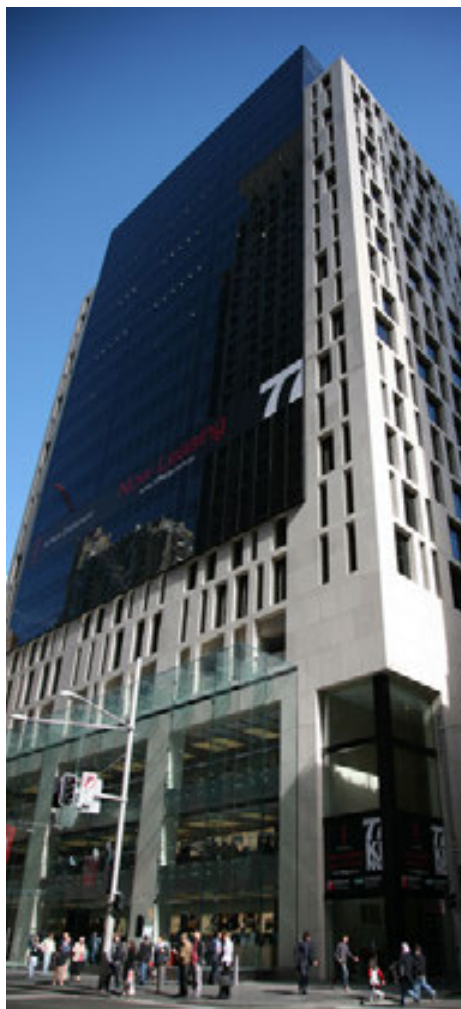
Development and Project Management

Project Value

\$50 million

Status

Completed 2008



Australia Square End-of-Trip Facility

OVERVIEW

The existing end-of-trip facilities of the iconic Harry Seidler-designed Australia Square building were transformed into a premium-grade facility called The Icon.

Designed to promote the health and wellbeing of tenants and encourage transport to work, The Icon

features a Wellness Centre offering health and fitness classes, facilities for bike commuters including bike racks and lockers, plus extensive amenities.

APPROACH

The project was delivered under an Early Contractor Involvement (ECI) contract

procurement methodology, utilising a design and construct methodology. The ECI methodology was utilised to ensure project risks were identified and resolved during the design phase, while making sure the client's budget was adhered to at all times.

Client

Dexus & GPT Group

Location

Australia Square, Sydney

Sector

Commercial

Services

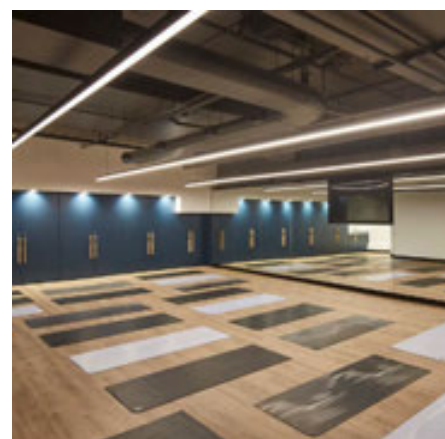
Project Management

Project Value

\$3.2 million

Status

Completed 2018



Darling Park Tower 3

OVERVIEW

Darling Park Tower 3 is part of the premium commercial precinct located on the eastern shore of Darling Harbour, Sydney.

The project comprised the refurbishment and upgrade of the outdoor terraces on levels one and three.

Works included new timber decking, balustrades, canopies and pavilion-style roof as well as the addition of landscaped gardens on both levels.

APPROACH

The project was completed by engaging the builder under a

design and construct contract, including coordination of planning approvals with land owner Property NSW and planning authority the City of Sydney. Cerno managed all aspects of the project's design, procurement and delivery.

Client

GPT Group

Location

Darling Harbour, Sydney, NSW

Sector

Commercial

Services

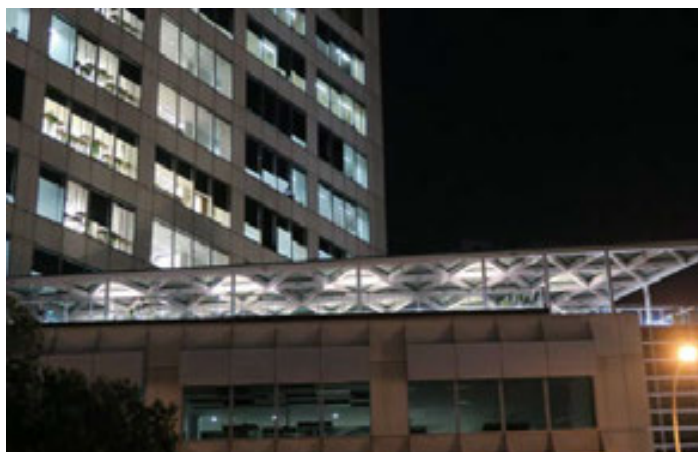
Project Management

Project Value

\$5.5 million

Status

Completed 2018



Level 36, Australia Square Suites@The Square

OVERVIEW

Level 36 of Australia Square was subdivided into four office suites. Taking design inspiration from the square's key architectural and creative elements, the spaces also incorporate cutting-edge wellness and technology features.

All suites comply with the Well Building Institute's wellness at work concepts including optimal air, light and comfort,

opportunities for physical movement and quiet retreat, plus access to hydration and fresh food storage.

In addition, some suites incorporate smart human-centric technology including voice-controlled boardrooms plus automatic management of power, lighting, blinds and music for sustainability gains.

APPROACH

The project was delivered under an Early Contractor Involvement (ECI) procurement strategy for a design and construct delivery.

This meant project risks were identified and resolved during the design phase, while ensuring the client's budget was adhered to at all times.

Client

Dexus & GPT Group

Location

Level 36, Australia Square, Sydney

Sector

Commercial

Services

Project Management

Project Value

\$2.4 million

Status

Completed 2018



EML Workplace, Adelaide

OVERVIEW

The project comprised the refurbishment and consolidation of EML's workplace in Adelaide CBD.

Three levels of office space totaling 2390 sqm were refurbished in a contemporary style with a clean, elegant finish.

APPROACH

A design and construction procurement methodology was adopted for delivery of this project, which was executed over three construction stages to enable ongoing operations.

Cerno's responsibilities included feasibility, project control, design management, authority approvals and oversight of project delivery.

Client

EML Group

Location

Adelaide, SA

Sector

Commercial

Services

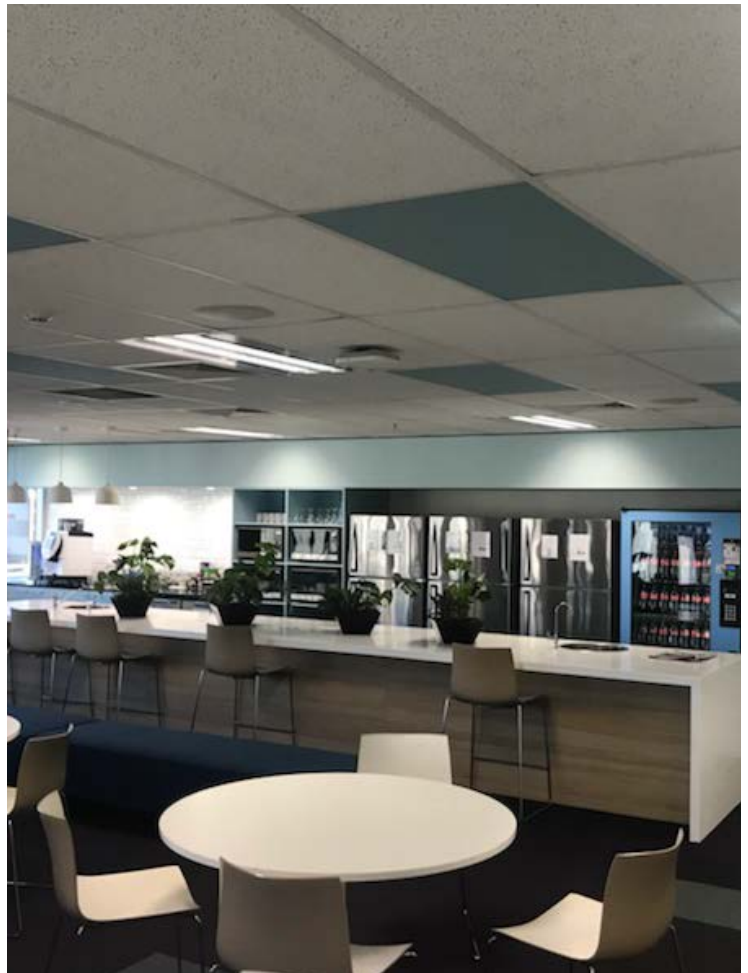
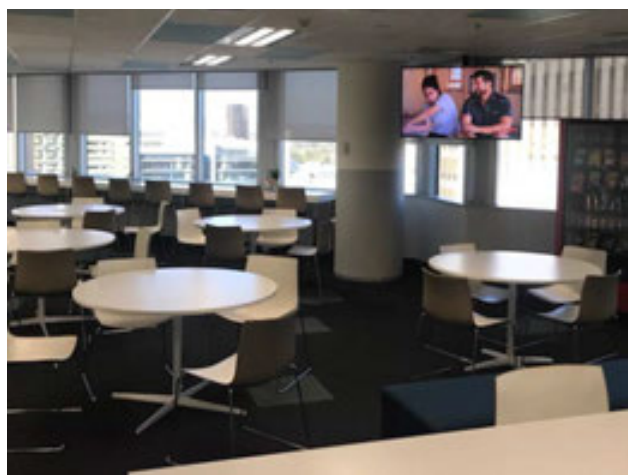
Project Management

Project Value

\$1.4 million

Status

Completed 2018



Levels 44 & 45, Australia Square

OVERVIEW

Levels 44 and 45 of Australia Square were subdivided into seven office suites, with designs inspired by the Australian continent's natural elements and the building's core construction materials including concrete and glass. All suites comply with the Well Building Institute's wellness at work concepts including

optimal air, light and comfort, opportunities for physical movement and quiet retreat, plus access to hydration and fresh food storage.

In addition, some suites incorporate smart human-centric technology including voice-controlled automation plus automatic management of power, lighting, blinds and music for sustainability gains.

APPROACH

The project was delivered under an Early Contractor Involvement (ECI) procurement strategy for a design and construct delivery.

This meant project risks were identified and resolved during the design phase, while ensuring the client's budget was adhered to at all times.

Client

Dexus & GPT Group

Location

Levels 44 & 45, Australia Square, Sydney

Sector

Commercial/ Fit-Out

Services

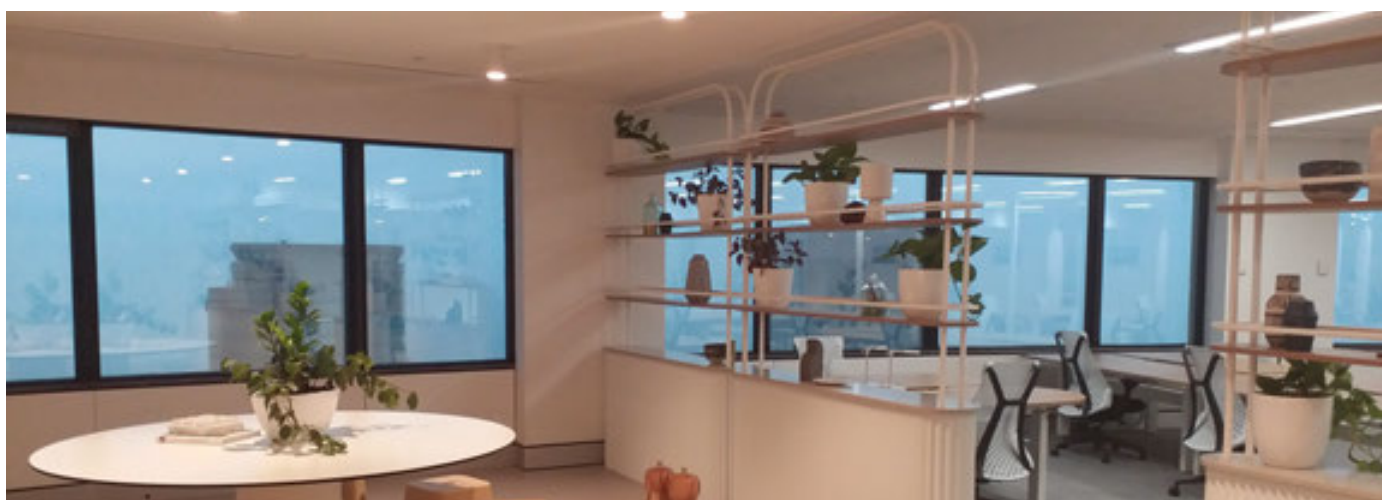
Project Management

Project Value

\$4.4 million

Status

Completed 2018



Australia Square Retail Pavilion Project

OVERVIEW

The retail pavilion is the latest addition to the iconic Australia Square precinct in Sydney's CBD.

Located on the upper plaza podium, the building comprises a timeless steel and glass framed structure featuring:

- Cantilevered black steel-framed, opaque glass

canopy roof

- Bespoke feature timber ceiling
- Porphyry stone floors
- Glass operable doors
- Feature LED lighting

The building's tenant, Belluci, has delivered a bespoke modern fit-out sympathetic to the Harry Seidler-designed precinct.

APPROACH

Designed by Seidler & Associates, the building was procured utilising a design and construct form of procurement executed with Built. Built were initially engaged under an early contractor involvement process to assist with design development and buildability input.

Client

GPT and Dexu

Location

Australia Square, Sydney

Sector

Retail / Hospitality

Services

Project Management

Project Value

\$2 million

Status

Completed 2018



182 Pitt St, Sydney

OVERVIEW

Development of a free standing 600 sqm retail building in the heart of Sydney's bustling Pitt Street Mall. The project included the demolition of an existing building and the construction of a new

prefabricated building for fashion retailer Seed.

APPROACH

Cerno provided both development and project management services to the client, taking responsibility for all aspects of the project's

delivery. Stakeholder management of this project was extremely complex, as the land was locked by the Westfield Sydney site and was only accessible via Sydney's busiest retail street, Pitt Street Mall.

Client

Goddard Nominees Pty Ltd

Location

182 Pitt Street, Sydney, NSW

Sector

Retail

Services

Development and Project Management

Project Value

\$4.5 million

Status

Completed 2011



Liverpool Plaza

OVERVIEW

Liverpool Plaza is an established convenience-based neighbourhood shopping centre located in the heart of Liverpool's CBD, comprising an Aldi Supermarket, 40 specialty stores offering fresh food and convenience to the local trade area.

The project comprised a modernisation of the existing centre. New entry statements were delivered including associated signage, new façade treatment, new retail tenancies, mall ceiling treatment, specialist lighting, a partial upgrade of essential services and the installation of two new sets of escalators

from the roof car park.

APPROACH

The project was completed utilising a design and construct procurement method including coordination of planning approvals with Liverpool Council. Cerno managed all aspects of the project's design, procurement and delivery.

Client

Abacus Funds Management Limited

Location

165 - 191 Macquarie Street, Liverpool, NSW

Sector

Retail

Services

Project Management

Project Value

\$5.4 million

Status

Completed 2012



Hurstville Central Shopping Centre

OVERVIEW

Located 23 km south-west of Sydney CBD in one of Hurstville’s main retail strips, this local shopping centre also straddles the Hurstville railway station.

The centre is anchored by a Coles supermarket and includes 33 specialty and 4 mini-major tenancies.

The project involved transforming a dilapidated, underperforming centre into a transport orientated development with a diverse offering of food, services and convenience retail to service the area’s fast-growing population.

Without interruption to train services, over a two-year

period Cerno conducted a full refurbishment and releasing program, including improving sight lines, flow and amenity.

APPROACH

The project was delivered utilising a design and construction methodology and was executed over various stages to ensure ongoing operation of the rail corridor.

Client	Hurstville Retail Pty Ltd
Location	225H Forest Road, Hurstville, NSW
Sector	Retail
Services	Development, Project Management and Tenancy Coordination
Project Value	\$20 million
Status	Completed



Oasis Shopping Centre

OVERVIEW

Located in the heart of Broadbeach on the Gold Coast, the Oasis Shopping Centre opened in 1989 along with the Monorail, which originally traversed the Centre. With Woolworths as anchor tenant, the Centre features three retail levels with a range of specialty and commercial tenancies, plus multi-storey carpark.

Various projects have been completed, including;

- Redevelopment of a new hospitality precinct facing Victoria Mall;
- Internal tenancy reconfigurations to maximise centre leasing;
- Removal of the monorail system;
- Cosmetic upgrades to common areas and amenities

APPROACH

All projects were procured utilising a design and construct methodology. Cerno managed the entire life cycle of the projects, including; planning approvals, design coordination and construction delivery.

Client

Abacus Property Group

Location

12 Charles Avenue,
Broadbeach, QLD

Sector

Retail

Services

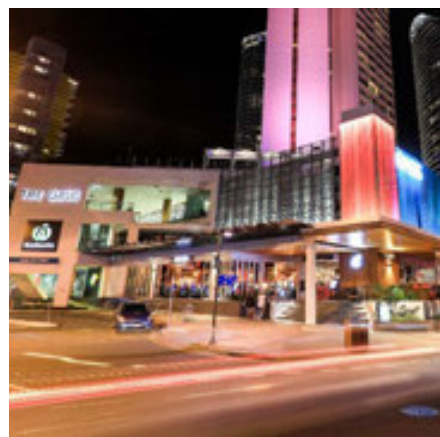
Project Management

Project Value

\$30 million

Status

In progress



Ashfield Mall Forecourt

OVERVIEW

Ashfield Mall is a suburban convenience shopping centre, comprising approximately 80 retail stores. The project included the construction of a new retail pavilion containing food tenancies, new

hardscape (including steps and ramps to the east and west of the new retail pavilion building), new soft landscaping to the area adjacent to the new ramp and the installation of a new pylon sign at the front of the shopping centre.

APPROACH

The project was completed utilising a design and construct procurement methodology, including coordination of planning approvals with the Inner West Council. Cerno managed all aspects of the project's design, procurement and delivery.

Client

Abacus Property Group

Location

260 Liverpool Road, Ashfield, NSW

Sector

Retail

Services

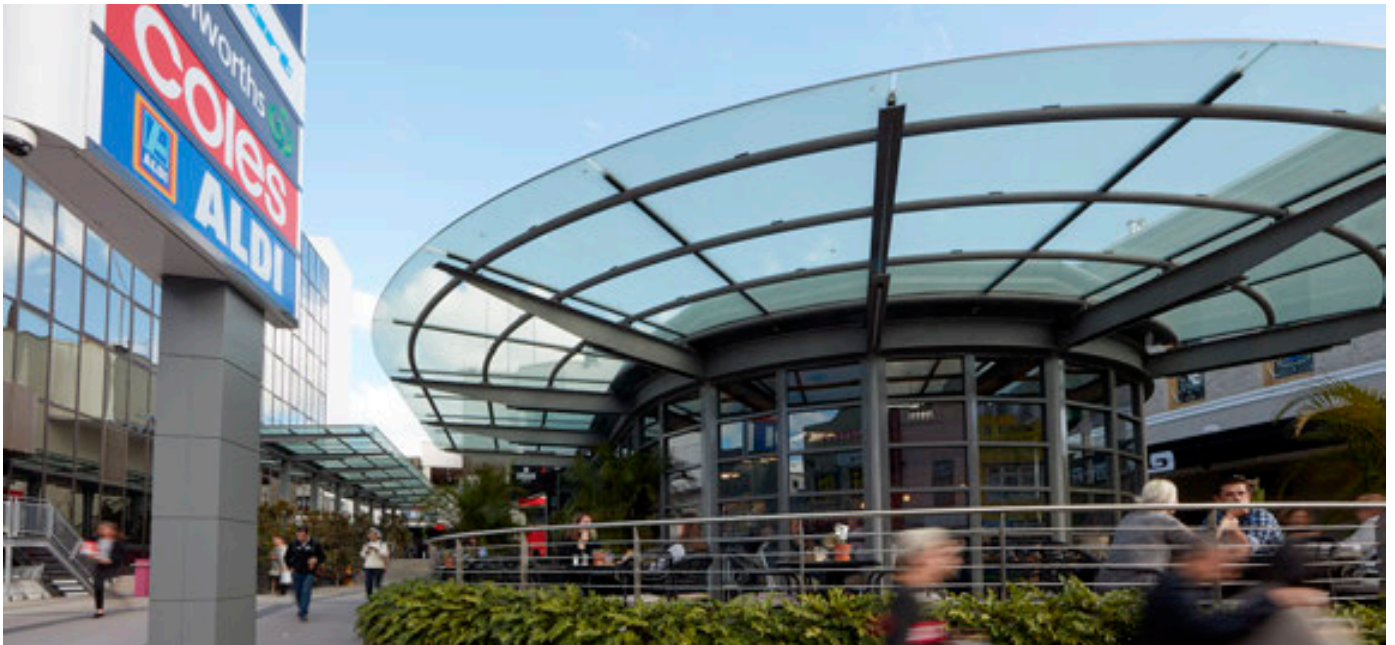
Project Management

Project Value

\$4.1 million

Status

Completed 2017



Ashfield Mall

OVERVIEW

Ashfield Mall is a suburban convenience shopping centre, comprising approximately 80 retail stores. The project comprised the upgrade of the Level 3 Food Precinct and the reconfiguration of the Level 4 Food Court precinct. In addition to the Level 4 Food Court reconfiguration, the project also included the

upgrade of finishes and amenities and the upgrade of the ex-Franklins tenancy in preparation of an ALDI fit out and lease.

APPROACH

Cerno was involved in all facets of development and project management.

Extensive feasibility reviews were conducted in

collaboration with architects, MPRDG. Our involvement included coordination of design services, facilitating authority approvals for various projects-within-projects, tendering Design & Construct work packages to contractors, issuance of contracts and financial control of the fit out works.

Client

Abacus Property Group

Location

Ashfield, NSW

Sector

Retail

Services

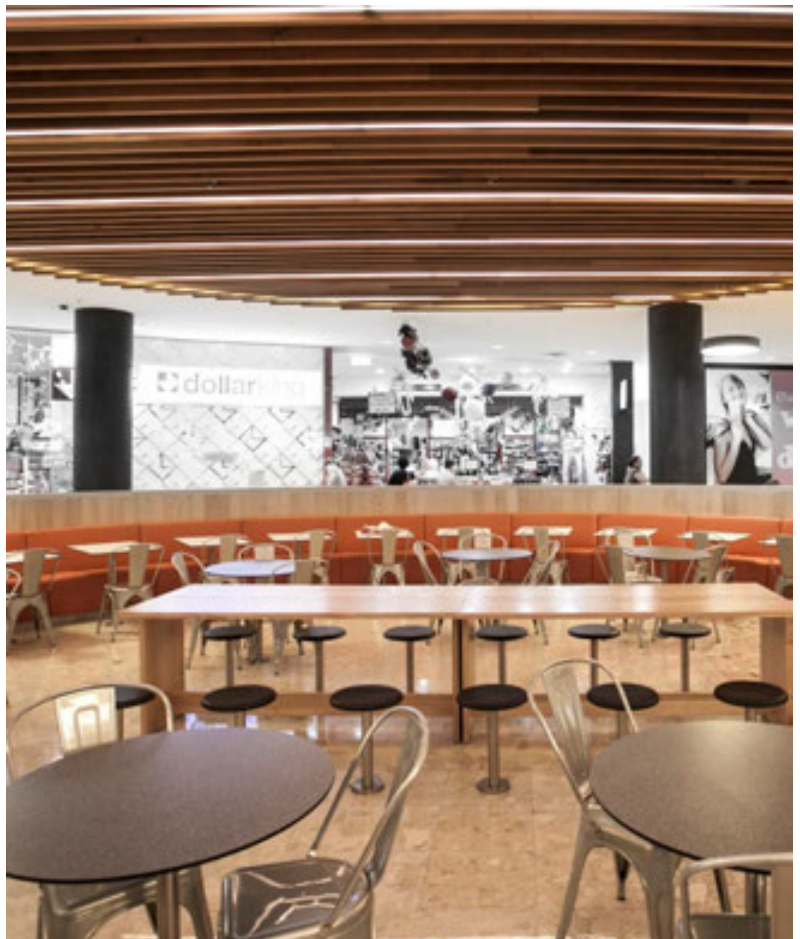
Project Management

Project Value

\$7.6 million

Status

Completed 2016



Australia Square

OVERVIEW

Australia Square is a 1960s building designed by Harry Seidler, containing a total floor space of approximately 43,000 sqm over 41 tower floors and 13 plaza levels.

The project comprised the refurbishment of the building's food court, consisting of new ceiling treatment and lighting to main ceiling areas, new

floor finishes to the common mall, and new intimate seating areas (including timber ceilings, tiled floors, feature banquet seating and fixtures, fittings and equipment).

Cerno has also completed other projects for Australia Square including a new outdoor restaurant and end-of-trip facilities.

APPROACH

The project was completed utilising a design and construct procurement methodology, including coordination of planning approvals with the City of Sydney Council. Cerno managed all aspects of the project's design, procurement and delivery.

Client

Dexus Funds Management Limited and GPT RE Limited

Location

264 George Street, Sydney, NSW

Sector

Retail

Services

Project Management

Project Value

\$3.6 million

Status

Completed 2016



Priceline World Square

OVERVIEW

Cerno has been responsible for the fit out of multiple Priceline stores in Sydney, Melbourne, Newcastle, South Australia and Wollongong. This particular project consisted of a refurbishment of a Sydney Priceline store

and medical centre into an 800 sqm Priceline Pharmacy. The new fit out was designed in accordance with the new generation store design guide. The fit out was staged over a 12-week period, whilst the store continued trading.

APPROACH

The project was completed utilising a fully documented, lump sum contract method including coordination of planning approvals. Cerno managed all aspects of the project's design, procurement and delivery.

Client

Loveridge Services Pty Ltd

Location

World Square, Sydney, NSW

Sector

Retail

Services

Project Management

Project Value

\$1.4 million

Status

Completed 2012



Birkenhead Point Shopping Centre

OVERVIEW

Birkenhead Point Outlet Centre is one of Sydney's largest outlet centres, located at Drummoyne. The Outlet Centre includes over 120 premium outlets, Coles and Aldi supermarkets, restaurants, cafes and fresh food. The project comprised the modernisation of the existing

site including new floors, ceilings, fire services and lighting and air conditioning throughout the mall areas; construction of a new pedestrian bridge connecting two retail precincts, installation of new travelators connecting the upper and lower Coles car park levels; construction of a new Aldi Supermarket and

marina concourse area.

APPROACH

The project was completed utilising a design and construct procurement methodology, including coordination of planning approvals with the City of Canada Bay Council. Cerno managed all aspects of the project's design, procurement and delivery.

Client

Abacus Property Group

Location

19 Roseby Street, Drummoyne, NSW

Sector

Retail

Services

Project Management

Project Value

\$11 million

Status

Completed 2014



TSEG Accommodation

OVERVIEW

The Star Entertainment Group (TSEG) Accommodation project incorporates the staged redesign, refurbishment and upgrade of TSEG's workplace over several commercial buildings in The Star Casino precinct including:

- 65 Pirrama Road, Pyrmont
- 60 Union St (Levels 1, 2 & 3) -Pyrmont
- Various premises within the Casino

Stage 1 included the relocation of over 700 staff from multiple sites to three floors of newly fitted-out active workspaces at 60 Union Street, featuring collaboration areas, sit-to-stand workstations and an interconnecting staircase. In addition, a new learning and development facility was developed at 65 Pirrama Rd.

The 60 Union Street workplace was designed and fitted-out to achieve a 5-Star Green Rating.

APPROACH

Cerno managed all aspects of the project's design, procurement and delivery.

Different procurement methods were adopted for the various projects. The upgrade and relocation of learning and development facility was delivered under a construction management methodology while the three floors at 60 Union Street were procured under a design and construct methodology.

Client

The Star Entertainment Group

Location

Pyrmont, NSW

Sector

Commercial Fit-out

Services

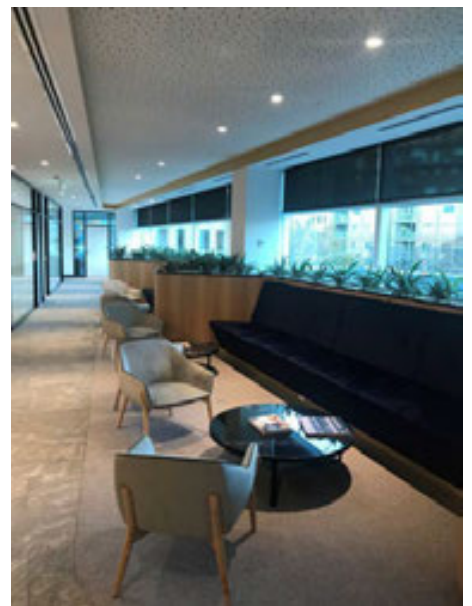
Project Management

Project Value

\$18.9 million (overall)

Status

Due for completion late 2018



Employers Mutual Sydney

OVERVIEW

The project comprised the fit out of commercial office space on Levels 3, 7, 8, 9 and 10 of 345 George Street, amounting to 6,727 sqm. The project saw the consolidation

of existing office space at 175 Pitt Street and 345 George Street.

APPROACH

Our involvement on this project included tenant

representation and pre-leasing building inspection advice, feasibility, project control, design management, authority approvals and construction, followed by completion and close-out.

Client

EML Group

Location

345 George Street, Sydney, NSW

Sector

Commercial Fit Out

Services

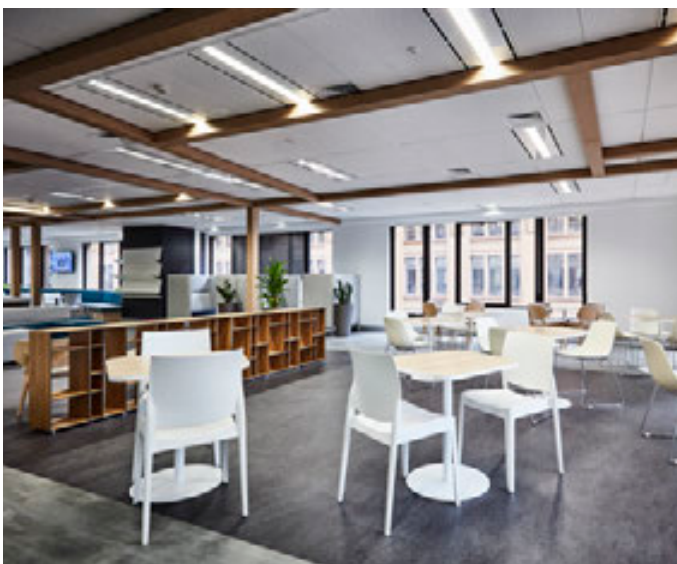
Project Management

Project Value

\$9.28 million

Status

Completed 2016



Employers Mutual Parramatta

OVERVIEW

The project comprised the fit out of commercial office space on Levels 6 and 7 of 18 Smith Street, Parramatta, totaling 2,490 sqm.

APPROACH

Cerno's in-house expertise has ensured that every aspect of each Employers Mutual project has been specifically tailored and delivered by meeting time, cost and quality expectations. Our involvement

for these projects includes tenant representation and pre-leasing building inspection advice, feasibility, project control, design management, authority approvals and construction, followed by completion and close-out.

Client

EML Group

Location

18 Smith Street, Parramatta, NSW

Sector

Fit Out

Services

Project Management

Project Value

\$2.6 million

Status

Completed 2016



Moore Stephens

OVERVIEW

The fit out of a new 2,500 sqm commercial office for Moore Stephens. The fit out brief was to accommodate staff in an environment that encouraged collaboration

and increased knowledge sharing in an open plan working environment.

APPROACH

Cerno's involvement included pre-leasing building inspection advice,

coordination of design services, facilitating statutory approval, tendering and financial control of the fit out works, and administering the contract with delivery on time and within budget.

Client

Moore Stephens

Location

135 King Street, Sydney, NSW

Sector

Fit Out

Services

Fit Out and Relocation Management

Project Value

\$2.4 million

Status

Completed 2013



Canterbury League Club

OVERVIEW

The project involved the staged upgrade of the existing Club to create pre-eminent hospitality and gaming facilities, including new and upgraded venues, enhanced

gaming offer and additional car parking to satisfy existing and future Club demands.

APPROACH

The project was delivered over multiple stages and phases, whilst maintaining

Club operations and ensuring the proposed building works minimised disruptions to the Club's trading facilities.

A separate procurement strategy was developed for each stage of the project.

Client

Canterbury League Club

Location

Bridge Road, Belmore, NSW

Sector

Hospitality

Services

Project Management

Project Value

\$106 million

Status

Completed 2018



Tea Room QVB

OVERVIEW

The Tea Room QVB project included the rejuvenation of the existing QVB dining room, foyer and bar, the service corridor and amenities. The scope included repainting and re-carpeting throughout these areas, the construction of a new bar and associated works.

The 'hero' of the project was the installation of new

Baccarat chandeliers to the dining room and foyer.

APPROACH

The project involved project and construction management of the refurbishment, including design management, coordination of planning consent with Sydney City Council and management of all construction trades.

Additionally, Cerno liaised with Australian customs to coordinate the release and transfer of over 27 sqm of chandelier components to the site.

Due to the nature of the hospitality industry, the upgrade works were undertaken in three phases to allow trading during construction.

Client

Grand Pacific Group

Location

Queen Victoria Building, Sydney, NSW

Sector

Hospitality

Services

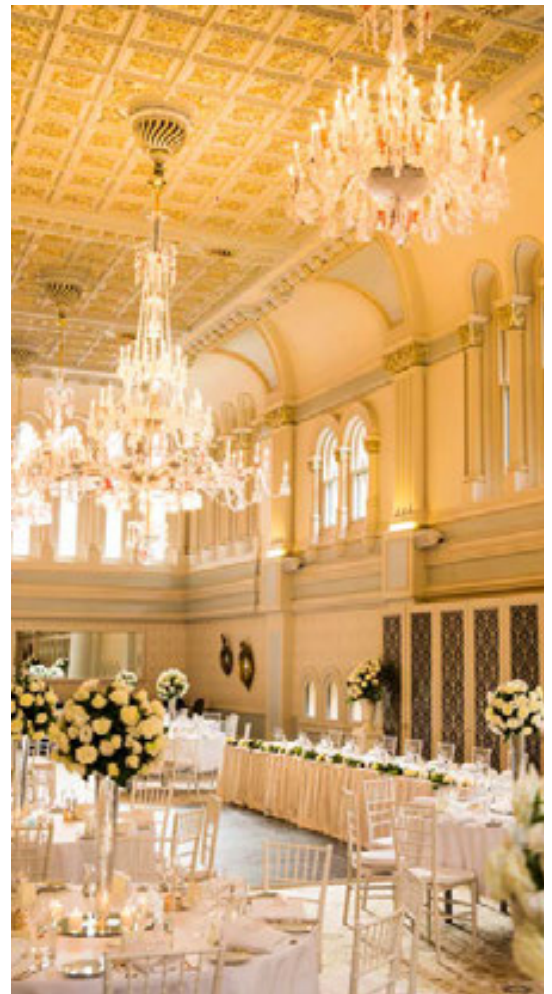
Project Management

Project Value

\$1.5 million

Status

Completed 2013



Dunbar House

OVERVIEW

Dunbar House, an 1830s waterfront Georgian mansion in Sydney’s eastern suburbs, was renovated into a fresh, modern function centre with indoor and outdoor dining overlooking Watsons Bay. The

project comprised the restoration, extension and fitout of the existing mansion building.

APPROACH

The project was completed utilising a construction and project management

procurement methodology including design management, coordination of planning consent with Woollahra Council and management of all construction trades.

Client	Grand Pacific Group
Location	9 Marine Parade, Watsons Bay, NSW
Sector	Hospitality
Services	Construction/Project Management
Project Value	\$3.3 million
Status	Completed



Sergeants Mess

OVERVIEW

Sergeants Mess was transformed from an abandoned 1960s army barracks surrounded by bushland and overlooking Sydney Harbour, into a purpose-built premier function and events venue.

Its award-winning, high-quality design by Thomas Spangenberg was also planned with sustainability in mind, including LED lighting, solar hot water, rainwater tanks and low-energy appliances.

APPROACH

The project was completed utilising a fully documented, lump sum contract methodology including coordination of planning approvals with the Sydney Harbour Federation Trust. Cerno managed all aspects of the project's design, procurement and delivery.

Client

Grand Pacific Group

Location

Mosman, NSW

Sector

Hospitality

Services

Project Management

Project Value

\$5 million

Status

Completed 2011



Gunners Barracks

OVERVIEW

Built in 1873, Gunners Barracks is an iconic sandstone building overlooking Sydney Harbour and surrounded by bushland.

This project saw the former barracks building renovated and transformed into a modern function centre with indoor and outdoor dining.

The renovation included new joinery, electrics, audio visuals and specialist lighting, in addition to new carpets and wallpaper.

APPROACH

Cerno managed all aspects of the project's design, procurement and delivery.

The project was completed using a construction and project management procurement method, including design management, coordination of planning consent with Sydney Harbour Federation Trust and management of all construction trades.

Client

Grand Pacific Group

Location

Mosman, NSW

Sector

Hospitality

Services

Construction / Project Management

Project Value

\$600,000

Status

Completed 2012



The Palace Tearoom

OVERVIEW

This project comprised the fit out of a café / tearoom on the first floor of Sydney's iconic Queen Victoria Building.

The scope included construction of a new kitchen and bar, an upper and lower dining zone, plus a front-of-house area for tea retail sales.

APPROACH

Cerno's involvement for this project included project control, design management, authority approvals and the construction phase, followed by completion and close-out.

Client

Grand Pacific Group

Location

Queen Victoria Building, Sydney, NSW

Sector

Fit out/ Hospitality

Services

Project Management

Project Value

\$876,000

Status

Completed 2014



Harbord Diggers

OVERVIEW

The Harbord Diggers' club redevelopment is designed to respond to the client's vision of an inter-generational mixed-use community hub, while meeting community expectations of a contemporary facility. Situated on 15,696m² of prime real estate on the headland between Freshwater and Curl Curl beaches, the new development secures the club's future by offering:

- New 4,900 sqm club venue
- Fitness centre with 1,900 sqm gymnasium and 1,300 sqm aquatic facility
- 96 seniors living apartments with a total NLA of 11,838 sqm
- Childcare centre for approximately 90 children
- Three minor retail outlets
- 703-space carpark

APPROACH

The project is being delivered over two stages, including the construction of a temporary club, to maximise club operation during construction. Stage one completed in June 2018, comprising 76 seniors' apartments, the new club facility and childcare centre. Stage two includes the 20 remaining seniors' apartments, gym and aquatic facility, and is scheduled for completion in 2019.

Client

Mounties Group

Location

80 Evans Street, Freshwater, NSW

Sector

Mixed Use, Hospitality and Seniors Residential Living

Services

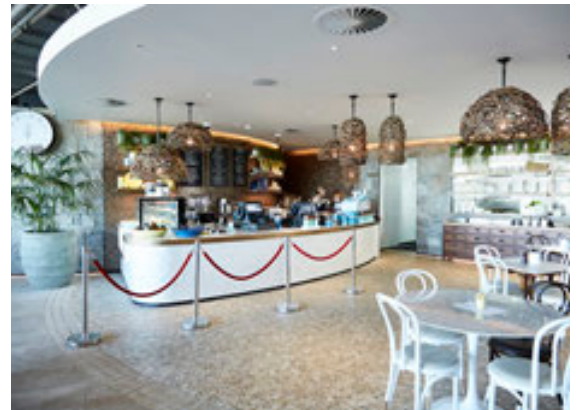
Project Management

Project Value

\$200 million

Status

Stage 1 complete. Stage 2 due for completion in 2019



Revesby Workers Club

OVERVIEW

Expansion of the existing Club to include a new 12,000 sqm retail, medical and entertainment precinct, as well as a multi-deck car park. The retail component is anchored by Coles, the medical centre

is operated by the Club and the entertainment precinct includes an AMF Bowling Centre and Carnival Kingdom Play Centre.

APPROACH

The project was designed by the project team led

by Altis Architects and was competitively tendered. A fixed price, fixed time contract was awarded to Lend Lease to deliver the project. Cerno provided project management services for the full lifecycle of the project.

Client

Revesby Workers Club

Location

Brett Street, Revesby, NSW

Sector

Mixed Use

Services

Project Management

Project Value

\$96.7 million

Status

Completed 2015



Post

OVERVIEW

The Post Building is a boutique mixed-use development located in the former post office building in Potts Point, Sydney. It features office, retail and restaurant space. The new design of Post re-used the existing building fabric of the post office, including structural columns, floor slabs and the concrete beam ceiling systems.

Designed by Burley Katon Halliday, the design intent was to open up the building on the ground level, creating a series of colonnades and walkways around a glazed retail centre. Steel columns stretching 15 metres high were introduced with a curtaining wall glass facade behind, to provide an iconic architectural statement on Macleay Street.

APPROACH

The project was completed utilising a design and construct procurement methodology, including coordination of planning approvals with the City of Sydney Council. Cerno managed all aspects of the project's design, procurement and delivery.

Client

Ashington

Location

46A Macleay Street, Potts Point, NSW

Sector

Mixed Use

Services

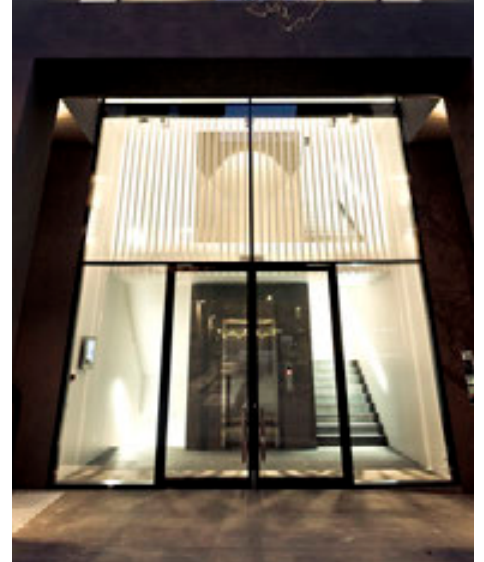
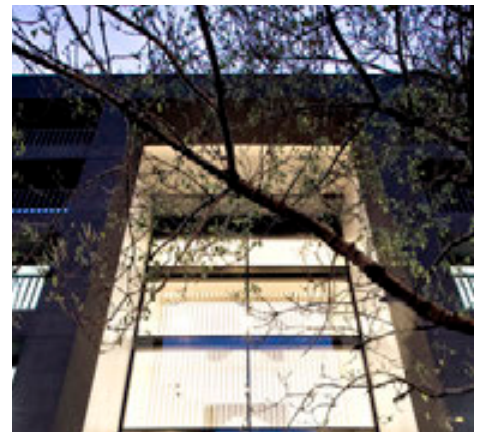
Project Management

Project Value

\$15 million

Status

Completed 2008



Cross+ Penthouse

OVERVIEW

The project consisted of the high quality fit out of a three bedroom penthouse apartment designed by Burley Katon Halliday,

located on the top floor of the Cross+ development.

APPROACH

The project was completed utilising a fully documented, lump sum contract method

including coordination of planning approvals with the City of Sydney Council. Cerno managed all aspects of the project's design, procurement and delivery.

Client

Ashington

Location

2 - 14 Kings Cross Road, Potts Point, NSW

Sector

Residential

Services

Project Management

Project Value

\$1.5 million

Status

Completed 2007



Icon Cancer Centre

OVERVIEW

Icon Cancer Centre is a state-of-the-art cancer treatment facility located in the Revesby Workers Club medical precinct.

As an end-to-end cancer centre it offers patients the latest cutting-edge technology and techniques including chemotherapy, radiation

therapy, blood disorder treatment plus pharmacy support.

APPROACH

Designed by Phillips Smith Conwell and constructed by Cornerstone Building Developments Queensland, the project entailed reconfiguring and extending an existing two-storey building

to incorporate two radiation bunkers and major plant room. The bunkers were constructed of 'Veritas' lead shielded bricks imported from America and dry fit in situ.

The fit out was in accordance with NSW Health Standards and was completed on time and within budget.

Client

Icon Group

Location

1-3 Macarthur Avenue, Revesby, NSW

Sector

Health

Services

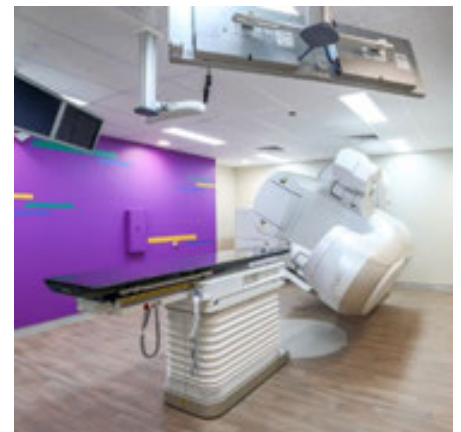
Tenant Representative Project Management

Project Value

\$10 million (inclusive of plant & equipment)

Status

Completed 2017



Southern Radiology

OVERVIEW

Southern Radiology has been a valued tenant at the Cerno-owned Hurstville Central Shopping Centre since 2008.

In addition to an MRI scanner, Southern Radiology has three CT machines, several X-ray machines, two ultrasounds, a mammography machine and

a BMD/Dexa machine. There is also biopsy, spinal and joint injection capability.

APPROACH

Cerno project-managed various specialist works including structural reinforcement for an MRI, installation of magnetic shielding, a 250A power

upgrade and installation of a VESDA fire detection system.

The first Southern Radiology clinic opened in Hurstville in 1959 and remains a cornerstone of the portfolio servicing Sydney's southern, inner western and eastern suburbs.

Client

Southern Radiology Limited

Location

225H Forest Road, Hurstville, NSW

Sector

Health

Services

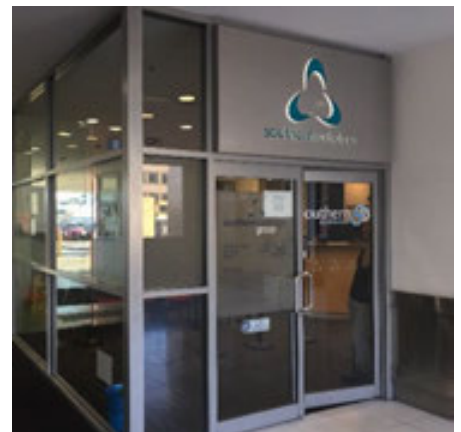
Tenant Representative Project Management

Project Value

\$1 million

Status

Completed



Eker Medical

OVERVIEW

Eker is an innovative developer and provider of sub-acute, diagnostic and allied health services.

The 3,500 sqm Eker Medical Centre, located in the Revesby Workers Club commercial precinct, offers

multiple healthcare services including:

- Walk-in medical and emergency practice
- Pathology
- Nuclear imaging
- Dentistry
- Sports medicine and physiotherapy

- Pathology
- Audiology
- Podiatry

APPROACH

The centre was designed for Eker by Interlandi Mantesso Architects with fit out by Dzine Construction Group. Works were completed within budget and ahead of schedule.

Client

Eker Medical Limited

Location

Brett Street, Revesby, NSW

Sector

Health

Services

Tenant Representative Project Management

Project Value

\$2.3 million

Status

Completed 2015



Pharmacies

OVERVIEW

Over the past decade, Cerno has been responsible for the fit out of a portfolio of pharmacies around Australia for one of the cornerstone franchisors of Priceline - a subsidiary of Australian Pharmaceutical Industries (API). The projects are typically staged and fast tracked over several weeks.

One of the largest projects undertaken, to date,

consisted of the refurbishment of a pharmacy and conversion of a medical centre into a flagship 800 sqm pharmacy at World Square in Sydney.

Cerno has worked with two generations of the Priceline fit out design guidelines and delivered several new initiatives: a dispensary carousel with in/out prescriptions either side; a 'playground' for trial testing and promotions; LED lighting,

signage and wayfinding; and latest generation point of sale design and technology.

APPROACH

Each project is fully documented by a panel of consultants, then competitively tendered to a selection of contractors. Cerno manages all aspects of the project; planning, approvals, design, procurement and delivery.

Client

Loveridge Services Pty Ltd

Location

Multiple (Australia wide)

Sector

Health / Retail

Services

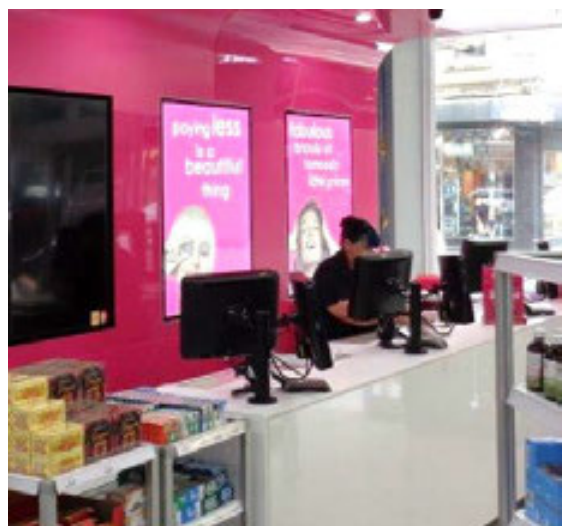
Project Management

Project Value

\$1 - \$1.5 million each

Status

16 completed



Scottish Hospital

OVERVIEW

Located in the heart of Paddington, the Scottish Hospital site is situated within a landscaped oasis in Cooper Street.

The development consisted of a 104-bed aged care facility, 87 independent living units and four luxury apartments located within the original

hospital building, plus a 90-place childcare centre.

The development of the site was carefully designed to ensure the ongoing operation of the existing aged care facility.

APPROACH

Cerno Management coordinated the project team

and was successful in obtaining planning approval for the project.

The process involved extensive stakeholder and community relations management and was highly controversial.

The project's design was carefully coordinated around various heritage and landscape constraints.

Client	Presbyterian Aged Care
Location	2 Cooper Street, Paddington, NSW
Sector	Aged Care/Seniors Residential Living
Services	Project Management
Project Value	\$65 million
Status	Completed



Campsie RSL

OVERVIEW

The Campsie RSL Club project is a new 8021 sqm mixed-use community hub precinct to be developed adjacent to the existing club. Located on the western edge of Campsie town centre, close to the train station, the proposed development features:

- Seniors living and residential apartments ranging from two to 25-storeys high

- Commercial & retail spaces including restaurants and cafes
- Childcare centre and gym facilities
- Public plaza with a variety of community facilities
- Pedestrian link connecting Anglo Street/Anzac Square to Campsie Train Station
- A multi-level basement carpark

APPROACH

A planning proposal was lodged in 2016 with the NSW Department of Planning and Environment, setting out the site controls required to achieve the desired development. This was partly in response to the draft Sydenham to Bankstown urban renewal corridor strategy. A response from the application is pending.

Client

Campsie RSL Club

Location

25-43 Anglo Road, Campsie, NSW

Sector

Seniors Residential Living/Mixed Use/Apartment Living

Services

Project Management

Project Value

\$120 million

Status

Planning proposal lodged



Australian National University (ANU)

OVERVIEW

Cerno assisted ANU with responding to an Expression of Interest from the ACT Health Directorate to lease 10,000sqm of commercial space within the ANU Exchange Precinct. Cerno was commissioned to undertake a detailed analysis of the available development sites within the precinct, and to recommend a site for future

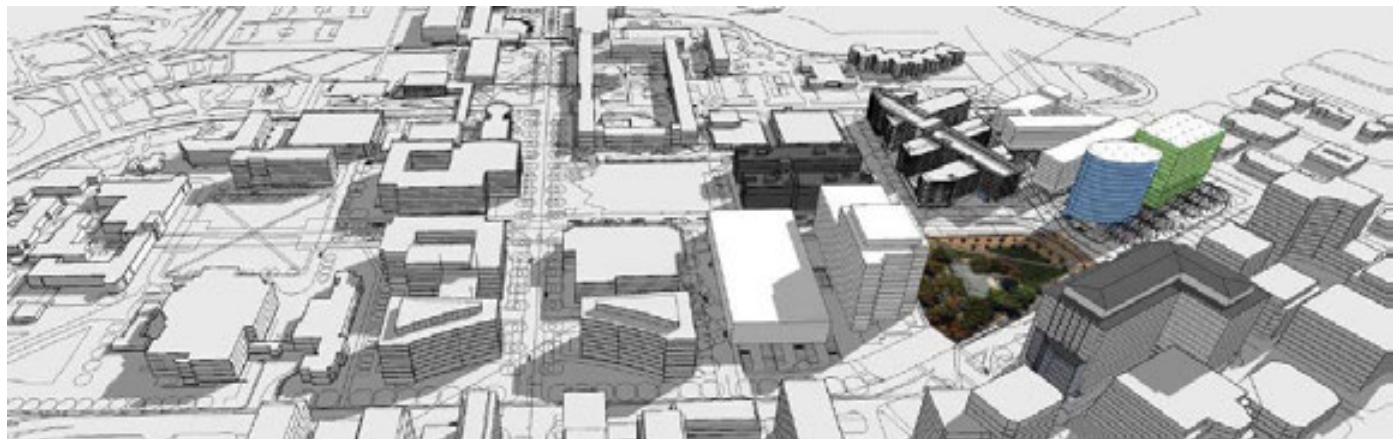
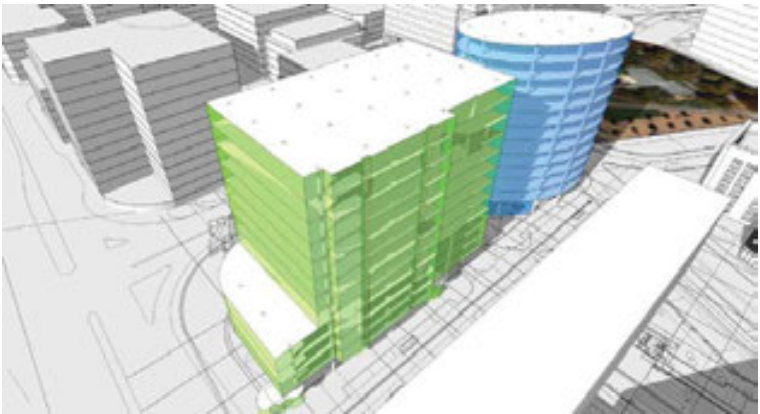
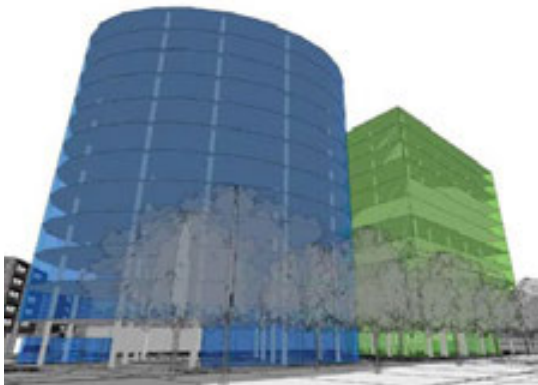
development capable of accommodating the ACT Health Directorate Brief, together with a requirement for approximately 15-20% additional space that ANU would consider underwriting.

APPROACH

The analysis considered the requirements of the master plan for the ANU Exchange, together with a physical and

legal overview of the opportunities and constraints of each available site for development within the precinct. Cerno recommended selecting three blocks of a remnant site to accommodate the development, which were selected ahead of three other shortlisted sites.

Client	ANU
Location	Acton, ACT
Sector	Education
Services	Project Management
Project Value	\$5 million
Status	Completed



University of Wollongong - Innovation Campus

OVERVIEW

Wollongong University’s Innovation Campus is an award-winning research, technology and commercial precinct located in North Wollongong.

As a modern, environmentally-friendly building with state-of-the-art facilities it is currently the area’s only A-grade commercial office building. With tenants including AMP, Cancer Council NSW,

Commonwealth Bank, NEC Australia and TAFE NSW amongst many others, the campus aims to facilitate connections between enterprising companies, local residents and the University itself.

In addition to high-quality facilities and fast broadband, the campus is served by a free shuttle bus to the CBD and is only an hour from Sydney airport.

APPROACH

Cerno worked in an advisory capacity on the development of the masterplan that included financial structuring and establishment of development agreements with the contractor Boulderstone Hornibrook (now part of Lendlease).

Client	Wollongong University
Location	North Wollongong, NSW
Sector	Education
Services	Project Management
Project Value	Confidential
Status	Completed



WEA Sydney

OVERVIEW

WEA Sydney is one of Australia's largest and most prestigious adult and community education organisations with over 250 professional tutors.

The project includes replacement of the roof-top

mechanical services plant and encapsulation of the roof membrane, while maintaining WEA operations.

Previously in 2009, Cerno managed a building refurbishment and upgrade project for WEA, delivered as part of the Federal Government's Building the Education Revolution initiative.

APPROACH

Cerno acted in a superintendent capacity for the procurement and construction phases, providing client representative project management services.

The project was delivered on a fully-documented lump sum basis.

Client

WEA Sydney

Location

Sydney, NSW

Sector

Education

Services

Project Management

Project Value

\$750,000

Status

Scheduled for completion 2018



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