

XCLUSV

PROJECT & DEVELOPMENT MANAGEMENT

PTY. LTD.



IMPROVEMENT
STRATEGIES



PROCUREMENT
STRATEGIES



PROGRAM PLANNING



CONTRACT ADVISORY
EXECUTION

We Deliver

We provide a specialized team dedicated to Project and Development Management, delivering industry-leading consultancy services.

Our firm serves individual clients with tailored support in their development endeavours, as well as offering comprehensive guidance to developers and the broader construction industry within the project and development sector.

We are dedicated to promoting the professionalism of our organisation, which is evident through our director's status as a Fellow of the Australian Institute of Building **FAIB**. This affiliation underscores the commitment to advancing professional standards and ethical conduct within the industry, in alignment with the objectives set forth by the Royal Chartered Institute.

Xclusv PDM. assumes full responsibility and accountability for all projects, ensuring that stakeholders remain aligned in their pursuit of common objectives.

Our goal is to minimise construction and development risks while delivering projects that meet the desired outcomes in terms of time, cost, and quality. We are committed to generating and maximising value for our stakeholders throughout this process.

Services Provided

- 1** Project Management | Developer / Client side
- 2** Superintendent Services
- 3** Development Management
- 4** Distressed Management Analysis for Projects / Companies | Client and Contractor Perspectives
- 5** Tenancy Management & Co-ordination

1 Project Management | Developer / Client Side

Whether it's starting sustainability initiatives or spearheading the construction and development of your project, **Xclusv PDM.** project management professionals make it possible!

Xclusv PDM. is the project management team with the application of knowledge, skills, tools, and techniques to meet all your project requirements. It's the practice of planning, organizing, and executing the tasks needed to turn a brilliant idea into a tangible product, service, and deliverables.

Key aspects of project management include:

- ❖ Defining project scope
- ❖ Identifying deliverables
- ❖ Managing risks
- ❖ Effective communication across teams

There are all types of projects across various industries, which means each one needs to be tailored according to its unique needs. So, Project Managers often rely on one of three primary approaches.

Predictive Project Management (Construction Only)

Best for when project and product requirements are well-defined and stable at the beginning.

Emphasizes detailed planning and execution based on initial requirements.

Follows a traditional model where each phase is completed before the next one begins.

Adaptive Project Management (Design & Construct)

Ideal for projects where requirements are subject to a high level of uncertainty and volatility and are likely to change throughout a project.

Uses an iterative and incremental approach, allowing more flexibility and adaptation.

Encourages continuous collaboration and embraces change as a natural part of the process.

Hybrid Project Management (Principal, Management Team, Design & Construct)

Combines aspects of both predictive and adaptive approaches. Ideal for projects with varying degrees of certainty and flexibility.

1 Project Management | Client Side

- ❖ Project design and optimisation
 - ❖ Consultant engagement
 - ❖ Scoping and procurement
 - ❖ Time and cost planning
 - ❖ Procurement
 - ❖ Quality management
 - ❖ Building app reviews
 - ❖ Stakeholder management
 - ❖ Obtaining statutory approvals
 - ❖ Construction management
 - ❖ Risk management
 - ❖ Contractor engagement
 - ❖ Project reporting
 - ❖ Program Management
 - ❖ Participation in the superintendent's role and management functions
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2 Superintendent Services

Superintendents play a crucial role within various contracts related to building, construction, design, and civil works. Their responsibilities encompass some of the most intricate and contentious facets of contract administration, notably including the evaluation of payment claims, requests for extensions of time, and management of variations, among other duties.

Superintendents are professionals whose roles are guided by the construction contract and its interpretation. They serve as representatives of the Owner and are retained by the Owner; however, they are also expected to maintain a degree of independence and impartiality. A superintendent does not function as an agent in the conventional sense; instead, their primary obligation is to the overall project.

A superintendent is responsible for administering the contract, which includes issuing directives to the contractor as stipulated within the agreement. This role encompasses assessing progress claims, evaluating extensions of time, and managing variations properly, among other responsibilities. The superintendent is typically endowed with considerable discretion regarding these critical aspects of the contract.

Superintendents play a crucial role in the administration of building contracts and are responsible for decisions that significantly impact the progression of these contracts. Their involvement in projects is warranted when the scale and complexity of the undertaking necessitate their expertise. Superintendents are frequently present on large residential projects, as well as on commercial and infrastructure developments.

2 Superintendent Services

- ❖ Progress assessment & fortnightly contractor reviews
 - ❖ Monthly PCG meetings & reports
 - ❖ Superintendent Principal's management tracking report
 - ❖ Review and advise on contract conditions
 - ❖ Contractor disputes
 - ❖ Review & Issue payment claims
 - ❖ Assess and issue EOTs
 - ❖ Perform the Superintendent role under the contract
 - ❖ Issue an extension of time for assessments
 - ❖ Issue a practical completion certificate
 - ❖ Issue a final certificate
 - ❖ Assess and issue variations
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3 Development Management

Transforming a vacant site into a highly profitable and successful project requires a high level of execution excellence and expertise across various fields, including construction, sales, marketing, financial feasibility, governmental approvals, and more.

Our approach involves collaborating with clients from the initial development concept through to the completion of construction, effectively managing the entire process from start to finish.

3 Development Management

- ❖ Feasibility and cash flow
 - ❖ Initial concept plans
 - ❖ Options analysis
 - ❖ Identification of key risks
 - ❖ Market research
 - ❖ Product selection
 - ❖ Council consultation
 - ❖ Coordinate development funding
 - ❖ Project design and optimization
 - ❖ Stakeholder management
 - ❖ Risk management
 - ❖ Programme management
 - ❖ Development monitoring
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4 **Distressed Management Analysis** | Client and Contractor Perspectives

We provide comprehensive distressed company and or project analysis and guidance to enhance the overall execution and transformation strategy to enable the company/project to meet PC and end goals with the best possible outcomes.

Our services encompass the development of strategies, the establishment of optimal delivery structures, and the provision of oversight and control throughout the process.

4 Distressed Management Analysis | Client and Contractor Perspectives

Project Assurance

- ❖ Independent Program and Project Review
- ❖ Project Risk Assurance
- ❖ Routine health checks and consequential deep-dive reviews
- ❖ Distressed assets assurance reviews
- ❖ Risk Mitigation
- ❖ Dispute resolution
- ❖ Distressed project recovery
- ❖ Turnaround Project Management

Project Consulting

- ❖ Strategy development and implementation
- ❖ Due diligence
- ❖ Project methods and standards
- ❖ Project framework analysis
- ❖ Business case support
- ❖ Workplace strategy support
- ❖ Value engineering
- ❖ Cost reduction strategies



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5 Tenancy Management & Co-ordination

Xclusv PDM. has successfully executed significant projects in shopping mall development. In addition to this, the company has assumed the responsibility of managing tenancy projects for both the principal and their new tenants.

This involves coordinating the conversion of a basic cold shell space, devoid of any interior elements or storefront, into a fully designed and constructed fit-out that adheres to all compliance regulations.

5 Tenancy Management & Co-ordination

- ❖ A detailed TC introduction pack for tenants
- ❖ Arranging and chairing meetings with tenants as required
- ❖ Management of base build contractors to ensure tenancy shells are ready for handover on time
- ❖ Review of tenant design documentation to ensure compliance with the base build
- ❖ Co-ordinating Lessor's and Cat 1 works as required
- ❖ Management of tenants, their consultants, and fit-out contractors to ensure handover and Lease
- ❖ Commencement Issuing dates are achieved
- ❖ Facilitating and documenting formal tenancy handovers
- ❖ Management of Lessor/Lessee costs, incentives, bank guarantees, and invoicing
- ❖ Ensuring tenancies are ready to commence trade at the required grand opening date
- ❖ Weekly client/centre management reporting on the TC status of all tenancies
- ❖ Maintaining detailed tenancy co-ordination schedules to track progress
- ❖ Detailed and independent tenancy design reviews and approvals
- ❖ Ensuring a high standard of tenancy design and finishes to achieve desired outcomes for the Lessor
- ❖ Review and guidance of tenancy signage methodology and design
- ❖ Writing and preparing project-specific tenancy guidelines for each tenant
- ❖ Efficient and clear correspondence with the tenant and their designers
- ❖ Maintaining a detailed tenancy design review and approvals schedule

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