

# JAPM

## YOUR PROPERTY PARTNER

---

DEVELOP WITH CONFIDENCE

10 RANSLEY STREET

# TABLE OF CONTENTS

---

01

INTRODUCTION

04

OUR SERVICES

02

OUR HISTORY

05

OUR EXPERIENCE

03

OUR VISION & VALUES

06

DIRECTOR'S MESSAGE

# INTRODUCTION

JAPM is a leading project and development management service company that specialises in providing tailored solutions to our property partners. With over 30 years of experience in the industry, JAPM has a proven track record of delivering projects on time and within budget while exceeding profit expectations.

Our team of highly skilled professionals has extensive experience in property and construction projects, ranging from major residential, institutional, and commercial developments. With a diverse portfolio of successfully completed and ongoing works, JAPM has gained local and national expertise, enabling us to provide the best solutions for our clients.

We take pride in our personalised approach, ensuring that we meet our client's unique needs and expectations. Our project management services cover a wide range of activities, including feasibility studies, project planning, design management, procurement, construction management, and post-project evaluation.

At JAPM, we are committed to delivering an outstanding project and development management service, ensuring that all our clients receive a high standard of quality. Partner with us today and experience excellence in project management tailored to your specific property needs.



# OUR HISTORY

---

In 1994, the business was founded as a partnership to provide construction management services for various building companies in Sydney. As our reputation grew, we expanded our services to include key development clients.

In 2004, the company was incorporated, enabling us to take on a more extensive portfolio of diverse projects while expanding our already successful project management capabilities.

We have successfully completed numerous projects spanning across residential, commercial, institutional, and infrastructure developments. Our esteemed clients include Payce Consolidated, Sekisui House, Capital Bluestone, Caba Developments, Hailing Property Group, FS Property Group, BDS, Ramsey Bourne, Thakral Capital (TCAP), Adele House, Grosvenor, Rebel Property Group & Evolve Housing.

At our core, we believe in delivering exceptional results, ensuring that we exceed our clients' expectations on every project. Our dedication to quality and excellence has enabled us to become a trusted partner in the industry.



# OUR VISION & VALUES

---

At JAPM, our vision is to create and manage valuable outcomes for all our stakeholders. We strive to be leaders in the development of property by delivering projects that are not only high in quality but also provide a strong investment return for our clients. We believe that the key to achieving this vision is to consistently exceed our client's expectations while ensuring that we maintain a focus on innovation and sustainability.

Our values at JAPM encompass ethics and excellence in everything we do. We strongly believe that these two principles go hand in hand and are essential in achieving high standards across the board. We are committed to conducting ourselves with the utmost professionalism, honesty, and integrity in all our interactions with our clients, partners, and stakeholders.

Innovation is a key focus for us at JAPM. We understand that the property development industry is constantly evolving, and we strive to stay ahead of the curve by applying innovative thinking from the conceptual planning stage of development to its final delivery. We believe that by embracing new technologies, processes, and ideas, we can deliver better outcomes for our clients and create a positive impact on the environment and the communities in which we operate.

Our team at JAPM comprises highly skilled professionals with extensive experience in property and construction projects. We are dedicated to providing personalised service to our clients, tailoring our approach to meet their unique needs and expectations. We believe in building strong and lasting relationships with our clients, partners, and stakeholders, based on trust, respect, and mutual benefit.

***"Good leaders create a vision, articulate the vision, and relentlessly drive it to completion"***

# OUR SERVICES

---

## PROPERTY ADVISORY

- Source land development opportunities
- Due diligence
- Feasibility & Valuation Analysis
- Market research
- Manage Acquisition and facilitate procurement of land
- Funding Advice

## PROJECT MANAGEMENT

- Statutory & Authority Approvals
- Design Management & Assessment
- Contractor Assessment & Tender Management
- Programming
- Value Engineering
- Contract Administration
- Cost & Time Assessment
- Project Handover & Completion

## DEVELOPMENT MANAGEMENT

- Project briefs
- Feasibility studies
- Master planning
- Phasing strategies
- Remediation Design Management
- Sales & Marketing Management
- Community Engagement

## CONSTRUCTION MANAGEMENT

- Pre-Construction Works Scheduling & Programming
- Main Contractor Management
- Facilitating Council liaison and compliance by the contractor
- Monitoring & overseeing all site works
- Supervision of ancillary services
- Quality Management
- Design Compliance Management
- General Weekly & Monthly Reporting to DM & Client
- Manage Defects and Project Handover



# OUR SERVICES

---

## PROJECT ASSIST

- Issue a report on areas of concern
- Advise on-site organisation and cleanliness
- Establish appropriate on-site procedures
- Compile necessary documentation for the Building Commissioners' Audit
- Conduct workshops to present documentation uploading procedures
- Verify documentation for correctness, consistency, and organization
- Prepare the site team for the Building Commissioners' Audit
- Foster a positive on-site team atmosphere

## DEFECT MANAGEMENT

- Develop a comprehensive defect management plan with steps to rectify each issue
- Prioritise defects or issues with the building owner/developer based on severity and impact
- Recommend appropriate repair or rectification methods for each defect or issue
- Assist in the procurement of contractors and service providers for repair work
- Provide ongoing oversight of the repair process with regular site visits
- Monitor and track all costs associated with the defect management process and provide updates
- Provide ongoing reporting upon completion detailing all work carried out and remaining defects or issues

## LENDERS REPRESENTATIVE

- Review authority approvals, and project documentation, identify risks, and regulatory conditions
- Review design and construction documents, advise on relevant agreements, and identify delivery strategies
- Oversee QS reporting, attend PCG meetings, review payment claims, act as financier's representative, assist in final account and rectification
- Review building certification, defect identification process, provide comments on Practical Completion requirements



# OUR EXPERIENCE

---



## MELROSE PARK NORTH

498 Apartments - Stages 1 & 2  
Payce Consolidated & Sekisui House



## ESQ 1818

152 Apartments - Stage 1  
CABE



## WASHINGTON PARK

823 Apartments, Retail, Library, Community Centre  
Payce Consolidated, Canterbury Bankstown Council, Land & Housing NSW/SGCH



## ESPLANADE NORWEST

252 Apartments, Commercial & Retail  
Capital Bluestone



## ONE SYDNEY PARK

390 Apartments, Commercial, Retail  
Hailiang Property Group



# OUR EXPERIENCE

---



## HARTS LANDING

268 Apartments & Retail  
Payce Consolidated & Evolve Housing



## OXFORD RESIDENCES

55 Apartments  
Janco Developments



## WILEY PARK

142 Apartments & Retail  
Private Developer



## THE PELICANA

249 Apartments  
PAG Asia & Altrove Capital



## PEMULWUY

312 Apartments  
PAG Asia & Altrove Capital

# OUR EXPERIENCE

---



## THE ALTITUDE

119 Townhouses  
PAG Asia & Altrove Capital



## CASTLE HILL

38 Lot Subdivision  
Payce Consolidated



## ADELE HOUSE - MOONEE BEACH

20-Bed Women's Group Home  
Adele House & Payce Foundation



## ADELE HOUSE - BUCCA

40-Bed Men's Group Home  
Adele House & Payce Foundation



## WESTERN SYDNEY CONFERENCE AND COMMUNITY CENTRE — STAGE 1

Masterplan & Stage 1 Approval - 1000 Seat Conference & Community Centre  
CABE & Panthers

# OUR EXPERIENCE

---



## **BELLAGIO**

123 Apartments & Commercial  
Payce Consolidated



## **MYKONOS**

79 Apartments  
Payce Consolidated



## **CAPRI**

87 Apartments  
Payce Consolidated



## **MONTE CARLO**

5 Luxury Townhouses  
Payce Consolidated



## **POSITANO & MONACO**

101 Apartments  
Payce Consolidated

# MESSAGE FROM OUR DIRECTOR

At JAPM, we are committed to delivering exceptional service and quality outcomes that exceed the expectations of our clients and stakeholders. We believe that our success as a company is directly tied to our ability to understand and anticipate our clients' needs and deliver projects that meet their goals.

Our team members are experts in their fields, with a deep understanding of the property development industry and the unique challenges that each project presents. We take a collaborative approach to work with our clients, ensuring that we are always in alignment with their vision and expectations. By communicating openly and transparently throughout the project lifecycle, we are able to maintain a high level of trust and confidence with our clients.

We understand that meeting client and stakeholder expectations is not just about delivering a successful project, but also about building long-term relationships. We are committed to fostering a positive and collaborative working environment, both within our team and with our clients and stakeholders. By working together, we can achieve great things and deliver exceptional outcomes that benefit everyone involved.

Michael Malak  
Managing Director

# YOUR PROPERTY PARTNER

---

DEVELOP WITH CONFIDENCE

# JAPM

Jacquel Australia Project Management Pty Ltd  
ABN 47 625 870 804

6 The Crescent  
Kingsgrove NSW 2208

1300 307 830  
info@japm.com.au

