

NHFIC Professional Advisory Services (Panel Member) Page 1

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Business status	<input type="checkbox"/> Individual consultant <input checked="" type="checkbox"/> Consultancy firm <input type="checkbox"/> Association/group of individual consultants

Summary

At Bridge42, our purpose is to reveal the promise of Australia's emerging future. We are a national consulting firm providing strategic, future-focused, and integrated property advisory, development, and project management services for circa \$10 billion in land, master planning and built form developments.

Established in 2003, we work with clients all over metropolitan and regional Australia from offices in Sydney, Melbourne, Brisbane, and Perth. We are the partner of choice for many institutional, government and private clients.

Bridge42 has a diverse skill set and service offering to assist Community Housing Organisations in up-front strategic planning through to project delivery. We seek to create value for clients by:

- Providing robust feasibility advice based on in-depth market research and sound commercial principles.
- Providing strategic advice on industry trends and opportunities based on our in-depth sector knowledge and national experience.
- Creating valuable partnerships with organisations aligned to our client's goals.
- Developing creative and innovative project funding and delivery strategies.
- De-risking projects and delivering client certainty through our disciplined project management approach.

Sector knowledge

Bridge42's depth of experience and comprehensive portfolio includes community housing organisations (CHO), not for profit and mission-based organisations across various asset classes spanning social and affordable housing, indigenous housing, disability accommodation, retirement living, aged care and other forms of residential accommodation.

Our experience working with various CHOs has allowed us to gain an appreciation and understanding of the strategic priorities for these organisations, allowing us to tailor our advisory, project management and development management services to deliver the ideal outcome for the client. This understanding is reflected through our advisory capability, with a comprehensive understanding on how to work with CHOs to obtain funding from various parties, being able to leverage our experience and align our priorities to that of Government to increase the success of obtaining funding via the business case and feasibility process.

Our industry knowledge extends through to built form development, with a knowledge of design and planning of residential developments that we know will meet the requirements of the different type of housing tenants (e.g., social housing, affordable housing, retirees and aged care etc.). We ensure these requirements are captured in the initial design, so that the final product meets the needs of its users but also the CHO.

Our extensive knowledge in the construction industry allows our team to perform the roles of project manager and superintendent with certainty that we are continuing to always deliver the most optimal outcome to the CHO, with a strong focus of delivering within budget and programme.

Skills	Offered?	Demonstrated qualifications, consultancy skills and consulting track record
Finance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Faith Based Affordable Housing Provider (Villa Maria Catholic Homes) Affordable Housing Portfolio: Bridge42 has a longstanding relationship with VMCH, who deliver and operate aged care, retirement living and affordable housing facilities across the East Coast of Australia. Having worked on numerous different projects with VMCH, our key deliverables have included: market review and site identification for delivery of new affordable housing, investment feasibility for new affordable housing developments, investment feasibility and strategic bid advice in relation to land transactions, affordable housing portfolio review and recommendations to grow and optimise portfolio performance. Our involvement has ensured that proper financial due diligence and analysis is undertaken for each property within the portfolio, providing a strong recommendation to VMCH regarding the highest and best use for that property, as well as assisting with the prioritisation of investment and future project works.

		<p>Abbott Native Title Trustees (ANTT) Portfolio Strategy and Social Housing Policy Development: ANTT serves as a trustee on behalf of the Kariyarra People, who live and reside around South Hedland, WA. Bridge42 have a longstanding relationship with ANTT, having undertaken portfolio review and investment strategies of their properties, which are utilised to provide housing to Kariyarra persons or to derive a commercial revenue to support other social initiatives. During our portfolio and investment review our key deliverables included: market research and analysis, desktop evaluations, financial modelling and investment analysis, financial risks assessment.</p> <p>Additionally, we have assisted ANTT in the development of a Social Housing Strategy. This included assessment of various commercial options to provide a greater number of Kariyarra persons with accommodation. Options identified, considered and assessed included social rentals, shared equity schemes and property transfers.</p> <p>Scarborough Townhouse Development Department of Communities: Bridge42 were appointed as Development Managers to assist the Department of Communities with the feasibility, planning and design of a series of townhouses to be constructed, for the purposes of social housing. Our role included site analysis, design involvement, development of various financial models based on the various development and delivery options. Our work ensured that the preferred delivery option endorsed would maximise returns to the Department should the townhouses later be sold, as well as ensuring the house designs met the requirements of affordable housing tenants.</p> <p>Global Project Examples</p> <ul style="list-style-type: none"> • Burswood Peninsula Residential Development – Development Manager including Financial Modelling Golden Group • Blaxland Road Residential Subdivision - Feasibility City of Campbelltown • Fields Road Affordable Housing Development - Feasibility City of Campbelltown • Medical Treatment Accommodation - Feasibility and Financial Analysis Abbott Native Title Trustees • Shoreline Step Up Apartments - Feasibility and Advisory Services DevelopmentWA • Ocean Reef Marina Residential Precinct – Feasibility and Business Case DevelopmentWA • Princess Margaret Hospital Redevelopment - Feasibility DevelopmentWA
<p>Business planning</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Student Accommodation Business Case University of Western Australia: Bridge42 delivered a business case to determine the demand and viability for the delivery of an additional 1,000 beds within the student accommodation precinct at the University of Western Australia. The business case was utilised to support and justify the proposed development for the additional beds which was funded by the State Government as part of the National Rental Affordability Scheme. The business case included a needs assessment, market and demand analysis, concept and cost assessment, financial analysis and a recommendation, which determined when the proposed 1,000 beds would be delivered. Through this work, Bridge42 successfully assisted UWA in securing funding from the State, allowing for expansion of their student accommodation.</p> <p>Ivanhoe Site Acquisition Business Case Villa Maria Catholic Homes (VMCH): Bridge42 prepared a business case on behalf of VMCH to inform the financial viability of a site acquisition in Ivanhoe, Victoria, for affordable accommodation development. Bridge42's role included desktop site analysis, market investigation, sales agent consultation, desktop valuation and financial modelling to determine the potential financial return of acquiring and developing the site. Through our business case work, VMCH were able to come to an informed decision against acquisition of the site.</p> <p>Yallambee Aged Care and Retirement Village Yallambee: Retirement, aged care and affordable accommodation housing provider, Yallambee, engaged Bridge42 to prepare a business case to investigate the potential redevelopment options for their facility in Traralgon, Victoria. Our role involved a needs assessment, market and demand analysis, population forecasting, cost analysis, financial modelling and funding strategy. This assisted with informing the demand for additional retirement living, aged care and</p>

		<p>affordable living units within the catchment, as well as the likely cost and financial return. With this information, Yallambee were able to make a strategic land acquisition and expand their existing facility.</p> <p>University of Technology Sydney Indigenous Residential College: Bridge42 managed the initial business case and concept design for a new Indigenous Residential College, expected to be the largest and most significant of its type in the world. The business case sought to identify various student accommodation opportunities and assess each based on the clients qualitative and quantitative criteria. This approach enabled a preferred option to be identified. With completion of the business case, Bridge42 are now continuing to provide ongoing project management services to assist with implementing the works.</p> <p>Global Project Experience: Below are further examples of business case work Bridge42 has delivered which successfully assisted with attaining funding from Federal or State Governments.</p> <ul style="list-style-type: none"> • Department of Primary Industries and Regional Development (DPRID) - Treasury Business Case DevelopmentWA, WA • East Fremantle Oval Community Precinct Redevelopment - Business Case and Feasibility Town of East Fremantle, WA • Murujuga Living Knowledge Centre Infrastructure Development - Treasury Business Case Murujuga Aboriginal Corporation (MAC), WA • South Perth Recreation and Aquatic Facility (RAF) - Treasury Business Case City of South Perth, WA
<p>Property development</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Tempo Box Fill – Project Manager HousingFirst: Tempo Box Hill is a mixed tenure development on an existing Council site, including 160 market dwellings and 73 social dwellings for older persons and people with disability. The project was a partnership between HousingFirst, the City of Whitehorse, MAB Corporation and Director of Housing. Our role was to provide strategic advice throughout the construction, ensuring the project was completed in accordance with the Social Housing Growth Fund Agreement.</p> <p>Folio 195 Apartments – Development Manager PEET Limited: In partnership with DevelopmentWA, PEET and Foundation Housing, Bridge42 was project manager and superintendent for delivery of the 186-apartment tower. The project was one of the first to successfully adopt a mixed tenure arrangement, with 70% of apartments available for private sale, and the remainder split with State Government (shared equity programme) and allocated as affordable housing. Having been involved in the project since inception, Bridge42 was able to contribute to the design and planning of the building to ensure a mixed tenure arrangement would be attractive for private market tenants as well as deliver the required financial return to the development.</p> <p>Affordable Seniors Living Rental Accommodation – Development Manager and Advisory Services Eureka Group Holdings: Bridge42 were engaged to undertake a portfolio review and provide planning and development advice for Eureka’s 38 owned and operated retirement villages. This included assessing multiple sites for development potential, as well as planning, design development and review of various tenure options.</p> <p>Global Project Experience</p> <ul style="list-style-type: none"> • Northside Communities Development Monitoring and Advice – Project Manager HousingFirst • Parkville Gardens Stage 9 - Project Manager and Business Case Lead HousingFirst • Goderich Street Key Worker Housing - Project Manager City of Perth • Oxford Foyer Rehabilitation Works - Project Manager HousingFirst • Ashwood ACP Replacement and Remediation Works – Project Manager HousingFirst • Whitby Residential Estate – Development Manager Golden Group • Vista Private Residential Estate – Development Managers Golden Group

Risk management	<input checked="" type="checkbox"/> Yes	<p>As a national consultancy offering services across property advisory, development and project management, we have a thorough understanding of risk management across the project lifecycle. Our strong methodology and proven systems allow us to thoroughly consider, identify, cost and manage risks at each project phase, from inception through to completion. Below reflect some of our relevant project management and superintendent roles, where we have undertaken risk management, mitigation activities and led risk workshops for residential projects.</p> <p>Bennett Street Apartments Foundation Housing: As project manager and superintendent, Bridge42 led the delivery a 10 storey, 70 apartment tower on behalf of Foundation Housing, for the purposes of providing social and affordable accommodation. Our responsibilities including on-going risk review and mitigation for the duration of the project, from design through to onsite construction, with the team successfully delivering the works and establishing a new standard for inner City affordable housing.</p> <p>National Building Economic Stimulus Plan Housing NSW and Landcom: As project managers, Bridge42 led the due diligence of approximately 150 sites, informing the benefits, constraints and risks of potential acquisition. Our involvement assisted in the identification of 23 viable sites which were successfully purchased. Our role was further extended to include procurement, construction and risk management and overseeing 12 contractors across 28 sites as they were developed.</p> <p>Foundry Road Apartments Foundation Housing: Bridge42 led the delivery of 29 apartments for the purposes of affordable housing, providing accommodation for key workers and their families. As project managers and through the design process, we worked closely with the client to look at cost saving opportunities and mitigate any risks which would have extended the programme. During the construction phase, we take a proactive approach to managing site safety. The final outcome of the project saw the successful delivery of the apartments, providing critical accommodation to those in need.</p> <p>Global Project Experience</p> <ul style="list-style-type: none"> • National SDA Project Delivery Management Services – Project Manager Inclusive Housing Australia • Highpoint Urban Village Development Plan – Project Manager The GPT Group • Australian Fine China Redevelopment (700 residential apartments and townhouses) – Development Manager LandCorp • Riverside Residential and Commercial Precinct - Development Manager Development WA • Curtin Exchange Student Accommodation Precinct – Project Manager Curtin University
	<input type="checkbox"/> No	

Geography	ACT	NSW	NT	Qld.	SA	Tas.	Vic.	WA
Office?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Worked in?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Future work in?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>