

## Panellist Profile

### Approved Professional Advisory Panel – Community Housing Futures

<b>Business Name</b>	Aspect Architects and Project Managers		
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<b>Postal Address</b>	Level 1, 469 Ruthven St Toowoomba Qld 4350		
<b>Business Status</b>	<input type="checkbox"/> Individual consultant <input checked="" type="checkbox"/> <b>Consultancy firm</b> <input type="checkbox"/> Association/group of individual consultants		

#### Introduction Summary

Our highly skilled and award winning team specialises in:

Project Management  
 Architecture  
 Development Management  
 Interior Design

Aspect is a dynamic multi-faceted practice of professional consultants with offices in Toowoomba, Maroochydore and Brisbane. Originally established in Toowoomba in 1994, a commitment to help build resilience in regional communities became part of our mantra. This position is now supported with a dedicated high level team of professionals based on the Sunshine Coast.

The group have grown to have 30 staff with more than 400 years of collective experience across the disciplines of Development Management, Project Management, Quantity Surveying, Architecture and interiors and have worked on projects from Cairns to Tasmania. Arguably there are few scenarios where the group haven't successfully responded to previous complexities, a view that supports a proven track record of deliverables.

Our commitment to quality management systems is recognised through:

Registration and Global Certification compliant to ISO 9001:2015  
 PQC 3 rating and;  
 Professional Indemnity Insurance

#### Sector Knowledge

Development Management (client side Project Management) is often misunderstood and put simply, is tailored to help simplify the delivery process for the Clients Representative.

Although Aspect can perform the role of construction project management, our involvement isn't typically limited to just the construction phase of deliverables. Our mission, as your representative, is usually based on an individual application, and more holistic by nature. We are driven to understand your desires and objectives. Benchmarked deliverables will

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then follow with a roadmap through to your specific project requirements. Detailed are some typical components where the group have collective experience that can be called upon as required –

**Development Management:** Cradle to Cradle involvement whilst considering variables, external influences and financial constraints.

**Project Feasibility:** Review and analysis of overall project funding and cost planning requirements.

**Site & Risk Analysis:** Help identify potential problematic areas before they impact.

**Value Engineering:** facilitation to help align project deliverables within budgetary constraints. Process Management; in particular DA (SD), BA (DD) and CD phases. Manage consultancy teams surrounding alignment with regulatory requirements.

**Project Management:** Traditional Project Management through Tender, Construction, Practical Completion and Retention phases, including:

**Tendering & Probity Management:** measured against State Government requirements; providing a structured tender process with confidence of transparency through the Contractor Selection process.

**Construction Management:** Comprehensive contractor and cost management services to help alignment with pre-determined successful project benchmarking. Compliance Management: to facilitate alignment with relevant Australian Standards and Codes. Formal Reporting; process tailored to requirements to assist with transparency for the client body reporting requirements.

We aim to create architecture that reflects our affinity for design, respect for detail and appreciation for a sense of place, memory, experience and the surrounding landscape. Our boutique service ensures each project is not only unique and practical, but exemplifies our client's vision.

Our architects share a fundamental design philosophy - to create memorable architecture that puts the dreams and aspirations of our clients at the heart of the project. We spend hours with our clients to translate their ideas into beautiful, practical and economical spaces, and work with tenants and end-users to ensure all requirements are met. Our team plans and reviews all stages of each project, including setting realistic budgets, working with trusted building contractors and consultants, and researching building technologies for a better outcome.

We concentrate on what we're good at – turning ordinary spaces into memorable places. We specialise in the following genres:

- Commercial Architecture and Construction
- Community Housing

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<ul style="list-style-type: none"> <li>- Mixed Use Developments</li> <li>- Multi-Residential Living</li> <li>- Unique Houses</li> <li>- Industrial Projects</li> <li>- Government and Institutional Projects</li> <li>- Master planning and Landscape Interfaces</li> <li>- Cultural and Community Projects.</li> </ul>		
Skills	Offered?	Summary of demonstrated qualifications, consultancy skills and consulting track record
<b>Finance</b>	<b>Yes</b>	<p>Preparing project budgets and determining project profitability, utilising the experience of our Business Development and Project Management team. Assisting clients to manage variables, external influences, and financial constraints. Tailored Investment strategies to inform investment goals and point of exit. Technical Due Diligence investigations and reporting to provide surety of investment. Financial Feasibility of the entire project to establish budgets, cashflow, peak investment, interest and return on total development cost.</p>
<b>Business Planning</b>	<b>No</b>	
<b>Property Development</b>	<b>Yes</b>	<p>Sourcing opportunities via our Business Development team and managing the overall development process from Developed Design stage through to project and construction completion. Liaising with all stakeholders from inception and well into Post-Construction stage demonstrates to our clients that we are a trusted partner in the Design, Development and Project Management sectors. This is also demonstrated by:</p> <ul style="list-style-type: none"> <li>- establishing the project Brief by clearly identifying the deliverables, understanding constraints and maximising opportunities.</li> <li>- Acting as the client representative to Key Stakeholders including client governance bodies, finance, Local and State authorities to achieve desired outcomes.</li> <li>- Execution of the acquisition strategy including negotiations with vendor’s agent on your behalf.</li> </ul>

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<b>Risk Management</b>	<b>Yes</b>	Aspect understands the importance of Risk management and has a proven track record of identifying, completing and documenting risk and condition assessments for our clients' assets. Having worked with private and Government sectors we are well placed to advise on the best course of action for each scenario as it presents, including Business Continuity planning in the event of major occurrences.
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