



Brunswick Design
and Innovation
420 Victoria Street

ABOUT US

Impact Neighbourhoods International are your trusted guide in creating profitable, sustainable, and impactful property developments. As we ourselves are property developers and fund managers, we understand the unique challenges and opportunities presented to private investors, institutional investors, institutional landowners, and government entities in the property development space in navigating the regulatory and strategic complexities to create a neighbourhood that meets the needs and expectations of the local community, while also providing a high-quality living and working environment.

Our comprehensive, end-to-end property development solution is designed to help you navigate these complex scenarios with confidence and success.



PHASE 1: CONCEPT & STRATEGY

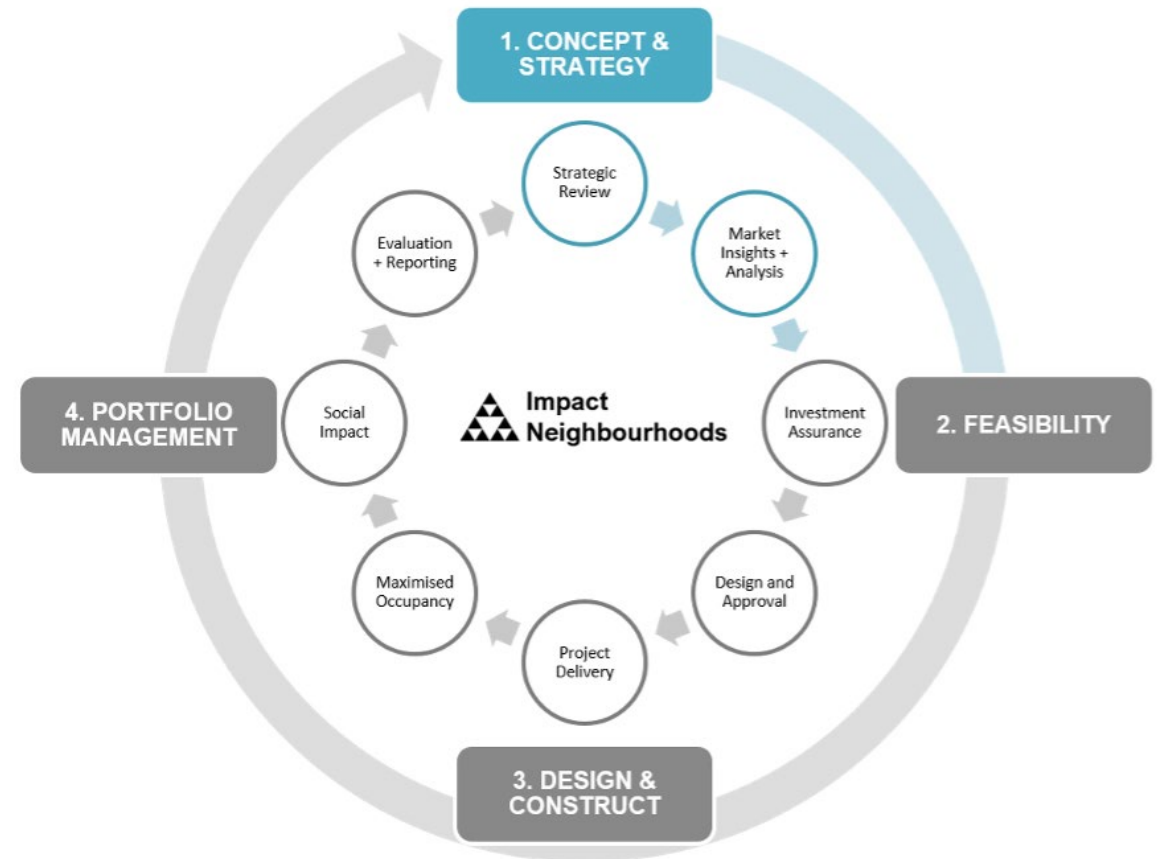
In this phase, the team conducts a deep market analysis to determine the viability and potential profitability of the property development project. Services include:

Strategic Review

Together we explore your investment strategy and seek to understand your priority goals, how a project fits into a broader development strategy, how the project aligns with other key stakeholder plans in the neighbourhood to promote shorter and more effective decision-making.

Market Insights

We employ a data driven, lean startup market analysis framework to provide a comprehensive understanding of your development's potential, considering local and global trends, competitive landscape, and unique community needs.

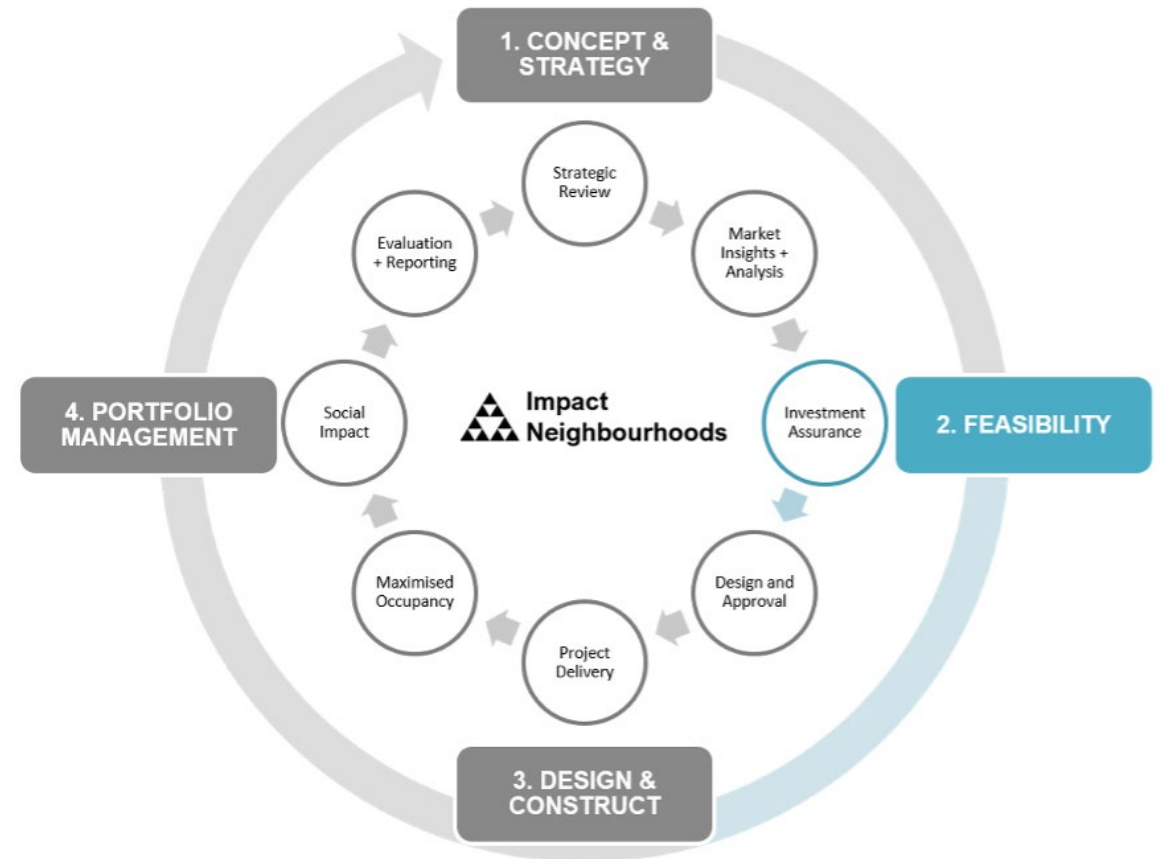


PHASE 2: FEASIBILITY

In the second phase, a detailed feasibility study is conducted to further evaluate the project's viability and to develop a suitable investment framework. Services include:

Investment Assurance

Informed by the strategy and market analysis, we conduct in-depth feasibility studies and financial scenario planning, ensuring you're not only equipped with a robust investment framework, but also confident in the return on your investment taking into account a variety of potential risk scenarios.



PHASE 3: DESIGN & CONSTRUCT

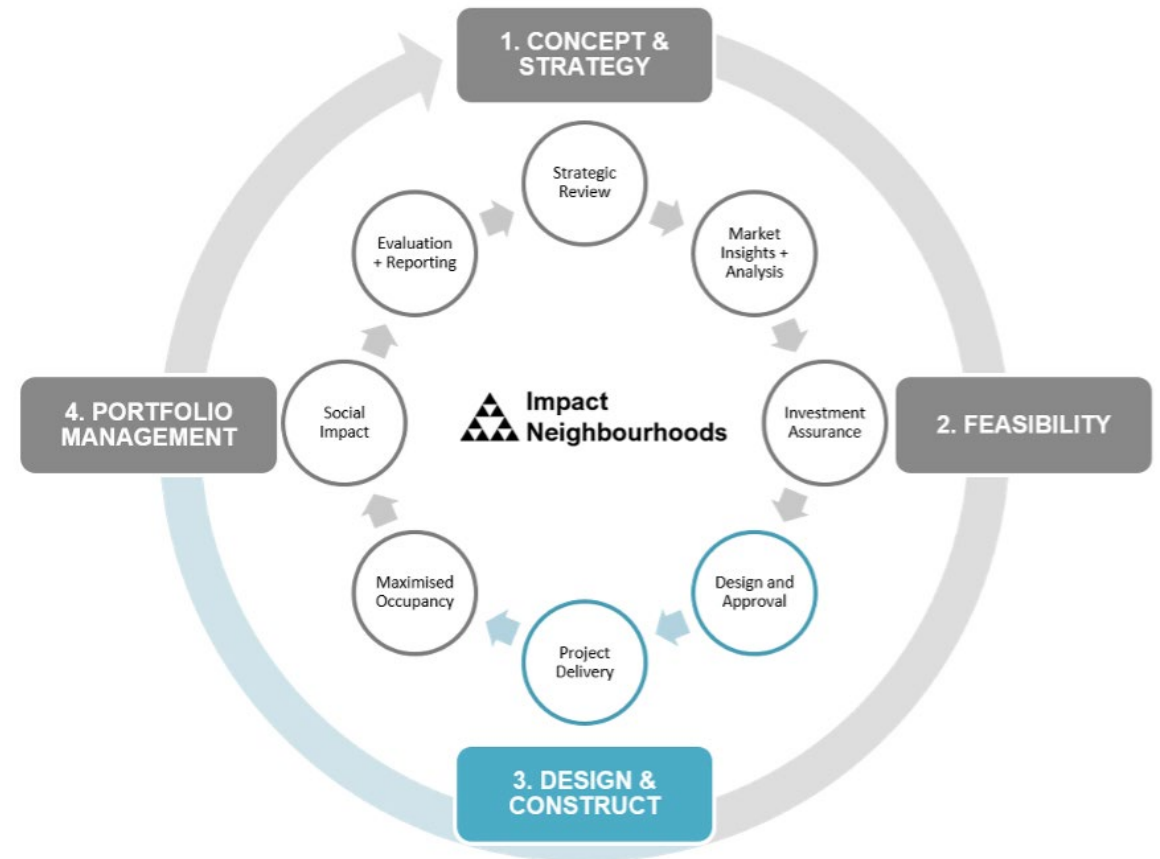
This phase covers all services related to design, approval, and construction of the property development project. Services include:

Design & Approval

With our wealth of experience and extensive network, we can guide you through the intricate processes of design and construct. Our commitment to quality assurance means we stay with you every step of the way to ensure your development aligns with your vision and values.

Project Delivery

We're able to collaborate on various aspects of project delivery from scoping to scheduling, from budgeting to risk management and from defining deliverables to monitoring progress.



PHASE 4: PORTFOLIO MANAGEMENT

Finally, we offer tenancy and property management services to ensure that the completed property is successfully rented out and managed. Services include:

Maximized Occupancy and Return

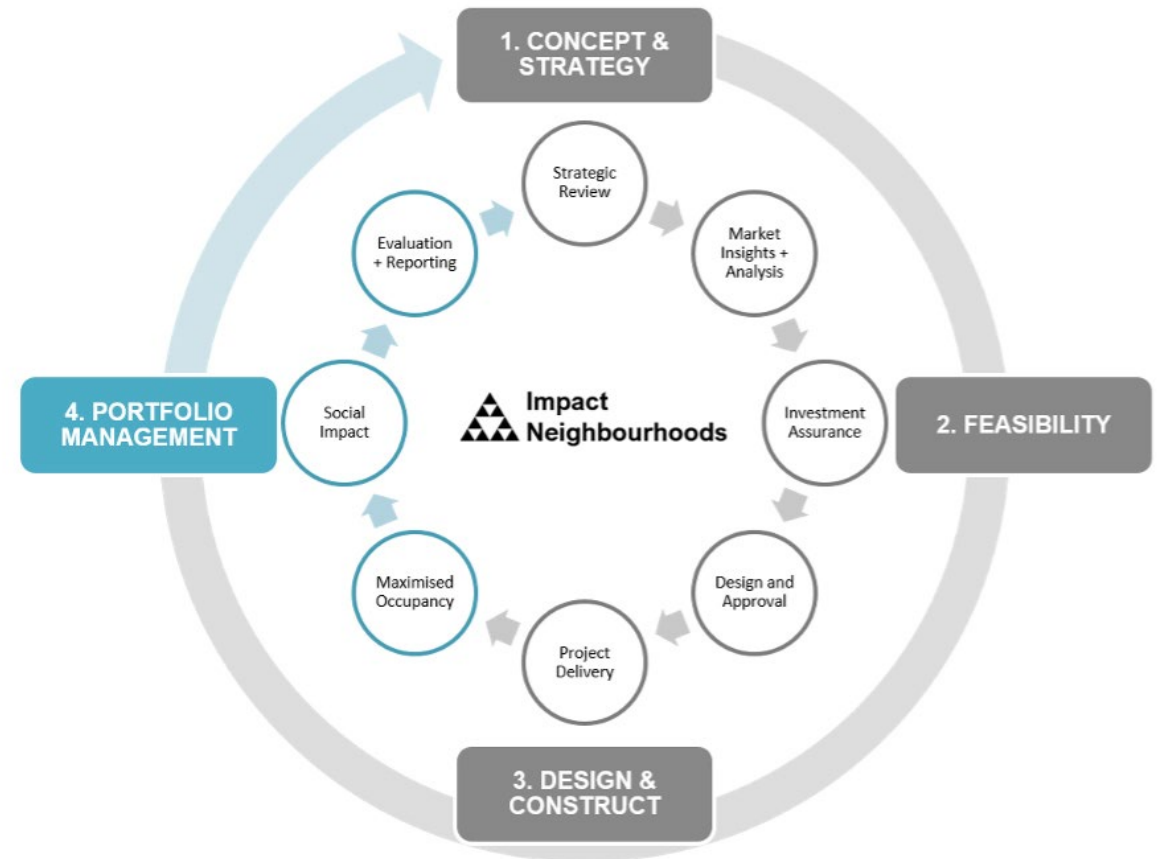
We don't stop at project delivery. We provide effective tenancy and property management services, ensuring a seamless transition from development to occupancy. Our goal is to ensure your property is not just built, but thriving and providing the promised returns.

Sustainability and Social Impact

Our unique value proposition lies in our dedication to creating developments that are financially viable, but also socially responsible and environmentally sustainable. We believe in creating spaces that contribute positively to communities, fostering a lasting impact and securing a reputation for your organisation as a leader in sustainable and impactful property development.

Evaluation and Reporting

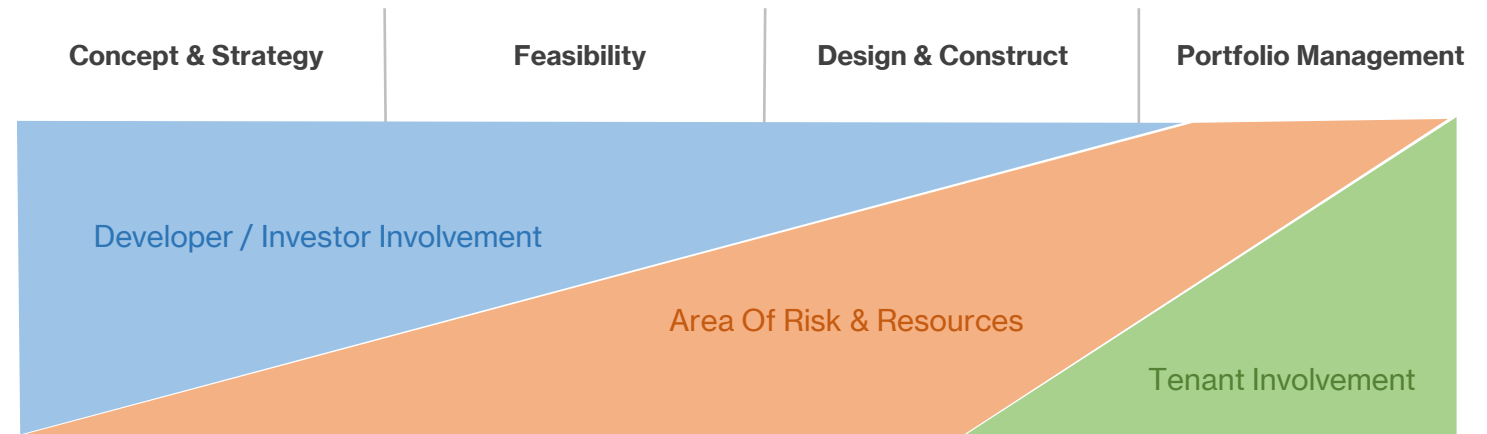
This involves monitoring the project's overall strategic performance against the agreed KPIs and investment strategy goals, then where appropriate making adjustments to the longer-term plan, to ensure that the project is meeting expectations of all stakeholders and delivering the shared value promised.



THE IMPACT NEIGHBOURHOODS ADVANTAGE: REDUCED RISK, RESOURCES AND TIME (I)



A traditional development model may not have the right alignment or strategic value for local groups and gaining access to insights that can be actioned in a development plan may prove difficult when adopting standard approaches to design, planning and approval, leading to investments that require more resources, more time and result in lower returns.

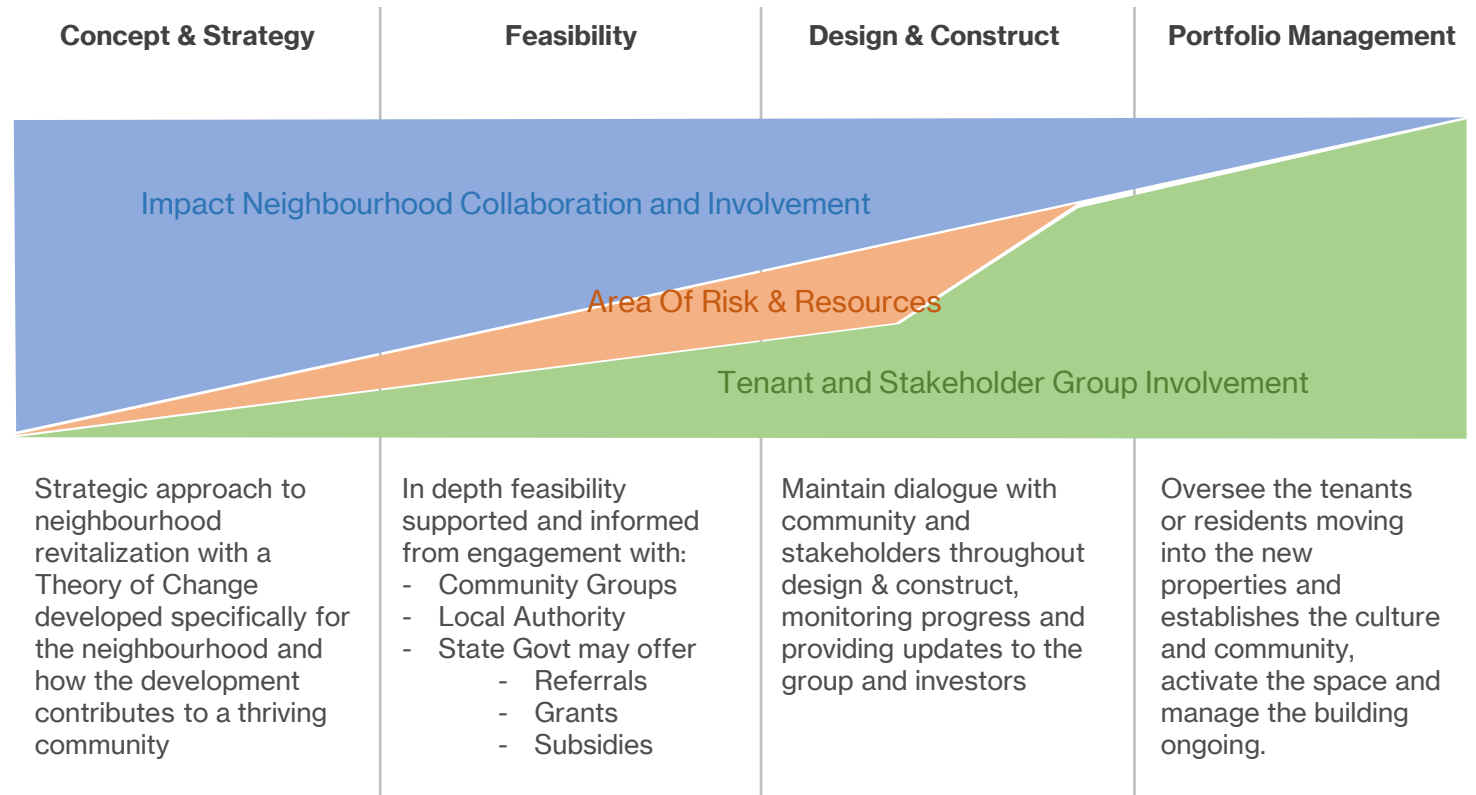


THE IMPACT NEIGHBOURHOODS ADVANTAGE: REDUCED RISK, RESOURCES AND TIME (II)



Adopting a collaborative systemic approach to development and investment can reduce risk and resources through insight, engagement and local support that creates opportunities for shared value between the community and the developer/investor.

Whether you're at the concept phase or ready for property management, our modular product allows you to engage with us at any phase of your development project, ensuring you always have expert guidance when you need it.



PRICING MODEL

Our pricing model is designed to allow clients to step into any phase as per their needs. It's a combination of a base fee that covers our basic costs and a value-based pricing component that aligns our interests with that of the client. The base fee would act as the deposit for each phase.

This model also supports a strong focus on creating value for the client, as our profitability increases with the success of the project.

Please note: these are rough estimates and each phase's pricing is subject to variation depending on the specifics of the project. Detailed pricing would be determined after a comprehensive understanding of the project's requirements.

Phase 1: Concept & Strategy

- Market research and analysis
- Engage with community network of stakeholders to gain insights
- Demand forecasting informed by network
- Collection and analysis of Expressions of Interest (EOIs)

Price: AUD 15,000 base fee + 1% of value determined by potential demand forecast

Phase 2: Feasibility

- Feasibility and viability study informed by stakeholder's engagement and insights.
- Investment and financial structuring that can leverage our investor network.
- ROI projections that provide upside opportunities with additional government support.
- Risk assessment and mitigating options.

Price: AUD 25,000 base fee + 1.5% of project's estimated investment value

Phase 3: Design & Construction

- Architectural design and concepts.
- Approval acquisition and overcoming restrictions/barriers.
- Construction management and project group communication.
- Quality assurance and compliance

Price: AUD 50,000 base fee + 3% of the total construction budget

Phase 4: Portfolio Management

- Tenancy acquisition and experience with place activation.
- Property management services (Maintenance, tenant communication, rent collection)
- On-site concierge services and systems provision.
- Performance reporting and review with stakeholders.

Price: AUD 10,000 base fee + 8% of the collected rental income (annually)

PEOPLE (I)



Adam Trevaskus - Managing Director

Adam Trevaskus is a seasoned leader with a breadth of experience across various industries. With a background developed over 20 years in senior and executive roles in both Europe and Australia, he has demonstrated his strategic skills in driving exceptional results and sustainable growth. Adam's expertise in leading major change programs, implementing operating systems, and executing long-term enterprise strategies has been instrumental in achieving transformative outcomes. His diverse experiences in asset finance & management, property & fund management, IT systems, biotech, energy networks and community development highlight his proficiency in navigating complex environments and achieving meaningful outcomes through collaboration and strategic leadership.

Shiung Low – Director and Lead Designer

Shiung Low is a Director at Impact Neighbourhoods International, bringing together a unique blend of architectural acumen, commercial insight, and community development focus. His entrepreneurial approach, combined with his design expertise, enables him to transform commercially viable projects into thriving community assets. In his role, Shiung marries economic sustainability with community inclusivity, ensuring our projects contribute positively to both commercial success and community vibrancy.

Charles Yin – Director and Lead Developer and Finance

Charles Yin serves as a Director at Impact Neighbourhoods International, leveraging his vast experience in financial services and real estate investment. His background in banking and financial analysis provides strategic financial oversight, ensuring our projects are financially sustainable and well-positioned for success. Charles' financial acumen is key in delivering value to our clients and driving impactful neighbourhood development.

PEOPLE (I)



Peter Allen – Senior Associate and Lead Analyst

Peter Allen is a Senior Associate at Impact Neighbourhoods International, bringing extensive expertise in ethical property development. His background in project management and service design, with a focus on environmental sustainability and social justice, plays a pivotal role in guiding our clients towards responsible and impactful property development practices. Qualified in advanced mathematics and with a master's degree in sustainable development, Peter's approach to building a business case is detailed, precise and future focused to take advantage of emerging priorities.

Ignacio Zamora Sanz – Lead Program Development

Ignacio Zamora Sanz brings a wealth of experience in community programming and project management to his role as Program Manager at Impact Neighbourhoods International. Having worked on national scale projects across Europe, Asia and Australia including the 2022 FIFA World Cup, Ignacio has a keen understanding of how to create and implement programs that foster community engagement and improve neighbourhood quality of life. As Programming Manager, Ignacio's expertise allows us to incorporate community-centric programs into our property development projects, enhancing their social impact and fostering a stronger sense of community.

Yvette 'Vetty' Duncan – Lead Operations

Yvette 'Vetty' Duncan serves as the Operations Director at Impact Neighbourhoods International. With extensive experience in project management and business strategy within the social and environmental sectors, Vetty ensures operational efficiency and aligns our projects with our mission. Her strategic planning and stakeholder management skills contribute significantly to delivering projects efficiently and to the highest standards.

Kathryn Renowden – Lead Community Manager

Kathryn Renowden, our Community Manager, has a broad background in community engagement and public relations. With experience in government and non-profit organisations, she excels in managing diverse stakeholder relationships and navigating complex community issues. Kathryn's expertise is pivotal in fostering community engagement and driving our mission to create vibrant and inclusive neighbourhoods.

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