

POET'S CORNER

GN
ASSET SERVICES

Our People, Our Projects, Our Business


JOANNA O'DEA COURT



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EXECUTIVE SUMMARY

Established in 1998 by Peter Maneas and Mario Evangelo, Ganellen has enjoyed controlled growth throughout its history to emerge as a leading contractor in the construction industry. Ganellen's specialist expertise in the remedial and asset maintenance sector has been built on experience. As a result, Ganellen has now established a dedicated division, GN Asset Services, to service the growing needs of our ever loyal clients.

GN Asset Services applies the same principles, philosophies and rigour that have contributed to the success of the Ganellen brand over the years. The Ganellen executive management team are involved on every project. Ganellen maintains a strong client focus that provides both flexible and cost effective solutions. Ganellen has a zero tolerance to time and cost overruns. Ganellen continues to set new benchmarks in its commitments to both quality and safety.

Ganellen intends on bringing a professional "first tier" contractor approach to the remedial and maintenance sector. Core to this are the principles built on the experience of Ganellen. Ganellen's intellectual property, management style and systems have been tried and tested to add real value.

Specialist accreditation as a "Best Practice Contractor" by the NSW Government, provides our clients with the confidence that we have the systems, resources, experience and track record to deliver successful projects. Our integrated Quality, Safety and Environmental Management Systems have been benchmarked to the highest standards in the construction industry. We believe that our relationship focused approach and high levels of communication ensure that we exceed our clients expectations at all times.

GN Asset Services specialise in delivering projects and roll out programs in excess of $200,000 in a well planned, controlled, timely and cost effective manner. The involvement of senior management in all aspects of the project is critical in achieving such outcomes.

Our clients are assured that their project will be delivered in a professional manner, by professional people with extensive experience, knowledge and delivery strategies.



INTRODUCTION TO GANELLEN ASSET SERVICES

GN Asset Services was established as a specialist division of Ganellen, to provide a professional "first tier" approach to the remedial needs of building, infrastructure and asset owners. Specialist services include:

- Waterproofing
- Structural repairs
- Concrete repairs
- Fire Protection
- Refurbishment Works
- Heritage Restoration
- Programmed Maintenance

The GN Asset Services management team have gained both "on the tools" and senior managerial experience by providing a full spectrum of services. GN Asset Services has accumulated experience by servicing a diverse range of client sectors including:

- Local, State and Federal Government
- Education
- Strata
- Heritage
- Religious Institutions
- Age Care
- Industrial
- Health
- Engineers and Architects

Company Structure

Please find an organisation diagram in Annexure 1, which demonstrates our flat company structure, executive management team and long standing business relationships.

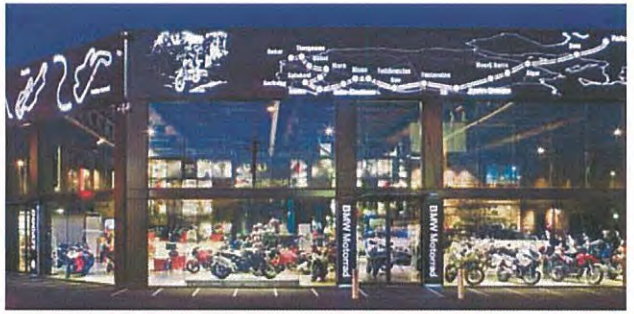
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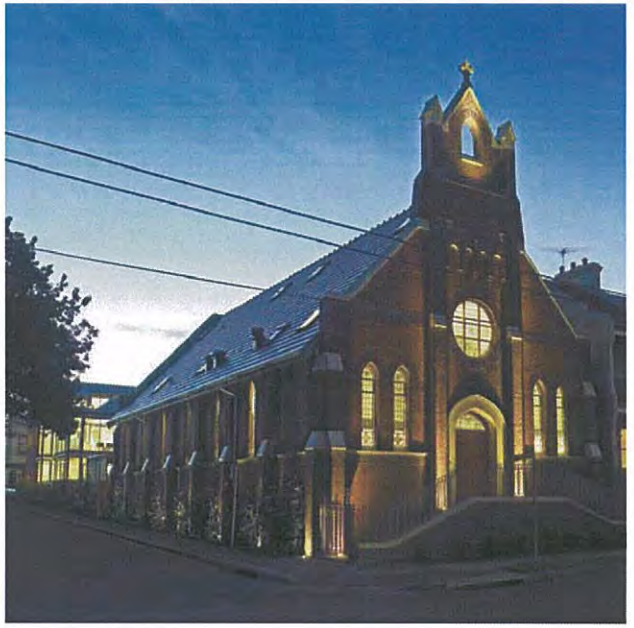
EXPERIENCE - OUR PROJECTS

Completed and Current Projects

GN Asset Services has extensive experience in asset services projects across all sectors including the commercial, education, residential, industrial, health and leisure sectors. Further details of recent projects can be seen below, on our website (www.ganellen.com).

SELECTED COMPLETED PROJECTS	SECTOR	VALUE	CONTRACT TYPE	COMPLETED
Joanna O'Dea Court	Government	$5.6m	Remedial / Refurbishment	Ongoing
Ambulance Service NSW	Government	$250k	Refurbishment	Ongoing
Warringah Council	Government	$250k	Remedial / Refurbishment	Ongoing
Sydney University - Residential Colleges	Education	$300k	Refurbishment	Ongoing
Breakfast Point	Residential	Ongoing	Minor Works / Maintenance	Ongoing
Poets Corner - Department of Services, Technology & Administration	Government / Housing	$3m	Remedial	2010
The Lakes Golf Club	Leisure	$80k	Painting	2010
Calvary Health Care	Health	$150k	Remedial / Waterproofing	2010
206 Clovelly Rd	Residential	$120k	Remedial / Restoration	2009
EDL Fasteners	Industrial	$60k	Refurbishment / Painting	2008-09
30 Montague St	Commercial	$1m	Refurbishment / Restoration	2007
North Bondi Italian	Commercial	$500k	Remedial / Refurbishment	2006
Gordons Bay	Residential	$200k	Remedial	2004
Regent St, Chippendale	Residential	$400k	Remedial	2003
William St, North Sydney	Residential	$750k	Remedial	2002
Euston Rd, Alexandria	Commercial	$500k	Remedial	2002
International House	Commercial	$2m	Remedial / Restoration	2001
Commonwealth St	Commercial	$900k	Remedial / Restoration	2000
Foveaux St	Commercial	$600k	Remedial / Restoration	2000
SOCOG Warehouse	Commercial	$500k	Remedial / Restoration	2000
Old South Head Rd, Rosebay	Residential	$1.1m	Remedial / Restoration	2000





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A SELECTION OF OUR WORK

Find on the following pages a selection of projects completed by Ganellen Asset Services:

- Poets Corner
- Joanna O'Dea Court
- International House
- Montague St
- Commonwealth St
- The Mill Residences
- Education – University of Sydney, Scots, Shore School
- Maintenance - Warringah Council / Breakfast Point

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POETS CORNER

Morehead Road, East Redfern, Department of Housing

This inner city remedial project for NSW Public Works / Housing NSW consisted of three large sixteen storey concrete residential towers. Throughout the project all buildings remained totally operational and tenanted with over 1000 residents.

The project scope was continually reviewed with the client and works prioritised to ensure the maximum return was gained for the allocated budget. All works including concrete cancer, spalling, render, balustrade repairs and painting had to be performed to all three buildings concurrently. Project management included 30 trades per day using 24 swinging stages, scaffolding and hoardings across all building faces.

Our approach ensured that throughout the project there were no OH&S issues, injuries or incidents. Customer relations with both of the clients and the residents were maintained at a high level throughout these potentially intrusive works. This project was successfully completed on time, on budget and above all expectations.

Referees:

Roopa Jogunoori,
Department of Commerce
Level 5, 2 Burbank Place
Norwest Business Park
Baulkham Hills
NSW 2153
Phone: 9852 0275
roopa.jogunoori@commerce.nsw.gov.au

Ian Prentice,
Consulting Engineer
Core Project Consulting
61 Mons Avenue
Maroubra NSW 2035
Phone 9344 4333











RESIDENTIAL

Client:	NSW Public Works / Housing NSW
Construction Value:	$3m
Contract Type:	Remedial
Completion Date:	30 May 2010

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JOANNE O'DEA COURT

Camperdown, Sydney, NSW

"Keys Works Undertaken"

- Concrete repair / Spalling
- Blockwork repairs
- Structural repairs
- Balustrade replacement
- Fire Services upgrade
- Electrical compliance works
- Total window & door replacement
- Waterproofing
- Painting

This iconic Housing NSW building is currently having extensive concrete cancer repairs undertaken on it along with electrical and hydraulic compliance works and window / door removal and replacement.

All works are being completed off mast climber and swinging stage's whilst the building is 100% tenanted.

Referees:
Bob Coughlan
Department of Commerce
Level 5, 2 Burbank Place
Norwest Business Park
Baulkham Hills
NSW 2153
Phone: 9852 0275
bob.coughlan@services.nsw.gov.au







RESIDENTIAL	
Client:	NSW Public Works / Department of Housing
Construction Value:	$6.1m
Contract Type:	Remedial
Duration:	Current, in progress

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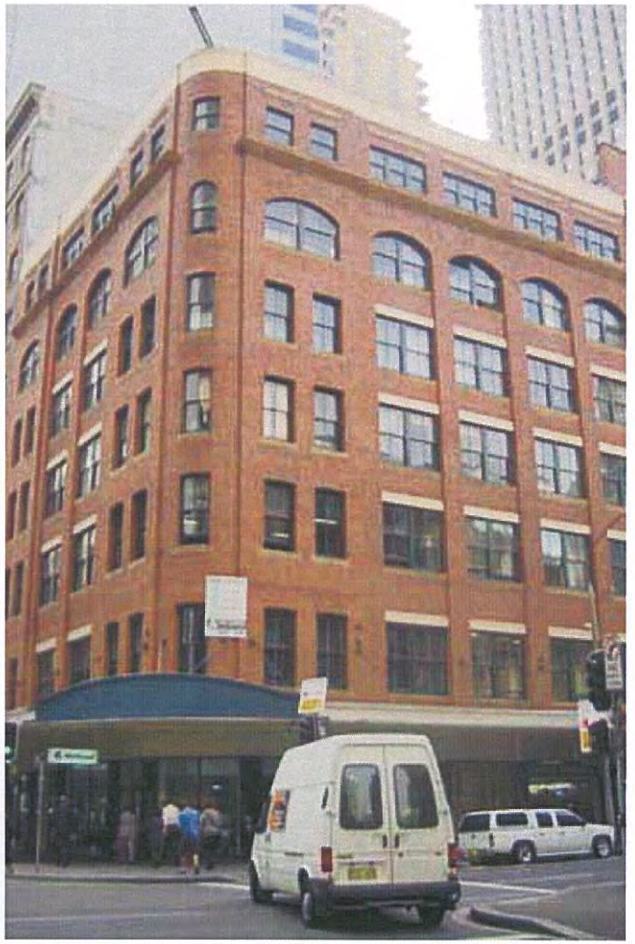
INTERNATIONAL HOUSE

104 Bathurst Street, Sydney, NSW

"Keys Works Undertaken"

- Awning repairs
- Repointing of brickwork
- Facade restoration
- Waterproofing
- Concrete repairs
- Repair of timber window frames

Project involved the refurbishment and detailed restoration of a historically significant CBD façade. As part of the works a significant amount of concrete repair was undertaken. The value of the project was $ 2 million. Throughout these works the building and the public footpath areas remained in use. This necessitated the use of a combination of swinging stages and catch scaffolds to maintain public safety at all times.



COMMERCIAL / REFURBISHMENT

Client:	G&J Drivas
Construction Value:	$2m
Contract Type:	Remedial/ Restoration
Completion Date:	2001

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COMMONWEALTH ST

Commonwealth St, Sydney, NSW

"Keys Works Undertaken"

- Facade refurbishment
- Repointing of brickwork
- Repair of timber window frames
- Concrete cancer / spalling repairs
- Waterproofing

This project involved the refurbishing of this heritage listed building's façade and upgrading of existing lobby and common areas. Concrete repair and treatment of concrete cancer to window lintels was a key feature to the project. The construction value of the project was $900,000.



RESIDENTIAL / COMMERCIAL

Client:	Matthew Lepouris Pty Ltd
Construction Value:	$900k
Contract Type:	Remedial / Restoration
Completion Date:	2000

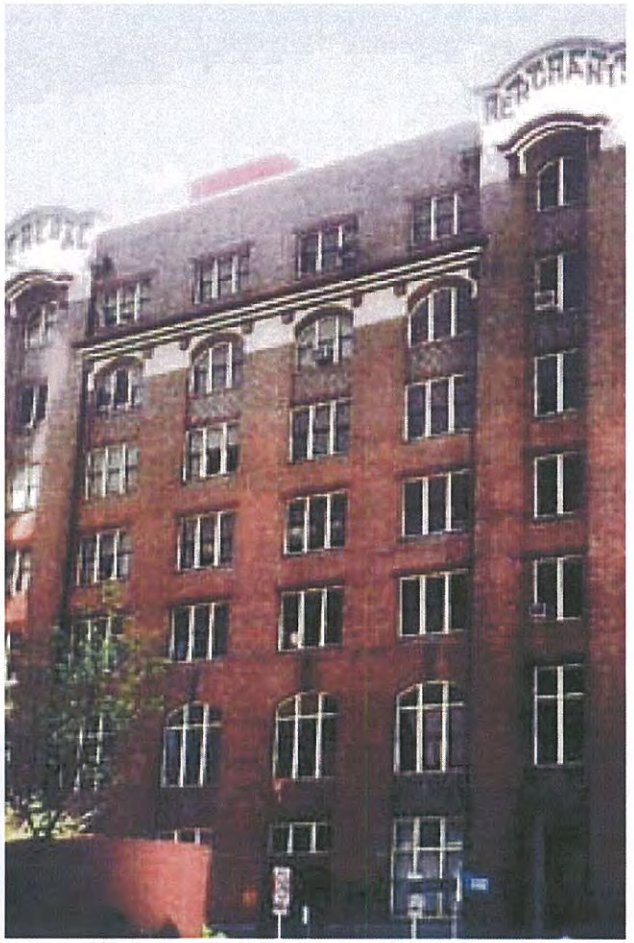
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CNR FOVEAUX AND MARY ST, SURRY HILLS

"Keys Works Undertaken"

- Facade refurbishment
- Concrete cancer/ spalling
- Waterproofing repairs
- Repointing of brickwork

This project involved the refurbishment of the buildings six storey heritage listed building façade. Treatment and repair of concrete cancer to the window lintels was an important component of these works. Construction value of the project was $600,000. These works required Ganellen to work over public airspace whilst the building remained fully operational. This necessitated the use of a combination of swinging stages and catch scaffolds to maintain public safety at all times.



REFURBISHMENT / COMMERCIAL

Client:	Matthew Lepouris Pty Ltd
Construction Value:	$600,000
Contract Type:	Remedial / Restoration
Completion Date:	2000

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THE MILL RESIDENCES

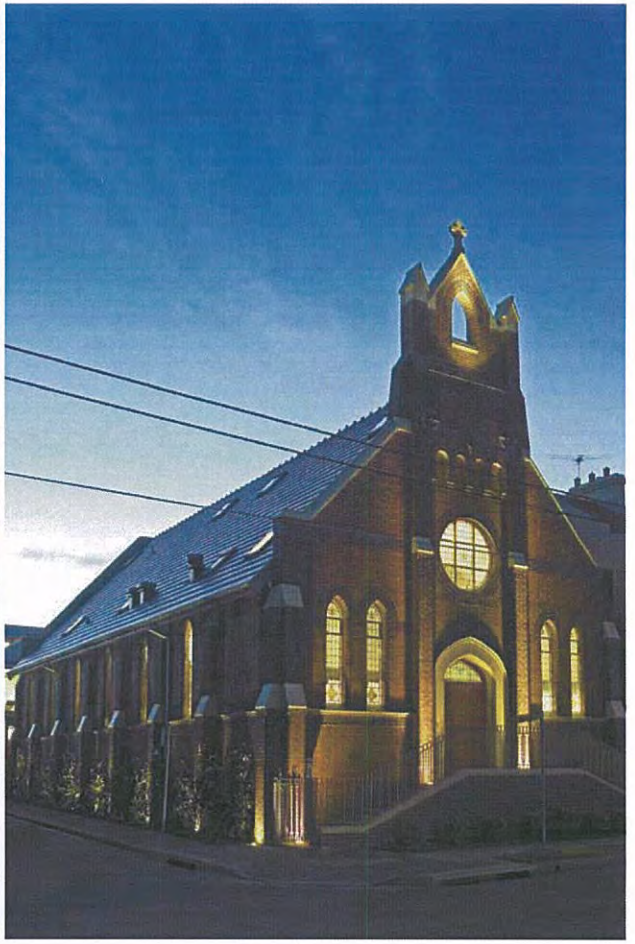
Mill Hill Road, Bondi Junction, Sydney, NSW

This innovative and unique development comprises the conversion of an existing church into two tri-level luxury apartments contained within the existing building envelope including the incorporation of a internal lap pool. This project has involved extensive restoration and refurbishment of the church's stonework, masonry, stained glass windows and timber structure. In addition, two new build three storey terraces have been located at the rear of the grounds incorporating the internal glazed atriums and roof terraces.









Both the apartments and residences were of such quality that they set new record sale prices for their area. A full D&C project by Ganellen, the development was a finalist in the Property Council of Australia Innovation and Excellence Awards.

RESIDENTIAL

Client:	Pennjag Pty Ltd
Construction Value:	$7m
Contract Type:	Design + Construct
Completion Date:	July 07
Duration:	12 months

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EDUCATION

University of Sydney, Scots College, Shore School

GN Asset Services have undertaken a diverse selection of maintenance projects within the educational sector including:

- Structural and aesthetic refurbishments
- Internal fit out
- Internal and External upgrades
- Exterior Painting

Our high standards of project management have ensured all of the projects have been completed within the predetermined time frames and budgets. We have a successful track record of completing works during school breaks and maintaining the highest safety standards and minimum disruption when working during term time.







EDUCATION	
Client:	Various
Construction Value:	$1.6m
Contract Type:	Remedial and Maintenance
Completion Date:	2010
Duration:	2 years

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MAINTENANCE

Warringah Council / Breakfast Point

Ganellen Asset Services has Warringah Council, Breakfast Point, The Sydney Catholic Archdiocese and the NSW Ambulance Service as clients for our maintenance services. We are contracted to Warringah Council for 3 years to provide asset maintenance and have completed works at Freshwater, Collaroy, Queenscliff and North Narembeen Surf Life Saving Clubs. The range of services for other clients include building envelope maintenance and repair, grounds maintenance, building security, minor repairs and internal fit outs.











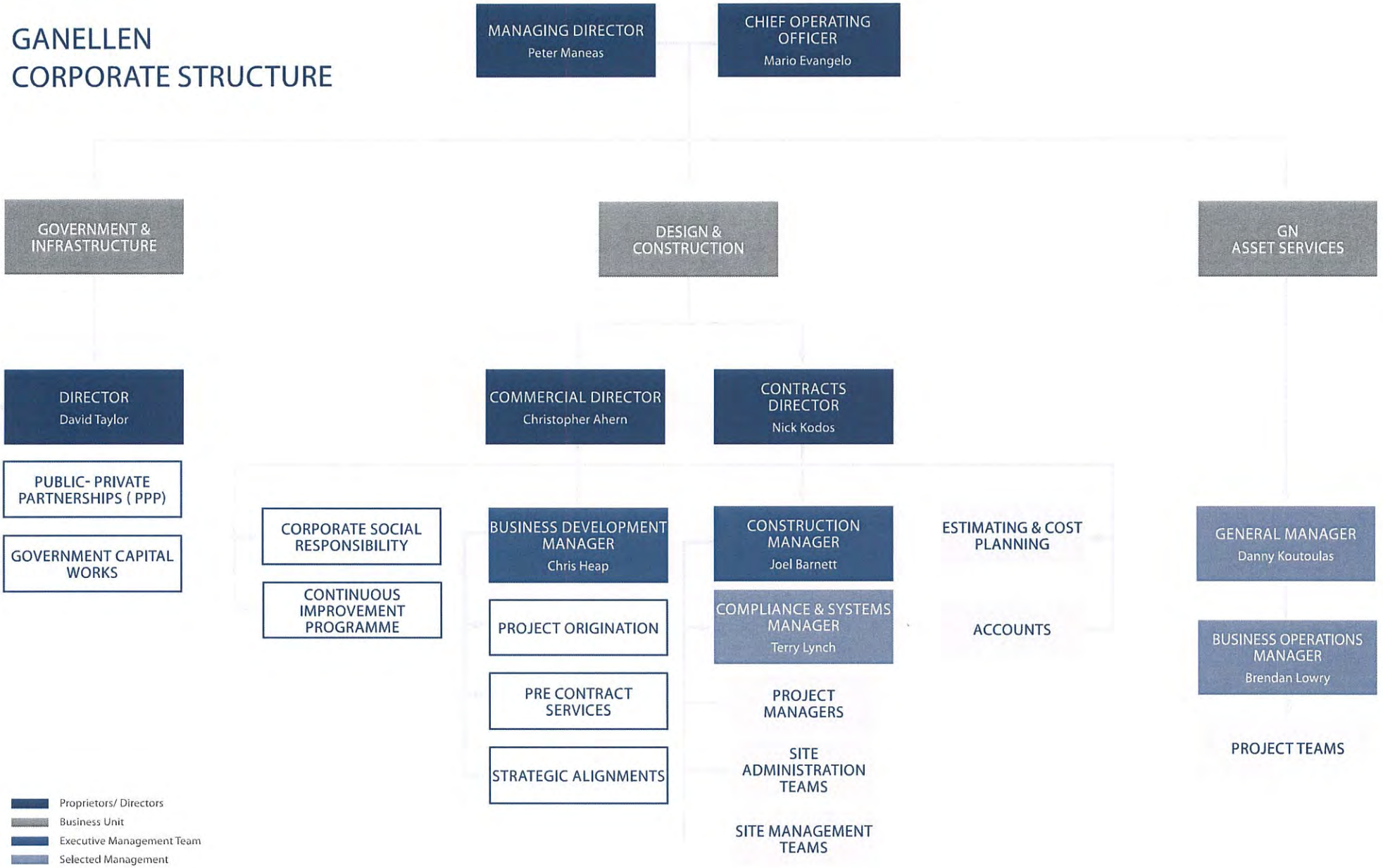
ASSET MAINTENANCE	
Client:	Various
Construction Value:	$1.1m
Contract Type:	Remedial and Maintenance
Completion Date:	Ongoing
Duration:	2 years

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ANNEXURE 1 - GANELLEN CORPORATE STRUCTURE

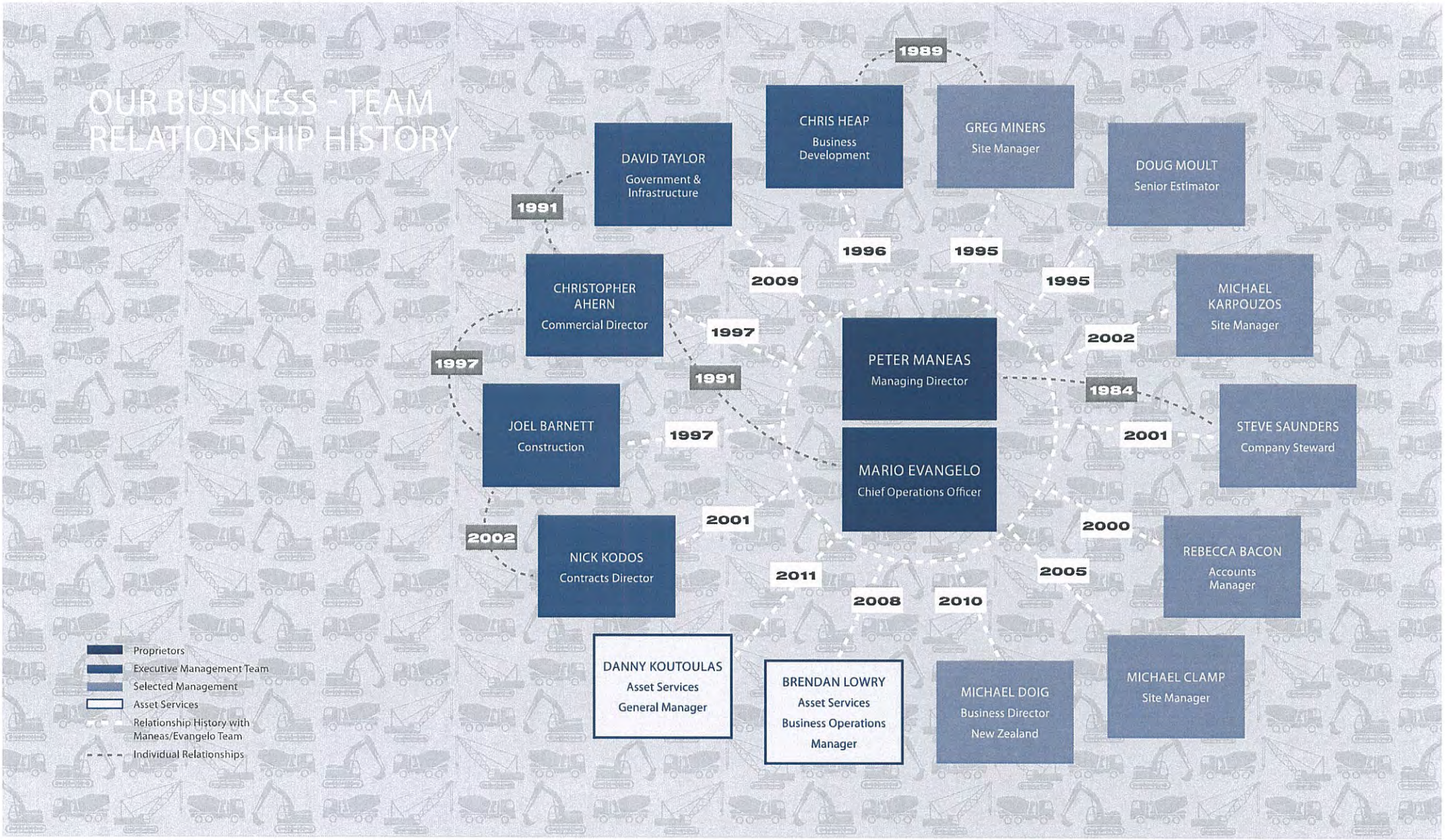
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GANELLEN
CORPORATE STRUCTURE



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OUR BUSINESS - TEAM RELATIONSHIP HISTORY



OUR PEOPLE

Please find following CV's for a number of our key personnel:

- Peter Maneas
- Mario Evangelo
- Christopher Ahern
- Nick Kodos
- Chris Heap
- Danny Kouloulas
- Brendan Lowry

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PETER MANEAS. MANAGING DIRECTOR.

As a Co-founder Peter has brought with him over 25 years of experience with one of the largest construction / development firms in Australia. Over that period, Peter worked through the ranks from Cadet, Foreman, Site Engineer, Site Manager, Project Manager to Construction Manager. In his final years at Multiplex, Peter was responsible for the successful completion of several projects valued at between $30M and $130M. Peter has a Degree in Building Sciences from University of Technology Sydney and holds the Ganellen unrestricted Builders License. Peter has also attended the Harvard Business School over a three year period gaining his OPM in 2006. Peter is a respected senior operative within the Australian construction & development industry, is well connected with an extensive network and has unique high rise and luxury apartment construction experience that is second to none.

TECHNICAL QUALIFICATIONS

Applied Science Building Degree,
University of Technology, 1988.
Harvard Business School OPM, 2006.

POSITIONS

Ganellen Pty Ltd
2000 – PRESENT. MANAGING DIRECTOR

Multiplex Construction (NSW) Pty Ltd **1996 - 2000 PROJECT MANAGER/CONSTRUCTION MANAGER**	King Street Wharf, Stages 1 & 2 ($120m) Wondakiah Residential Development - 3 Stage 297 Apartments, 11 Residential buildings, 3 Heritage buildings, marina, tennis courts and water features ($115m) Grace Plaza Hotel - Refurbishment of 397 room Hotel ($35m) Marina One Apartments & Hotel, Rushcutters Bay ($75m) Manly Peninsula, Manly - Residential Apartments ($35m)
1995 - 1996. SITE MANAGER	Kensington Mews, Waterloo - Model Urban Housing Project ($10m)
1993 - 1985. GENERAL FOREMAN	Northern Development, Darling Harbour - Design and Construct ($79m)
1989 - 1993. SITE ENGINEER	Chifley Tower, Sydney ($400m) Piccadilly Plaza, Sydney ($131m) - 26 Levels Office, 3 Level Retail, 3 Levels Wesley Central Mission, 5 Levels Carpark
MAR 1988 TO OCT 1989. GENERAL FOREMAN	Corner Elizabeth & Liverpool St, Sydney - 11 Levels Office, 1 Level Penthouse ($11m)
NOV 1987 TO FEB 1988. FOREMAN	Kings School, Moss Vale - School Refurbishment/Additions ($2m)
MAR 1986 – OCT 1987. AREA FOREMAN	Tuggeranong Hyperdome, ACT ($102m)
NOV 1984 – FEB 1986. SUB FOREMAN	Bondi Junction Twin Towers, Bondi - 2 x 18 Level Apartment Towers, 4 Levels Retail and 3 Levels Carpark ($100m)







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MARIO EVANGELO. CHIEF OPERATING OFFICER.

Mario founded Ganellen with Peter in 1998 and is a qualified Quantity Surveyor. He has brought with him experience in Quantity Surveying, Contracts Administration and Project Management. He has worked with market leaders such as Rider Hunt, Multiplex and B+B Construction. Mario has developed the firms Management Systems, Contracts documents, Financial Reporting and Administration procedures from basic principles. In addition he has completed his OPM at Harvard Business School in 2009. Mario has industry wide recognition for excellence in project management, administration and the implementation of systems that create efficiencies and innovation within the construction process. These systems are the foundation of Ganellen's excellent track record and recognition as an industry leader.

TECHNICAL QUALIFICATIONS

Bachelor of Applied Science Quantity Surveying,
University of Technology, 1990.
Harvard Business School OPM, 2007-2009.

POSITIONS

Ganellen Pty Ltd
2000 – PRESENT. CHIEF OPERATING OFFICER

Multiplex Construction (NSW) Pty Ltd
JUL 1999 – AUG 2000. PROJECT MANAGER

King Street Wharf Stage 1 & 2
98 Serviced Apartments, 102 Residential units, Commercial Waterfront buildings, Roads, Infrastructure and Extensive Marina for Commercial Vessels ($120m)

JUL 1997 – JUN 1999. PROJECT MANAGER

Wondakiah Residential Development
3 Stage 297 Apartments, 11 Residential buildings, 3 Heritage buildings, marina, tennis courts and water features ($115m)

JUL 1996 – JUN 1997. CONTRACTS MANAGER

Grace Plaza Hotel
Refurbishment of 397 room hotel ($45m)

B+B Construction (Aust) Pty Ltd
1994 – 1996. QUANTITY SURVEYOR/CONTRACTS ADMINISTRATOR

Dolphin Square
102 Residential apartments, Retail and Basement carparking ($11.5m)

Civic Residential (Div. Of B+B Aust)
1992 – 1994. QUANTITY SURVEYOR/CONTRACTS ADMINISTRATOR

Moverly Green Project, Sth Coogee
Pre and Post contract work ($35m)

Paynter Dixon
1991 – FEB 1992. QUANTITY SURVEYOR/POST CONTRACT DEPARTMENT

Rider Levett Bucknall
1985 - 1991 QUANTITY SURVEYOR







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CHRISTOPHER AHERN. COMMERCIAL DIRECTOR.

Christopher has in excess of 18 years construction & development industry experience both in Australia and the United Kingdom. Trained and qualified as a professional Quantity Surveyor by the leading international firm Rider Levett Bucknall he has strong groundings in cost and value management. Since 1997 Christopher has worked in various roles for leading construction companies including Multiplex, Canary Wharf Contractors (UK) and Interior Exterior (UK) on projects up to $200m in value. Joining Ganellen in 2005 he reunites his professional relationship with Peter and Mario which has been in existence for over 12 years. Christopher has unique International experience with the worlds leading construction companies and he brings that knowledge gain to the commercial direction of Ganellen's business.

TECHNICAL QUALIFICATIONS

Bachelor of Building (CE) (Hons),
University of Technology, Sydney, 1996.
Harvard Business School GMP, 2011.

POSITIONS

Ganellen Pty Ltd
2010 - PRESENT. COMMERCIAL DIRECTOR
2006 - 2010. COMMERCIAL MANAGER

2005 - 2006. PROJECT/CONTRACTS MANAGER

Responsible for client relationships, procurement, estimating and commercial management of Ganellen's projects from inception through to head contract completion.

Lexington Corporate Stage 1 Norwest Business Park, Sydney ($39m)
Commercial, Retail and Industrial Development.

Interior Exterior (London, UK)
2003-2005. COST MANAGER

Wandsworth Riverside Quarter ($80m) - Luxury Residential Development located on River Thames designed and constructed for international developer Frasers Property Group.

Albion Riverside, Chelsea - Located on the River Thames this Landmark premium residential development designed by Sir Norman Foster was completed in 2004 for a cost of $200m

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Canary Wharf Contractors (London, UK)
2001 – 2003. COST MANAGER

Lehman Brothers Fitout - $120m fitout of 35 storey office tower in London, UK

Multiplex Construction (NSW) Pty Ltd
1997 – 2000. CONTRACTS MANAGER

Chelsea Football Stadium New West Stand - London UK ($80m)
Warriewood Shopping Centre, Sydney ($20m)
Wondakiah Residential Development, Sydney. Luxury harbourside residential precinct over 3 Stages comprising 297 Apartments, 11 Residential buildings, 3 Heritage buildings, marina, tennis courts and water features ($115m)

Rider Levett Bucknall
1991 – 1997. QUANTITY SURVEYOR







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NICK KODOS. CONTRACTS DIRECTOR.

Nick commenced with Ganellen in 2001 after completing his cadetship with Multiplex and Construction Management degree with honours at the University of Technology, Sydney. Nick is an integral member to the business with regard to procurement, administration, negotiation, training and management. His responsibility and commitment to Ganellen's operation has extended from contracts administrator to project manager to contracts manager over the 9 years that he has been with the business. By understanding and successfully completing each role responsibility in his time with Ganellen, Nick is able to guide and mentor each team member to ensure that our first class customer service is being achieved on each and every project.

Recently graduating from the Master of Business Administration (Executive) with the AGSM, Nick offers a complete contracts and financial management role with great emphasis on streamlined decision making, cost effective planning, quality detailing through design reconciliation, and subcontractor procurement.

TECHNICAL QUALIFICATIONS

Bachelor of Building in Construction Management (Hons), University of Technology, Sydney, 2001.
Master of Business Administration, AGSM, 2006.

POSITIONS

Ganellen Pty Ltd

2010 - PRESENT. CONTRACTS DIRECTOR

General Manager of all Ganellen Divisions

2005 - 2010. CONTRACTS MANAGER

The Press Precinct, Christchurch, New Zealand ($14m)
Breakfast Point – Newbury and York Buildings ($12m)
Fraser Motorcycles, Concord ($13m)
Lexington Corporate Stage II ($27m)
Lexington Corporate Stage I ($39m)
The Mill Residences, Bondi Junction ($5m)

2003 – 2005. PROJECT MANAGER

Maroubra Central, Maroubra Junction ($36m)
Residential & Retail Development comprising
130 apartments over two towers.

2001 – 2003. CONTRACTS ADMINISTRATOR

Various projects including;
Alberta St, Surry Hills – Regent St, Chippendale –
The Anchorage, Newport – Reservoir St, Surry Hills –
Carillion Ave, Newtown

Multiplex Construction (NSW) Pty Ltd

1999 - 2001. SITE ENGINEER

King Street Wharf , Cockle Bay Stages 1 & 2 ($120m)
George Street Upgrade
Campbelltown Hospital







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CHRIS HEAP. BUSINESS DEVELOPMENT.

Chris has over 25 years experience in the property development and construction industries. He is widely experienced with expertise in major project development management, complex planning and approvals and construction management. Chris was development manager of Multiplex's King Street Wharf Project on the west of Sydney's CBD and was initially employed by them as construction manager of the Olympic Projects before progressing to a development role. He subsequently led their Olympic 'Arena' bid team and the redevelopment of harbour side Luna Park.

From 1986 to 1996 Chris worked with Bovis Lend Lease (then Civil & Civic) in roles including Construction Manager, NSW Branch and Construction Manager of Lend Lease Interiors. In his time with Lend Lease he gained experience in commercial, industrial, infrastructure, retail and health projects. He worked closely with Lend Lease Development in the origination and delivery of their business park developments at Macquarie Park and Australia Centre Homebush. Importantly he enjoys the respect of a wide network of key participants across the property industry.







TECHNICAL QUALIFICATIONS

Bachelor of Engineering in Mechanical Engineering.
University of Sydney, 1980.
Australian Graduate School of Management DPM.
University of New South Wales, 1991.

POSITIONS

Ganellen Pty Ltd **2009 - PRESENT. BUSINESS DEVELOPMENT**	Responsible for leading the Company's focus on strategic business development and relationship building with key clients, institutional and 'repeat customer' organisations.
S-Squared Corporation **2007 - 2008. DIRECTOR, PROJECTS**	Responsible for delivery of a number of unusual large span 'post tensioned steel' structures in NSW, QLD and SA. Projects included a 26m span column free office building and 68m span equestrian centre.
CRI PROJECT MANAGEMENT PTY LTD **2006 - 2007. DEVELOPMENT MANAGER**	Provided consultant project advisory services to a number of clients in NSW & QLD. Responsible for originating and managing the Cochlear / Macquarie University project, acting as development manager for Cochlear in the development of its new global headquarters on the University campus.
MEDALLIST DEVELOPMENTS **2004 - 2006. CONSTRUCTION DIRECTOR**	Responsible for delivery of high end 'lifestyle based' residential property developments in QLD, NSW & Victoria in a joint venture between Greg Norman and Macquarie Bank.
BRIDGE STREET DEVELOPMENT **2000 - 2004. GENERAL MANAGER**	Responsible for operational management of a private development company – leading an in house team across all aspects of project management, authority approvals, design, construction, sales and legal activities.
MULTIPLEX CONSTRUCTIONS **1996 - 2000. DEVELOPMENT MANAGER/ CONSTRUCTION MANAGER**	Construction Manager Multiplex Olympic Projects Bid Manager Multi Use Arena ($200m), Mercure Hotel (518 room) Development Manager – King Street Wharf ($120m D&C) Luna Park redevelopment, Cross Roads Industrial Park
LEND LEASE **1986 - 1996. BUSINESS DEVELOPMENT MANAGER / CONSTRUCTION MANAGER / SITE MANAGER / SENIOR SITE ENGINEER / SERVICES ENGINEER**	Business Development Manager - Australia Centre and Macquarie Park business park projects, servicing Lend Lease developments. Construction Manager - Civil & Civic NSW Branch – projects included Sydney International Athletic and Aquatic Centres, Mater Hospital and St. Vincent's Clinic, Macquarie Graduate School of Management, Australian Graduate School of Management, Alcatel TCC, Westpac Computer Centre, Amway HQ, Australian College of Physical Education, E.O.I., United Distillers, NSW Lotteries Computer Centre, PLC Croydon, Ace Ceramics, Newcastle Workers Club, Prospect Water Filtration Plant and others.

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DANNY KOUTOULAS. GENERAL MANAGER

Danny is the latest addition to the Ganellen family. Danny has had over ten years experience in the remedial building business, having worked with one of Sydney's most established remedial companies. Danny has extensive knowledge of the strata industry, being a committee member of the Institute of Strata Titles Management Supplier Chapter, and home owners warranty insurance. Danny is also an active member of the Australian Concrete Repair Association

Prior to entering the construction industry, Danny had accumulated extensive experience in the fields of marketing, accounting, law and government. This experience allows Danny to bring a very diverse skills set to the GN Asset Services team and contribute real value to our wide client base.

As the General Manager for GN Asset Services, Danny's aim will be to promote Ganellen's client focused approach as a real alternative to asset managers seeking remedial building solutions. Currently completing his Masters of Construction Project Management (NSW).

TECHNICAL QUALIFICATIONS

Bachelor of Economics, Sydney University, 1992.
LLB, University of Technology, 1999.
Currently enrolled in Masters Of Construction Management, UNSW.

POSITIONS

Ganellen Pty Ltd
2011 - PRESENT. GN ASSET SERVICES. GENERAL MANAGER.

One of Danny's key responsibility at Ganellen will be to implement the strategic direction of the Asset Services division by providing a "first tier" approach to the remedial market.

Kladis Building Solutions
2006 – 2011. GENERAL MANAGER
2001 – 2006. FINANCIAL CONTROLLER

Project Highlights Riley include:
17 - 21 Campsie Street, Campsie $2.2 million in remedial works
32 - 40 Gibbons Street, Camperdown, $1.9 million in remedial works
113 - 114 Arthur Street, Strathfield, $1.5 million in remedial works
Casula Powerhouse, Casula, Remedial Works > $400,000

The Hon. John Hatzistergos MLC
1999 – 2000. RESEARCH ASSISTANT/ POLICY ADVISOR

Working for a well respected member of parliament, Danny gained a wealth of experience in liaising with various government departments as well as gaining a firm understanding in government policy.







BRENDAN LOWRY. BUSINESS OPERATIONS MANAGER. GANELLEN ASSET SERVICES.

As one of the founding members of GN Asset Services, Brendan has brought with him experience in Client Relations, Project Management, Purchasing and Production Planning. As the Senior Account Manager at Riley Shelly / Spotless he was responsible for key accounts including Coles Myer, Knight Frank, SOPA and Accor Hotels with individual projects valued at up to $1m.

His area of responsibility at GN Asset Services ensures all business systems operate efficiently ensuring clients and contractors have a positive experience. Brendan has been responsible for winning and project managing a number of large building remediation projects including multi storey apartment block refurbishment projects in the government and private sectors. His strong experience in client relations management ensures the groups excellent track record and recognition of project delivery allows a strong and continuing relationship with clients.

TECHNICAL QUALIFICATIONS

Diploma – Business and Administration, Sydney Institute 2010.

POSITIONS

Ganellen Pty Ltd **2008 – PRESENT.** **BUSINESS OPERATIONS MANAGER.**	Responsible for the implementation and conduct of business operations Project Manager Poets Corner multi storey building refurbishment Estimating and Tendering response across all fields of building maintenance
Riley Shelley (Aust) Pty Ltd (now Spotless) **DECEMBER 2005 – OCTOBER 2008.** **SENIOR ACCOUNT MANAGER, NSW.**	Clients included: Coles Myer, Bunnings, Knight Frank, Centro, Accor Hotels, Toga Group (Travelodge, Medina Hotels), Royal Agricultural Society, SOPA, Scots College, Shore School, Moriah College. Painting and Building Maintenance project sizes ranging from $1,000. to $500,000. Memorable Projects: RAS – protective coatings - $350,000. Horizon Towers Strata Plan, Hornsby - painting $480,000. Various CBA building refurbishments - $200,000.
Aeropack Pty Ltd **JANUARY 2003 – SEPTEMBER 2005.** **PRODUCTION PLANNER AND KEY ACCOUNT MANAGER.**	Production planner for three aerosol and three liquid filling production lines, producing >200,000 units per week across two shifts per day, supplying to retails outlets throughout Australia. Selleys key account manager, client annual spend >$3m
Office National (Aust) Pty Ltd **JULY 2001 – JANUARY 2003.** **PURCHASING OFFICER / ACCOUNT MANAGER.**	Regional Purchasing Officer responsible for the wholesale supply of products to a range of clients.







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ANNEXURE 2 - GANELLEN MANAGEMENT SYSTEM ACCREDITATION

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MANAGEMENT SYSTEMS

Ganellen operates through an integrated management system covering Quality, Occupational Health and Safety, Environment, and Industrial Relations. Our systems are regularly reviewed and audited both internally and externally to ensure system compliance and to identify areas of continuous improvement in the delivery of our services.

Ganellen is accredited as a "Best Practice Contractor" with the NSW Government, which demonstrates that our policies, systems, and procedures have been developed and implemented to the demanding levels required by Government clients. The implementation of systems to "Best Practice Contractor" level has led to superior levels of performance across all Ganellen's projects and overall business.

Ganellen and its suppliers, subcontractors and consultants comply with National Code of Practice for the Construction Industry and the NSW Government Code of Practice for Procurement.

Quality Management System

Ganellen's quality management system covers all aspects of project delivery including tendering, design, procurement, construction and administration. Our Quality Management System is certified to AS/NZSISO 9001 – 2008.

Ganellen is committed to continuous improvement across the business and regularly monitors and audits compliance with the quality system policies and procedures.

Quality management plan can be provided on request.

Occupational Health & Safety Management System

Ganellen are committed to developing and maintaining a safe working environment for all members of the business including staff, suppliers, subcontractors and consultants.

Ganellen operates a company wide Occupational Health & Safety Management System which is independently audited on a regular basis. Each project team prepares a specific OH&S Management Plan which is tailored to the specific requirements of each project.

Our commitment to safety is demonstrated by the fact that we have successfully built construction projects exceeding $140m in value over the past five years without a single reportable incident.

Environmental Management System

Ganellen strives to achieve a high standard of environmental awareness and sensitivity by working effectively in a diverse range of environments and social settings. Ganellen recognise the importance of integrating environmental management into normal business practice and implements systems in accordance with AS/NZS ISO 14001. In particular, Ganellen's policy is to:

- Complying with applicable environmental laws and regulations and Codes of Practice and
- Guidelines
  Reducing our direct impact on the environment by managing
- environmental risk
  Applying appropriate environmental standards to our operations and to continually improve upon those standards through objective and
- targets
  To work cooperatively with
- regulators and legislators wherever we operate
  Establish a system of environmental training providing information and training to all employees on environmental policy, standards and
- procedures
  Developing Environmental Management Plans (EMPs) relating to the operation, construction and
- delivery of our services
  Monitor and report on our
- environmental performance
  Ensure that senior management and all personnel of Ganellen engage in responsible and ethical management of environmental programs.

Industrial Relations Management System

Ganellen has approached it's dealings with relevant industrial organisations with a collaborative rather than combative and adversarial approach. The results of our industrial relations approach is reflected by the fact that over projects exceeding $100m in value we have lost minimal time due to site specific industrial action.

Ganellen's site operatives currently work under a CFMEU ratified EBA. Whilst we have had the opportunity to alter our arrangement with our staff under the new laws we do not believe in altering existing agreements with employees.

On each of our projects we have a site delegate who acts as a conduit between Ganellen, the sub contractors, the project staff / labour and the relevant unions. This ensures open communication is maintained between all parties which is key in the prevention of disputes.

Ganellen has also applied it's quality management system specifically to the field of concrete repair this can be evidenced via the attached ITP relating to Ganellen's most recent concrete repair works.

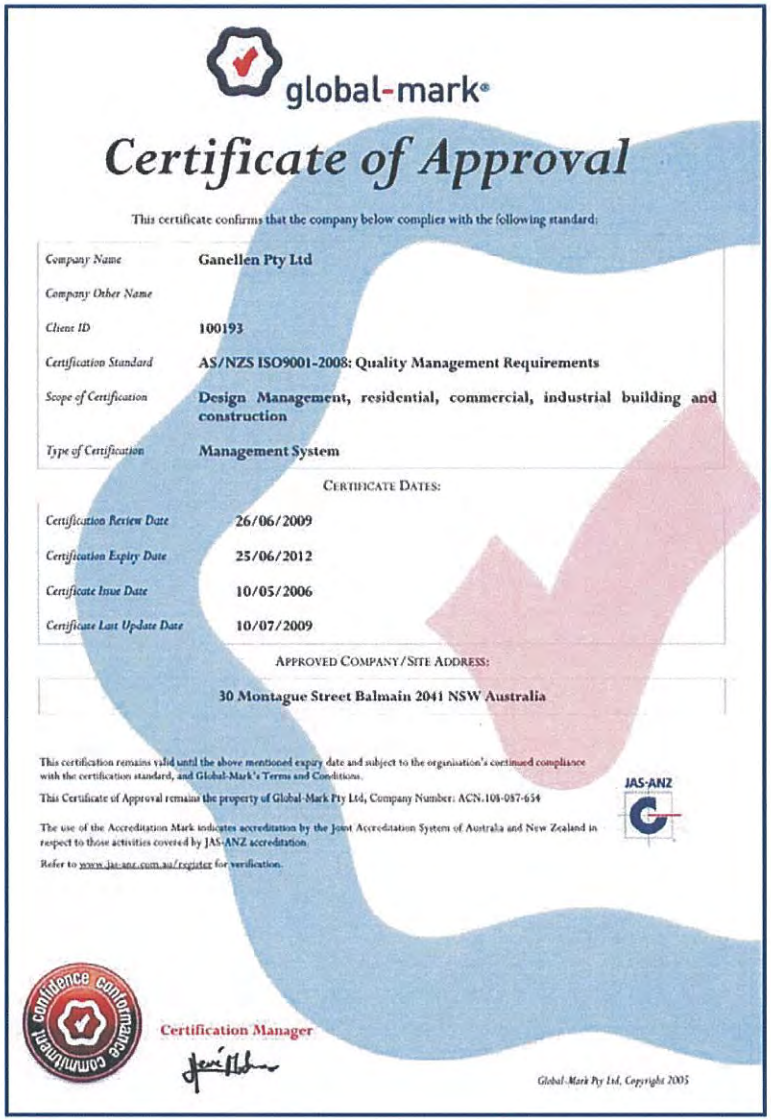








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Certificate of Approval

This certificate confirms that the company below complies with the following standard:

Company Name	**Ganellen Pty Ltd**
Company Other Name	
Client ID	**100193**
Certification Standard	**AS/NZS ISO9001-2008: Quality Management Requirements**
Scope of Certification	**Design Management, residential, commercial, industrial building and construction**
Type of Certification	**Management System**

CERTIFICATE DATES:

Certification Review Date	**26/06/2009**
Certification Expiry Date	**25/06/2012**
Certificate Issue Date	**10/05/2006**
Certificate Last Update Date	**10/07/2009**

APPROVED COMPANY/SITE ADDRESS:

30 Montague Street Balmain 2041 NSW Australia

This certification remains valid until the above mentioned expiry date and subject to the organisation's continued compliance with the certification standard, and Global-Mark's Terms and Conditions.

This Certificate of Approval remains the property of Global-Mark Pty Ltd, Company Number: ACN.108-087-654

The use of the Accreditation Mark indicates accreditation by the Joint Accreditation System of Australia and New Zealand in respect to those activities covered by JAS-ANZ accreditation.

Refer to www.jas-anz.com.au/register for verification.

JAS-ANZ

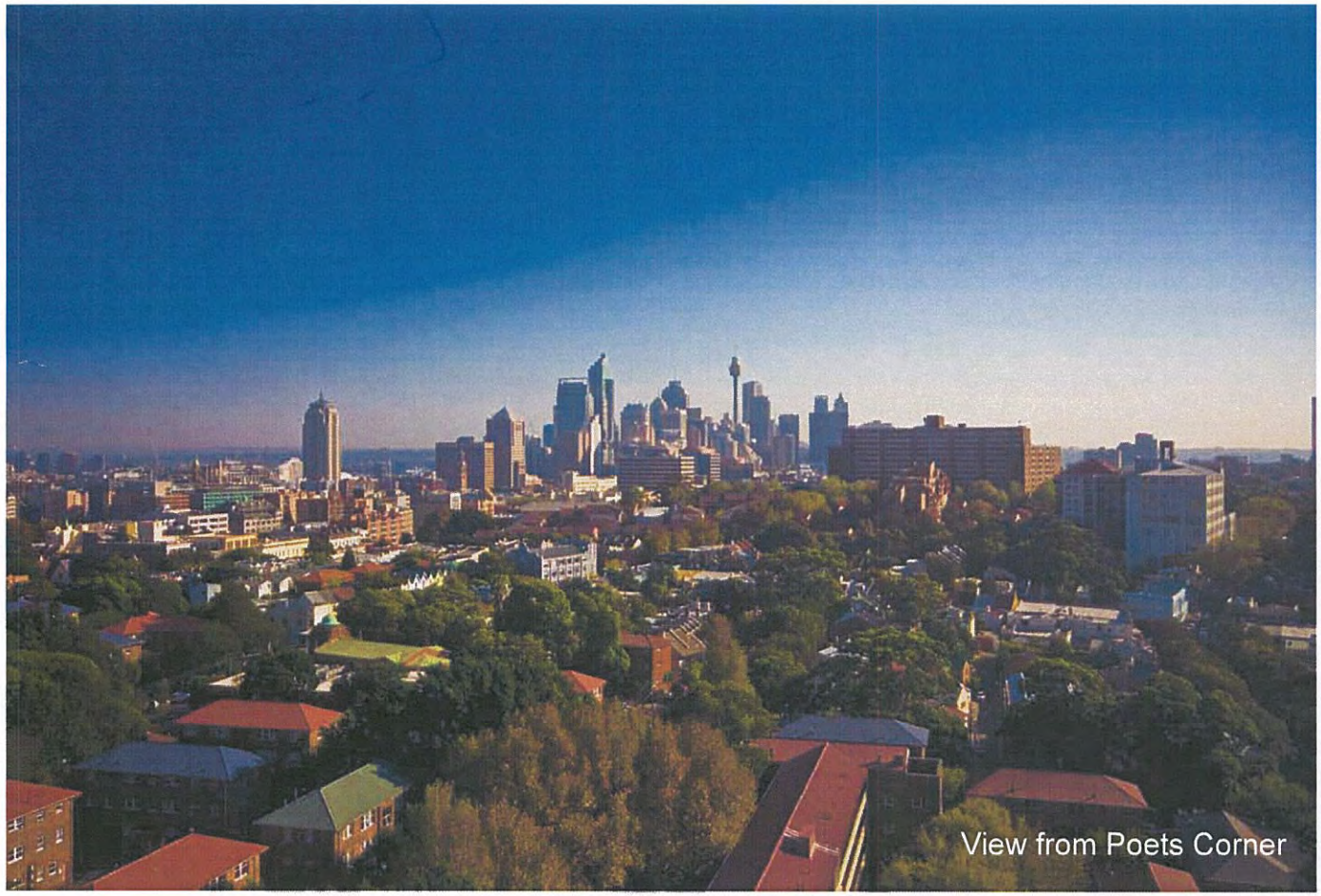
confidence conformance commitment

Certification Manager

Global-Mark Pty Ltd, Copyright 2005

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THANK YOU


View from Poets Corner

COMPANY DETAILS

For your information please find following our company details.

Trading Name:	GN Asset Services Pty Ltd
Business & Postal Address:	30 Montague St, Balmain, NSW 2041
Telephone:	+61 2 9555 2444
Facsimile:	+61 2 9555 5600
Contact Email:	assetservicesenquiries @ganellen.com
Website:	www.ganellen.com
Contact Person:	Brendan Lowry – Business Operations Manager
Mobile phone:	0403 000 351
Email:	b.lowry@ganellen.com
	Danny Koutoulas – General Manager
Mobile phone	0425 322 770
Email:	d.koutoulas@ganellen.com