JOHNSTAFF

Residential

Sector portfolio and capability

Getting the right results for social and economic infrastructure investments

Indigenous Artwork commissioned for Johnstaff by Maddy Hodgetts

Acknowledgement of Country

In the spirit of reconciliation Johnstaff acknowledges Traditional Custodians of Country throughout Australia and their connections to land, sea and community. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

Acknowledgement of gratitude to Māori

We acknowledge the indigenous tangata whenua of Aotearoa - New Zealand as the kaitiaki of the land, sea and skies. We're grateful to those who care for, nurture and protect Aotearoa for future generations, and we pay our respects to tīpuna, past, present and emerging.

E whakamānawa ana i te tangata whenua taketake o Aotearoa, ngā kaitiaki o te whenua, te moana me te rangi. Ka whakawhetaihia hoki rātou e manaaki, e tiaki nei i a Aotearoa mō ngā uri whakaheke. Ka whakarangatira hoki mātou i ngā tīpuna o nehe, o nāianei, o āpōpō.

Māori Artwork commissioned for Johnstaff by Jan McMath

Johnstaff: a team you can trust

Johnstaff is an independent Australian and New Zealand-owned consulting practice that specialises in client-side Advisory and Project Management services for the planning and implementation of infrastructure investments.

Johnstaff combines technical expertise, commercial insight and a commitment to continuous improvement, giving clients confidence in our adaptability and scalability. We deliver value across the full project lifecycle, from investment strategy and business case development through to procurement, construction, commissioning and operations.

We don't rely on off-the-shelf solutions. Instead, we work closely with clients to understand their business imperatives and identify the best path forward before moving to technical delivery.

By aligning infrastructure investment with your broader business needs, we help maximise operational efficiency, productivity and enterprise value, often by optimising existing assets before committing to new ones.

Our team is professional, genuine and practical. We think differently, using data and insight to uncover smarter solutions, and we'll challenge the status quo if there's a better way to achieve your goals with greater efficiency across cost, time and quality.

A collaborative team of professionals, with an approach that:

- **Listens to your needs and objectives**: we analyse all relevant information and bring together team members to design and implement solutions
- **Is collaborative:** we will be part of your team, we'll care about the project like you do and we'll share what we know to get the right results
- **Is focused on the business issue:** rather than simply accepting capital investment as a solution, we look at the issues and options to work with you to meet your objectives best – then, and only then, do we work together to start developing the operational redesign, outsourcing or other technical solutions, and
- **Is genuine, professional and unpretentious:** we're easy to work with and we're also able to work as part of a team to challenge conventional thinking if we think there is a better way to meet your goals.

Johnstaff at a glance

32b+
projects underway

$160b+
project value delivered

300+
professionals

1600+
infrastructure projects delivered

35+
years of expertise

Our goal is simple: to help Australian and New Zealand clients achieve the best solution for their business or infrastructure needs.

As a privately owned, employee-operated organisation across Australia and New Zealand, our team brings over three decades of experience in strategising, planning and delivering infrastructure investments.

We combine high-quality advisory services with effective project management, working closely with clients to achieve successful project outcomes.

From specialised technical services to full lifecycle delivery, Johnstaff provides flexible support tailored to each project's needs.

Our integrated teams see the big picture across every stage of infrastructure projects.

Cover and This Page: The Quarters, NSW

Project management

Project and program management of infrastructure investments is at the core of our business, it's who we are and what we do best..

At Johnstaff, we prioritise teamwork and enable everyone to deliver on their role. We act with considered urgency, stay responsive to change, and have the confidence to recommend new directions when needed. Above all, we work efficiently and collaboratively to achieve results while building strong, lasting relationships.

Our client-side project management services combine proactive risk management with proven methodologies to protect time, cost and quality outcomes. Whether delivering entire projects or specific lifecycle stages, we focus on achieving outcomes, executing your vision on time, on brief and on budget across a range of industries.

Our services include:

- Masterplan and Feasibility Study Management
- Management of Authority Approvals
- Board and Governance Reporting
- Procurement (Consultants and Building Contractors)
- Contract, Tendering, Assessment and Award
- Project Brief Development
- Design Management
- Business Continuity Risk Assessment and Mitigation
- Project Controls and Reporting
- Project Planning/Scheduling
- Quality Assurance & Risk Management
- Contract Administration
- Superintendent / Principals Engineer Services
- Independent Certification & Verification
- Project Commissioning & Handover
- Tenancy Coordination
- Asset renewal and maintenance works
- Program / Project Management Offices
- Embedded project resourcing (Owners representatives / PMO resourcing)
- Project Recovery

Advisory

Our advisory team provides strategic and transaction services across the full infrastructure project lifecycle.

Our advice is grounded in real delivery experience. Having established, procured and delivered some of Australia and New Zealand's largest infrastructure projects, we tailor our advisory services to help clients set their investments up for success.

Johnstaff's advisory specialists offer timely, targeted support at critical stages of an asset's development or investment lifecycle. Through our integrated services, we partner with clients on portfolios, programs and complex or distressed projects, delivering specialised expertise that strengthens internal capability and outcomes.

Our services include:

- Specialist Programming and Time Management;
- Procurement Options Analysis and Market Sounding / Intel;
- Business and Investment Cases (including financial and economic analysis);
- PPP Transaction Leadership, Advisory and Project Directorship;
- Strategic Infrastructure Planning and Review;
- Technical Solutions Reviews and Value Engineering Reviews;
- Operational Readiness and Commissioning;
- Quality Assurance and Risk Management;
- Gateway Assurance, Project Governance and Specialist Reviews; and
- Project Recovery Strategy and Contractor Claims Analysis.

Urbanest, NSW

Creating places to live, learn and thrive

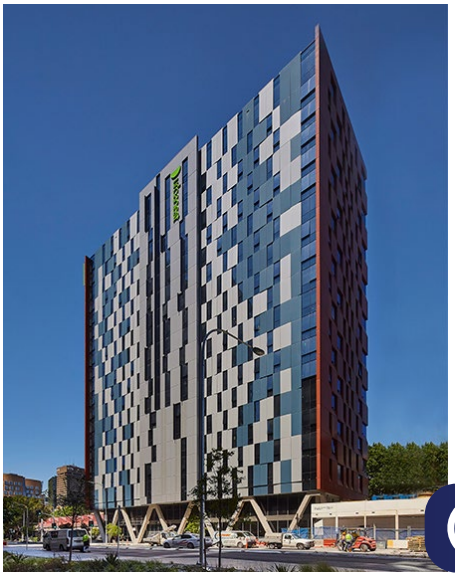
From boutique residential developments and luxury retirement communities to large-scale mixed-use precincts and student accommodation, our team has helped shape some of Australasia's most significant residential projects. With experience spanning more than 15,000 dwellings and 6,000 student accommodation beds, we provide strategic advice and project leadership across the entire development lifecycle.

We understand that successful residential developments must balance commercial outcomes, design excellence and community value. Our experience includes multi-residential, build-to-rent, retirement living, student accommodation, mixed-use developments and urban renewal projects, delivered across metropolitan, regional and complex constrained sites.

From feasibility and due diligence through to planning approvals, procurement, design management and project delivery, we work closely with clients to unlock development potential, manage risk and create places that enhance how people live, learn and connect.

15,000
homes

6,000
student beds



Urbanest, Darling Square

Urbanest | Darling Harbour, NSW | $140m

The Urbanest Darling Harbour Student Accommodation development delivered Australia's first fully catered high-rise student accommodation precinct, providing 1,300 beds across two residential towers within Sydney's Darling Harbour precinct. Johnstaff provided end-to-end Project Management services from project initiation through to commissioning and handover, including management of critical development and transport authority agreements. The project required complex stakeholder coordination, interface management and early contractor involvement to address significant site constraints and programme requirements. Our team successfully managed approvals, procurement and risk, enabling delivery within budget and in line with academic occupancy deadlines.

1,300 student beds delivered in Darling Harbour

The Quarters

Seventh Day Adventist Church | Wahroonga, NSW | $90m

The Quarters delivered 186 student and key worker apartments, providing modern on-site accommodation and supporting workforce needs across the hospital campus. Johnstaff provided end-to-end Project Management services for the planning, design, procurement and delivery of the residential precinct, including student accommodation, key worker housing and associated infrastructure. The project required careful coordination of planning approvals, standardisation of design elements and development of flexible servicing solutions to support future adaptability. Our team managed the project through a Design and Construct delivery model, enabling efficient delivery and long-term value for the client.

186 homes supporting healthcare student and workforce accommodation

Deakin Geelong Waterfront Student Accommodation

Deakin University | Geelong, VIC | $56m

Geelong Waterfront Student Accommodation delivered a 12-storey purpose-built facility providing 410 student beds at Deakin University's waterfront campus, helping address growing demand for accommodation in the region. Johnstaff provided Contract Administration services, working closely with Deakin University to manage procurement, tender documentation and delivery under a novated Design and Construct model. The project required a carefully planned staged completion strategy to enable occupation in line with the academic calendar while managing construction activities on a busy university campus. Our team maintained strict programme, cost and contract controls, delivering the project on time and under budget.

410 student beds delivered on time and budget

The Spire

Uniting Church | Burwood, NSW | $200m

The Burwood Mixed-Use Development is a landmark urban renewal project combining residential, student accommodation, childcare, commercial, retail and community facilities within the heart of Burwood. Johnstaff provided Project Directorship services from feasibility and business case development through concept design, schematic design and Stage 1 Development Approval. The project required the resolution of complex planning and heritage challenges while balancing diverse stakeholder requirements and maintaining commercial feasibility. Our team successfully guided the project through approval processes, aligned the design with the client's vision and created a viable platform for future development opportunities.

Balancing community, housing and commercial development outcomes

The Gordon Apartments

Uniting Church | Paddington, NSW | $20m

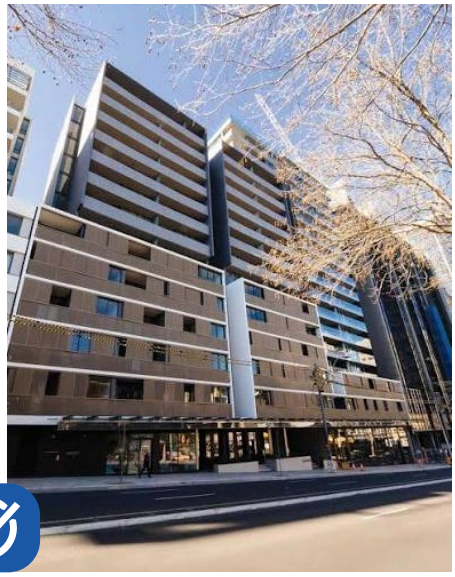
The Gordon Apartments is a mixed-use residential development comprising 19 apartments, ground-floor retail space and two levels of basement parking, contributing to housing supply and activation within the local community. Johnstaff provided due diligence services to Uniting Financial Services, supporting the assessment of the project's feasibility and investment case. Our team delivered strategic insights to inform decision-making and help evaluate the project's commercial viability and development potential.

Provided due diligence supporting informed investment decisions

Lucent

Greenland | North Sydney, NSW | $68m

Lucent is a premium multi-residential development comprising 211 apartments across 17 levels, offering a mix of one, two and three-bedroom residences with resort-style amenities, ground-floor residential facilities and six levels of basement parking. Johnstaff provided Project Management and Superintendent services, supporting the successful delivery of this high-quality residential development. The project required careful coordination across design, construction and stakeholder interfaces to achieve the desired quality, programme and commercial outcomes. Our team provided strong project leadership and contract administration throughout delivery, helping realise a landmark residential development.



211 apartments delivered in a premium residential development

Omnia

Greenland | Potts Point, NSW | $80m

Omnia is a landmark adaptive reuse development that transformed an 18-storey hotel into 133 luxury apartments, complemented by retained retail, a new supermarket, specialty retail spaces and basement parking. Johnstaff provided Advisory and Project Management services, supporting the planning and delivery of this complex urban renewal project. The redevelopment required innovative engineering solutions to overcome structural constraints, integrate modern building services and deliver works above the operational Kings Cross railway station. Our team coordinated stakeholders and project requirements to support the successful transformation of a constrained 1960s building into a premium residential destination.

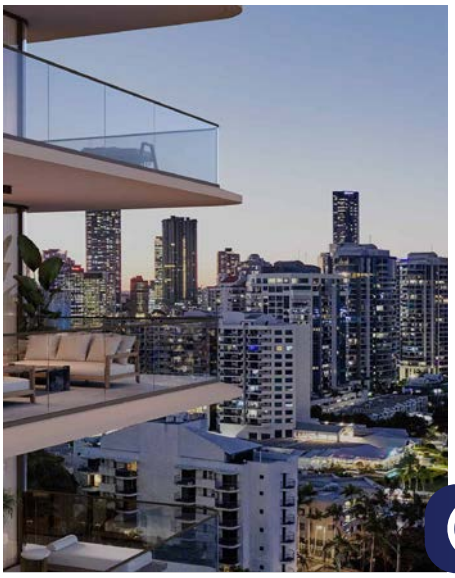
133 luxury apartments delivered through adaptive reuse

Seaview Apartments

R&G Creations | Mollymook, NSW | $30m

The Seaview Apartments development will deliver 28 contemporary residential apartments in Mollymook, complemented by shared resident amenities and basement parking. Johnstaff is providing Project Management services throughout the tender documentation, contractor procurement and delivery phases of the project. The development requires careful coordination of procurement, programme and delivery activities to support successful project outcomes. Our team is providing strategic project leadership and contract management to facilitate efficient delivery and quality residential living.

28 new homes enhancing coastal residential living



Riverhouse

Fortis | Kangaroo Point, QLD

River House is an exclusive luxury residential development at Kangaroo Point, comprising fourteen full-floor apartments with uninterrupted north-east riverfront views. Johnstaff is providing Project Management and Superintendent services, supporting the successful delivery of this premium multi-residential project. The development requires a high level of coordination and oversight to achieve the design quality, programme and construction outcomes expected of a landmark residential address. Our team provides strategic project leadership and contract administration, helping deliver a distinctive waterfront living experience.

Fourteen luxury residences redefining Brisbane riverfront living

JOHNSTAFF

Adelaide Tarndanya | Auckland Tāmaki Makaurau | Brisbane Meanjin | Christchurch Ōtautahi | Hobart Nipaluna | Melbourne Naarm | Perth Boorlo | Sydney Gadigal | Wellington Te Whanganui -a-tara

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