



CAPABILITY STATEMENT 2026



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WHO WE ARE

From humble beginnings, DevSec was established to close the gap in Australia's Concierge and Security industries.

Forward focused, we pride ourselves on providing tangible specialised services to our valued clients.

With a firm understanding of how security & concierge services should be delivered in 21st Century, our solutions are built around reliability, analytics and cost savings.

If there is any business you can trust with representing and protecting your assets, its DevSec.



STRATEGY IN SERVICE

OVERVIEW OF THE DEVSEC PROCESS



SERVICE IS WHAT WE DO

We are a specialist service provider. We know the security & concierge industries inside and out and use this knowledge to provide you with the premium Services you deserve



CONCEPT TO COMPLETION

Our in-house team of experts in security & concierge will take care of your assets day and night 365 days of the year so that you can focus on what is most important to you



INVESTED IN YOUR SUCCESS

We take great pride in our work, from the one off alarm callout to managing lobby activations or even large scale security personnel requirements.
We back ourselves and our products giving you peace of mind that we are invested in your success



STRATEGY IN SERVICE

OVERVIEW OF THE DEVSEC PROCESS



HONEST PRICING

We work to an honest pricing system ensuring your quotes include everything to get the job done. With no hidden costs



QUALITY CONTROL

All our products are sourced from the highest quality suppliers, and we guarantee everything that is installed both in performance and longevity



COUNT ON US

With a combined experience of over 50 years, you could say we know a thing or two about the security and concierge industries. Our highly experienced team have enhanced the security and tenant retention of numerous assets





Concierge Services

Immaculately presented, expertly trained, and approachable our people are the perfect fit for modern precincts.



We Do Concierge The Right Way



01

We partner with you in placing the right Concierge in your foyer. Let us find your perfect match.

02

Security and risk trained personnel giving you piece of mind knowing that your building is in safe hands.

03

Activations are our specialty. Your building will sing when our activations team are on the job.

Tenant Engagement

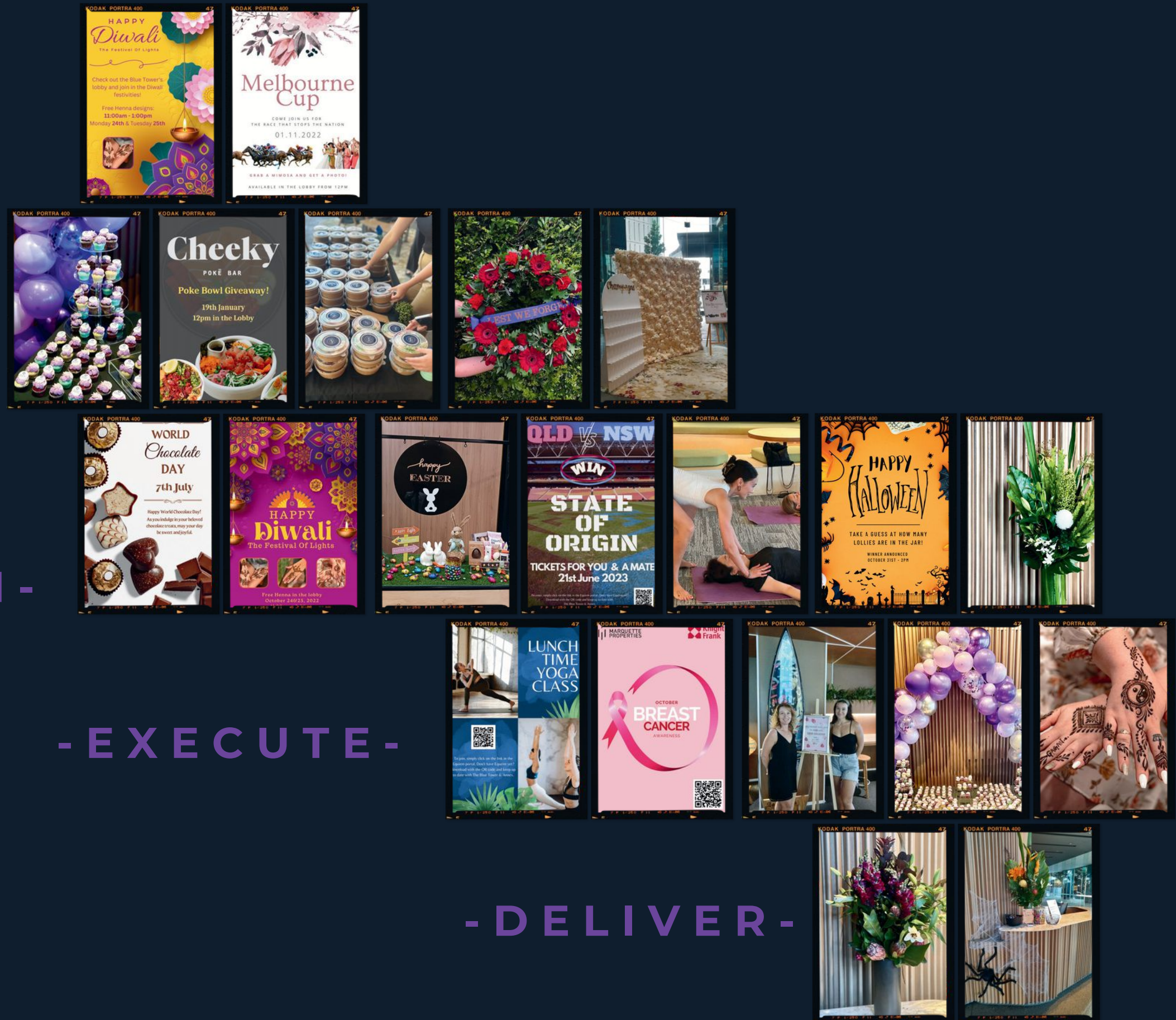
Let our activations team take your tenant engagements to the next level.

No matter the budget our team will deliver an exceptional experience for your tenants, increasing retention rates and attracting new tenants.

- PLAN -

- EXECUTE -

- DELIVER -





Corporate Security

Professional, vigilant, and highly trained, our Security Officers bring a reassuring presence and polished image to every precinct we protect.





At DevSec, we provide professional Security Officers who combine strong security awareness with customer service, presentation, and operational professionalism.

We support commercial office towers, mixed use precincts, retail, education, industrial, and corporate environments with services including static guarding, concierge security, mobile patrols, loading dock operations, after hours response, and 24/7 site coverage.

Our approach combines experienced personnel with modern technology and structured operational management. Through live reporting, patrol tracking, incident analytics, and real time oversight, we deliver greater accountability, visibility, and peace of mind for our clients.

DevSec focuses on proactive risk mitigation, strong site engagement, and consistent service delivery. Our officers are well trained, well presented, and supported by hands on leadership teams who understand the importance of protecting both assets and client reputation.

While proudly Queensland based, DevSec can mobilise and support national portfolios across Australia, delivering consistent service standards and operational oversight wherever our clients require us.

Effective Security Solutions





Mobile Patrol Services

Making a difference in your local community,
using the latest in security technology to
deliver our unrivalled service.

We are here to serve you.





Our dependable Asset Protection Services - Mobile Patrols Division is an invaluable layer of protection that all properties need. A complete service for all security issues to eliminate threats to your assets and provide risk mitigation around the clock.

We provide the best possible service in Australia. We deliver a services that is trackable and monitored by both Management Teams and DevSec's Operation Centre.

You will receive instant live reporting with photographic imagery and detailed reporting information, as well as weekly service reports.

✓ Internal ✓ External ✓ Intermediate ✓ Welfare



Electronic Security

We are your resident experts in digital security. With a strong focus on innovation we pride ourselves on knowing the latest tech in the security market.

Let us help you find the product of your dreams, and your budget.





Large format property spaces are highly active environments and we design our electronic security systems to perform with this in mind.

We design your security solutions with integrity and aim to fit to your project timeline.

Timeline

Methods

Limitations

Budgets

With more than 50 Year's combined practical experience working in the security industry, we know how electronic security installations go and will keep your project on track.

We provide designs at varying levels of involvement, from schematic and sketch design to complete detail sets for all project stages.

We can co-ordinate with project management and builders, provide detailed pricing and tender sets for procurement and development, along with complete detail sets and final construction as-builds



Our Team's Winning Data

DevSec has been successful in winning and retaining Concierge and Security services to a number of Premium, A & B grade assets within Australia.

90%

CLIENT AND STAFF RETENTION

100%

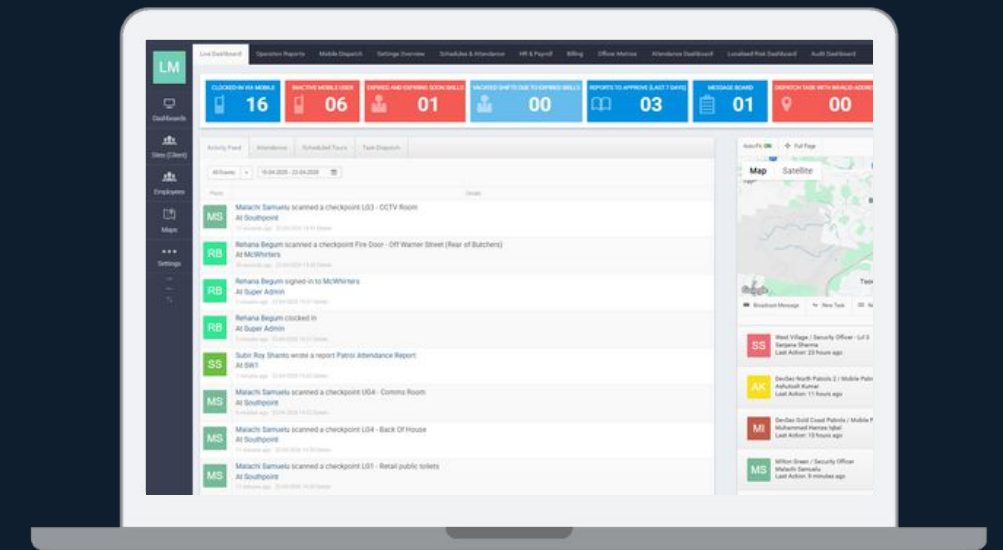
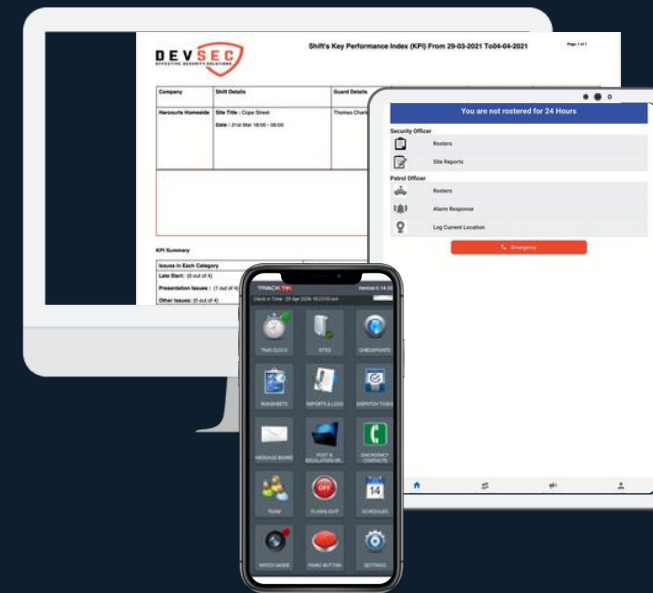
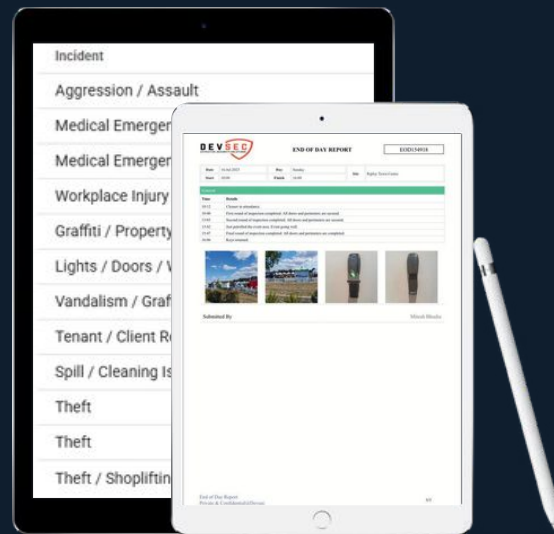
KEY PERFORMANCE INDICATORS
ACHIEVED MONTHLY

100%

ACTIVATIONS COMPLETED SUCCESSFULLY



Next Level Reporting



Real Time Visibility Across Every Site

DevSec utilises TrackTik, an industry leading workforce management and operational reporting platform that provides real time visibility across all sites, shifts, incidents, patrols, and compliance activities.

Accessible via desktop and mobile, the platform gives clients, management, concierge teams, and Security Officers immediate access to critical operational information at any time.

Smarter Reporting. Better Accountability.

Our reporting ecosystem is designed to deliver more than basic incident logs. Through TrackTik, DevSec provides live operational insight including:

- Incident reporting and analytics
- Patrol tracking and checkpoint compliance
- Welfare checks and lone worker monitoring
- Live roster management and attendance tracking
- KPI measurement and performance reporting
- Client accessible dashboards and operational transparency
- Site specific reporting and trend analysis

Technology Driven Service Delivery

By combining structured operations with technology, DevSec delivers greater accountability, faster response times, improved compliance, and data driven decision making across every asset we protect.

This allows our clients to move beyond reactive security and into proactive operational risk management.



DevSec AI

DevSec AI is our internally driven operational intelligence initiative focused on improving response times, reporting quality, analytics, and client visibility across every asset we protect.

By integrating AI assisted workflows into daily operations, DevSec is able to enhance incident management, identify operational trends, support faster decision making, and reduce administrative delays across the business.

Our AI initiatives support both operational teams and clients through smarter reporting, improved oversight, and increased accountability.

Next Level AI



TRACKTIK ANALYTICS

Through TrackTik, DevSec delivers live operational visibility across patrols, incidents, welfare checks, KPI compliance, attendance tracking, and site activity.

Combined with AI assisted analytics and reporting, the platform allows our management team to identify patterns, monitor performance, and proactively respond to operational risks before they escalate.

Accessible via desktop and mobile, the system provides clients and management with real time operational transparency across all sites.



INTEGRATED BUSINESS SYSTEMS

DevSec utilises integrated platforms including TrackTik, Employment Hero, simPRO, SafetyCulture, and cloud based operational systems to streamline workforce management, onboarding, compliance, reporting, and service delivery across every site.

This connected technology ecosystem improves accountability, operational visibility, mobilisation capability, and consistency across the portfolios we manage.

Accreditation.

DevSec has management systems in accordance with the following standards.

- ISO 9001:2015 Quality Management Systems ISO
- 14001:2015 Environmental Management Systems ISO
- 45001:2018 Occupational Health & Safety Systems

We take what we do seriously and are always looking for new ways to improve as a service provider.

DevSec is proud to demonstrate our management capabilities to current clients and prospective clients through our qualification with CM3, ASIAL, Complyflow & Rapid Global. Each assessment is completed on an annual basis to ensure DevSec has the correct insurances, licenses and systems in effect. Some of these assessments are completed by third parties such as Greencap, one of Australia's leading specialists in health and safety risk management.



Community.

We believe in more than just exceptional service; we are committed to actively engaging with our community and giving back in meaningful ways. We understand that our role extends beyond the corporate realm, and as a responsible service provider, we are dedicated to making a positive impact.

Here's how we do it:

1. Local Sports Sponsorship: We proudly sponsors the Brisbane Capitals, a local sports team. By supporting these young athletes, we aim to encourage and promote the growth of sports in our community. We believe that fostering a love for sports not only enhances physical well-being but also instills important values like teamwork, discipline, and determination.

2. Charitable Contributions: We are deeply committed to helping those in need, and we do so by contributing to charities such as the Starlight Children's Foundation, Micah Projects, and the Cancer Council. These organisations work tirelessly to provide support, care, and opportunities for those facing various challenges. Our donations are our way of standing with them and amplifying their impact in the community.

3. Supporting Local Suppliers: We understand the importance of local businesses in our community. We actively sources from local suppliers, helping boost the local economy and fostering strong relationships with nearby businesses. By buying local, we promote sustainability and create a cycle of mutual support. At DevSec, we are driven by the belief that corporate success should be a catalyst for positive change in our community. Our engagement with the Brisbane Capitals, donations to worthy causes, and support for local suppliers are just a few of the ways we strive to make a meaningful difference. We are proud to be a part of a community that we both support and celebrate, and we remain dedicated to these values in everything we do.



Commitment.

We take pride in our commitment to cultural awareness and respect for the local indigenous communities in the areas we serve. As a security and concierge provider, we believe that our success is intricately linked to the well-being and vibrant heritage of the communities we operate in. We recognise the significance of acknowledging the Traditional Owners of the land where we provide our services and pay our deepest respects to their enduring cultures and profound connection to the land. It is in this spirit of respect that we have integrated indigenous awareness and engagement into our business ethos.

At DevSec, our dedication to cultural awareness goes beyond mere symbolism. We actively seek to foster relationships with local indigenous communities, knowing that their perspectives and contributions are invaluable. We are committed to listening, learning, and collaborating to ensure that our services not only provide security and concierge solutions but also uphold and celebrate the diverse cultural fabric of the regions we serve. While we may not have a formal reconciliation action plan in place yet, our intent is clear: we aspire to work hand-in-hand with indigenous communities and stakeholders to develop a meaningful plan that reflects our genuine commitment to reconciliation.

As we embark on this journey, we will continuously strive to increase our understanding, support economic empowerment, and engage in initiatives that create positive and lasting change.

DevSec is unwavering in its resolve to be a culturally aware business, always seeking opportunities to build stronger relationships, foster inclusivity, and contribute to the ongoing reconciliation efforts.

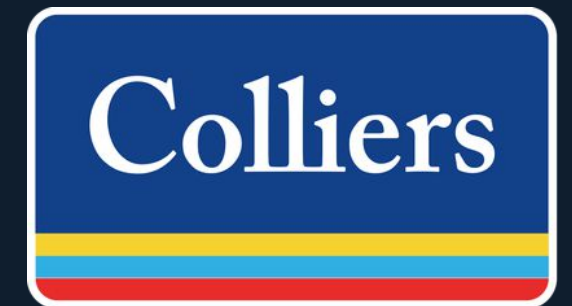
We invite all to join us in this endeavor, and together, we can create a future that respects, celebrates, and honors the rich cultural diversity of our communities.



Our Clients.



SEKISUI HOUSE



Centuria



Sectors.



Healthcare



Education



Commercial



Industrial



Retail



Strata



Residential

T h e D e v S e c D i f f e r e n c e

✓ One Point of Contact

✓ Project Managment

✓ Master Planning

✓ Cost Optimisation

✓ Enhanced Customer Service

Experience.



No1 ANZAC Square

No1 ANZAC Square is a portfolio of three office buildings with over 52,000sqm NLA on a 5,500sqm site centrally located in the Brisbane CBD. Three office buildings on a single title with a shared ground floor lobby and basement car parking.

DevSec provides:

- Corporate Concierge
- Activation Services



West Village Precinct

West Village is a mixed-use precinct comprising 6 residential towers, 1 commercial office building, and over 16,000sqm of retail across a 26,000sqm site, featuring heritage buildings, activated laneways, public green spaces, and shared basement parking.

DevSec provides:

- Guarding and Patrols
- Let In / Let Out Service
- Electronic Security Services



Experience.



Southpoint

Southpoint is a transit-oriented mixed-use precinct comprising 3 x towers: 413 x residential apartments, 1 x Emporium boutique hotel and 1 x commercial office tower plus 4,500sqm retail on an 8.6-ha site in South Bank.

DevSec provides:

- Concierge and Activation Services

KFC

Collins Foods' Australian portfolio comprises 279 x KFC and 27 x Taco Bell restaurants across all mainland states, featuring drive-thru, dine-in and digital formats, with centralised operations and built to Yum! Brands' QSR standards.

DevSec provides:

- Guarding and Patrols
- Let In / Let Out Service
- Electronic Security Services



Experience.



Milton Green

Milton Green is a commercial precinct comprising 6 x office buildings, ~1,010sqm retail and on-site amenities across a 40,500sqm site, set within a landscaped riverside environment two kilometres from Brisbane CBD.

DevSec provides:

- Corporate Security
- Mobile Patrols

Montague Markets

Montague Markets is a mixed-use precinct featuring 2 x residential towers (181 apartments), 16 x retail tenancies including Woolworths/BWS, 446sqm office, and podium amenities on a 10,591sqm site in West End.

DevSec provides:

- Corporate Security
- Mobile Patrols



Experience.



Mobo Co

MOBO is a mixed-use commercial and retail precinct located in South Brisbane, featuring premium office accommodation, hospitality and retail offerings, activated public spaces, and secure parking facilities within a high-traffic urban environment.

DevSec provides:

- Corporate Concierge
- Activation Services
- Mobile Patrols
- Electronic Security Services

120 Edward

120 Edward St is a premium commercial office tower located within Brisbane CBD, featuring corporate office accommodation, ground floor retail activation, tenant end-of-trip facilities, and secure access management within a high-profile business precinct.

DevSec provides:

- Corporate Security
- Mobile Patrols



Experience.



100 Skyring Terrace

100 Skyring Terrace is a premium commercial office asset located within the Gasworks precinct at Newstead, featuring high-end office accommodation, ground floor retail activation, secure basement parking, and premium end-of-trip facilities within one of Brisbane's most active mixed-use business hubs.

DevSec provides:

- Corporate Concierge
- Electronic Security

205 North Quay

205 North Quay is a transit-oriented commercial precinct featuring a 38-storey A-Grade office tower with ~43,700sqm NLA, ~200sqm retail, a ground-level plaza, wellness floor with pool and auditorium, and 116 basement car parks on a ~3,000sqm riverfront site in Brisbane's CBD.

DevSec provides:

- Corporate Security
- Concierge & Activation Services
- Mobile Patrols



Experience.



300 Adelaide Street

The highest quality refurbished office tower on Adelaide Street .300 Adelaide is a premium grade asset that provides an unprecedented level of convenience and an array of lifestyle pleasures.

DevSec provides:

- Mobile Patrols
- Corporate Concierge
- Activation Services



Breakfast Creek Lifestyle Precinct

Breakfast Creek Lifestyle Precinct is fast becoming the epicentre of style and innovation, designed to combine lifestyle and luxury within dynamic spaces that offer an array of experiences of unrivalled quality and service.

DevSec provides:

- Corporate Security
- Mobile Patrols
- Concierge & Activation Services



Partners.



Our Core Values.



- D** - Diverse and Inclusive. Success doesn't come from the mind of one but the minds of many.
- E** - Efficient. Focus on the best outcome for our client and all else will follow.
- V** - Value-centric. Always strive for the very best quality in all that we do for our clients.
- S** - Service. We wouldn't be here if not for our clients, give them the service they deserve.
- E** - Empower. Lift up your team mates and together we can achieve anything.
- C** - Constant Improvement. Grow 1% every day as a person and as a professional



Get in Touch With Us



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