



# BUILDING A SHARED VISION

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[GDEVELOPMENTS.COM.AU](http://GDEVELOPMENTS.COM.AU)

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## OUR PHILOSOPHIES

G Developments is a leading builder of quality new homes in the most desirable real estate markets across Australia. Our homes demonstrate a commitment to customers by showcasing outstanding new home construction and a dedication to excellence in home building.

One of the things that sets G Developments apart is our amazing range of unique, eye-catching designs that suit your needs, budget and block.

We source the most innovative energy-efficient materials from around the country, providing you with a real value for money. Low maintenance and high resale value are also benefits of building your home with us.

The passion we have for our work shows in the finished product, but of equal value is what isn't seen – the detailed planning that goes into each of our homes before they actually begin and during construction. Our homes feature thousands of dollars in inclusions, including the latest technology and smart efficiencies. It's all to ensure that every buyer gets the best value in every purchase.

We are a company that lives by our values. We strive to create an exceptional experience for every relationship and every interaction, and we believe in making a positive difference wherever we do business. For almost a decade, home buyers have confidently depended on G Developments when they decide to invest in their future. We look forward to being a part of one of your life's most important milestones now and for years to come.



**“ As our motto ‘building a shared vision’ represents, we want you to realise your vision through us.”**



“We have seen the demand for investment house and land packages skyrocket over the few years”



# ABOUT US

*We pride ourselves on customer service and excellent quality that sees house and land packages sourced with the qualities required for:*

**Capital Growth • Return • Sustainability**



The combination of our desire to satisfy each and every one of our clients and our ability to take the obstacles and guesswork out of building your dream home puts GDevelopments at the leading edge of affordable housing trends. Everyone of our homes benefits from dealing with one of Queensland's top ten Development and Construction Companies with a proven track record of excellence in both design and construction.

Through G Developments experience in house construction, we are able to simplify the building process and provide piece of mind to your venture. G Developments has developed strong affiliations with leading suppliers and are able to deliver a cost effective product with top quality inclusions.

At G Developments, we want you to realise your vision through us. We operate in Queensland and New South Wales with our head office based on the Gold Coast.

G Developments have strategically chosen these states as being some of the fastest growing regions in Australia.

Our passion for quality, commitment and teamwork is the contributing factor as to why we continue to succeed in developing new markets. We have seen the demand for investment house and land packages skyrocket over the past few years and have grown with the same strength and force through satisfying that demand for our customers.

**G Developments offers points of solution and convenience that are unsurpassed by other businesses in the same industry. These include:**

- Affordable new homes;
- Cost effective investment homes;
- A guaranteed 16 week construction period\*;
- Excellent quality inclusions;
- Fixed price contracts;
- A 6 year structural Warranty;
- Quality assurance construction methods;
- Engineering, Council and Certifiers inspections;
- Full turn key;
- Split level construction.



GDevelopments was created to provide a complete solution for those interested in investing in residential property. We enjoy an enviable reputation for value, high quality, and superior build time-frames, clearly evidenced by a legacy of successful developments and satisfied clients. Since its inception in 2005, over 3,500 families have chosen G Developments to build their investment property.

That's more than just a number - it is a statement of trust from each of those investors who have chosen us to deliver the quality home they deserve and the quality lifestyle they desire. G Developments has completed homes worth in total over \$180 million, and currently has in excess of 180 homes in progress at any given time.

As one of Australia's leading homebuilders, G Developments ensures access to experienced, qualified local tradespeople to construct your home. We are also continually looking for innovative designs and products to ensure our homes are modern, stylish and convenient.

Both the benefits of our purchasing power and our proven processes are passed on to you. With both national buying power and local expertise, we're able to source superior products at lower prices and include them as standard features, representing the best value to you, our client.

# ABOUT GDEV CEO

The significant growth and development of G Developments is due in no small part to Garrick Bull, our Managing Director and his enviable track record within the industry.

Garrick's highly experienced management team oversee a large group of professional architects, project managers, supervisors, quality controllers and interior designers.

They are not only highly experienced, but also highly qualified, thus ensuring confidence and peace of mind – before, during and after construction.

The team at G Developments are trained to be constantly alert to the ever-changing demands of today's discerning home buyers and investors. They respect the surrounding environment and strive to enhance the communities in which they work. Whether on-site or back in the office, they bring integrity, inspiration, and commitment to everything they do. With many having been with the organisation from its inception, consistent and timely delivery, value for money and a uniquely flexible approach is assured.

GARRICK BULL | Managing Director

**Our mission is to build;** On time • On budget • With minimal fuss.







With proven experience and capability to deliver projects beyond client expectation G Developments are proudly building a shared vision.

Our process driven approach skilfully balances traditional values and experience with a flexible, creative and modern attitude to design and construction.

Our in-depth understanding of the market allows us to offer and deliver a complete raft of project solutions, from development approvals to concept and design, through to project management and construction.

The delivery of a high quality living outcome for each one of our many clients is our priority. We achieve this by simply following the principles of ongoing communication, which includes absolute and complete transparency on workflow and all activities at every point in the development and construction process.

Our rigorous safety processes have also earned us an unblemished reputation for safety across our many successful construction projects.

## BUILDING A SHARED VISION

*“You’re only as good as your people”*

At G Developments, that’s not just a cliché, but a working philosophy that has evolved built on the strengths and core values of our team.

Step onto any G Developments site, and you’ll find people who’ve deliberately decided to build their career with this company.”

# BUILDING A SHARED VISION

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## AT G DEVELOPMENTS SUCCESS HAS COME BECAUSE OF THE COLLECTIVE EFFORTS OF A DIVERSE AND DYNAMIC TEAM.

Garrick Bull, the Managing Director of G Developments, leads his team with in excess of 17 years' experience working within some of Australia's largest residential building companies. His expertise in the areas of residential construction and property development ensures your home is built with the highest level of skill, quality, time and cost-efficiency.

This, coupled with a focus on superior client service, has enabled steady growth within the G Developments business.

From its modest beginnings, G Developments is now an Australian owned success story, a multimillion dollar business ranked within the top ten builders within Queensland.

Success has come because of the collective efforts of our diverse and dynamic team. Both in the field and in office operations, this progressive group's experience spans a rich range of backgrounds and construction disciplines.

Garrick's team consists of a talented and experienced group of professionals who are second to none in the new home industry. They ensure confidence and peace of mind before, during, and after construction.

Whether it is our sales, design, estimating, construction, warranty or administration departments, everyone understands the need to be sensitive and responsive to the discriminating demands of today's homebuyer or investor.

The G Developments team embrace the vision of conducting business with integrity, inspiration, and commitment. In turn, we are proud to say that our people have been with us for many years. This has made a significant contribution to the consistent quality of homes we build and the "peace of mind service" we provide our customers.

We have consultants, an in house design team, estimators and schedulers, building supervisors and client liaison all working together under the same roof. This means that your project will be understood and paid close attention to right from the beginning to the end.

We are closely communicating with each other at all times to ensure that you receive the best possible service.

We pride ourselves on timely delivery of service, value for money and flexibility in our approach.

Everyone at G Developments aims to achieve these goals while simultaneously respecting the surrounding environment and enhancing the communities in which our developments exist.





DEVELOPMENTS

NEW



# MEET THE TEAM

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## GENERAL MANAGER

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Cameron Tout is the General Manager of the G Developments group of companies.



## MARKETING MANAGER

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Our marketing department can work with you to help promote your development, through our marketing channels and media outlets.



## SUPPORT DIVISION

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Our client support team will be there every step of the way; during and after your construction is completed.







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The Team at G Developments are constantly in touch with the ever-changing demands of today’s discerning private home purchase and investment market. The ability to recognise evolving environmental and community demands enables us to be one step ahead in the design and development field.

Whether behind the desk in the office or getting our hands dirty on-site, our team bring integrity, inspiration and commitment to everything we tackle. With many of the team being with us from the beginning, our principles of flexibility, value for money and timely delivery come as second nature.

G Developments is a highly regarded, dynamic force across the Queensland and New South Wales building scene, exceeding a gross annual turnover of one hundred million dollars.

During the last decade, over \$1.2 billion worth of residential projects have been delivered and more than 3,000 homes erected. The past three years has witnessed the most significant growth, with almost half of the \$1.2 billion turnover accumulated in that time alone.

This includes construction of houses, detached dwellings, medium density construction and retirement villages. Such significant growth is entirely due to our unrelenting adherence to the principles of unrivalled quality, service and capability.

We strive to remain highly adaptable across many real estate asset classes. Our progressive, flexible business structure and workforce allows us to scale-up to meet the challenges of larger projects at any given time. Thus, we can maintain the momentum of our exciting and rapid growth.

Importantly, this growth trajectory benefits both the Queensland and NSW economies by increasing employment, investment and industry skills. Even more significantly, the design and construction of outstanding places in which people can live and enjoy a harmonious lifestyle, creates a positive and immeasurable contribution to the broader community.

# WHAT WE OFFER

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*Our standard specification brings you the outstanding style and quality you expect, while you can tailor your budget.*

*Our promise is to provide you with outstanding value for money.*

You can expect more from our Standard Inclusions, which are standard by name but not by nature. So there's absolutely no compromise on a lengthy list of inclusions from our carefully selected suppliers and manufacturers, and their tried and trusted products and services.



## SOLAR POWER

Every G Development Home now comes with a 1.8kw solar system as a STANDARD. G Development's has a target to achieve net zero carbon emissions by 2050. By achieving zero carbon emissions also puts your hard-earned dollars towards things you and your family enjoy – rather than on energy bills.





## IN-HOUSE CERTIFIERS

Our in-house team of certifiers inspect and approve building work to make sure it complies with the approved building plans and appropriate building standards. Thus saving you time and money.



## COMPETITIVE PRICES.

We're a volume builder, this gives us buying power and allows us to purchase materials at a fraction of the cost and then pass those savings on to our clients.



## GDEV STEEL FRAMES

We manufacture our own steel frames to the Australian domestic standard AS 3623-1993. No Long delays or sudden price increases. To stay ahead of the game, we've become vigilant in managing the steel price-volume equation, while continuing to work closely with our customers.



# INFORMATION FOR INVESTORS

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Compulsory superannuation in Australia is designed so that Australians of retirement age have access to some income when they are no longer in the workforce. Many Australians are realising that they need greater financial security for retirement, and the purchase of one investment property (or more) can help to achieve this end. So, how can a person work towards financial security through buying an investment property?

First and foremost, an individual needs to think of the future. No matter whether a person is struggling financially or doing very well, thinking about their future financial situation is important and necessary if prudent decisions are to be made. It may sound incredibly obvious, but in order to achieve financial security, a person needs to gather assets that produce income and investing in property is one of the most strategically effective ways to enhance your financial situation. While it is common for people to like to see a positive bank balance, placing all of your funds in a bank account will not make you as much gross profit as most investment properties in Australia would.

Even when your investment property is negatively geared, it presents an opportunity to generate income from rent and enjoy particular tax benefits. In many cases, the rental income from an investment property can make a significant contribution to mortgage repayments.

When you work so hard throughout your working life, you want to make sure that your money works hard for you in the present and in the future. Accumulation of properties, including your own home and wisely chosen investment properties, frequently leads to compound interest working in your financial favour.

Of course, property investment needs to be done from an informed point of view. There is no point rushing into the purchase of properties when research has not been done to ascertain their appeal to potential tenants, the extent to which the location is sought after, any strata and rental terms and the likelihood of capital growth.

Similarly, an aspiring property investor also needs to ensure that they are fully informed of the financial commitment they will be required to make, including mortgage repayments, fees and charges, insurance and maintenance costs.

In order to make a sound property investment decision, it is crucial that credible financial and property investment advice be sought. An astute financial advisor can give you an unbiased, analytical appraisal of your financial situation and recommend different options available.

As people recognise the importance of thinking about their future financial security, property investment continues to be acknowledged as the most safe, secure and lucrative of different investment possibilities.

By ensuring that the decisions that you make are informed by evidence and research, as well as professional advice, you are best positioned to enjoy the financial benefits that are possible through investments in property.





# A SAFE AND SECURE INVESTMENT

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With the stock market experiencing such turbulence, it is understandable that now, more than ever, investors are seeking **safe and secure investment opportunities** for their money.

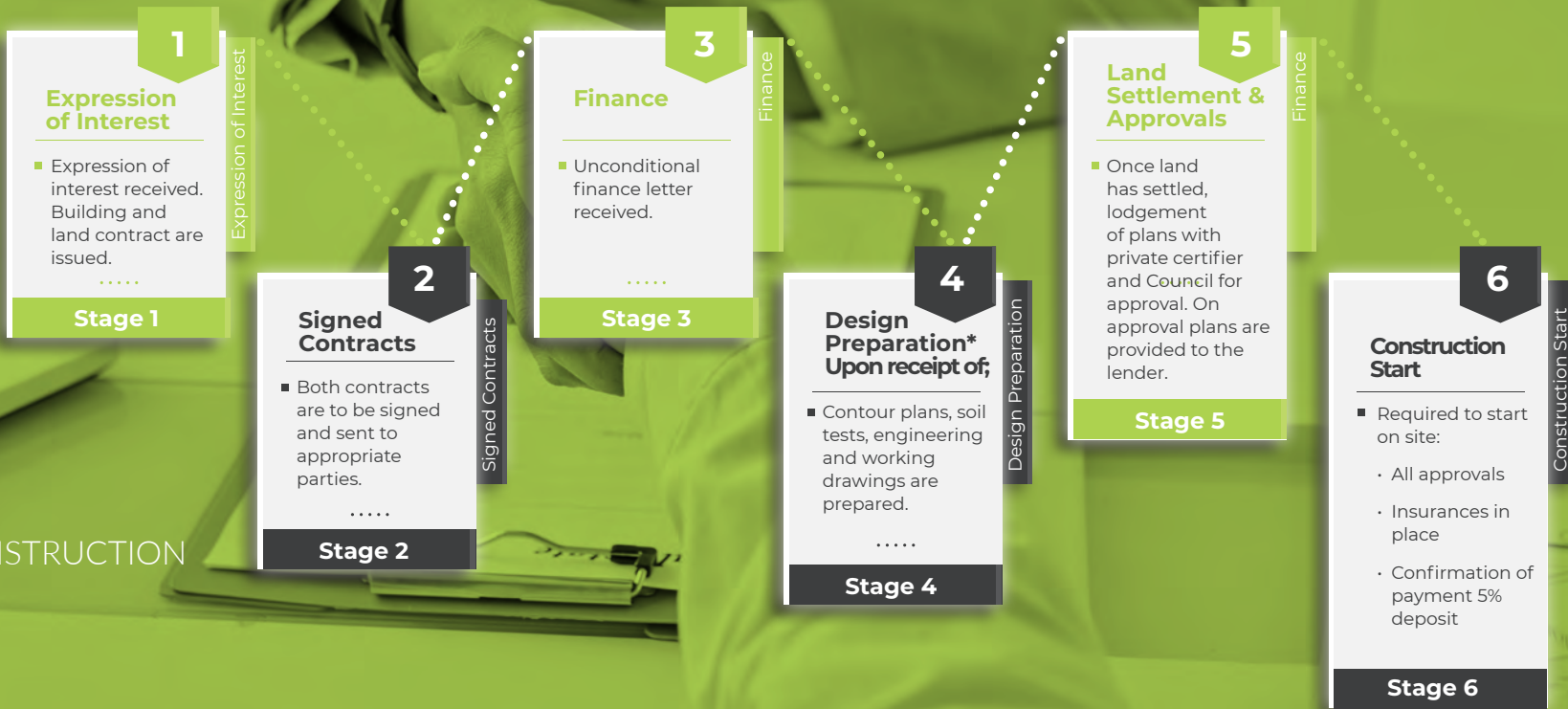
Property investment has long been recognised as the most secure and one of the most lucrative investment options. Property offers the advantages of being tangible, likely to accrue in value and comparatively low in risk.

However, it is always important for property investment advice to be sought regarding an individual's unique financial situation and evaluation of the options available to them.



# FLOW CHARTS

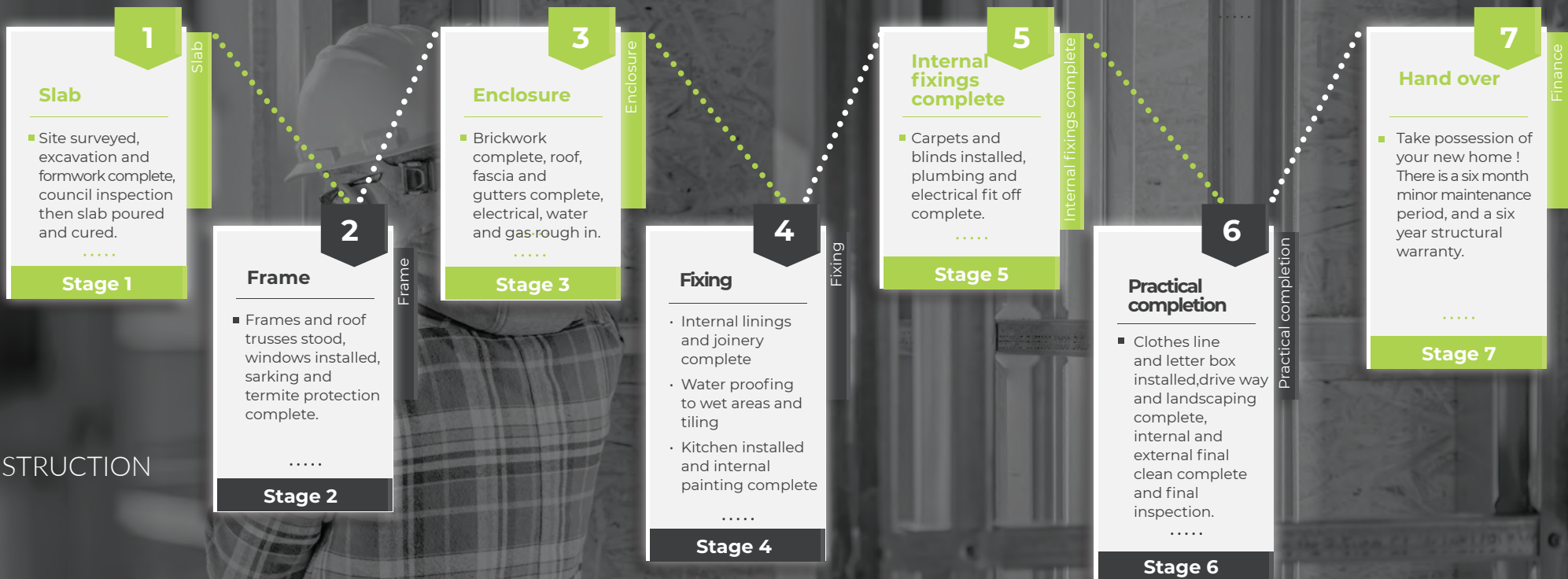
## PRE CONSTRUCTION



\*Allow 2 - 3 weeks for survey, geo, prep of drawings and client approval.

# FLOW CHARTS

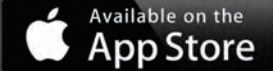
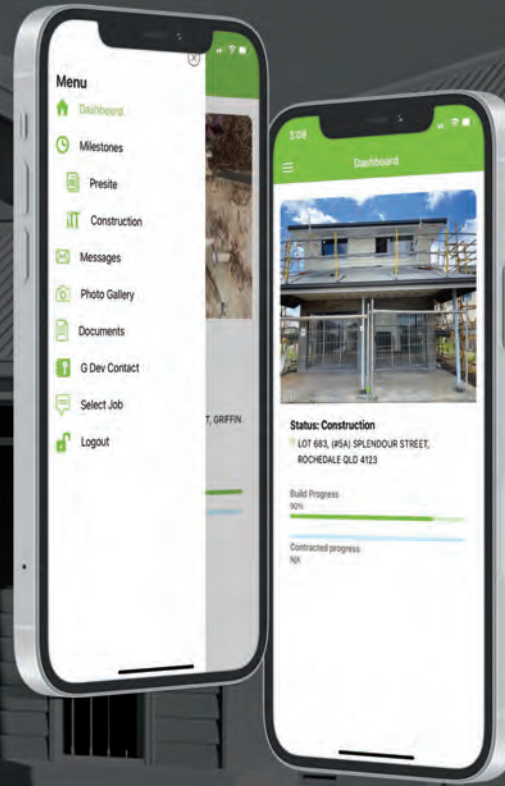
## CONSTRUCTION





# BUILD PROGRESS APP

Keep up to date with your build



## DASHBOARD

The dashboard is the first screen you land on when you login.

Swipe away to quickly flick through your progress images.



## MENU

Easily navigate your way around the app by clicking on the drop down menu located on every screen.



## PHOTO GALLERY

Want to share your build images with friends, family and colleagues, simply select an image and share.



## MESSAGES

Any important documents or conversations relating to your property can be managed on the app.



## DOCUMENTS

All documents delivered during your build will be saved in the one location making it easy for you to keep track.



## MILESTONES

Keep track of your milestones with quick to recognise status tags - 'completed', 'overdue' and 'upcoming tags'.

# OUR PROCESSES

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## Land and House Design

Once you have selected from our extensive range of quality house designs, have chosen your land and the contracts and approvals are in place, the house construction takes place over an 18 week period.

## Fixed Price Quotation

A Fixed Price Quotation will be provided for you to review and accept.

## Contract Request

Once you have accepted the fixed price quotation, you will need to provide us with the details of your finance arrangements and your solicitor.

## Building Agreement

Your building agreement package will be sent to you and includes:

- New Home Construction Contract
- Building Specifications and Inclusions

You must read and sign these documents and return to us within 7 days. This will allow us to proceed with the next stages of building your home.

## Building Approvals

When G Developments has received the Authority for unconditional finance, we will:

- Prepare and lodge Council Applications
- Liaise with the certifiers to answer any queries that they may have
- Pay the Building Permit fees on your behalf, which have been included in the price of your home

## Authority to Commence Construction

Having received confirmation of land settlement and your building approvals we need to ensure that all the conditions on your contract have been satisfied.

These include:

- Finance Approval Mortgage Documents
- Client Building Contract
- Building Permits & Approvals

We will follow up on all the subject conditions, assisting you in any way possible to ensure they are all met. We will then require your 5% building deposit.

## Construction

With all subject conditions satisfied on your building agreement and all orders placed, we are in a position to start building your home.

**Construction schedule at a glance:**

Weeks 1-4	earthworks, drains, slabs and frames are built.
Weeks 5-8	Weeks 5-8 the house is complete to lock up stage with kitchen installed.
Weeks 9-11	internal tiling, bathroom fixtures and fittings are installed and the home is painted.
Weeks 12-15	Final painting is completed with electrical and plumbing fittings installed. Carpets and blinds are installed.
Weeks 16-18	Driveways, fences, clothes lines are constructed and installed. Landscaping is completed and the home given a final clean in preparation of handover.

As the home progresses you will be asked to make progress payments at 5 stages as stated in your building agreement. Our team will liaise with you for collection of these payments.

- Base complete 15%
- Frame 20%
- Enclosure 35%
- Fixing 20%
- Practical Completion 5%  
(Totalling 100% with a 5% initial deposit)

## Presentation

Two weeks prior to expected completion of your home, you will be contacted to be advised of the scheduled handover date of your new home. You will at this stage be provided with a Certificate of Completion.



# WHERE WE BUILD

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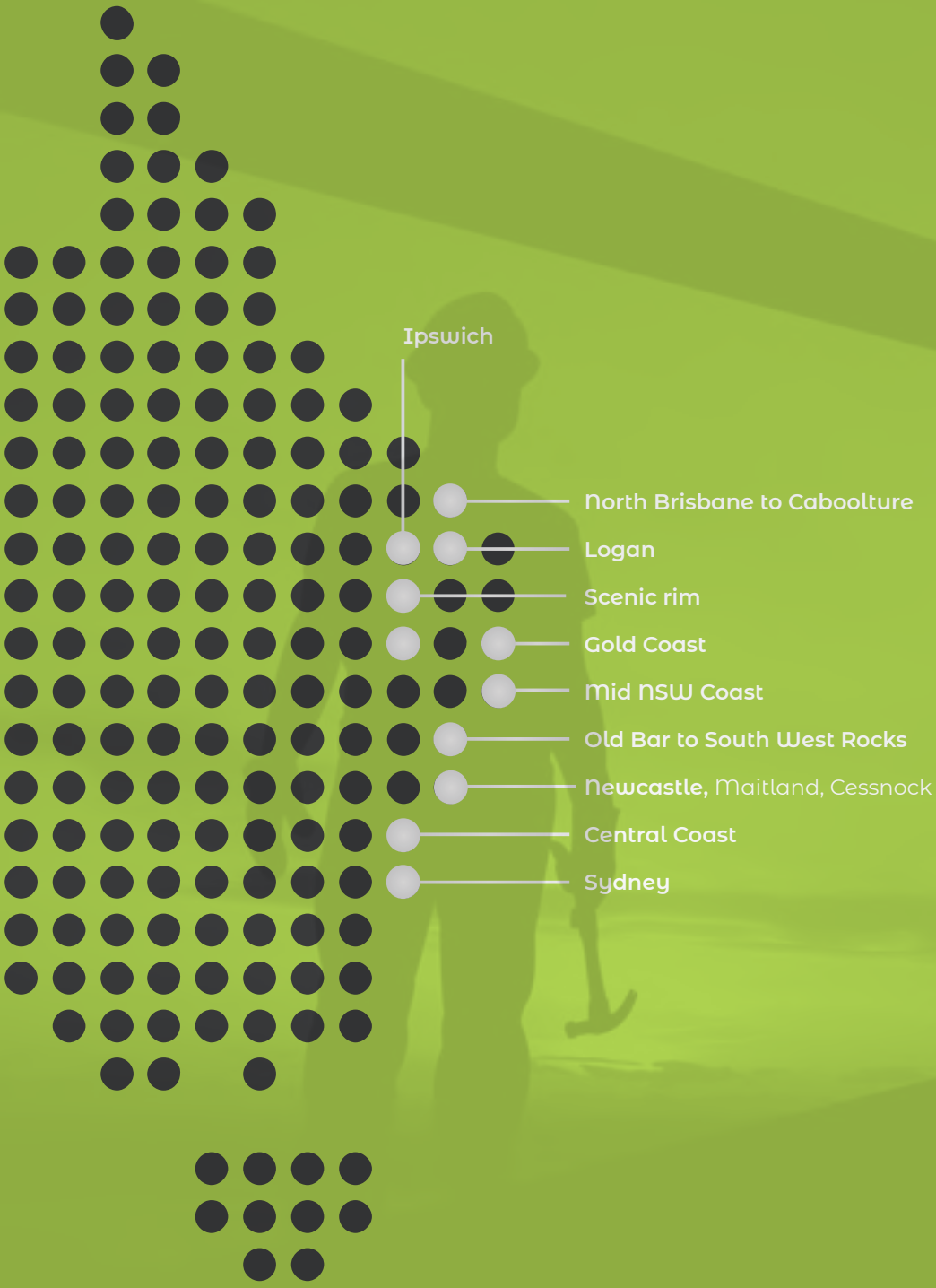
Whether you're looking for a sound investment to create wealth by building a property portfolio, or a new family home, our property collection displays some of the most exciting house and land packages throughout Queensland and New South Wales.

## Growth Areas

Here at G Developments we use data from industry based companies like CoreLogic, to gain property information, analytics and property-related risk management, so then we know where to package House & Land for maximum growth.

With a key focus on population and employment growth, we find places where people want to live, learn, work, invest and visit. We find well-designed communities that are focused in and around centres, employment areas and along reliable high-frequency public transport corridors that connect them, gives G Developments the confidence to build in these high growth areas.

For more information on specific area profiles, please visit:  
[www.gdevelopments.com.au/areaprofiles](http://www.gdevelopments.com.au/areaprofiles)





# GDEV TIMELINE

What an awesome journey so far!

"Passion, creativity, and resilience are the most crucial skills within our company. If you've got those, you're ready to embark on our journey."

Running Total of Houses





October 2011

CDDevelopments Sydney office opens

NSW OFFICE

October 2012

CDDevelopments Newcastle office opens

NEWCASTLE OFFICE



VIC OFFICE

October 2016

CDDevelopments participated in the Variety Bash raising funds for Children's Charity

VARIETY BASH



OLYMPUS FOUNDED

May 2019

Embark Homes opens at Hyattsville

EMBARK HOMES FOUNDED



VOLO FOUNDED



EMBARK HOMES FOUNDED

May 2020

VOLO Registered

VOLO FOUNDED

2012

Year of Operation

2014

2016

2018

2020



# Successful Large Projects



## 160 Residential Homes

G Developments are contracted to build a range of 160 individual freestanding homes in Laidley QLD. Construction is progressive with some completed and others under construction. All homes feature 4 bedrooms, 2 bathrooms, and with double lock-up garages. They are built and finished with all inclusions to a complete turnkey stage ready for tenants to occupy.

**Client:** Palm Lake Resort

**Sector/use:** Aged Care

**Address:** Fern Bay NSW

**Value:** \$17,060,000

**Duration:** Ongoing



## 73 Retirement Villas

An up-market retirement resort providing independent living units in the bayside suburb of Fern Bay NSW. Design and construction provides for a high quality range of 3 and 4 bedroom homes contracted by a major retirement homescompany in Palm Lakes Resort.

**Sector/use:** Residential

**Address:** Laidley QLD

**Value:** \$24,600,000

**Duration:** Ongoing



## 19 3brm Town Houses 1 Freestanding House

Located in Bundamba Heights, South East Queensland, this heritage style development encompasses 19 townhouses of three-bedroom plus ensuite and one freestanding home.

Each residence is well appointed and features contemporary, open plan living with quality

**Sector/use:** Residential

**Address:** Creek St

Bundamba QLD

**Value:** \$6,175,000

**Duration:** 14 months

**Completion:** May 2016



## 19 Town House Development

Residential development comprising 19 townhouses located at Helensvale Gold Coast. Of modern contemporary design each home features 4 bedrooms, 2 bathrooms and double-lock-up garages, and includes large common areas with barbecue facilities for entertaining.

**Sector/use:** Residential

**Address:** Careel Close,  
Helensvale Gold Coast

**Value:** \$5,130,000

**Duration:** 12 months

**Completion:** June 2016



# CLIENT TESTIMONIAL

*"Omg the most lovely present just arrived from you guys!!!! I love Champagne (and all the other goodies!!). We are going to make our first proper dinner tonight at the house so will chill that wine down asap.*

*Thanks so much for the amazing home you have built us.*

*I am still going to send you some photos once our furniture all arrives.*

*We have been having a lovely time unpacking our new things and this was a beautiful treat to have received today.*

*Thanks again,*

*Lizzie and Ben*

*(ps here are the dog kids surveying their new land haha)"*





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