



CBD
CORE

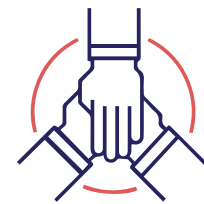
THE FOUNDATION OF LIVING

When looking to build a new property, you want a trustworthy builder who can do it all – and do it well.

With over two decades of experience in the construction industry, CBD Core have grown into a dynamic and diverse company that delivers sophisticated, luxury boutique projects.

Their success comes from the integration of a wide-reaching range of services and skills. Whether it's by offering expert advice, overseeing superior workmanship, or sourcing the finest of finishes, the team at CBD Core always ensure the delivery of outstanding workmanship every time.

CBD Core's 'one project at a time' policy has created a reputable relationship with developers seeking efficient, quality builds. This alliance with CBD Core allows developer forecasts for ongoing projects in the pipeline. CBD Core considers all aspects of design and delivery before starting any project.



25

YEARS IN CONSTRUCTION INDUSTRY



50+

YEARS OF COMBINED EXPERIENCE



100%

COMPLETION RATE

SATISFACTION FROM START TO FINISH

CBD Core are all about teamwork. Their dedicated and diverse team is experienced across all areas of the building industry.

The CBD Core talent extends beyond their office, establishing a highly qualified workforce of contractors and consultants. By developing these strong long-term relationships, they ensure a safe, smooth-running construction site and projects that are produced to CBD Core's standards of reliability and quality.

By working together, CBD Core can guarantee the successful delivery of a home that satisfies every facet of their client's requirements.

From consultation to completion, the services of CBD Core cover:



Leading Hands



Project Planning



Finishes Department



Project Management



Contracts Administration



Architecture And Design



Maintenance Department



Site Management



Marketing and Design



OHS Management



Compliance Control



Consultancy



Legislative Approvals



Planning and Site Assessment



Construction Management

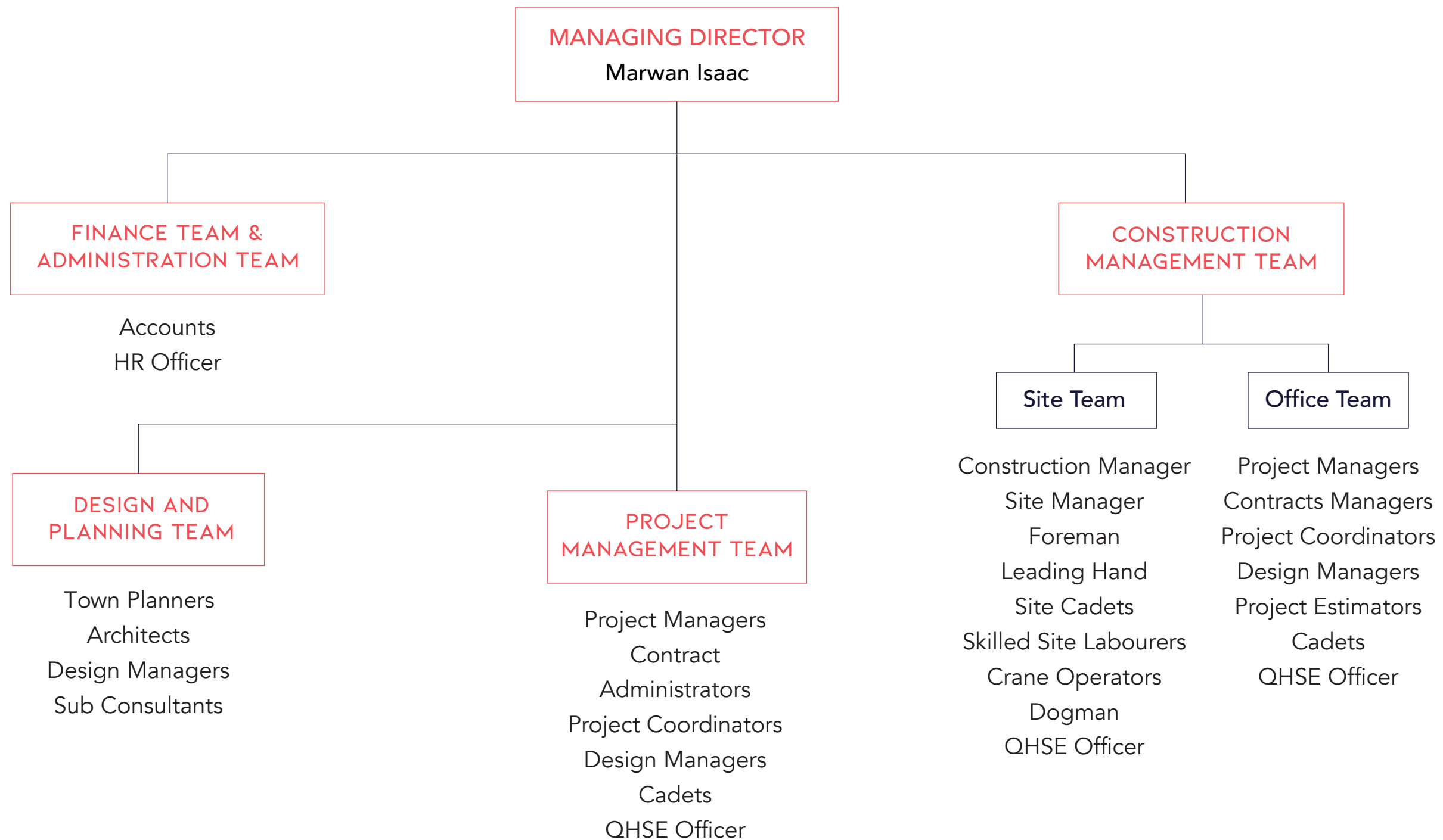


Quality Control

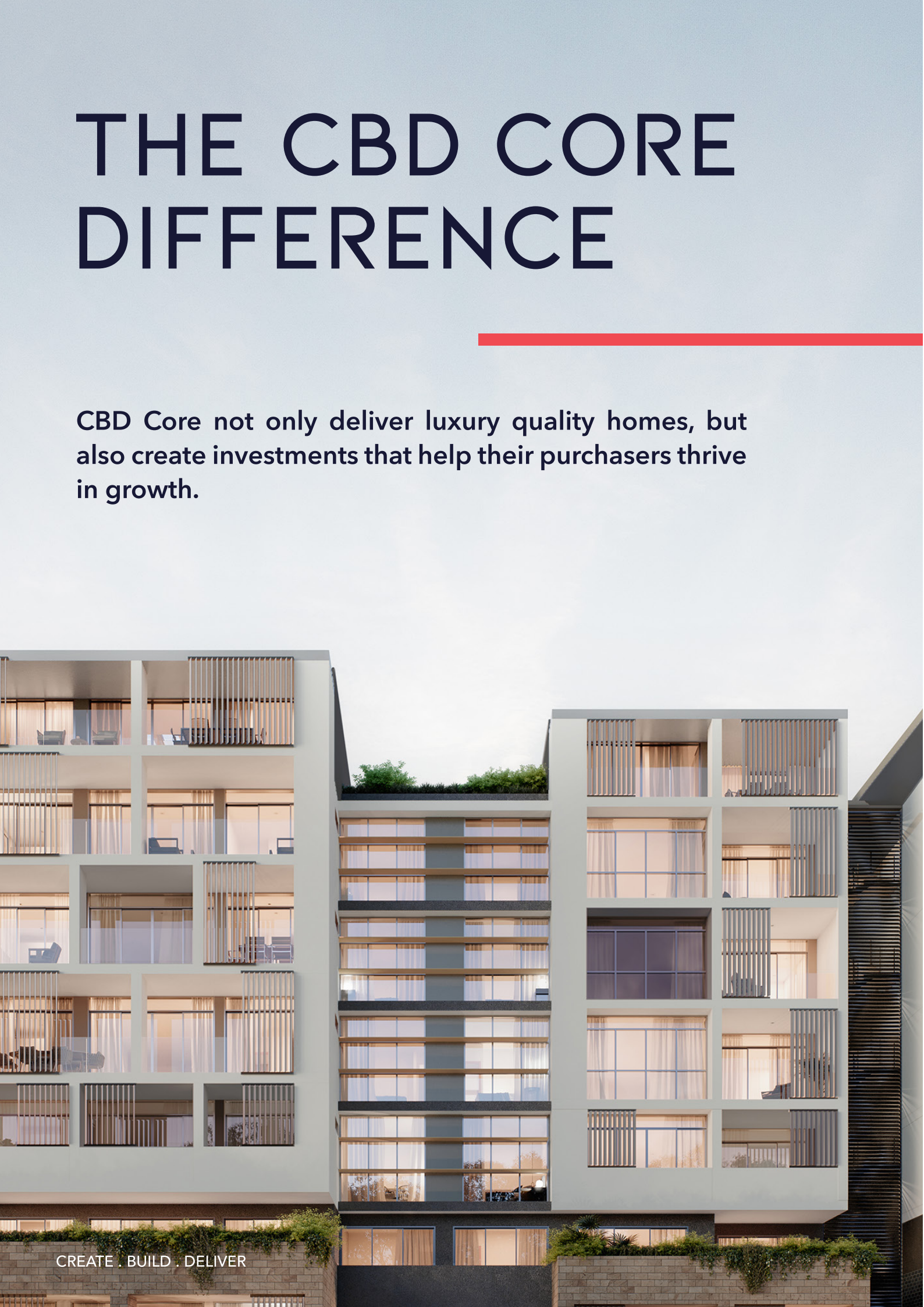


Succession Planning

THE CBD CORE ORGANISATIONAL CHART



THE CBD CORE DIFFERENCE



CBD Core not only deliver luxury quality homes, but also create investments that help their purchasers thrive in growth.

ONE POINT OF CONTACT

With customers clear on who to contact at CBD Core, this allows for more accurate completion estimates and credibility at handover.

Fewer Building Delays

As specialised builders, CBD Core are able to deliver successful project timelines.

Quality Comes First

Focus on quality & longevity with materials chosen. i.e. custom made with quality control, using long-term contractors that have proven reputable delivery.

No Confusion About Roles and Responsibilities

As specialised builders, CBD Core take responsibility for every step involved from beginning to final completion and handover.

Savings Passed Onto The Customer

The team at CBD Core take a holistic view for every project, setting milestones that save costs in the long-term.

VIP Treatment

The team at CBD Core value developing relationships with their customers built on trust and credibility, from subcontractors to trades and other specialist groups involved.

A Singular Vision

CBD Core oversee all aspects of building, aiming to go beyond customer expectations for a smooth handover and a successful completion to ensure that a clear vision is maintained throughout the process.

One Viewpoint, Many Benefits

With CBD Core as the builder, the property is managed and constructed under one management roof - with customers benefitting from this cost-effective, singular focus. All projects undergo independent valuation and quantity surveyor reports, and additionally, an overall feasibility study.

MARWAN ISAAC

A highly experienced Construction Manager with over 25 years' experience, overseeing the planning, architectural design, construction, quality and safety of 100s of large residential homes and apartment complexes. Proven track record in managing project-wide operations, administering multimillion-dollar budgets, contract negotiations and delivering projects on time and within budget. Assertive leadership for managing multidisciplinary teams to achieve the best project outcome for the client, CBD Core and other stakeholders.

Calm under pressure, deadline focused, organised and an effective influencer, leader, delegator and mentor. With a direct and honest approach, possessing the ability to express ideas and opinions for positive outcomes.

QUALIFICATIONS

- Dip. Applied Science (Architectural Drafting)
- Cert. IV Building Studies, Residential
- Cert. Navigating the Design and Building Practitioners
- Cert. The Value of Australian Standards

CERTIFICATIONS & LICENCES

- Registered Builders Practitioner
- Licenced Contractor
- Licenced Builder
- Licenced Crane Operator
- Licenced Telescopic Materials Handler Operations
- First Aid



THE CBD CORE OFFICE TEAM

Anthony Tarabay - Senior Project Manager

Anthony is a Licensed Builder with over 25 years' experience working on multi-million-dollar luxury homes and apartment complexes around Sydney. Within 8 years at CBD Core Anthony has ensured the project at hand is completed on time and within budget, that the project's objectives are met, and that all direct & indirect personnel are completing their tasks, actions and objective appropriately.

Carol Rizk - Senior Planning and Operations Manager

With over 17 years paralegal experience and 10 years at CBD Core focusing on contracts and planning and development.

Travis Gao - Senior Contracts Administrator

Studied Bachelor of Civil engineering at the university of Wollongong. 6 years experience working in construction, and 1 year with CBD Core as the senior contracts administrator.

David Kamel - Governance & System Implementation Consultant

David's role is to assess and implement new Company governance and management systems to ensure both our Office and Site teams, and our projects are up and running in line with correct processes and procedures.

David covers all phases of the construction project process by creating roadmaps and structuring systems, governance and processes to ensure each project is streamlined.

Silvia Khouzame - Executive Assistant and Quality Assurance

With over 17 years working in the property and construction industry, 13 years with CBD Core as the executive assistant, head of accounts and quality assurance.

Myrna Ocreto - Pascua - Office Cadet and Construction Assistant

Over 22 years experience in administration, accounting. 17 years in architecture and engineering consultancy, 3 years at CBD Core as the office cadet & construction assistant.

Kathy Ndiara - Accounts

Kathy has over 25 years' experience in financial planning and bookkeeping, and has been working with CBD Core for the past 7 years.



ATTENTION TO DETAIL

At CBD Core, craftsmanship is valued above all else. There is no cookie-cutter approach to projects. Every apartment is uniquely designed.

Construction is completed by the majority of the same contractors that CBD Core have worked with since it was established. This ongoing collaboration and due diligence ensures a consistent level of quality across every project.



OUR DEVELOPMENTS



ASTRID, CASTLE HILL

Apartments: 94
Status: SELLING NOW
Value: \$90 million
Completion: 2024



THE ORCHARD, HORNSBY

Apartments: 37
Status: Completed 2019
Value: \$30 million



ZALFA, RYDALMERE

Apartments: 14
Status: Completed 2021
Value: \$12 million



SIENNA APARTMENTS, KELLYVILLE

Apartments: 75
Status: Completed 2018
Value: \$70 million



ORIEL, CASTLE HILL

Apartments: 78
Status: Completed 2021
Value: \$75 million



EVELYN GARDENS, HORNSBY

Apartments: 65
Status: Completed 2015
Value: \$41 million

GIVING BACK TO A NEW GENERATION

CBD Core believe in giving the industry's future leaders a head start in the field. That's why they work with **Schools Industry Partnership**, who have been connecting Senior High School students with employers for over 20 years.

Through this initiative, CBD Core host work placements for students who are studying relevant vocational courses for the HSC. They offer these students the opportunity to apply their classroom knowledge to a real-life workplace, as well as providing them with new skills and experience.

CBD Core recognise the importance of being an active and vital part of the community. By supporting, educating and inspiring local youth to become productive and skilled workers, they are able to give back for generations to come.



CBD CORE'S ASSOCIATIONS, MANAGEMENT SYSTEMS & AFFILIATION



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