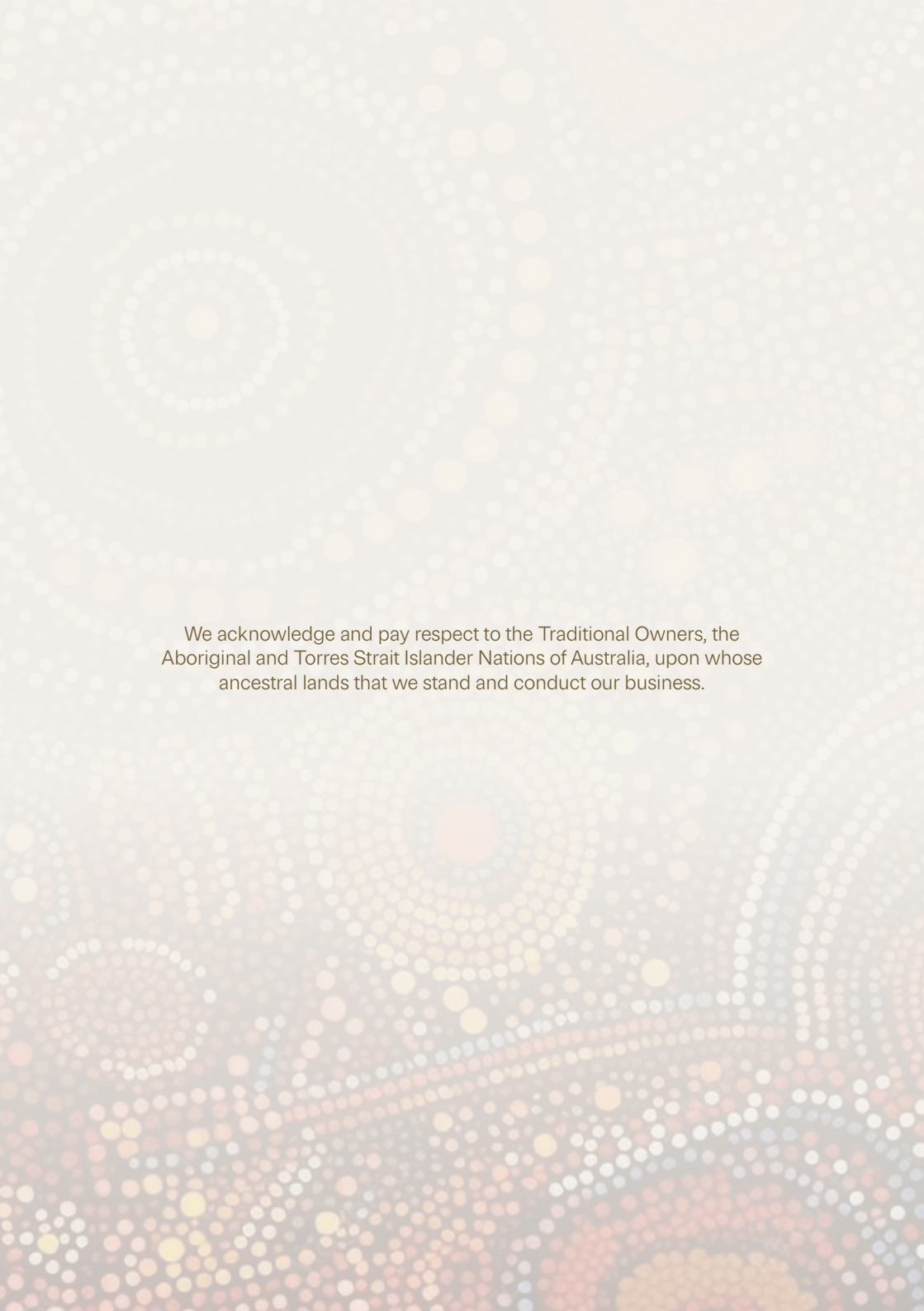




POMEROY QUEENSLAND

# Property Consultants

*Pomeroy Pacific, trusted for more than 55 years.*



We acknowledge and pay respect to the Traditional Owners, the Aboriginal and Torres Strait Islander Nations of Australia, upon whose ancestral lands that we stand and conduct our business.

# Our Promise

## Your Vision is Our Mission.

At Pomeroy Queensland, we combine local knowledge, trusted relationships and proven delivery capability with the strength and backing of the broader Pomeroy Pacific business.

Our point of difference is simple: we understand the Queensland market because we've helped shape it. From major aviation and airport-precinct development to national retail rollouts, industrial and commercial projects, our team brings practical delivery experience, commercial acumen and deep stakeholder networks that allow us to navigate complexity and deliver confidence. We are focused on outcomes, not just process.

We partner closely with our clients to provide transparent advice, proactive risk

**Bobby Fitzsimmons**  
Executive Director, Pomeroy Queensland

management and disciplined project governance from concept through to completion.

Backed by the capability, systems and national experience of Pomeroy Pacific, we offer the responsiveness and relationships of a local team with the support and expertise of an established national consultancy.

Pomeroy Queensland operates on the foundations that have carried this firm for more than 55 years: trust, accountability, collaboration and long-term partnerships. That is the Pomeroy Queensland commitment: delivering with integrity, leading with purpose and creating certainty in every project we undertake.



The Wider Pomeroy Pacific Team: The National Bench Behind Every QLD Engagement

# Leading Queensland’s Next Generation of Development & Delivery

500+

Projects delivered nationally

3

Offices nationally, one team

\$1.9bn

Under our management across national sectors

All Sectors

Public and Private Sector Capability

Pomeroy Pacific is one of Australia’s longest-established privately owned property and professional services consultancies, with more than 55 years of end-to-end project management, superintendency and management advisory delivered by senior people who treat every project and every dollar with the same care as their own.

Because Pomeroy is privately owned, with owners hands-on in the business every day, we act with agility. Growth has been deliberate with expansion into Queensland and South Australia over the last 5 years, backed by a balance sheet built over 5 decades.

At its core Pomeroy Queensland has a disciplined approach to pro-actively identifying and mitigating risk, protecting clients at every stage.

Service

Development Advisory

Feasibility, strategy and approvals advice that turns development opportunities into viable, deliverable projects.

Service

Project Management & Superintendency

End-to-end project leadership and independent contract administration, protecting client interests from inception to handover.

Service

Capital Advisory

Smarter capital: stretch every dollar further, with access to unsecured funding from leading lenders.

Service

Procurement Advisory

Chartered procurement expertise delivering probity-compliant, commercially robust strategies, tenders and contract frameworks.

# Queensland Projects Delivered

## Brisbane Airport Corporation | \$5bn+ Capital Delivery Program

Aviation | Commercial | Industrial | Procurement & Enterprise Change Leadership

Procurement and enterprise change management leadership across one of Queensland’s largest capital delivery programs: major aviation, commercial and industrial projects, delivered around live airport operations.

- Live Airport Operations
- Procurement Leadership
- Enterprise Change Management

## Wesfarmers | Queensland Store Development Program

Retail | New Store & Refurbishment Delivery

New-store delivery and refurbishment program for Kmart and Coles across Queensland, spanning greenfield stores and live-trade refurbishments: Maroochydore, Toowong, Mount Isa, Loganholme, Mount Gravatt, Oxenford and Fairfield Central.

- National Retail Rollout
- New Store Delivery
- Live-Trade Refurbishment

## Qantas Group | Qantas & Jetstar Airlines

Aviation | Airlines | ~\$150m Capital Value

Senior project management of infrastructure and capital projects across Jetstar and Qantas facilities in Queensland: the Jetstar flight operations and crew facility at Cairns Airport, the Jetstar engineering facility at Gold Coast Airport, the Project Lift terminal expansion at Gold Coast Airport, and airline representation on the new runway project at Brisbane Airport.

- Airline Infrastructure
- Terminal Expansion
- New Runway Project



In confidence Client references for each engagement are available on request, and further Queensland engagements can be discussed in confidence.

# We Understand This Market Because We've Helped Shape It.

From major aviation infrastructure and national retail rollouts to industrial and commercial development, our Queensland team brings practical delivery experience, commercial acumen and deep local stakeholder networks. Our team is built inside this market, not flown in for the engagement.

Our Executive Director led Brisbane Airport Corporation's procurement function across its \$5bn+ capital delivery program, spanning major aviation, commercial and industrial projects. Our leadership has sat on every side of the chain. Our loyalty sits on one side only: yours.

## A Capability Gap We Fill

Senior project, commercial and contractual experience cannot be recruited at the pace Queensland needs it. That gap is structural, and it is precisely what our embedded model answers.

## Value From Day One

Local leadership with national frameworks already proven at scale: governance, reporting and delivery systems that arrive ready, not built on your time.



# Management Advisory Embedded in Your Team

For state and local government, utilities and major infrastructure owners under delivery pressure with portfolio-wide category strategy.

## 01

### Define

Strategic intent, objectives and benefits. Feasibility, business case, options analysis, cost validation and risk, so decisions are strengthened before money is committed.

## 02

### Plan

Integrated project planning, design management and program development: inputs complete, compliant and aligned to scope, ready to build.

## 03

### Procure

Procurement strategy matched to timeframe and risk. Contract and tender documentation, evaluation and a robust recommendation, with probity throughout.

## 04

### Deliver

Construction-phase management, contract administration, risk and program oversight, commissioning and an orderly close, with benefits demonstrably achieved.

### We Know Contracts

Command of the full suite of Australian Standard contracts and complex contracting arrangements, negotiated to apportion risk fairly and administered correctly, with disputes avoided.

### Capability, Not Dependency

Every engagement is designed to leave the client stronger. Our team embeds within yours, bringing proven ways of working so you have experience and capability on call, without carrying it full-time.

**Senior-Led from Day One.** Every engagement is led by an experienced project executive, not delegated to junior consultants, giving clients practical advice, faster decisions and direct accountability throughout delivery.

# A Dedicated Senior Team, Not a Rotating Pool

The Pomeroy QLD team is senior by design: experienced across public and private sectors, accountable at executive level, and backed by our national team as each program requires.



**Bobby Fitzsimmons**

**Executive Director, Pomeroy QLD**

20+ years across Australia and Europe leading major capital programs, procurement transformations and multi-billion dollar portfolios. Independent project leadership with commercial rigour.



**Ralph Senn**

**Project Director, Pomeroy QLD**

Decades delivering complex capital works across aviation, property, transport and utilities: feasibility and due diligence through design management, procurement and delivery.



**Mark Pomeroy**

**CEO**

Trained property lawyer; a lifetime in strategy, structuring and development across the Pomeroy group.



**Talis Sterns**

**COO**

30+ years across mixed-use and commercial; \$4bn+ delivered for Crown Resorts over 15 years.



**Chong Tan**

**Director of Delivery and Origination**

Former global consultancy executive with 20+ years delivering complex building and infrastructure projects across Victoria and beyond.



**Vlora Thaqi**

**Associate Director**

Leads key government client groups with a decade delivering airport and civil projects, bringing commercial and strategic edge.



**Lloyd Goves**

**Senior Strategy Advisor**

Engineer and construction leader with 40+ years delivering major projects across Queensland and internationally, now advising clients on delivery, commercial strategy and growth.



**Dexter Saw**

**Director, Pomeroy Capital**

Managing Director and co-founder of Pomeroy Capital, and a former banker specialising in corporate, professional services and property finance.

Accreditation & Assurance

|                                                                              |                                                                                   |                                                                                      |
|------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <p>Licence</p> <p><b>QBCC Licence Number</b></p> <p>15616025</p>             | <p>Liability</p> <p><b>Public &amp; Products Liability</b></p> <p>\$20m cover</p> | <p>Indemnity</p> <p><b>Professional Indemnity</b></p> <p>\$10m / \$20m aggregate</p> |
| <p>ISO 9001:2015</p> <p><b>Quality Management</b></p> <p>Cert. No. 20841</p> |                                                                                   |                                                                                      |

Pomeroy Pacific is proud to support the following organisations



|                                                                                                                                                            |                                                                                                                                                     |                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <p>Brisbane   Homebase</p> <p><b>Pomeroy QLD</b></p> <p>Level 7, 154 Melbourne Street,<br/>South Brisbane</p> <p>pomeroyqld@pomeroypacific.<br/>com.au</p> | <p>Melbourne   Head Office</p> <p><b>Pomeroy Pacific</b></p> <p>Level 4, 15 Claremont Street,<br/>South Yarra</p> <p>info@pomeroypacific.com.au</p> | <p>Adelaide</p> <p><b>Pomeroy SA</b></p> <p>Level 8, 70 Pirie Street,<br/>Adelaide</p> <p>saoffice@pomeroypacific.<br/>com.au</p> |
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POMEROY QUEENSLAND

Let's Talk

## Speak with our Lead

Managing Today, Building tomorrow. Senior capability on your side of the table. We would welcome the conversation.

**Bobby Fitzsimmons**

Executive Director, Pomeroy Queensland

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