

fortezza



GROUP



“CREATING INNOVATIVE
AND SOPHISTICATED
ELEGANCE THROUGHOUT
OUR DESIGN AND
DEVELOPMENT
OPPORTUNITIES”



ABOUT US

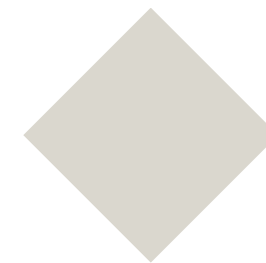
Fortitude Development Group Pty Ltd trading as Fortezza Group (FG), is a design led and commercially disciplined Property Development Company, procuring & delivering smart and efficient residential, commercial developments.

FG has the reputation of a successful, professional, reliable, and quality conscious property development company. With a culture that is committed to delivering optimum design, quality and commercial outcomes, FG delivers the best outcomes for our clients and partners, each and every time.

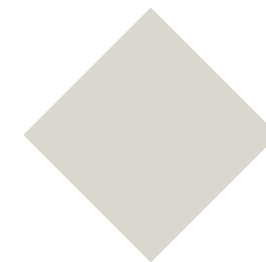
Our employees consist of experienced building, commercial, architectural and corporate industry leaders. FG Senior Team brings over 75 years of combined industry experience that have successfully delivered high-profile projects both in Australia and the Asia Pacific region.

FG manages the relationship with local stakeholders, ensuring access and services are maintained to the surrounding area and businesses. As a company, we continuously strive to be the first in how we do things by challenging processes and engaging with industry leading partners. This approach results in FG consistently delivering design-led, cost effective, and quality assured projects.

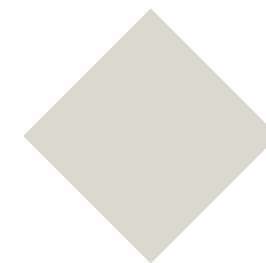
FG focus is on providing a quality finished product that combines an unrivalled client-based service with seamless and fluid design solutions tailored in-house for.



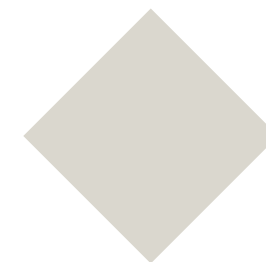
High, Mid & Low Density Residential Development



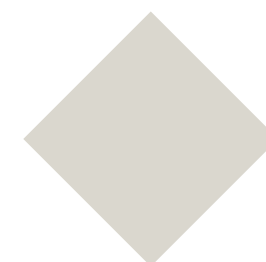
Mixed-use Development



Hospitality



Industrial



Commercial



BELLA BAIÁ

CORE VALUES

COLLABORATIVE

Open and transparent communication with our clients and partners, which foster trusting relationships and mutual benefit.

LEADERSHIP

We have experienced employees that have proven experience delivering scalable projects across the key sectors we are pursuing.

INNOVATIVE

We seek to challenge status quo and pursue alternate building practices that focus on the Investment return for our clients. Notably with proven success for our Clients were engaged in Early Contractor Involvement (ECI) phase.

INTEGRITY

Regardless of your role within the project, you are a respected member of the team, and you shall be treated as such.

PASSIONATE

We are passionate towards the success of our projects, but more importantly, satisfied Clients.

The company's core values were chosen to provide 5 defined points of difference to our Clients.

OUR SERVICES

Development and Investment Partnerships

We partner with investors, landowners, operators, occupiers and developers to identify, unlock and deliver projects, while optimising the strategic, commercial, social and cultural outcomes sought by our partners.

We value the close relationships we build with our trusted partners. Whether they are expanding the potential of their existing property, creating new accommodation to occupy or operate, growing their investment asset base or delivering an asset to generate returns, our agile team tailors each transaction structure and return profile to their needs.

The breadth of experience across the firm ensures that all our projects can be delivered from Vision to Concept to Reality, with as little or as much input required by our partners.

We partner with financial institutions such as Westpac, NAB and Universal Finance. Institutional memberships & associations include, Property Council Australia, Australia Property Developer Association, & the Australian Institute of Project Management.



MANAGEMENT SERVICES

Our Development and Project Management team manages projects on behalf of third-party clients through all phases of a project.

Our experience spans many different property sectors, with members of the team delivering commercial, residential, mixed-use, industrial, education, retail and health projects across Australia's primary and secondary markets.



DEVELOPMENT SERVICES

- Strategic Planning
- Risk Assessments
- Site Acquisitions and Tenders
- Rezoning and Planning Proposals
- Development Applications
- Design Competitions
- Market Research
- Sales and Marketing
- Lease Negotiations
- Internal and External Reporting
- End to End Delivery

PROJECT MANAGEMENT SERVICES

- Consultant Procurement
- Design Management
- Development of PPR (Principal Project Requirements)
- Project Brief Management
- Value Management
- Contractor Tenders and Procurement
- Consultant and Builder Contract Negotiations
- Contractor Management
- Authority Approvals Management
- Delivery Management and Reporting
- Cost Management and Reporting
- Budget Management and Reporting
- Risk Management and Reporting
- Safety Management and Reporting
- Programme Analysis, Management and Reporting, Completion and Handover Management
- Project Control Group (PCG) Meetings

ADVISORY SERVICES

With each decision a client makes, it may impact the success of their project.

At every step, our clients can leverage our skillset to quickly and accurately determine the best course of action, inform decision making, or mandate us to achieve a tailored project outcome.

- Tender Advisory
- Development Assessments
- Highest and Best-Use Studies
- Scenario and Sensitivity Analysis
- SWOT Analysis
- Project Strategy and Delivery Plans
- Market Research and Analysis
- Site Acquisition Plans
- Sales Campaigns and Negotiations
- Leasing Campaigns and Negotiations
- Occupier Services and Advisory Planning Strategies
- Contract Negotiations
- Procurement Plans
- Resource Planning
- Sustainability Initiatives
- Governance Plans

*"Unique and innovated designs for
community urban living"*



Fortezza Group is a diversified property development & investment company with an enviable track record in success fully delivering small to large-scale residential, commercial and hospitality projects in Brisbane and Sydney, Australia.

With a current development pipeline exceeding \$40 million, Fortezza Group's experience and drive to deliver outstanding communities are key reasons for our ongoing success.

Well recognised as an industry leader in contemporary property development & astute investment strategies, with in-house developed technologies. We are proud of our unique and innovative design in property development and community urban living.

By combining our experienced network of financiers, builders and consultants and FG's strong leadership, integrity, innovation, humility, and passion, FG is fast becoming one of Australia's strongest performing property development companies.

FORTEZZA MANAGEMENT TEAM

GENERAL MANAGER & SNR. PROJECT DIRECTOR ROBERTO GIAMMARIA

Roberto has extensive experience in delivering high-end medium and high density, residential and commercial projects spanning over 25 years. Roberto has headed up both the Procurement and Delivery streams of projects valued up to \$150 Million.

Roberto holds a Master Degree's in Construction Project Management (University of New South Wales), Masters in Property Development (University of New South Wales). Roberto commenced his Law Degree (Juris Dr) at the University of Technology Sydney (UTS) in 2016 -2018, though is currently deferred with resumption in 2022/23 He also comes from a trade background and is a member of the Australian Institute of Project Managers (AIPM).

Roberto has been involved in the Procurement and Execution of large-scale projects ranging between \$1Million - \$150 Million plus such as Darling Harbor Entertainment Centre, Centre Point Tower, Parliament House (ACT), Nikko Hotel, Arncliffe Residential Towers, The Residence Tower (Darlinghurst), Hurstville Bus Interchange and State Rail Electrical Power Stations, Newtown Apartments to name a few.

In addition to the above sectors, Roberto has extensive experience in the Residential sector undertaking residential project valued at a range between \$1 Million - \$18 Million. These projects include Duplex, Townhouses, Units, Luxury Homes otherwise known as Blue Chip Residential

Roberto's role is Interface, monitor, control, direct (be it Head Contractors or Principal). Roberto leads the project team and has lead role controlling both streams of the project ~ Procurement and

Delivery. Roberto is responsible for the project's health (time/cost/quality) from commencement to completion.

Roberto a seasoned campaigner in authority consultation, procurement, and execution within the built environment, highly motivated in delivering the clients' needs to the highest of quality, on time and within budget, and highly instrumental in seeing the company grow at a steady and sustainable rate.

FINANCE MANAGER

NIK BILIC

Nik has been involved in Property Development for 12 years working alongside Roberto and Spiro and has been instrumental in seeing the Group move from a three-townhouse development to the multi-story developments.

Nik holds a Bachelor of Commerce (Accounting Major) (University of Queensland) and is a member of the Institute of Chartered Accountants Australia. Nik is a registered tax agent with over 15 years' experience in the industry.

Nik manages the group's finances and has interface with the finance Institutions (banks); procuring construction funding and reviewing project budgets and cashflow.

Nik also has a lead role in preparing the Financial Feasibility Studies (using Estate Master) for all developments together with the other team members, Roberto & Spiro. Nik is able to analyse the impacts of GST and implements sufficient tax planning strategies to ensure all projects meet the required profitability.

SNR. DEVELOPMENT MANAGER

JON LINDSAY

Jon has over 17 years' experience in the property development field and has been actively involved in successfully delivering numerous developments to clients.

Jon holds a Masters of Property Development and Graduate Diploma in Applied Finance and Investment, as well a Bachelor of Business Degree, providing a broad base of formal qualifications to balance his extensive professional experience.

Jon is a highly experienced and accomplished Development Manager. With a track record of success and experience through all stages of the property development lifecycle, Jon can provide both development and project management expertise, spanning from acquisition, to delivery and end sale. His experience spans across several different asset sectors including the industrial, residential, office, hotel and retail markets.

Jon has a well-rounded skill set and drive for seeking and then implementing the most profitable solutions and strategies on his projects. He is hands on, professional and takes pride in his work. He also is able to work through the details while keeping a firm eye on the bigger picture. Having worked on projects across the eastern seaboard for the last 17 years, he also has an extensive base of contacts with consultants, developers, builders and local and state government authorities.

Prior to joining Fortitude Group, Jon provided consultancy services to a broad range of clients that range from ASX listed multi-nationals, government agencies and private development companies. Jon is a trusted advisor who adds real value to every assignment he is awarded.

BUSINESS DEVELOPMENT MANAGER

SPIRO TSOKOS

Spiro, in his 8 years with the group, has been instrumental in positioning the group to capitalise on recent and current property booms.

Spiro holds a Bachelor of Commerce (University Western Sydney).

Spiro has lead role of the development of business relations. He also works alongside Nik and Roberto on the company's financial planning, both short and midrange with the objective of position the company to less risk and greater opportunity based on market conditions and cycles. Spiro is well versed and understands well the property market. Both

Spiro and his wife Vanessa also run a medium size Property Service and is a Family-owned Boutique Agency specialising in Residential and Corporate leasing throughout the Sydney basin.

SNR. PROPERTY CONSULTANT BRENTON FAEHRMANN

Brenton discovered his passion for property sales when he started working in the real estate industry years back, and since then he has been a consistently high performer in his profession.

With a background in hospitality, having previously worked as a chef for 25 years, Brenton has a clear understanding of the importance of good customer service. In fact, he prides himself on providing a level of client service that goes above and beyond expectations, and hence why he is available to his clients seven days of the week, distinguishing him from the crowd.

Brenton has been involved in the selling of all types of residential property, from riverfront to acreage lots and everything in between, as well as off-the-plan apartment sales.

While his specialty is the inner east, he has sold property throughout Brisbane - as far north as Eatons Hill and as far east as Manly - and even on the Gold Coast.

Brenton is Fortezza Groups Snr Property Consultant and has been with the Group for many years.

SENIOR TEAM EXPERIENCE MATRIX

PROJECT TEAM	RESIDENTIAL		COMMERCIAL / RETAIL / HOSPITALITY		SITE TYPES		CONTRACT TYPE		
	<\$50M	>\$50M	<\$50M	>\$50M	GREEN FIELD	BROWN FIELD	GMP/D&C	D&C	LUMP SUM
Roberto G Snr Project Director	•	•	•		•	•	•	•	•
Jon L Snr Development Manager	•	•	•	•	•	•	•	•	•
Nik B Finance Manager	•	•	•		•	•	•	•	•
Spiro T Business Development Manager	•	•	•		•	•	•	•	•
Delilah S Office Manager	•				•	•			
Luca G Cadet Project Manager	•				•	•			•

COMPLETED PROJECTS

RESIDENTIAL

- ✓ ALTA VISTA
72, Bride St, Wynnum, 4178M QLD
- ✓ RAFFLES APARTMENTS
5 Raffles St, Mount Gravatt East, 4122, QLD
- ✓ OPES TERRACES
11-3 Drayton Tce, Wynnum, 4178, QLD
- ✓ OPES RESIDENCES
19 Bartlett St, Morningside, 4170, QLD

MIXED-USE / RETAIL

- ✓ WESTFIELDS
SydneyCBD, Bondi Junction, Chermside, Indooroopilly
- ✓ Colonial First State Global Asset Management
- ✓ MYER CENTRE
Brisbane
- ✓ LEND LEASE
Robina Town Centre Gold Coast
- ✓ GPT
Casuarina Darwin
- ✓ THE STAR
Darling Harbour, Sydney

HOSPITALITY

- ✓ PARK HYATT
Circular Quay, NSW
- ✓ URBANE RESTAURANT
Brisbane, QLD
- ✓ MISS MONEY PENNY
Noosa, QLD
- ✓ HAYMAN ISLAND RESORT
Hayman Island, QLD



BELLA BAIA

Bella Baia

57 Banana St, Redland Bay, 4165 QLD

Fortezza's latest development, Bella Baia will be located in the charming and friendly bayside suburb of Redland Bay.

The Residence Designed in collaboration by Fortezza group and award winning architects HAL will hold a boutique collection of 17 units across 8 levels with secure resident parking in the basement and a roof top infinity pool.

The meaning behind Bella Baia is 'lovely bay' which pays homage to its European heritage and unique design, bringing a touch of Italy, to Brisbane's bayside.

Value

Design Target - High Range

Number of Lots - 17

Levels - 8 + Roof Top

Status -



Alta Vista

72 Bride St, Wynnum, 4178, QLD

Alta Vista Residences is located in one of Brisbane's most sought after Bayside suburbs, Wynnum/Manly.

Alta Vista is Wynnum's tallest tower, boasting a unique collection of 21 residences across 7 levels with secure resident parking in the basement and ground floor.

Designed by award winning architects, HAL Architects, Alta Vista Residences sets the benchmark of bayside living in Brisbane and offers residents a mix of 2&3 bedroom apartments.

Alta Vista Residences consists of the following property types:

- 15xTwo Bedroom apartments
- 6 x Three Bedroom apartments

Value - 10 Million

Design Target - High Range

Number of Lots - 21

Levels - 8 (Including basement car parking)

Status - Completed



Raffles Apartments

5 Raffles St, Mount Gravatt, 4122, QLD

Raffles Apartments is a timeless development, offering its residents the absolute pinnacle of luxury living in one of Brisbane's sort after, up and coming suburbs Mount Gravatt. Renowned architect HAL Architects, had a vision to create a contemporary building that sets new standards of living within Mount Gravatt. With only 12 apartments on offer, Raffles melds modern sophistication, meticulous design with state of the art appliances.

Raffles Apartments consists of the following property types:

- 12 x Two Bedroom apartments

Value - 4.5 Million

Design Target - Mid Range

Number of Lots - 12

Levels - 5 (Including basement car parking)

Status - Completed



OPES Residence

19 Bartlett St, Morningside, 4170, QLD

The OPES Residence is set in the beautiful suburb of Morningside, Brisbane QLD.

OPES Residences bring something truly unique to the local property market. With its clean lines and contemporary look, OPES is a standout development in Morningside.

Value - 3.5 Million

Design Target - Mid Range

Number of Lots - 7

Levels - 4 (Including basement car parking)

Status - Completed



Miss Money Penny's

6 Hastings St, Noosa Heads, 4567, QLD

Miss Money Penny's is a stylish venue creatively designed to host any occasion. As part owners (majority shareholder) we took on Design and Construction of the venue before selling off the group stakehold. Miss Money Penny's features a broad array of textures, timbers, stones and lighting fixtures which makes this a stand out restaurant in the popular Hastings Street in Noosa.

Value - 1.75 Million

Design Target - Mid Range

Status - Completed

COMPANY PROFILE

Company Name:	Fortitude Development Group Pty Ltd trading as Fortezza Group
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ABN:	31 637 126 044
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Email:	delilah.s@fortezzagroup.com.au
Contact:	Delilah Sellars / Office Manager

Insurance	Public Liability (PL)	Insurance	Professional Indemnity (PI)
Insured By	On request	Insured By	On request
Policy Number	On request	Policy Number	On request
Validity		Validity	

STAKEHOLDER ALLIANCES

PROVIDING CORPORATE ACCOUNTABILITY TO OUR PROJECTS.

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BUILT ON TRUST.
BACKED BY EXPERIENCE

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GROUP



F O R T E Z Z A G R O U P . C O M . A U