





CAPABILITY STATEMENT & CORPORATE PROFILE. Sept 2016.

COMPANY PROFILE

Jon Rose Design was founded in 2010 by Jon Rose in Perth, Western Australia and commenced fulltime trading in June 2012. Jon is a graduate of Curtin University School of Architecture with 20 years professional experience in WA and NSW, primarily in the single and multi residential, commercial and industrial property development sector.

Jon Rose Design can provide for you all of your single and multi residential, commercial, healthcare, industrial, carpark, landscape and heritage building design and documentation services, from no obligation site feasibility and concept designs right through to Development Approval and Building Permit council application, tender stage construction phase documentation and construction administration services.

We would be pleased to offer all prospective clients no obligation site feasibility, yield study and concept design for your next project. All projects are documented using licensed Autodesk Revit 2015 3D CAD software ensuring 3D visualisation and communication to clients and other project stakeholders at all stages as each project progresses.

Centrally located in City of Cockburn we service all Perth Metropolitan region and WA regional council areas.

MISSION STATEMENT

- Remain client focused understand the driving force behind the viability of the project.
- Complete documentation within agreed time frames and specification levels
- Maintain a high quality of design
- Importance of building designer and client relationships
- Seek to become a building designer of choice ensuring repeat business.

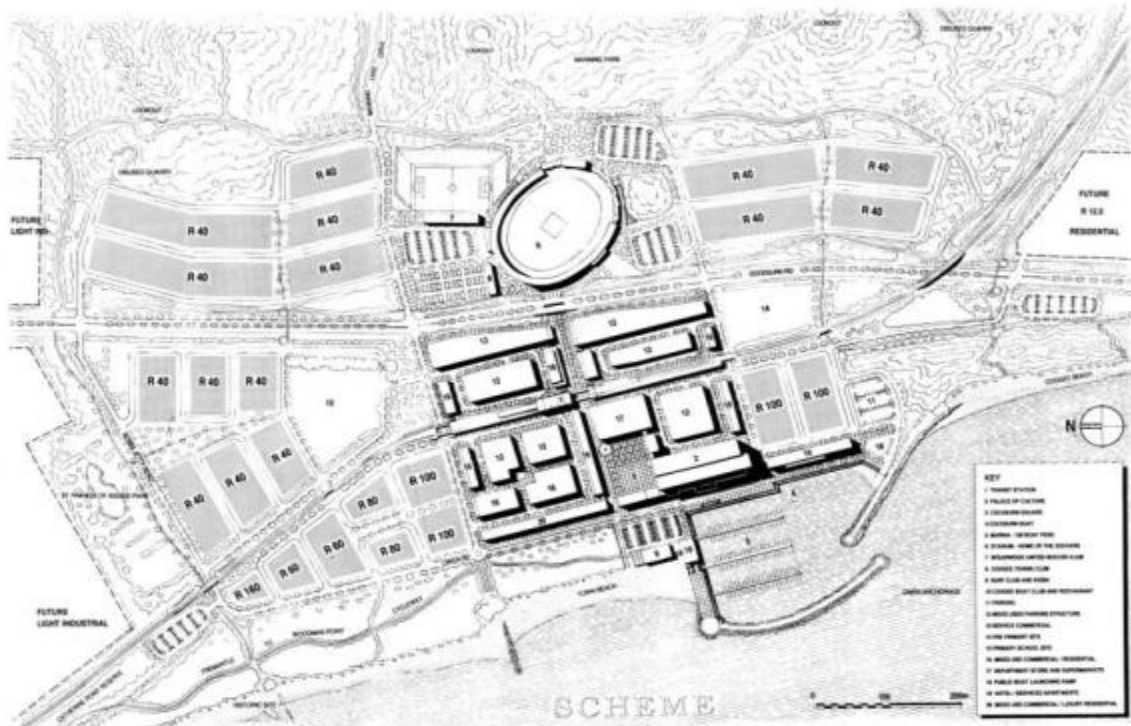
JON ROSE CAREER RESUME

Jon has 20 years of experience in the architecture industry in WA and NSW. Jon graduated from Curtin University in 1995 with a Bachelor of Architecture (Honours) following completion of a Bachelor of Applied Science (Architectural Science) in 1993. Since graduation he has worked as a salaried graduate architect for a number of firms on a wide variety of commercial and institutional projects in Perth, Sydney and Newcastle.

His particular area of professional expertise is in mid rise multi residential and mixed use residential commercial projects, and Jon has a particular academic interest in Transit Oriented Development (TOD). Following his 1995 Curtin University architectural thesis design for a hypothetical Transit Oriented Development at Cockburn Coast, in his working career in NSW and WA he has been closely involved in varying roles including project leading for the design and documentation of several apartment buildings located at Cockburn Central TOD, Joondalup City and Midland redevelopment area in Perth and also several apartment buildings in Honeysuckle urban redevelopment area in Newcastle NSW.



1995 Curtin University 5th Yr Dissertation Cockburn Square Transit Village



Jons architectural skill and experience spans across all levels and areas of architectural practice including proficiency in Autocad and Revit 3D CAD software for the design documentation and detailing of buildings. In addition Jon has contract administration experience for all scales of project up to \$13million project value. He has administered as contract superintendent a \$13million dollar contract using AS 2124 contract for the construction of a 7 story mixed use residential and commercial project Parkview on Colin

completed in 2010, for which he had been project leader during construction documentation stage including negotiating tenders and establishing a contract with the successful tenderer.

June 2012 - Commenced trading as Jon Rose Design. Completed to successful council approval Planning Approval and Building Permit documentation for over \$30 million in industrial, residential and commercial projects in first 48 months in operation, with \$3.8 million of residential and multi residential projects currently now under construction.

2007-2012 Project Leader Cameron Chisholm Nichol Architects Perth WA

2005-2007 Lead Designer Agcad Building Designers Maitland NSW

2001-2005 Project Architect Dominion Architects Newcastle NSW

1998 -2001 Project Architect Seymour Lawler Architects Charlestown NSW

1997-1998 Graduate Architect Bruce Taylor Architects Sydney NSW

1996-1997 Graduate Architect Taylor Robinson Architects Perth WA

1991-1995 Undergraduate Curtin University

PROFESSIONAL SERVICES

No Obligations Site Feasibility, Yield Studies and concept design.

Building Design and Documentation – new build and alterations and additions for all scales of residential commercial and industrial building types.

Residential Design – alterations and additions, single residential, multi residential single storey duplex triplex quadplex villas, multi residential two and three storey detached and attached townhouses and terrace housing. Multi level apartment residential with lifts and basement carparking to 10 storey.

Commercial Design – Single and multi level commercial design and mixed use commercial residential building design. Office and retail tenancy fitout design.

Industrial Design – Industrial small, medium and large scale hardstand warehouse workshop with gantry crane and office design.

Health Care Design – Medical Consulting Rooms and practices – small and medium scale

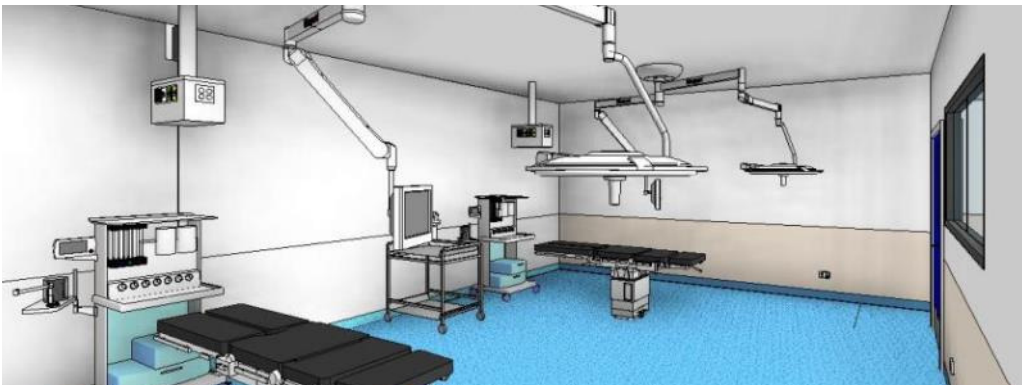
Veterinary Care Design – Veterinary Practices and hospitals– small to large scale

Licensed Autodesk Revit 2016 3D CAD integrated project visualisation modelling documentation . Tekla BIMsight 3D file sharing and coordination with project team.

Planning and Building Permit Application to all WA councils to requirements of WA Building Act 2011 and Building Code of Australia 2016.

BCA Part J Energy Efficiency assessment and reporting

Tender stage services and contract administration



600sqm high complexity tenancy fitout addition to exist 800sqm vet hospital

Project Value: \$1,000,000

Client : WAVES West Australian Veterinary Emergency & Specialty.

Project Completion: Building Permit / Construction documentation 80% complete.

125 Richmond St Leederville



3 level class 2 apartment building - 16 x 2 & 3 bed apartments.

Project Value: \$3,500,000

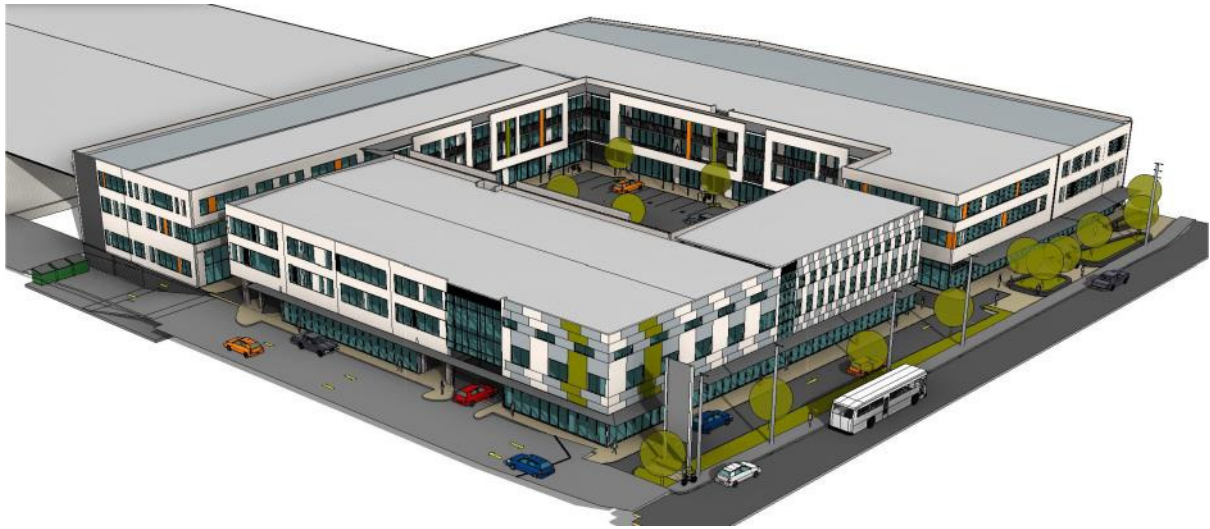
Client : Cedar Property Group .

Project Completion: Building Permit / Construction documentation completed April 2016..

Under construction by Indian Ocean Building Company.

Jon Rose design providing partial admin services.

363 Scarborough Beach Rd Osborne Park



3 level mixed use development 16,000 sqm Nett Lettable Area proposed.

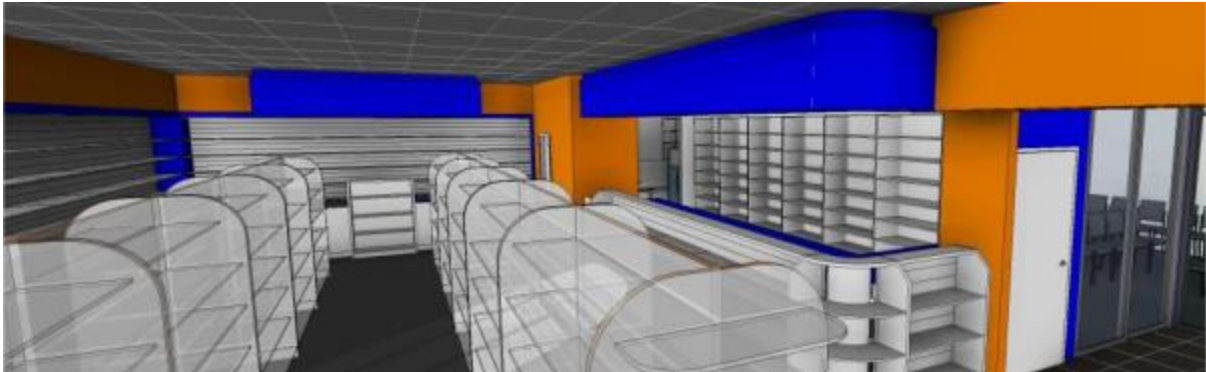
Includes 64 car basement carpark below for a total of 133 carparks provided.

Project Value: \$28,000,000

Client : Marchese Group .

Project Completion: Joint Development Assessment Application 2016.

The Bridge Family Practice Halls Head Mandurah



Medical centre and pharmacy – tenancy fitout.

Project Value: \$400,000 change of use tenancy fitout to medical consulting rooms and pharmacy.

Client : Jupiter Health and Medical Services

Project Completion: Building Permit documentation. Construction Completed 2015

Medical Centre Northam



Adaptive reuse and alterations and additions to Old Northam Post Office.

Heritage Council approved minor additions including lightweight removable steel lobby enclosure of exist internal service court as new reception area, while retaining heritage integrity of exist building structure.

Project Value: \$300,000 change of use to medical consulting rooms.

Client : Jupiter Health and Medical Services

Project Completion: Completed December 2014.

Medical Centre Landsdale



Alterations and additions to existing medical centre.

Project Value: \$300,000 alterations and additions to existing medical centre.

Client : Jupiter Health and Medical Services

Project Completion: Stage 1 completed 2015 and Stage 2 completed June 2016 by Itect Construction and TLC.

Medical Centre Port Hedland



Medical centre tenancy fitout within shopping centre tenancy.

Project Value: \$250,000 tenancy fitout for medical centre.

Client : Jupiter Health and Medical Services

Project Completion: Completed May 2015.

Medical Centre Piara Waters.



Medical centre tenancy fitout within existing commercial office tenancy.

Project Value: \$125,000 tenancy fitout for medical centre.

Client : Jupiter Health and Medical Services

Project Completion: Completed Aug 2015

Proposed Medical Centre Northam



Proposed medical centre.

Project Value: \$1,500,000 medical centre.

Client : Jupiter Health and Medical Services

Project Completion: Feasibility planning stage concept design.

Site 506 – Orion Rd Jandakot



6,500 sqm workshop + 3375 sqm workshop plus hardstand and 300 bay carpark.

Project Value: \$8 million

Client : 3B Build Pty Ltd (Design & Construct Tender to Jandakot Airport Holdings)

Project Completion: Completed 2014.

Site 311 - Marriot Rd Jandakot - Caffi Logistics Warehouse



12,000 sqm warehouse plus 300 sqm single level office

Project Value: \$7million

Client : 3B Build Pty Ltd (D&C Tender to Jandakot Airport Holdings)

Project Completion: Completed 2013.

Concept design - Warehouse and Office - Jandakot Airport



10,000 sqm warehouse plus 1000 sqm two level office

Project Value: \$8million

Client : 3B Build Pty Ltd (D&C Tender to Jandakot Airport Holdings)

Project Completion: Unsuccessful D&C Tender Bid design submission 2013

Concept design - Warehouse and Office - Jandakot Airport



12,000 sqm warehouse plus 700 sqm single level office

Project Value: \$8million

Client : 3B Build Pty Ltd (D&C Tender to Jandakot Airport Holdings)

Project Completion: Unsuccessful D&C Tender Bid design submission 2013

Gt Eastern Hwy Belmont – Mixed Use Development



**Mixed Use Development – 12 Floor 200 Room Hotel and 124 Apartments +Nightclub
Restaurant Health Centre Offices Shops Convenience Store + 5 level split level 360
Carpark.**

Project Value: \$80million

Client : DesignInc – 2 month contract design development 3D CAD modelling

Project Completion: In council for DA approval

Project Details: Contract 2 month 3D CAD modelling in collaboration with DesignInc
director Ron Jee. Redesign / design development of \$80m mixed use
development from sketch plan redesign stage to full 3D CAD
modelling to Development Application submission stage.

6 Hughes St Hilton grouped dwellings



3 x 2 storey detached townhouses on green title subdivision

Project Value: \$1.4million

Client: Helen and John Kennedy.

Builder: Peter Bell Constructions

Project Completion: Completed August 2016. Jon Rose Design administered ABIC SW contract to completion for \$1.4 million contract value between builder and client.

6 Skate Court Sorrento



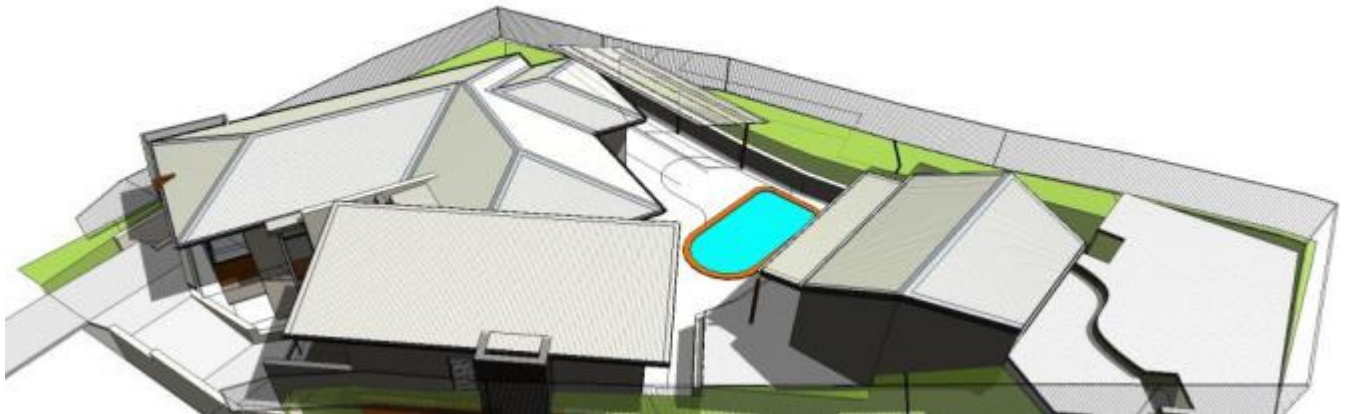
Proposed 2 level innovative straw bale / steel frame composite construction

Project Value: \$700,000

Client: Dr E. Solomon

Project Completion: Preliminary design.

19 Fawkner Gardens Hillarys



Alterations and Additions to existing Single Dwelling

Project Value: \$400,000

Client : B and J Dekanah

Project Completion: Concept design for clients investigating options for site development

Hinchliffe Residence Lancelin



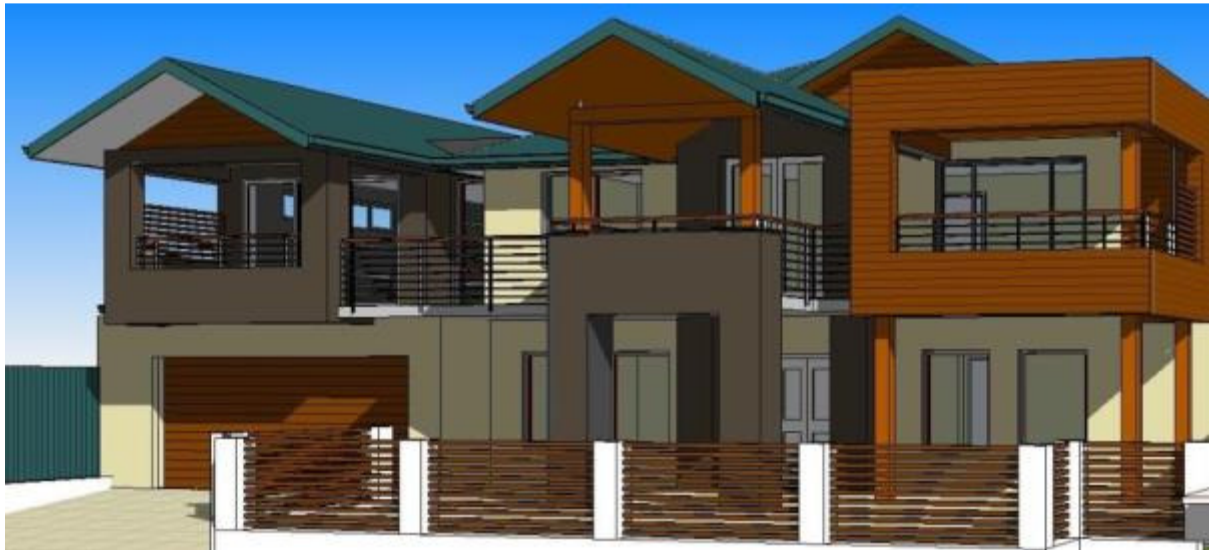
Alterations and Additions to existing Single Dwelling – new outdoor living deck

Project Value: \$50,000

Client : A and S Hinchliffe

Project Completion: Steelwork fabrication complete awaiting construction

Tasker Residence Iluka



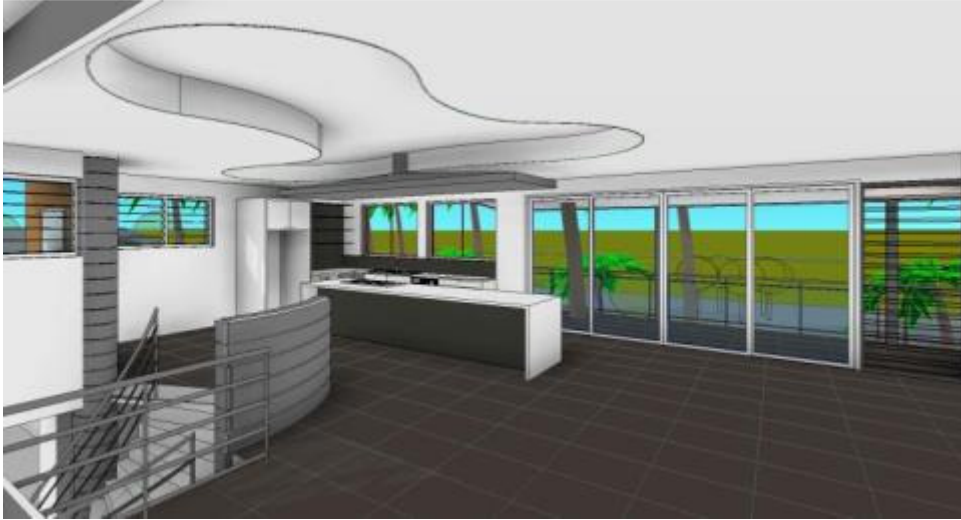
Alterations and Additions to existing Single Dwelling

Project Value: \$250,000

Client : R and J Tasker

Project Completion: DA approved. Build Permit docs complete. Builder to be appointed.

Proposed Alterations and Additions – High Wycombe

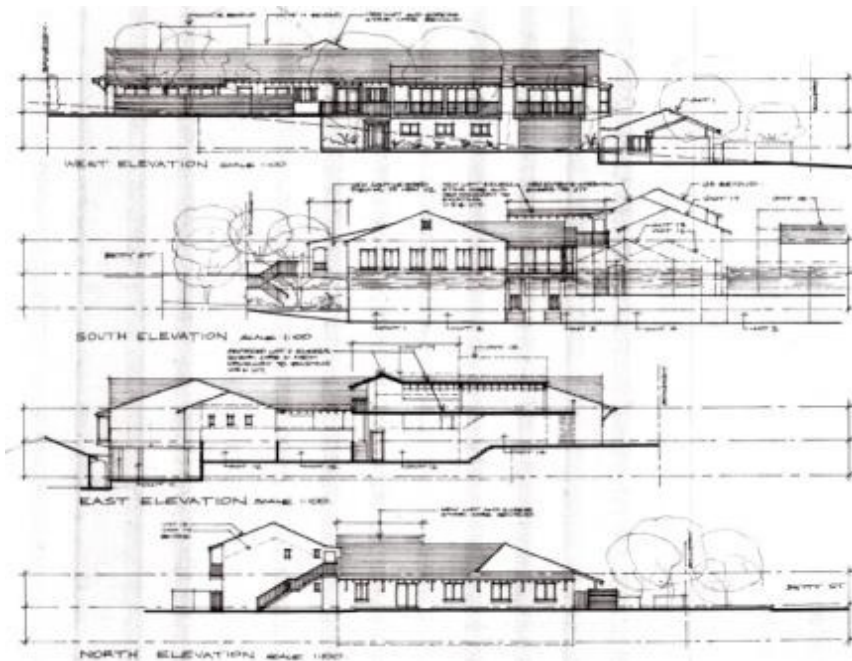


Concept design for 150sqm first floor addition party room sports bar to residence

Project Value: \$300,000

Client: S. Davidson

Project Completion: Preliminary design.

Melvista Lodge 8 x Independent Living Units 20 Betty St Nedlands**1080 sqm existing floor area over existing two level building.**

Project Value: \$2M construction estimate at sketch plan stage

Client : Lisle Villages (Nedlands Aged Persons Homes Trust)

Project Completion: March 2013 concept design for internal conversion of existing decommissioned nursing home into 8 x independent living units, to architects brief.

The brief is for the internal conversion of the existing heritage listed 1974 built nursing home (designed by architect Julius Elischer) into 8 x independent living units for retired senior persons. The entire complex comprising the nursing home and 27 x independent living units has been assigned City of Nedlands Municipal Heritage Management Category C. Prior to engagement of Jon Rose Design for concept design a report on the heritage values of 20 Betty St was prepared for City of Nedlands in Sept 2012.

The concept design prepared by Jon Rose Design has been prepared in accordance with the stated objectives of the heritage report, for the retention and conservation of the existing nursing home building, in order to conserve the overall heritage significance of the place. This is achieved by retention of existing external façade, floor slabs and roof structure and cladding, with new design proposal inserted into existing fabric, and designed in sympathy with existing design philosophy of the original building and complex

PROJECTS - COMPLETED - EMPLOY OF OTHER FIRMS

Parkview on Colin - 111 Colin St West Perth



7 level mixed use commercial residential building.

Basement carpark for 35 cars, 3 levels of office - 1800 sqm office space

3 levels of residential - 15 x 1 and 2 bedroom apartments.

Project value : \$13M

Client: Richform Pty Ltd.

Architect: Cameron Chisholm Nichol WA Pty Ltd

Builder: 3B Build Pty Ltd

Project Leader: Jon Rose (Building Licence construction documentation stage through tender issue and negotiation. Contract phase administration of AS2124 contract to completion.)

Project Completion: 2010

Foundry Apartments - Foundry Rd Midland Redevelopment Area



3 level apartment building - 43 x 1, 2, and 3 bed apartments

Project value: \$9M

Client : Diploma Properties.

Architect: Cameron Chisholm Nichol WA Pty Ltd

Builder: Diploma Constructions

Project Leader: Jon Rose (Building Licence documentation, construction documentation, construction phase partial administration)

Project Completion: 2011

Cove, Edge and Gateway Apartments – Walsh Loop Joondalup



3,4,5 level apartment building -198 x 1,2,3 bed apartments in 4 stages

Project value: \$45M

Client: Diploma Properties.

Architect: Cameron Chisholm Nichol WA Pty Ltd

Builder: Diploma Constructions.

Project Leader: Jon Rose (Building Licence documentation, construction documentation, construction phase partial administration)

Project Completion: 2011

Cockburn Central Lots 5, 8, 9, 11



3 and 4 level apartment buildings -

Project value: varies

Client: Australand.

Architect: Cameron Chisholm Nichol WA Pty Ltd

Builder: Australand. Project Completion: 2007-2013

Project Leader: Various. Jon Rose varying team member roles with others from concept design to Development Approval, Building Licence, construction documentation, construction phase partial administration, construction detailing, consultant coordination, 3rd party quality assurance auditing.

Martin Mann Residence Maitland NSW



Single Dwelling designed by Jon Rose in employ of Agcad Building Designers.

Project Value: \$700,000

Client : D Martin

Project Completion: Completed 2012.

SUMMARY OF PROFESSIONAL EXPERIENCE BY BUILDING TYPE



Commercial

The Bridge Family Practice Halls Head

Northam Family Practice Northam

Landsdale Medical Centre Landsdale

Port Hedland Family Practice Port Hedland

C.Y.O'Connor Village Medical Centre Piara Waters

Cardio Centre, Newcastle, NSW

Bulky Goods Retail Outlet, Tuggerah, NSW

McGuigans Winery – Restaurant, Pokolbin, NSW

Coal Mine Admin Building – Four Mile Creek, NSW.

Industrial

Caffi Logistics Warehouse and Office, Jandakot WA

APB Britco Workshops Jandakot WA

Sandvik Mining Warehouse and Office Jandakot WA

Mixed Use

Parkview - 111 Colin St West Perth. 1800 sqm strata office + 15 apartments.

Landmark Apartments – 130 apartments / commercial / retail , Charlestown, Lake Macquarie, NSW

Aged Care

Uniting Church Aged Care Hostel, Penrith, NSW

Melvista Lodge Independent Living Units Nedlands WA

Child Care

Kindy Patch Child Care Centre, Tenambit, NSW

Multi Residential

Hughes St Hilton - 3 x 2 level townhouses, Hilton WA

Foundry Rd Midland - 43 apartments, Midland Redevelopment Area, Midland, WA

Cockburn Central Lot 5, 8, 9, 11 - 200 apartments, Cockburn Central, Perth, WA.

Joondalup Village Stage 1,2,3 -196 apartments – Joondalup, WA.

Linwood Village Stage 1 - 11 townhouses, Maryville, Newcastle, NSW.

Linwood Village Stage 2 - 25 townhouses, Maryville, Newcastle, NSW.

Mariners Apartments - 56 apartments, Wickham, Newcastle, NSW.

Regatta Quays Stage 2 - 76 apartments and townhouses, Maryville, Newcastle, NSW.

Railway St townhouses - 2 townhouses, Cooks Hill, Newcastle, NSW.

Bailey St Urban Housing - 110 townhouses and subdivision, Adamstown, Newcastle, NSW

Single Residential

Dorey Residence, Dunsborough, WA

Ferguson Residence, Wangi Wangi, Lake Macquarie, NSW.

Low Residence, Belmont, Lake Macquarie, NSW.

Hoddle Residence, Dunns Creek, NSW.

Muir Residence, Bolwarra Heights, NSW.

Craig Residence, Merewether, Newcastle, NSW

Johnson-Hume Residence, Pokolbin, NSW

Collingwood Boots Residence, Paterson NSW

Gill residence, Bolwarra Heights, NSW.

Rochow residence, Warners bay, Lake Macquarie, NSW.

Dillon Residence, Kilaben bay, Lake Macquarie, NSW

Martin-Mann residence, Bolwarra Heights, NSW

INSURANCES

Professional Indemnity Policy – Architects

\$10,000,000 Professional Indemnity

Allianz Insurance Policy Number 132A001921PLP

Business Pack Insurance

\$10,000,000 Public Liability

\$10,000,000 Products Liability

QBE Australia Policy Number 41A900409BPK

CONTACT US

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