



## About JDV Projects.

At JDV we build for your business and your long-term success.

25<sup>+</sup>

**For over 25 years, we have been committed to developing enduring relationships that go beyond building high-quality construction, fitout, and refurbishment projects.**

Our unique Human Centric Process places you, our clients, at the heart of everything we do. We prioritise a commercial, methodical and considered approach to ensure that we deliver each project with uncompromising attention to detail, regardless of its size or complexity.

Our team of construction and fitout specialists understand the wide range of requirements across industries and sectors, ensuring that you will have the optimal team for your project.

We are proud to hold 3rd party accredited management systems and Global Compliance Certification that demonstrate our unwavering commitment to quality, safety, and the environment. We don't just build commercial projects – we build partnerships that last.

Our successful relationships have led to countless referrals and recommendations, further fuelling our drive to provide an exceptional experience for every project. We prioritise transparency, viable solutions, and an unwavering commitment to excellence. We're ready to help you overcome any challenge and achieve your vision.

**At JDV, we create exceptional projects; and develop enduring relationships.**



## Our Purpose.



At the core of our purpose is the continuous pursuit of innovation in design, technology, and construction, to enhance the way people interact, collaborate and perform in the environments where they work, live and play.

Our commitment to excellence is reflected in our team of building specialists and strategic project partnerships to deliver exceptional solutions and experiences to our clients, throughout the duration of their projects and beyond.

At JDV Projects, we welcome change and stay attuned to the ever-evolving landscape of the built environment. Our goal is to align with your business vision and aspirations to create efficient and productive environments that can adjust and adapt as your needs evolve.

Our dedication to forging a lasting relationship with our clients drives us to deliver exceptional results in everything we do.



## The JDV Human Centred Process.

“Our ideology and processes foster user-centricity, creativity, innovation and out-of-the-box thinking that is feasible, economically viable and meets the real needs of the people that use the spaces we build.

That’s the JDV Human Centred Process”

Jason De Vos, Managing Director



## Our DNA

Everything we do at JDV Projects:

Ensures our clients will love us at the end.

Creates a positive experience for our clients that adds value to them.

Assures our clients will speak highly of us.

Is a joint celebration between all project partners.

Continues to build a sustainable business for the future.



# JDV Guiding Principles.



**Our Guiding Principles ensure that we establish a shared understanding of your vision and goals and operate in a framework that demonstrates ethical and effective decision-making at all stages of your project.**



## 1. Discovery

Throughout every journey we use collaborative tools to gain a deeper understanding of our clients that provide insights into:

- What our client says?
- What our client thinks?
- How our client feels?
- What our client does?

**Needs Analysis  
Consultation & Strategy  
Identification of Challenges**

Our objective is to advocate on behalf of our clients. In order to do this, we must gain a deep understanding of your team, their work styles and outputs as well as their challenges and pain points. In addition, it's essential to understand how your clients and business partners interact with your work environment.

We also need to be completely aligned with your business model and future goals. Our team at JDV know that in order to achieve excellence at the end of your project and beyond, we must first actively engage, listen and learn everything about your business's personality.



## 2. Define

**Client's Objectives  
Workplace Culture Considerations  
Space Requirements**

By aligning ourselves with your vision and aspirations, we prepare and plan to deliver an innovative and functional environment that considers your current and future needs for your people, property and business objectives.

- Assess physical requirements & business objectives, current and future
- Prepare space matrix/analysis
- Create return brief
- Due diligence on selected property (as required)
- Prepare test fit
- Provide high level cost/budget



## 3. Conceptualise

**Ideation and Visualisation  
Budget & Cost Objectives  
Project Roadmap**

With a thorough understanding of your brief, we develop comprehensive sketch or preliminary space planning concepts that focus on your specific requirements and project considerations. We ensure that conceptual ideas respond directly to your business activity and how your people interact within it.

- Sketch plan and design concept
- Preliminary FF & E (Furniture, Fittings and Equipment) requirements
- Preliminary cost plan that is aligned within your budget and timeline
- Identify cost & program efficiencies and mitigate risks prior to construction

# JDV Guiding Principles.



## 4. Design Development

**Design Exploration**  
**Prototype**  
**3D Modelling and Mood Boards**  
**Authorities Approval**

JDV have affiliations with design consultancies which we can partner with on your project, alternatively, we will collaborate with your chosen design team. We understand the importance of your new workplace reflecting your brand, culture and vision as well as being functional and sustainable. Working with the project team, we will ensure that you are offered the best design options and solutions that are in alignment with the project brief.

- 3D visualisation to describe the finished spaces.
- A mood-board showing the look and feel, colour palette and materials.
- Authorities' approvals as required



## 5. Innovations

**Value Engineering**  
**Cost vs. Functionality**  
**Collaborations with Industry Partners**  
**Optimal Delivery Team**

The benefit of Early Contractor Engagement (ECI) allows our team to ensure that the project brief aligns with the approved design concept and the budget allowance. Our own knowledge combined with our relationships with industry partners means that we can offer the best alternatives that achieve optimal solutions, whether it be a buildability, services, technology or FFE scenarios.

- Leverage the JDV procurement power through our experience and industry relationships.
- Value engineering can release additional budget by substituting materials and methods with less expensive alternatives. This allows us to maintain your design and vision without sacrificing functionality or results.



## 6. Project Delivery

**Construction**  
**Dedication JDV Manager**  
**Handover**  
**Relocation Logistics**

Our construction team are renowned for ensuring that the on-site phase of our projects is grounded on a highly organised, collaborative and transparent approach. With safety, risk and stakeholder management of paramount consideration, our Project and Site Managers work together with our clients, subcontractors and project partners to bring your vision into reality.

- We want you to love your new space. At JDV we ensure open and consistent communication and apply our expertise and exemplary work-ethic from site commencement to handover.
- Handover is always the most exciting time for us – we are given the opportunity to hand you the keys to your new environment, one that both you and we at JDV Projects are proud of.
- We ensure that your relocation planning and logistics is managed thoroughly so that your teams and clients can continue as normal from day 1, without disruption.



## 7. Post Project

**Maintenance & Repairs**  
**Warranties**  
**Training**  
**Minor Works & Churn Projects**

We continue to be your trusted partner following the completion of your project, addressing any concerns you have as well as your future requirements. Our Client Engagement Manager is available to ensure all communications are addressed regarding operations, training, warranties and maintenance agreements, as well as providing feasibility strategies that accommodate your business's evolution.

- Our goal is ensuring that you have a positive and memorable experience.
- Ongoing post-project interface with our Client Relationship Manager.
- Communications of all operations, training & maintenance manuals.
- Our continuing relationship with you allows us to assist with future-proofing and planning for changes to your requirements.

## Our Valued Clients.

Our commitment to building exceptional construction, fitout and refurbishment projects has built a level of trust and loyalty with our clients.

We are very proud to be creating partnerships that stand the test of time.



GREENSTONE



# Meet Our Team.

Our team is dedicated to achieving exceptional results through a shared understanding and motivation.

From start to finish, we collaborate to ensure your expectations are surpassed, delivering an outstanding experience at every stage of the project.



**Jason De Vos**  
Managing Director



**Scott Drummond**  
Construction Manager



**Kristy Lee**  
Client Engagement Manager



**Jason Trezise**  
Senior Project Manager



**Matt Edwards**  
Senior Project Manager



**Graham Holdaway**  
Project Manager



**Sean Hobern**  
Project Manager



**Joseph Hekkenberg**  
Project Engineer





Project Portfolio.

Projects: Fitout & Refurbishment

## Eden Brae Homes, Norwest

Establishing Eden Brae Homes brand identity through well-designed and thoughtfully executed spaces.

The completion of the new HQ for Eden Brae Homes was nothing short of transformative – a Design & Construct fitout of their new showroom and office spanning over 3,600 sqm.

The heart of this project beats in the brand new Studio Eden, nestled within the Norwest facility. Studio Eden is an immersive space where clients are invited to explore a curated selection of products and fixtures, carefully chosen to add the perfect touches to their bespoke new homes.

Operating within a live building demanded precision and flexibility. The JDV project team

navigated this challenge consistently, ensuring minimal disruption to ongoing activities.

Coordinating with numerous subcontractors responsible for the design and installation of display kitchens, bathrooms, and more required meticulous orchestration.

The true mark of success in this project lies in its punctual completion, including the showroom areas. Eden Brae's new head office and Studio Eden are not just physical spaces but testaments to JDV's commitment to excellence and innovation in achieving the client's vision.



## Hollard, North Sydney

A cohesive and dynamic work environment that utilises sustainable practices and distinct floor focus.

Hollard's 100 Mount Street office strategically amalgamates staff from their Chatswood and Olympic Park locations, streamlining operations into one cohesive space. The building's impressive 5-Star Greenstar Building rating is seamlessly integrated into Hollard's fit-out approach, embracing sustainability by reusing furniture and preserving existing internal elements. Each floor within the office space embodies a unique focus, harmonising with Hollard's dynamic work environment. The design thoughtfully intertwines Hollard's functional requirements with a diverse array of spaces, reflecting the company's ethos

and ensuring a harmonious and efficient working environment for its staff. Level 2, the innovation hub, fosters collaboration through expansive, flexible workspaces. Social hubs on Levels 3 and 6 feature inviting kitchens adorned with floor-to-ceiling windows, capitalising on raked ceilings and natural light. Level 4, the focus hub, cultivates targeted problem-solving and quiet participation. Level 5, the business hub, stands as a prime showcase for Hollard, housing their reception, boardroom, front-of-house meeting rooms, an advanced catering kitchen, and state-of-the-art town hall space. Level 7, the wellness hub, signifies Hollard's commitment to employee well-being.



## Australian Red Cross, Adelaide

JDV partnered with Moda Design Group to create the adaptive reuse conversion of a warehouse for Red Cross's HQ in Adelaide.

The 1,300sqm space required many structural, technology and services upgrades without compromising the historical significance of the building.

The existing internal walls and services were demolished to make way for a bright and modern workspace which includes training and meeting rooms, workstation accommodation and break out zones. Finishes reflect the welcoming and inclusive culture of the Red Cross with the artwork of a local Indigenous artist featured in the open plan area.

With sustainability a focus for the Red Cross, the warehouse underwent a complex redesign of the roof structure to allow for installation of a 95kWp Solar Panel system to the 1,300sqm area of saw tooth roof. A radical removal of 40% of the roof sheeting and installation of new high bay windows provides abundant natural light to the interior, promoting a sense of well-being.

Staff and visitors are also able to enjoy the outdoors with timber decked spaces providing seating and BBQ facilities.



## Greenstone Financial Services

In collaboration with WMK Architecture design, the modern 10,500sqm workplace was designed to create a cohesive and collaborative environment for the Greenstone team.

The office was built to consolidate the team under one roof and create a collaborative environment. An impressive central void and interconnecting staircase link each floor and lead to an expansive roof terrace with stunning views across Sydney. The office incorporates a 5-kilometre walking track, designed in Greenstone corporate colours, to boost staff health and wellness.

The office layout includes open-plan collaborative workspaces, concentrated workrooms, larger meeting and board rooms, and stand-up meeting hubs called “REV”

spaces for quick catch-ups and informal meetings. The workspace also features an internal gym and yoga studio with full shower and bathroom amenities. The team created clever zoning to provide a variety of areas and rooms for innovation and collaboration, including a \$1.5m AV-enabled training and technology area, a challenge and fulfilment zone, and team-gathering and socializing spaces.

The office design focused on supporting the productivity and well-being of the Greenstone team. The result is a cohesive and collaborative workspace that incorporates innovative design features to encourage movement, productivity, and well-being.



Projects: Healthcare

## Westmead Specialist Centre

JDV Projects was approached by a long-standing healthcare client with a unique project requirement - the construction of a purpose-built medical facility located within the Westmead Hospital precinct.

This project aimed to create a free-standing structure designed to serve the diverse needs of both healthcare providers and patients.

The project required a meticulous design process, addressing the specific needs of the client. The building was detailed to include critical elements such as staff and patient parking, accessible lifts and facilities, an interconnecting stairwell, consulting rooms, and treatment spaces capable of accommodating a variety of healthcare specialists.

To enhance the overall functionality of the medical facility, additional features such as a dedicated nursing room, laundry facilities, and bed-sharing were

incorporated. The design of the structure took into account the established street facade and locale area environmental factors to ensure harmonious coexistence.

Recognising the importance of efficient performance as a commercial space, JDV meticulously planned and executed the construction process. This approach was vital in creating a healthcare facility that could deliver high-quality medical services while maintaining operational efficiency.

The structure is constructed using lightweight steel framing, combining strength and flexibility with external cladding thoughtfully designed to seamlessly blend into the residential setting, ensuring that the medical facility integrates aesthetically with its surroundings.



## Storage King, Rutherford

A successful outcome resulted due to the collaborative efforts of the whole project team.

The JDV Projects team has successfully completed a new facility for Storage King in Rutherford, adding to their portfolio of Commercial Construction projects. The project involved extensive work on a 4,400m<sup>2</sup> site, including the movement of 2,000 tonnes of dirt and road base, pouring over 1,000 cubic metres of concrete, erecting over 75 tonnes of structural steel, and installing over 2,000 individual floor joists and roof purlins.

Two hoists were craned into position, and 2,000m<sup>2</sup> of particleboard flooring and 10,000m<sup>2</sup> of Colorbond cladding, roofing and

internal partitions were installed. Additionally, over 310 roller shutters and 200 metal doors were fitted. Despite the challenges of the wettest year on record, the project was completed within the adjusted program, a remarkable accomplishment.

The project's success was due to the team's collective effort in overcoming challenges and achieving milestones throughout the build. The JDV Projects team would like to thank Linked Project Management for their unwavering support and partnership, which continued until the project's completion.



Projects: Fitout & Refurbishment

## Social Soup

Bold and playful graphics, full of colour, weave the Social Soup personality throughout the spaces as well as define different zones catering for flexibility as the team grows.

Social Soup are a dynamic and cutting-edge social media agency whose brief was to create a new workplace to reflect their brand values that included courage to try new things, a people hearted focus, efficiency and curiosity.

JDV Projects partnered with Social Soup to transform a converted warehouse in Surry Hills into an open and generous space that embraces these characteristics and provides a work environment that is loved by their team and visitors alike. A variety of work styles are accommodated to allow for casual work, booth

seating for informal meetings and a brain storming hub for collaboration. A generous break-out space and bar provides a welcoming area for the team to socialise as well as entertain visitors.

The finished space can only be described as quirky and fun, highlighted by a variety of feature lighting and striking neon signage. The interior reflects a 'Resi-mercial' approach with vibrant greenery and hanging plants bringing a sense of nature into the interior. A digital 'fireplace' surrounded by hanging cane chairs create a residential ambience that blurs the line between office and home.





## Pro AV Solutions and Profile Systems

The new ProAV and Profile Systems, fulfils Managing Director, Anthony Jeffcoat's vision of "an environment whereby people are comfortable to chat, communicate and collaborate".

Working with the team from Linked Project Management, the final result is a light, welcoming and open workplace that celebrates the industrial fabric of the building.

High volume spaces with exposed ceiling and services give character and depth with a central collaboration hub providing a meeting area for the two teams as well as identifying a variety of work zones that surround this 'Town Hall' space.

Smart technology supports all the accommodation styles provided including quiet areas for concentrated work, AV enabled banquette seating for informal teamwork as well as formal private meeting rooms.

Biophilia cascades into the space from white aluminium planter boxes suspended from the ceiling promoting well-being for the teams whilst providing the infrastructure for reticulation of services to the work areas.



## SAN Parkway, Central Sydney Vascular, Dr Saissan Rajendran

The design reflects Dr Rajendran's philosophy of providing a more efficient, accessible and personalised experience for his patients.

JDV Projects have delivered the new Central Sydney Vascular practice within the SAN Parkway Clinic. The project was created in collaboration with Dr Saissan Rajendran, a specialist Vascular and Endovascular surgeon with clinical appointments at the Sydney Adventist Hospital, Concord Repatriation General Hospital and Mater Hospital.

Dr Rajendran has surgical experience across Australia, New Zealand, London and Italy and utilises the skills obtained abroad to provide high quality vascular care for his patients in Sydney.

The design reflects Dr Rajendran's philosophy of providing a more efficient, accessible and personalised experience for his patients. The suite design follows the patient experience with separate waiting areas to align with the flow of the consulting visit.

The suite has been efficiently designed to include a large consulting room with adjacent treatment room, scanning room and administration office and small tea room behind a concealed door incorporated into the timber wall panelling.

Blending an aesthetic that is both elegant and professional, the spaces are adorned with feature decorative wall coverings with contrasting trims and furniture finishes which also highlight the bright white reception desk softened by concealed lighting.



Projects: Fitout & Refurbishment

## Macquarie Square Leasing Suite

The Glasshouse is part of a 5-building commercial hub in the Macquarie Square precinct. It sets a new benchmark for CBD quality design and fitout for the expanding area.

Working in collaboration with Alkimi Studio, JDV Projects created a new leasing suite for John Holland's sales team to showcase the modern and flexible workspaces which feature 5-star Green Star design and climate resilient building technology.

Developing a display suite from a raw concrete shell, the area is cleverly designed to incorporate a boardroom, sales office and entertaining area.

Variation in finishes define the zones within the space along with welcoming curved partitions and glazed walls softened by sheer curtains and feature lighting. State-of-the-art AV supports the communication of the building's features to prospective tenants which demonstrates a sense of sophistication and contemporary working styles.



Projects: Healthcare

## Peninsula Orthopaedics & Sports Medicine, Northern Beaches Hospital

Peninsula Orthopaedics and Sports Medicine Clinic, located in Northern Beaches Hospital, provides specialist care to patients in Sydney's Northern Beaches and North Shore.

The clinic covers all sub-specialties of bone and joint disorders with the help of fifteen surgeons who work from seven consulting rooms, one hand therapy room, and two cast rooms.

The modern and bright entrance area features an impressive 8-person reception desk, comfortable surroundings, and seating for 50 patients, with a custom-made circular banquette as a focal point.

JDV fulfilled the brief of creating comforting and warm spaces while ensuring sustainability

was considered throughout. Bespoke elements, vibrant colours, and concealed lighting create a subtle ambiance. Sustainable materials like Plyboo, a natural bamboo timber panelling, provide warm tones and acoustic comfort. Stonini decorative panelling, which is eco-friendly and non-toxic, is used behind reception, adding a textured and rustic appearance without the weight and installation costs of natural stone.

The new facility has received an extremely positive response from both patients and the clinic's team.



Projects: Fitout & Refurbishment

## McDonalds Head Office

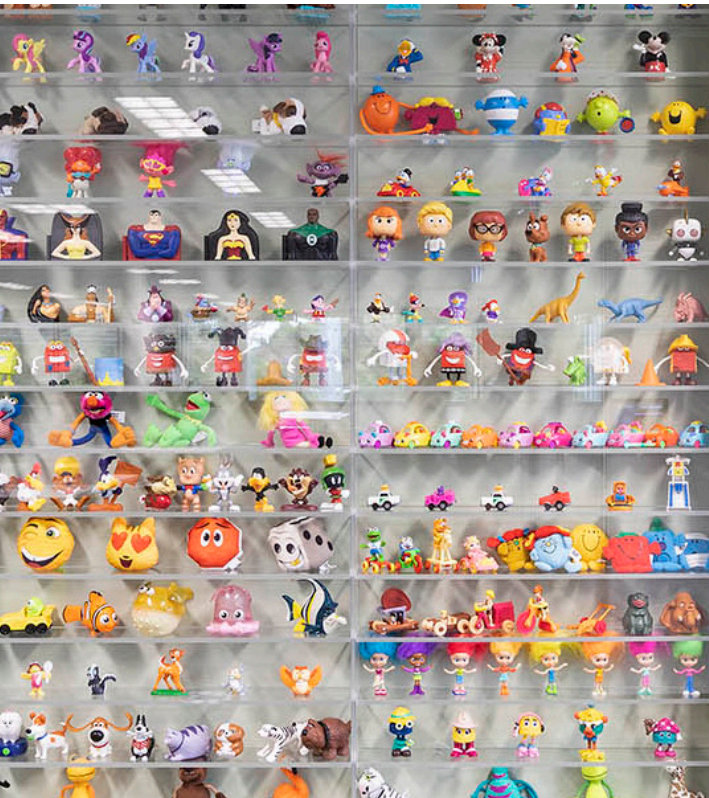
The fitout for McDonalds' HQ is a successful example of how the brand personality is woven into the workplace.

Created in collaboration with Alkimi Studio, the 2,500sqm space combines the iconic McDonald's colour scheme with a hint of retro styling.

The familiar arches are celebrated throughout with a colourful showcase wall also providing a nod to the brand's history by displaying a lifelong memory of happy meal toy give-aways from conception.

The fitout has been designed to support an agile workplace which is bright and open with a variety of accommodation styles provided for

both private and collaborative working including the generous American-diner booths for teams to gather. Lockers allow for the work surfaces to be cleared each day to ensure thorough cleaning protocols are met in line with post pandemic guidelines.



Projects: Fitout & Refurbishment

## Adara

JDV Projects partnered the Bold Collective to create the new Sydney workplace for Adara in one of the stunning heritage listed buildings in The Rocks.

Since 1998, Adara's mission has been to bridge the world of business and people living in extreme poverty. Their work positively impacts over 200,000 people living in poverty each year.

The interior celebrates the building's history with exposed timber rafters, original timber columns and rustic brickwork which embraces the old with the new to create a functional and inclusive workplace.

The original finishes of the building provided the perfect canvas for branded wall graphics, dramatic full height curtains and colour ways throughout the spaces. Facilities also include a boardroom, breakout and kitchen area and workstations.



Projects: Healthcare

## SAN Parkway, Heart and Beyond, Dr Venkatachalam

The completion of the Heart & Beyond specialist medical suite represents one of 15 delivered by JDV Projects in the SAN Parkway Clinic in Wahroonga.

Heart & Beyond is a specialist cardiology centre led by Dr Viswanathan Venkatachalam, an interventional cardiologist who has a belief and mission to deliver care with positivity and happiness.

In line with this philosophy, the suite was designed and built to achieve a warm and welcoming space that is the antithesis of the traditional clinical design model of healthcare facilities. Efficient space planning enabled the incorporation of all consulting rooms including a stress-testing lab and echo room, generous reception area and break out and kitchen area

for the staff. The Heart & Beyond brand palette is used throughout and incorporated into finishes including a bespoke banquette area.

Warm timber finishes and soft colour scheme are grounded by the detailed herringbone timber floor boards accented by a lush green wall and concealed lighting. Even the selection of artwork reinforces the intentions for the clinic including one created by Dr Venkatachalam which truly displays his philosophy to patient well-being.



Projects: Residential

## Lavender Bay Residence

JDV and Strutt Studio create a spectacular luxury residence to match the exceptional world-class views of Sydney Harbour.

JDV Projects is thrilled to have been given the opportunity to create an exceptional harbourside penthouse. Having worked with the client for over 12 years, JDV Projects managed the brief, design, documentation, and construction of this spectacular luxury penthouse refurbishment. Partnering with Strutt Studio, the team worked together to make a bold statement that would complement the world-class view. The pursuit of perfection was evident in the detailing and quality that the team delivered.

The penthouse sits 20 stories up, offering stunning views of Sydney Harbour, making it a unique challenge. The goal was to reflect the vibrant energy of the city into the interiors, and the team accomplished this by taking an adaptive reuse approach. They incorporated depth and complexity in materiality and form while still ensuring that the space functioned as a family home. The primary focus was on bold details, rich materials, and curved forms, bringing a dynamic sense of life into the penthouse. This project was thoroughly enjoyed by the entire project team, and the result is a stunning and world-class residence.





C Q U A R I E

MEET THE  
MODERN  
MARKET

Further Information.

# Assurance Systems, Insurances & Accreditations

## JDV Projects are committed to superior quality assurance throughout a project.

At JDV Projects our business model of best practice is well represented through the rigorous framework of ISO accreditation and certification, supporting our systematic structure of Quality, Work Health & Safety and Environmental Management.

All projects, regardless of size are managed thoroughly against this procedural framework. From senior management to the on-site project team of supervisors and sub-contractors, all projects are established and delivered under this consistent best practice process.

## Certifications

JDV Projects is certified and registered through Global Compliance Certification (GCC) according to:

Quality Management	ISO 9001:2015
Occupational Health & Safety	ISO 45001:2018
Environmental Management	ISO 14001:2015

JDV Projects have been ISO Accredited since 2016.



**Master Builders Association**  
MEMBER  
MASTER BUILDER, BETTER BUILDER



**PROCORE**

## Document Control

At JDV projects we operate a cloud-based integrated Project management & document control system, through the secure and controlled software program PROCORE which is one of the world's leading construction management software program.

The system provides a step by step, audited project delivery system ensuring the timely completion, verification and approval of each phase of the project.

- Secure cloud-based documentation control software
- Real time access for all stakeholders, clients, consultants, sub-contractors and the project owners
- Permission based access for confidentiality
- Document Control & transmittals
- Shop drawings & sample approvals
- Request for information tracking & closing
- Inspections, test plans and progressive sign off/ approvals
- PCG Meeting and progress reporting/photos
- Site Safety management
- Observations & Defects capture Management progress
- Safety, Quality, Environmental & Financial Management

## Licences

NSW Building Licence	No. 245801C
NSW Building Practitioner	BUP0003052
VIC Building Licence	No. CBL 37148
ACT Building Licence	No. 20138
QLD Building Licence	No. 1252854
SA Building Licence	No. BLD 307268.

## Insurances

Workers Compensation  
icare Workers Insurance  
109002001 - 30/06/2024

Public Liability  
Chase Underwriting \$20M  
502859 - 31/10/2024

Professional Indemnity  
Allianz Australia Insurance \$10M  
171A006919PLP - 31/10/2024

Contract Works  
CGU Insurance \$5.5M  
01D1997797 - 31/10/2024

# JDV projects.

Construction ▪ Interiors ▪ Refurbishment

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JDV

