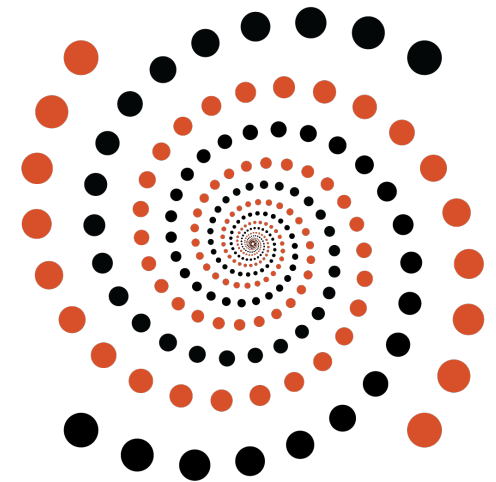


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NAAS

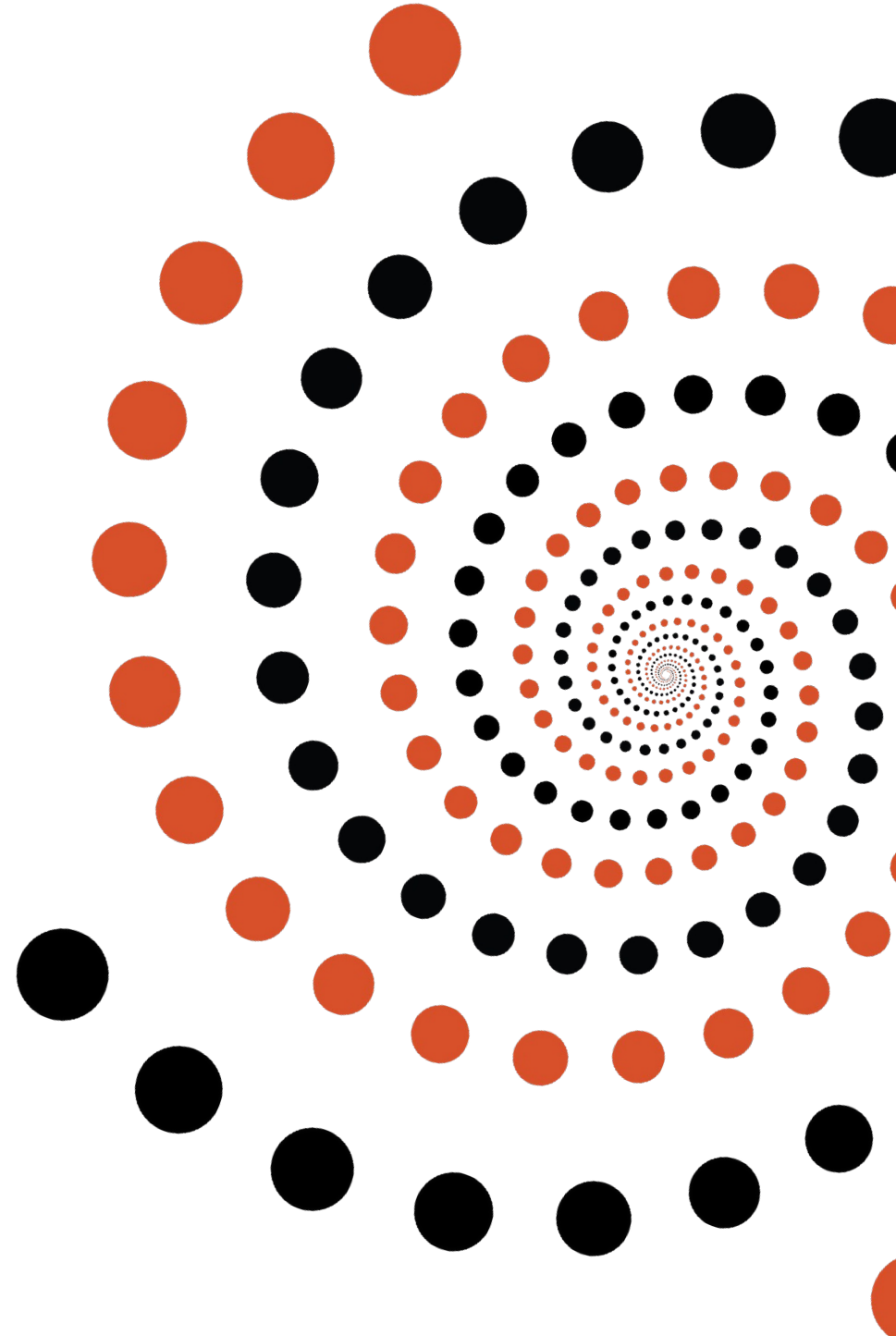


— NORTHERN AUSTRALIA —  
ACCOMMODATION SOLUTIONS

# OUR VISION

---

From residential and commercial accommodation, inner city hotels, regional workers accommodation and hospital facilities, Northern Australia Accommodation Solutions (NAAS) specialises in delivering high-quality, cost-effective accommodation solutions on a scale and timeline unmatched by conventional building practices.





## WHAT WE DO

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Create high-quality, cost-efficient and functional accommodation solutions for our investors, government and business.

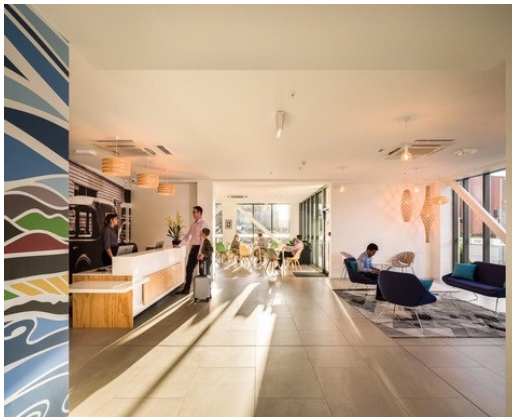


# COMPLETED PROJECTS



## ARDEN HOTEL

CHRISTCHURCH, NEW ZEALAND | 88 ROOMS COMPLETED IN 2016



# CURRENT PROJECTS



## NORTHCOTE

AUCKLAND, NEW ZEALAND



## TRADITIONAL CONSTRUCTION METHODS: THE PROBLEM



There is a requirement for skilled onsite labour. When onsite, construction is a slow process.



Building traditionally produces high volumes of wastage and inefficiencies. This leads to higher costs.



Quality compliance issues are more prevalent.

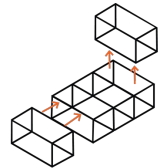


Building traditionally has a higher dependency on the weather. In the Northern Territory, this means avoiding the wet season as much as possible.



Building traditionally is more susceptible to cost variations.

## A B C - ADVANTAGE BUILT CONSTRUCTION: THE SOLUTION



Advantage Built Construction can cater to site-specific requirements by adding and subtracting modules from a base design.



Less wastage produced and higher levels of recycling possible due to factory manufacturing and quality control.



Advantage Built Construction buildings and housing solutions have the capacity and ability to fulfil building requirements for earthquake and cyclone-prone areas.



Increased warranty times, such as 50 years for structure steel.



Construction tolerances are superior to onsite construction - tolerances in the Advantage Built Construction workshop are within 1mm, producing higher precision quality.



The modules are built in a controlled factory workshop environment offsite, with a large disciplined labour force that produces modules faster than traditional on-site construction methods and processes. This controlled environment also provides a consistent high-quality product with little to no defects.



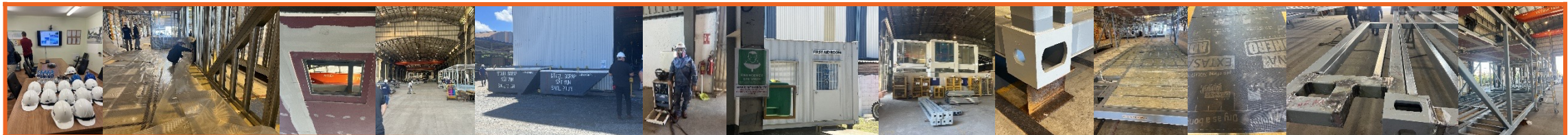
Modular construction reduces the amount of on-site labour required and allows the local labour force to participate in the delivery of projects without importing workers into already challenged accommodation centres.



Site preparation can commence before the modules arrive, leading to savings of up to 50% on construction time when completed modules and allows occupation shortly thereafter.



Advantage Built Construction methods meet the National Construction Code (NCC) and Australian Standards with less complications than those found in traditional construction, leading to better outcomes in design and quality of the works.





## SERVICED CATEGORIES

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1. RESIDENTIAL

---

2. APARTMENTS 1 AND 2 BEDROOM / DUAL KEY

---

3. HOTELS 1 AND 2 BEDROOM / DUAL KEY

---

4. REGIONAL WORKERS ACCOMMODATION

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5. STUDENT ACCOMMODATION

---

6. MEDICAL/ HEALTH FACILITIES

---

7. BLACK NUGGET HOTEL

---

# 1. RESIDENTIAL – 4-BEDROOM HOUSE



In Townsville

In Darwin

In Cairns

cosgrove



NORTHCREST

TBA

## LIVING AREA

153.25M<sup>2</sup>

 4 BEDROOMS

 2 BATHROOMS

 1 LIVING ROOM

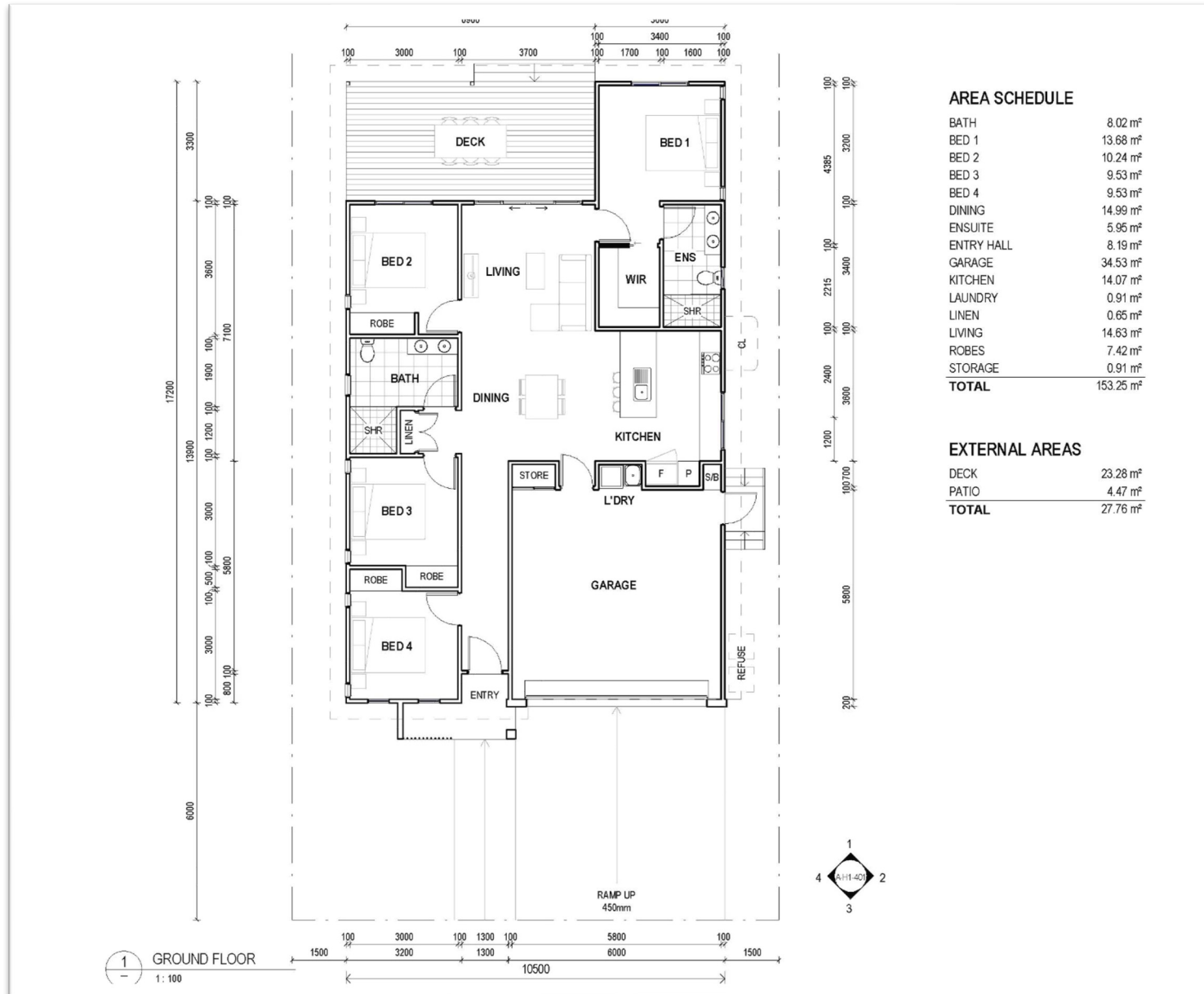
 2 CAR GARAGE



Location: Northcrest, Darwin



# 1. RESIDENTIAL – 4-BEDROOM HOUSE



## AREA SCHEDULE

BATH	8.02 m <sup>2</sup>
BED 1	13.68 m <sup>2</sup>
BED 2	10.24 m <sup>2</sup>
BED 3	9.53 m <sup>2</sup>
BED 4	9.53 m <sup>2</sup>
DINING	14.99 m <sup>2</sup>
ENSUITE	5.95 m <sup>2</sup>
ENTRY HALL	8.19 m <sup>2</sup>
GARAGE	34.53 m <sup>2</sup>
KITCHEN	14.07 m <sup>2</sup>
LAUNDRY	0.91 m <sup>2</sup>
LINEN	0.65 m <sup>2</sup>
LIVING	14.63 m <sup>2</sup>
ROBES	7.42 m <sup>2</sup>
STORAGE	0.91 m <sup>2</sup>
<b>TOTAL</b>	<b>153.25 m<sup>2</sup></b>

## EXTERNAL AREAS

DECK	23.28 m <sup>2</sup>
PATIO	4.47 m <sup>2</sup>
<b>TOTAL</b>	<b>27.76 m<sup>2</sup></b>

**LIVING AREA**  
153.25M<sup>2</sup>

4 BEDROOMS

2 BATHROOMS

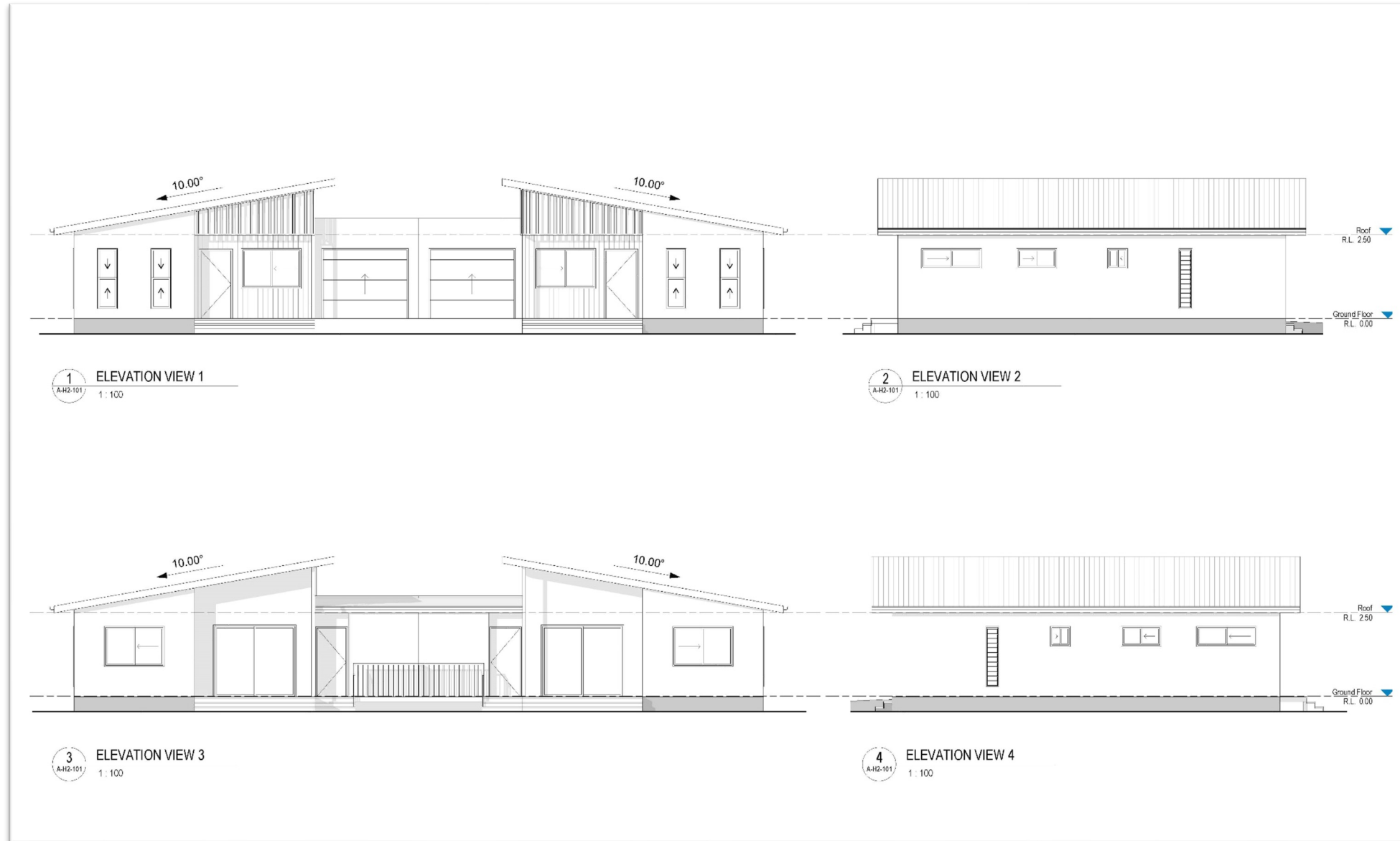
1 LIVING ROOM

2 CAR GARAGE

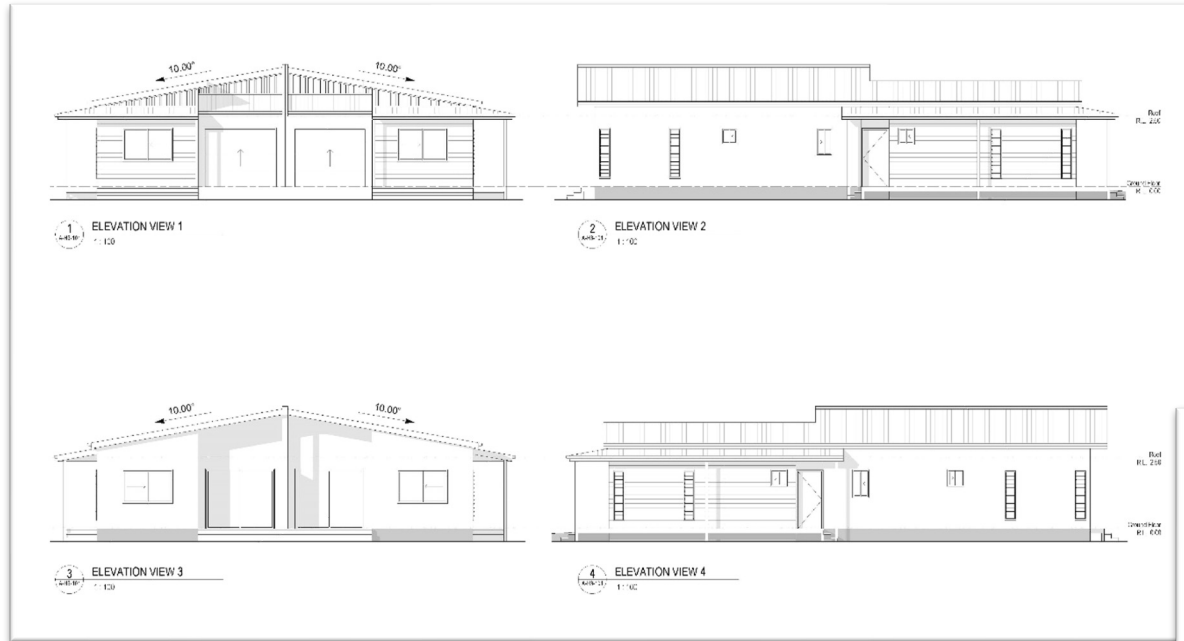
# 1. RESIDENTIAL – 2-BED DUPLEX (TYPE 1)



# 1. RESIDENTIAL – 2-BED DUPLEX (TYPE 1)



# 1. RESIDENTIAL – 2-BED DUPLEX (TYPE 2)



**LIVING AREA**  
99.35.25M<sup>2</sup>

 **2 BEDROOMS**

 **2 BATHROOMS**

 **1 LIVING ROOM**

 **1 CAR GARAGE**



# 2. APARTMENTS



## APARTMENT BUILDINGS

This site comprises two site areas: BUILDING 17 & BUILDING 18

Building 17	Building 18
<b>SITE AREA</b>	<b>SITE AREA</b>
2749M <sup>2</sup>	3748M <sup>2</sup>

SITE PLAN — LANDSCAPE

## 2. APARTMENTS — EXAMPLES OF MODULE TYPES



APARTMENT TYPE-A



### 1 BEDROOM

 2.95M X 3.35M

 1 KING BED

**TOTAL AREA** 58.8m<sup>2</sup>

APARTMENT TYPE-B



### 2 BEDROOMS

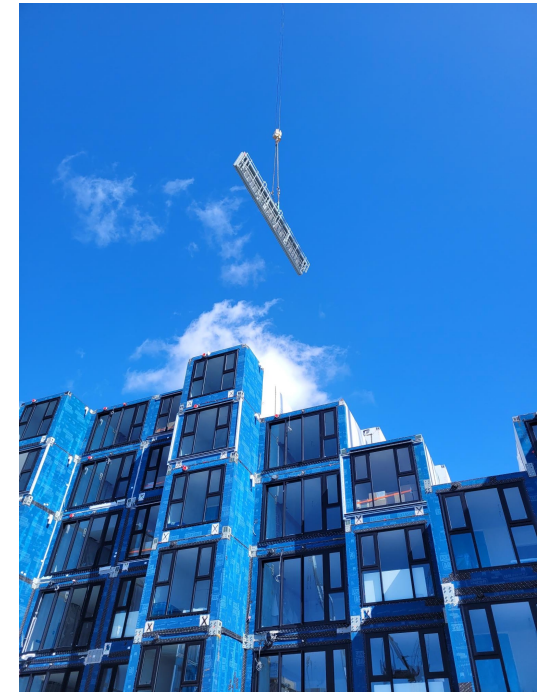
 2.95M X 3.6M

 1 SINGLE BED

 1 KING BED

**TOTAL AREA** 65.8m<sup>2</sup>

## 2. APARTMENTS — IN PROGRESS — At Northcote, Auckland NZ



# 3. HOTELS



(PROPOSED PROJECT AUCKLAND AIRPORT NZ)

## HOTELS

### STANDARD DOUBLE ROOM



27M<sup>2</sup>



2 SINGLE BEDS



1 BATHROOM



1 FLAT-SCREEN TV

### STANDARD KING ROOM



27M<sup>2</sup>



1 KING BED



1 BATHROOM



1 FLAT-SCREEN TV

SITE PLAN — LANDSCAPE



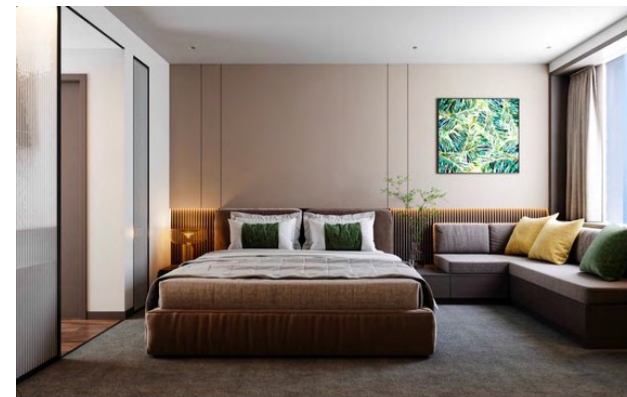
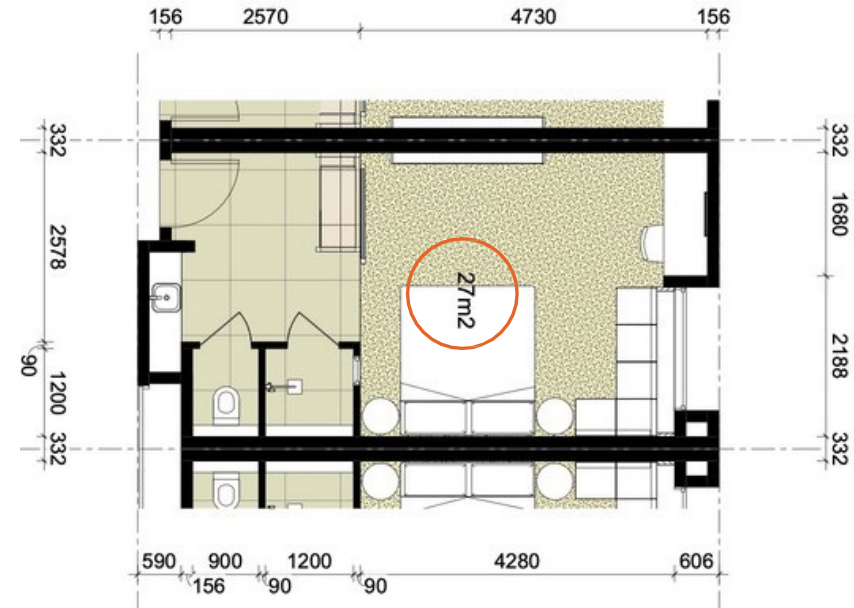
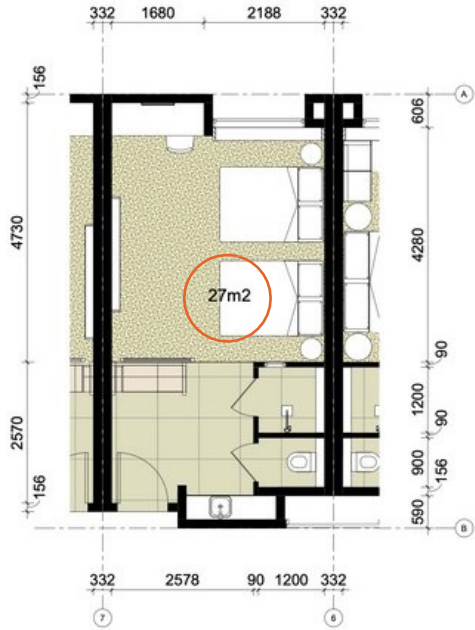
# 3. HOTELS







### Standard Double Room

### Standard King Room





(PROPOSED PROJECT)



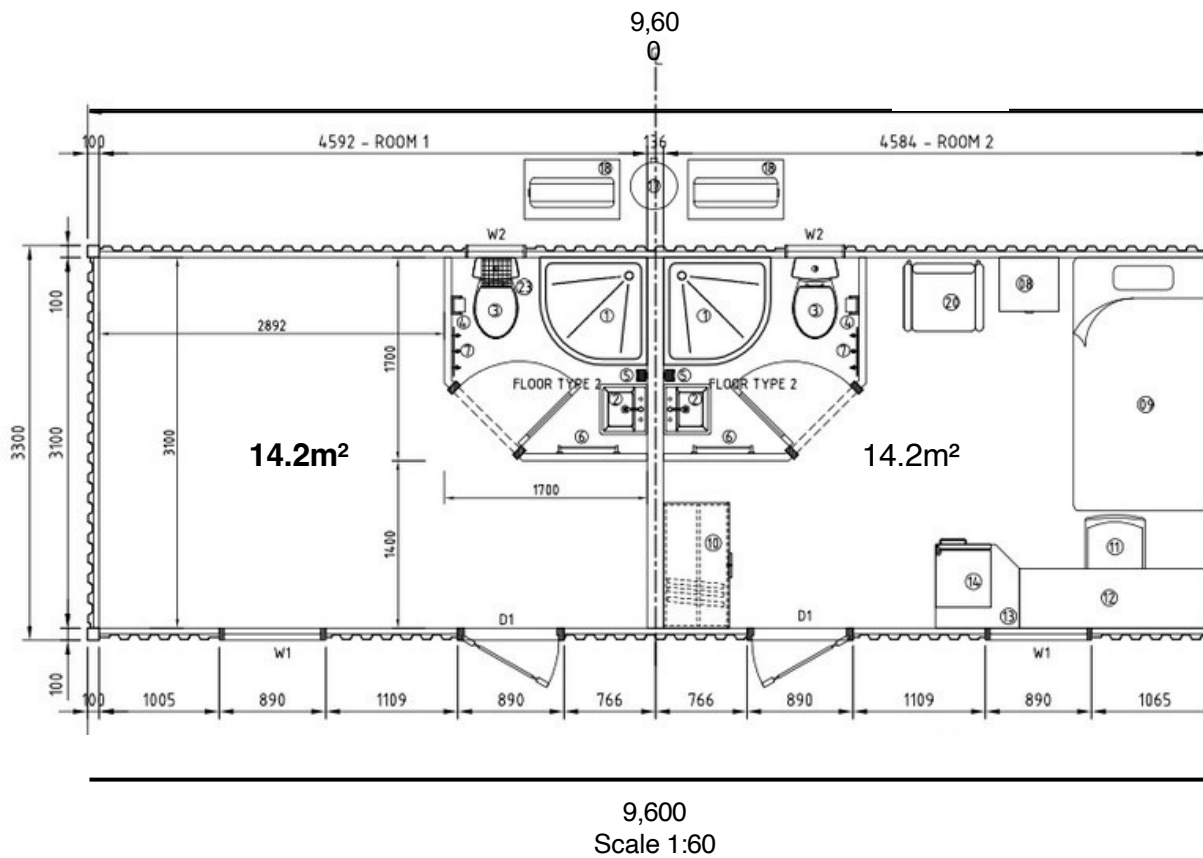
### STANDARD DOUBLE ROOM

-  27M<sup>2</sup>
-  2 SINGLE BEDS
-  1 BATHROOM
-  1 FLAT-SCREEN TV

### STANDARD KING ROOM

-  27M<sup>2</sup>
-  1 KING BED
-  1 BATHROOM
-  1 FLAT-SCREEN TV

# 4. REGIONAL WORKERS ACCOMMODATION



**TOTAL AREA**      Approx 28.5m<sup>2</sup>

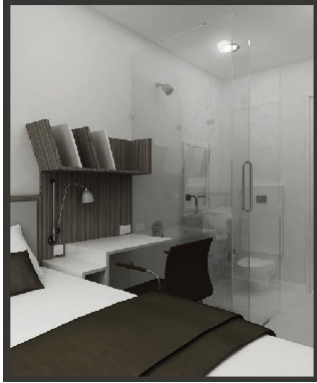
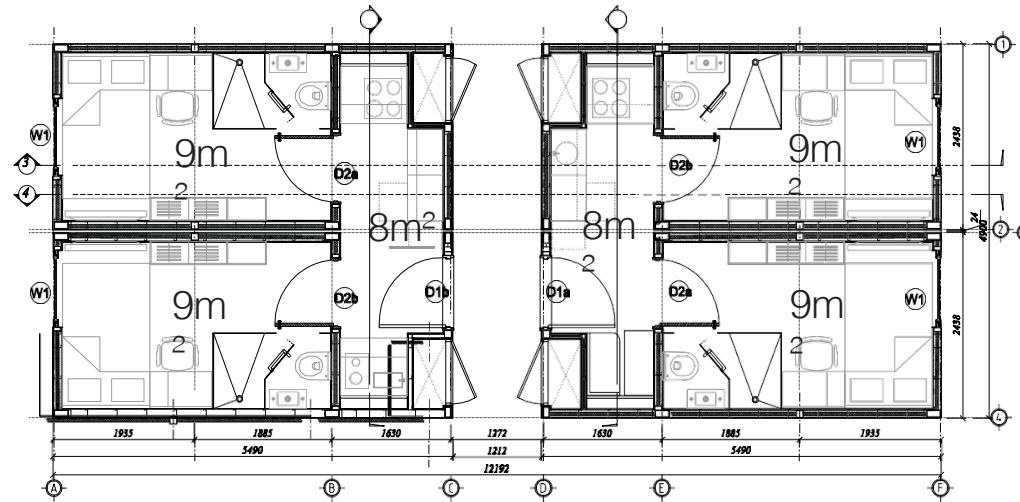
1 BEDROOM

1 BATHROOM

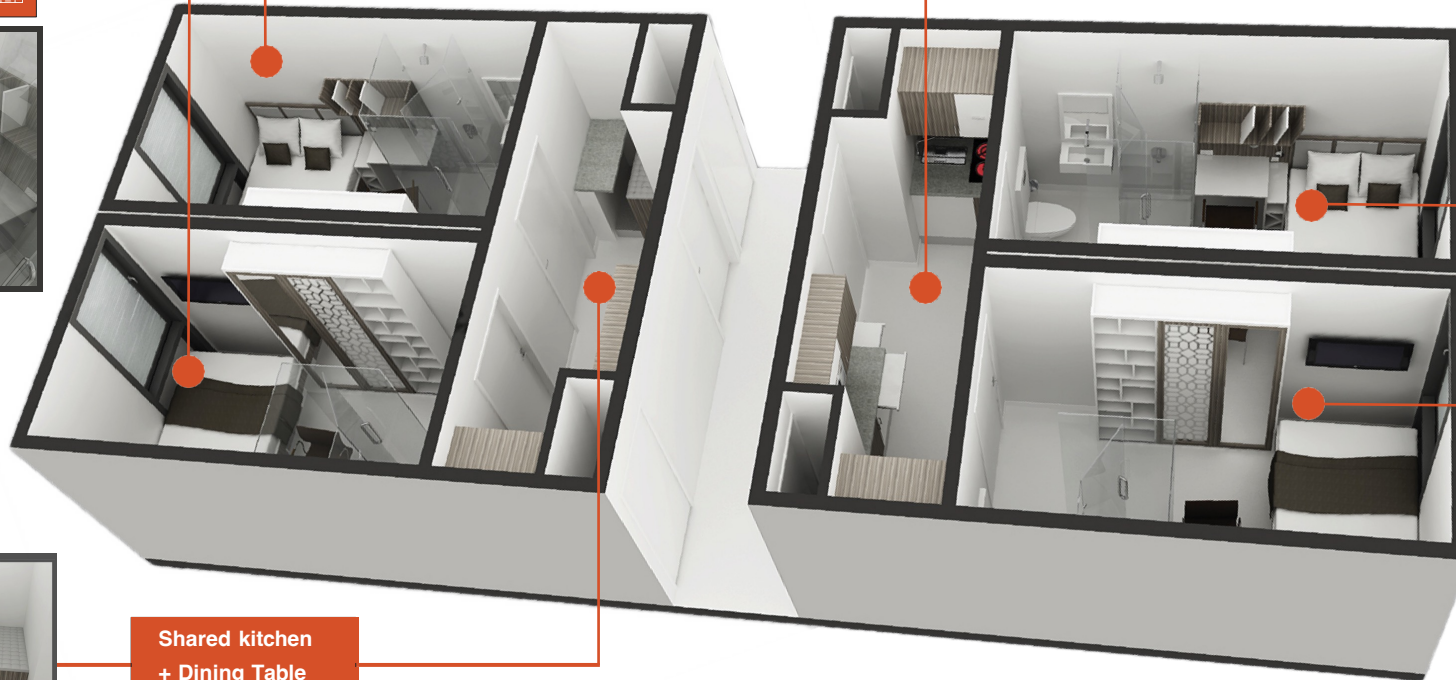
# 5. STUDENT ACCOMMODATION



# 5. STUDENT ACCOMMODATION



Single Bedroom — 2  
2 Share Apartment — 2  
1



Shared kitchen  
+ Dining Table

Single Bedroom — 2 Share Apartment

2   
 9m<sup>2</sup>  
 2   
 2   
 1



# 5. STUDENT ACCOMMODATION

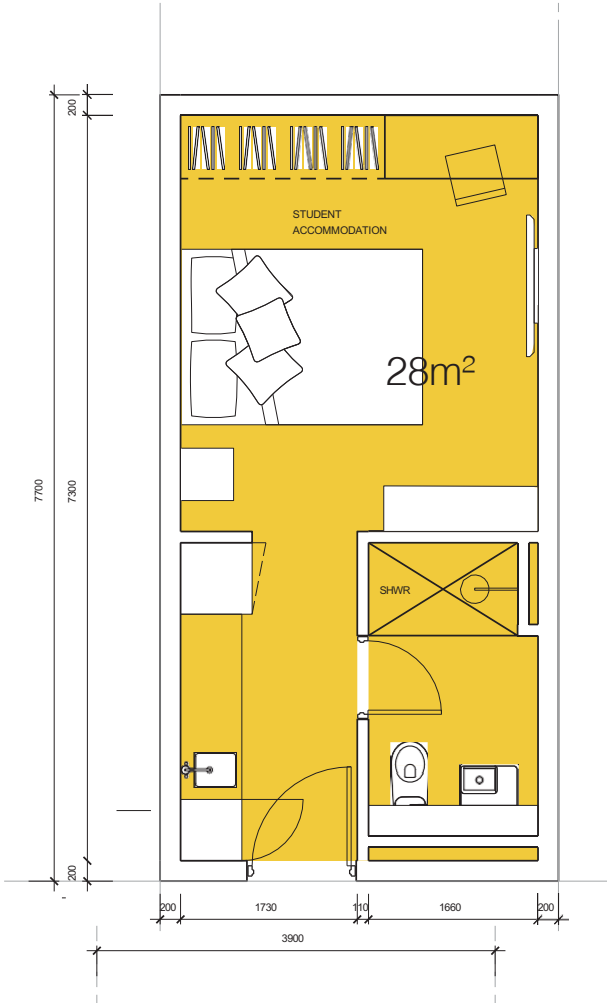


**KING STUDIO**

1-2 1 1 28m<sup>2</sup>

Private room with

- Queen bed
- Study desk, Qi charging lamp and chair
- Beside table
- Wardrobe
- Kitchen
- Flat-screen TV



Type A



**KING STUDIO PLUS**

1-2 1 1 32m<sup>2</sup>

Private room with

- Queen bed
- Study desk, Qi charging lamp and chair
- Beside table
- Floating Shelves
- Wardrobe
- Kitchen
- Flat-screen TV
- Pin-board

Type B

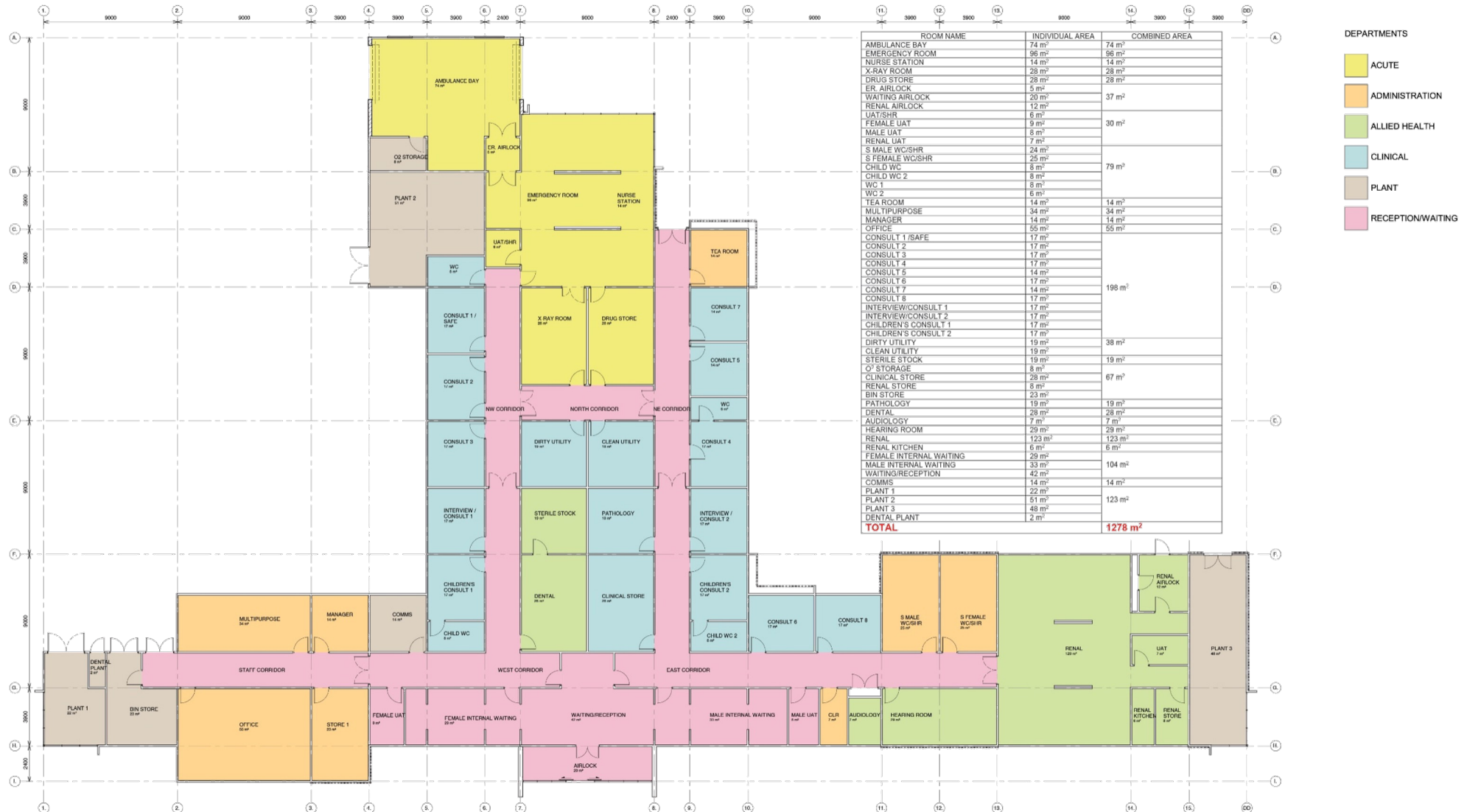
NOTE THAT THIS LAYOUT IS PRELIMINARY AND INDICATIVE ONLY. SUBJECT TO DEVELOPMENT WITH SENTINEL PG, HOTEL VENDOR AND OTHER CONSULTANTS. ALL AREAS ARE GROSS INDICATIVE AREAS AND ARE SUBJECT TO FURTHER DESIGN AND COORDINATION.

# 6. MEDICAL/HEALTH FACILITIES



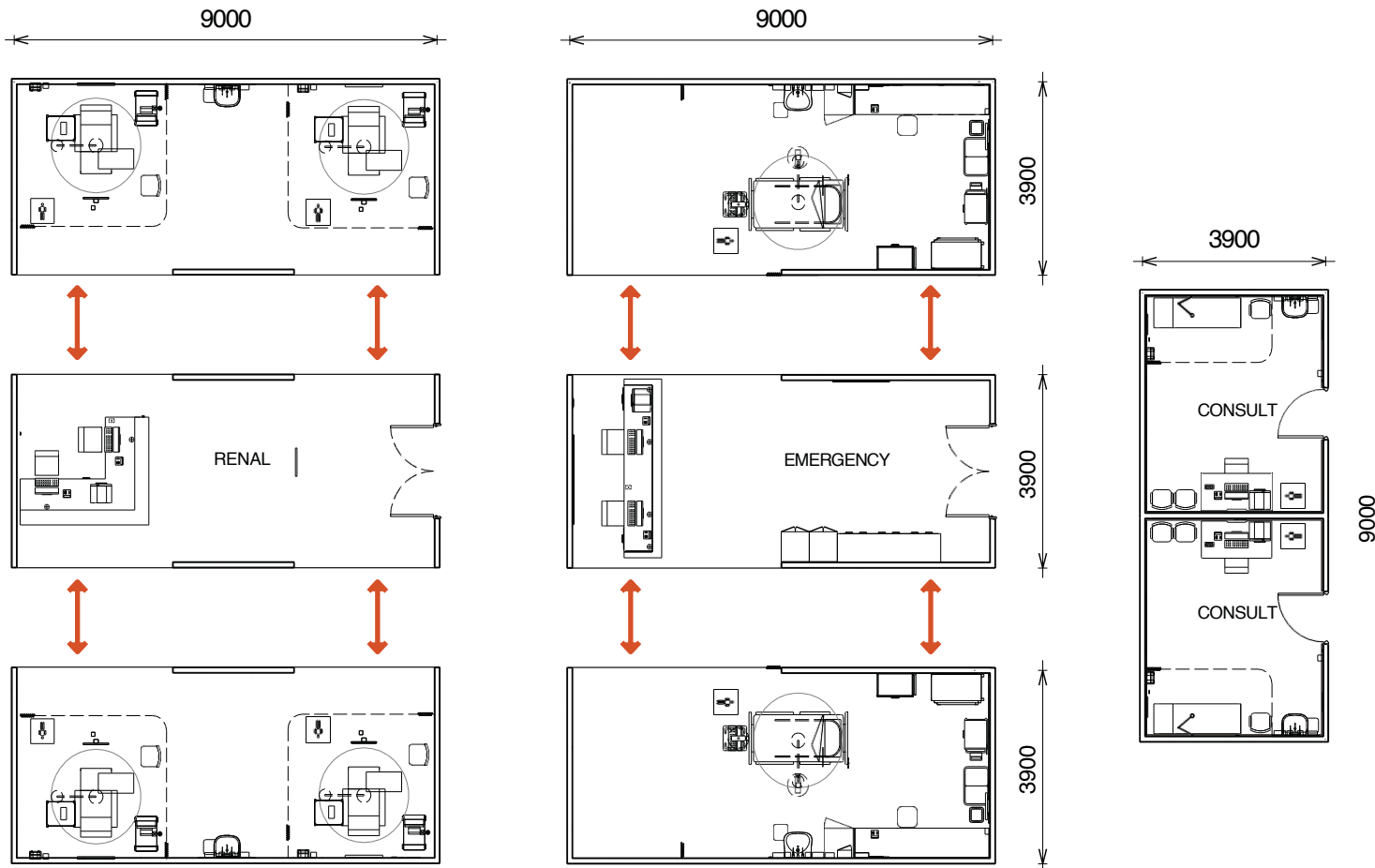
ARTIST IMPRESSION ONLY - FORM AND MATERIALS SUBJECT TO CHANGE DEPENDENT ON BRIEF AND SITE

# 6. MEDICAL/HEALTH FACILITIES



This layout demonstrates how a health facility planned to be constructed in a 'traditional manner' can be easily modified to be delivered in an Advantage Built Construction fashion. Changing to Advantage Built Construction does not compromise the health planning, additionally, compliance with the Australasian Health Facility Guidelines can be achieved prior to delivery on site.

# 6. MEDICAL/HEALTH FACILITIES — HEALTH MODULES EXAMPLES



## ADVANTAGE BUILT CONSTRUCTION ASSEMBLY

These diagrams depict how factory-built modules can be assembled on-site to provide an emergency department (2 beds) and a renal department (4 stations).

Additionally, it depicts that 2x consultation rooms can be constructed as a single module and multiples of the module can be connected together on-site to suit the facility's requirements.



## 6. MEDICAL/HEALTH FACILITIES — INDICATIVE 3D PERSPECTIVE

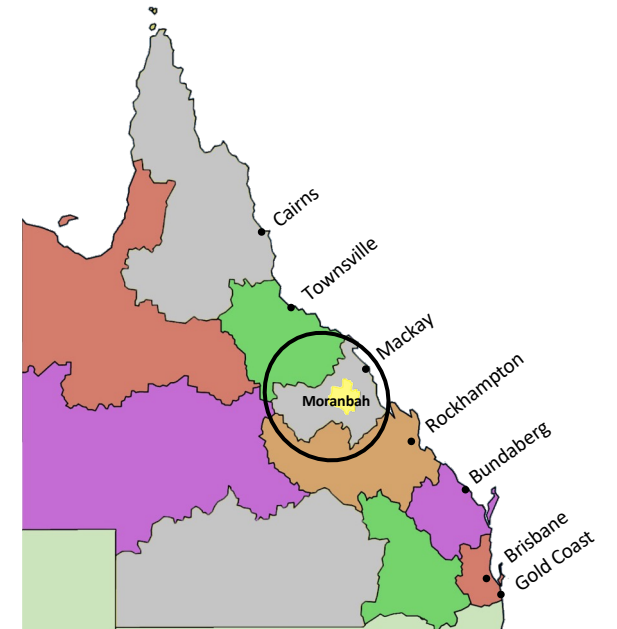


# 7. BLACK NUGGET MOTEL — PROPOSED DEVELOPMENT

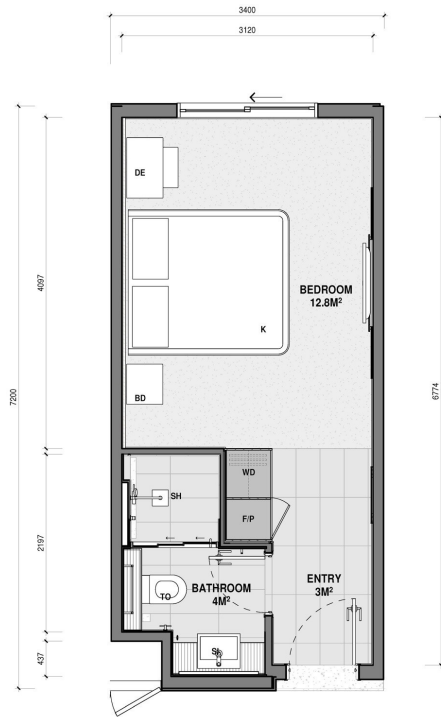
81 Mills Avenue, Moranbah



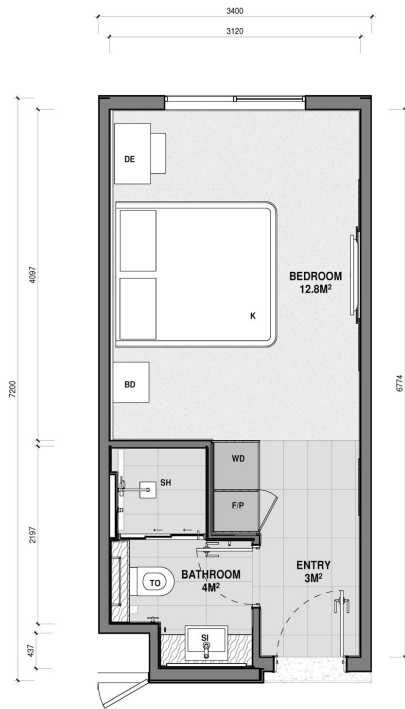
# 7. BLACK NUGGET MOTEL — PLAN AND ELEVATION



# 7. BLACK NUGGET MOTEL — SITE PLAN AND ELEVATION



1 MODULE 1 - GUEST ROOM - GROUND FLOOR  
1 : 25



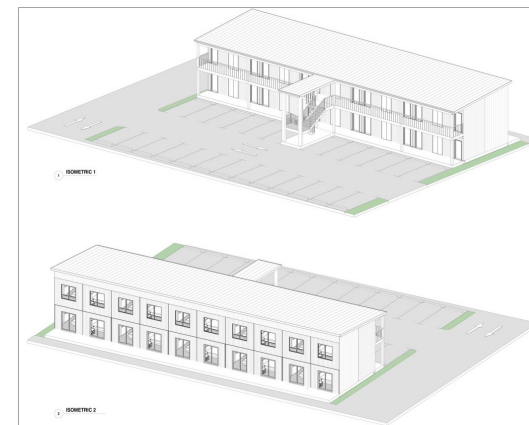
2 MODULE 2 - GUEST ROOM - LEVEL 1  
1 : 25

### MODULE SCHEDULE

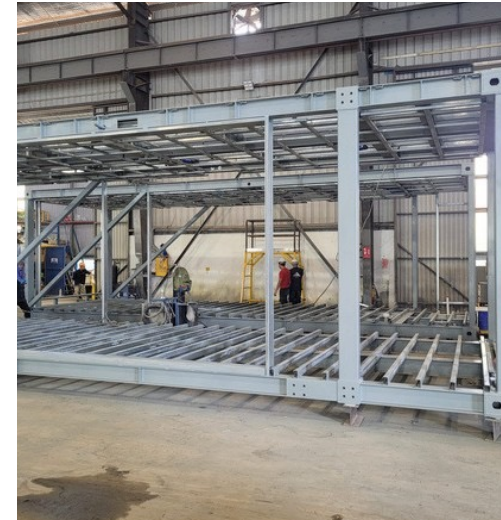
NAME	SIZE	AREA	COUNT
MODULE-1	3,400 X 7,200(M)	24.48 M <sup>2</sup>	10
MODULE-2	3,400 X 7,200(M)	24.48 M <sup>2</sup>	10
<b>TOTAL</b>	<b>20 ROOMS</b>		

### LEGENDS

- SI HAND SINK
- TO TOILET
- SH SHOWER
- BD BEDSIDE
- WD WARDROBE
- DE DESK
- K SIZE OF A KING BED
- F/P FRIDGE & PANTRY



# THE FACTORY



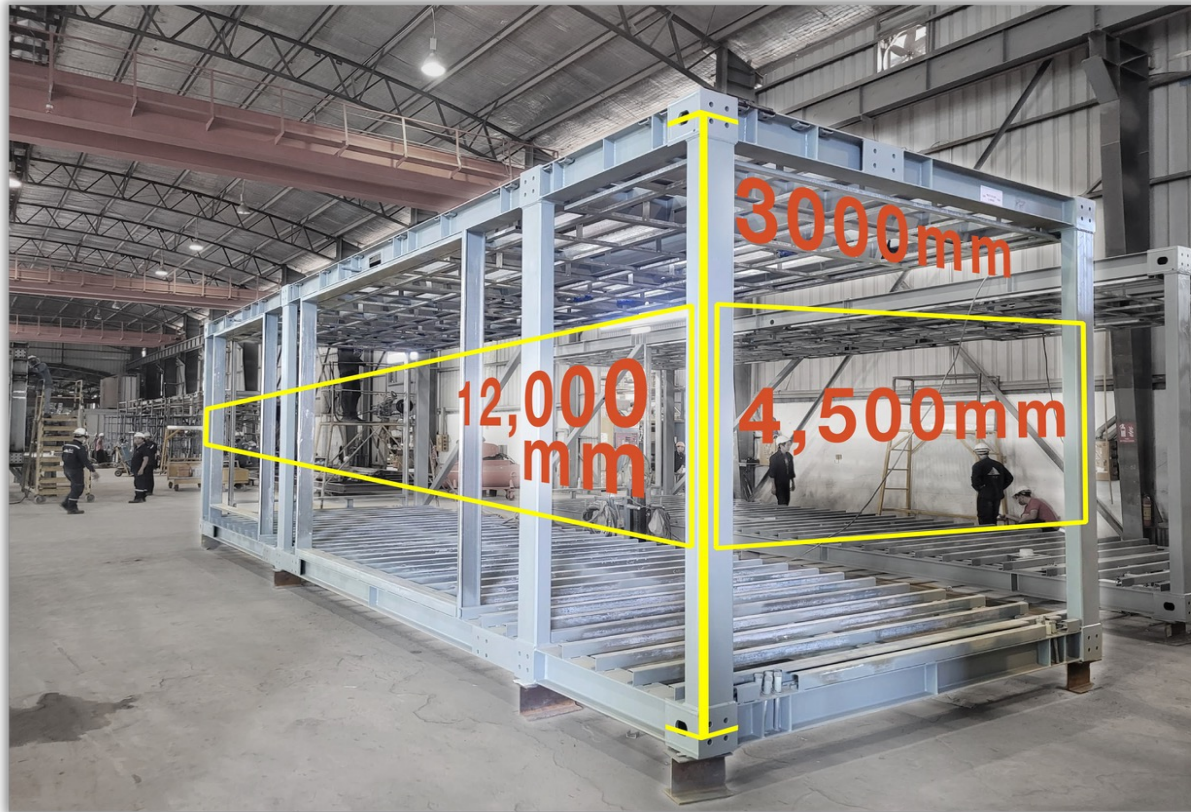
# THE FACTORY



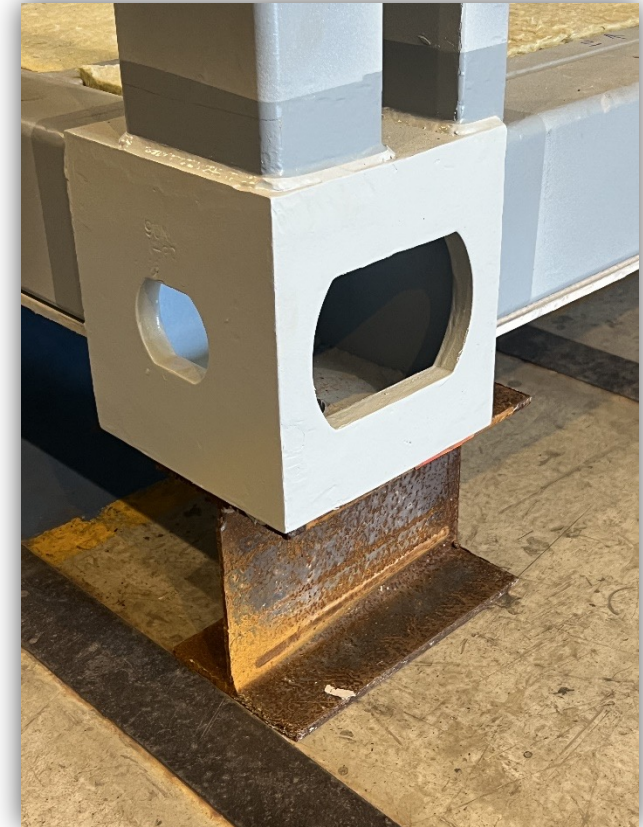
# ADVANTAGE BUILT CONSTRUCTION SIZING



- Modules range in size to suit design needs, with the maximum dimensions for efficient transportation being 12 metres by 4.5 metres



- Emerging decarbonized steel technology.



# ADVANTAGE BUILT CONSTRUCTION PROCESS



## DESIGN

Upon receiving the proposal, we work collaboratively with consultants and clients to develop and refine the concept design, consistently ensuring it meets specified needs, style and budget.



## BUILDING APPROVALS

Once permits are obtained, our consultants will complete all Advantage Built Construction documentation required for the project. Once plans are finalised the team will prepare a contract specifying the total scope of work, all inclusions and the handover date.



## BUILD

Offsite manufacturing and construction of the modules will take place. Our experienced manufacturing team will work to deliver a quality finished home that meets Australian building standards.



## ON-SITE

Modules are connected together on site and all works, including footings, module transport and installation, connection of services, fencing, landscaping, concrete driveway and footpaths completed.



## TRANSPORT

Modules are transported to the build sites.





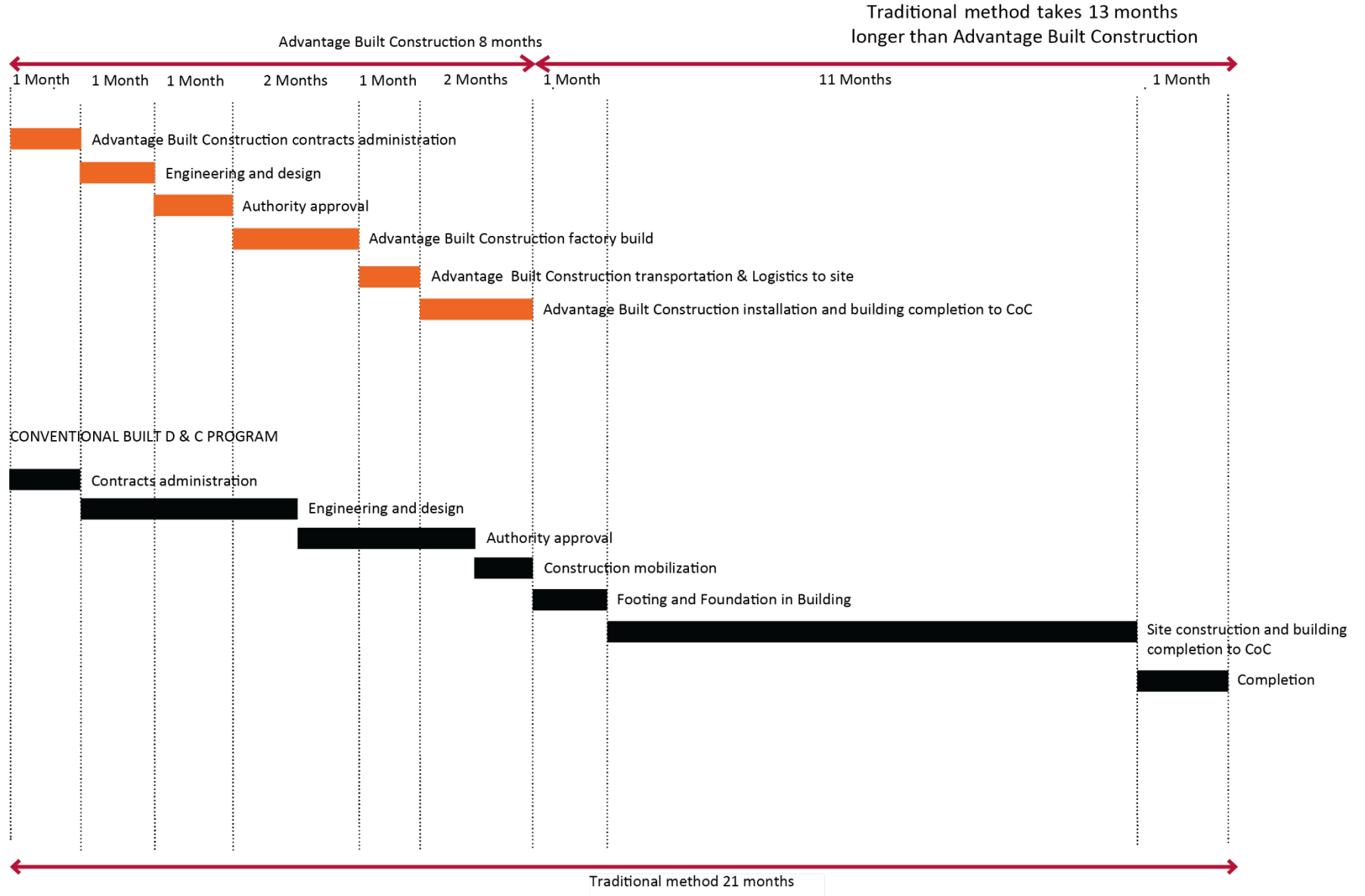


Based on the production of 50 houses with 3 bedrooms

## ADVANTAGE BUILT CONSTRUCTION

## CONVENTIONAL CONSTRUCTION

This timeline depicts how Advantage Built Construction can reduce the overall programme; this is mainly due to the lowering of time required on-site. Note also that Advantage Built Construction assembly typically requires less personnel on site, this is beneficial when labour scarcity is met.



# ADVANTAGE BUILT CONSTRUCTION IN DARWIN

## PARTNERING WITH LOCAL CONSULTANTS

**Hames  
Sharley**

**LUCID**  
CONSULTING AUSTRALIA

**aurecon**

### LOCATION & CLIMATE

- DESIGNED WITH LOCAL CONSULTANTS
- CYCLONE AND EARTHQUAKE RATED
- MATERIAL DESIGNED TO WITHSTAND HARSH AND EXTREME WEATHER CONDITIONS

### MATERIALS

- NO COST-CUTTING
- SUPERIOR QUALITY COMPARED TO TRADITIONAL METHODS
- DESIGNED TO EXCEED AUSTRALIAN STANDARDS


### CAPACITY

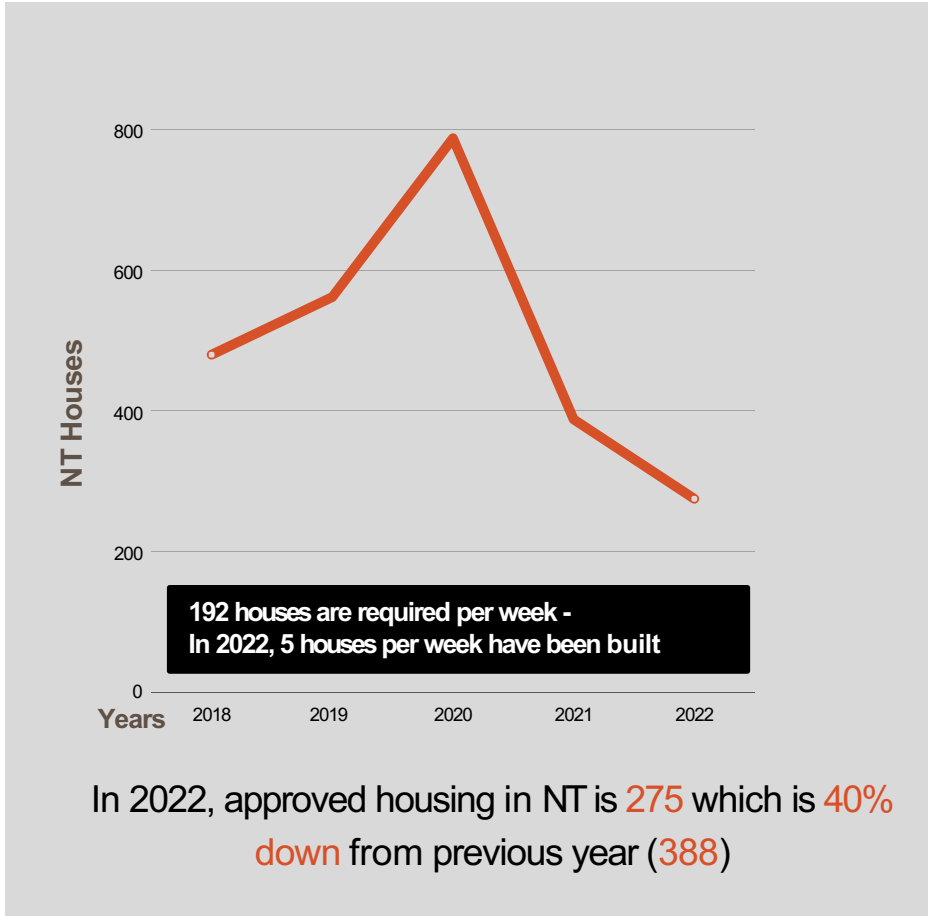
- 50 THREE-BEDROOM HOUSES A MONTH

### ARCHITECTURAL DESIGN


- BESPOKE DESIGNS CAN BE CUSTOMISED TO SUIT CLIENT REQUIREMENTS



OVER    
**70,000**  
 extra houses   
    
 in **7 years** are  
 forecasted to  
 make the  
**\$40 BN**   
 TARGET




 **Target**  
**8,000**  
 Currently **2,000**  
**International Students** **by**  
**2028**

**0.7%**   
 Rental Vacancy

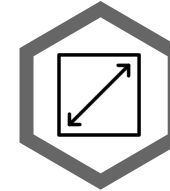
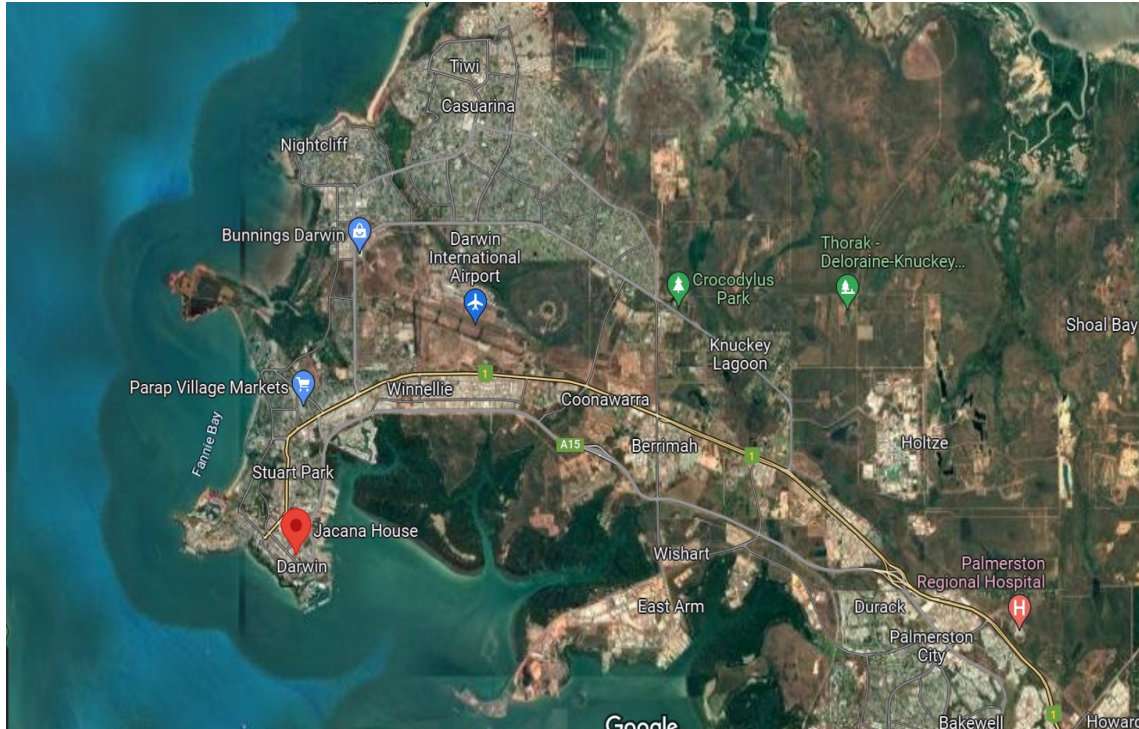
↓ **CONSTRUCTION  
 WORKFORCE**  
**15,000 in 2016**  
**9,000 in 2022**

  
**DECREASED LABOUR  
 IN NORTHERN TERRITORY**

**\$40 BN**  
  
 in NT Economy  
 by **2030**

# NAAS OFFICE | DARWIN

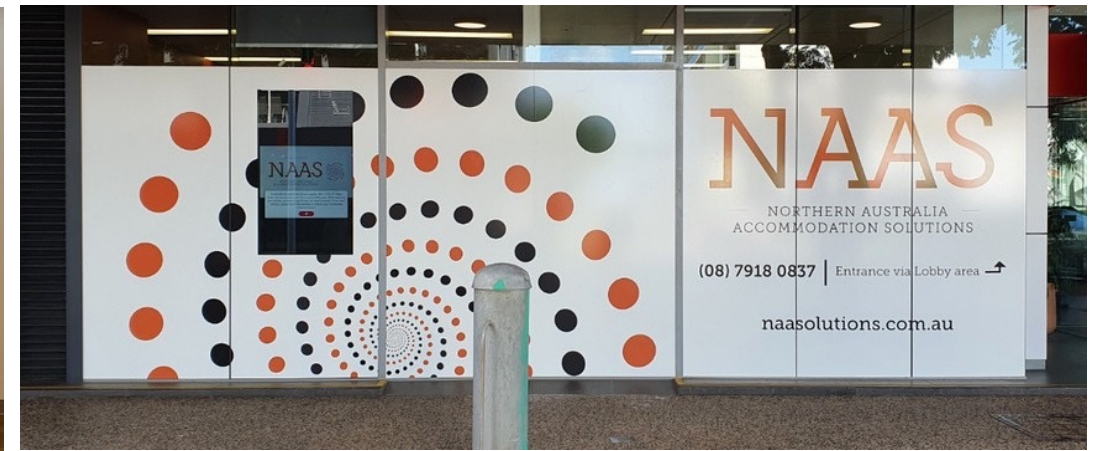
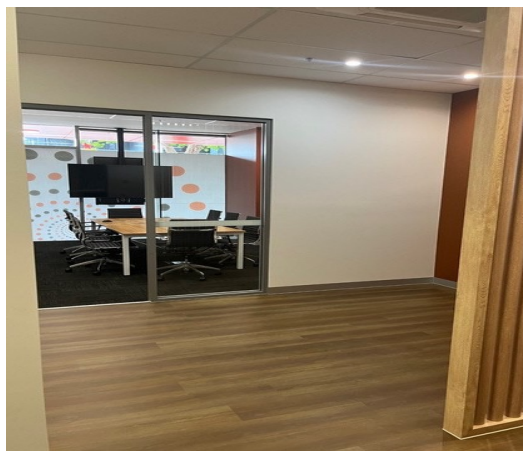
SUITE G01.2, 39 WOODS STREET DARWIN QLD 0800



Great street coverage – Strong branding with glazing graphics



Located in the Darwin CBD, Ground floor

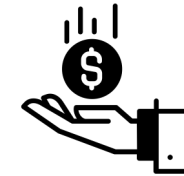




# WHY NAAS?



Able to provide a high volume of AdvantEdge Built Construction units in a short period of time through our partnership with a highly experienced supplier of 15 years.



Financial backing from an international financial institution.



Property and facilities management support to lease back options.



50-year structural warranty.

# Our NAAS Team



**Stephen  
Russell**  
Chairman



**Warren  
Ebert**  
CEO



**Rod  
Fidler**  
COO



**Michael  
Sherlock**  
CMO



**Scott  
Tynan**  
Advisory Board



**Greg  
Turnbull**  
Design Manager



**Jonah  
Fidler**  
Development &  
Project Manager



**Victoria  
Zeng**  
QS/Projects  
Coordinator

Contact Rod Fidler: +61 (0)419 025 049 | [info@naasolutions.com.au](mailto:info@naasolutions.com.au)

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# NAAAS

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ACCOMMODATION SOLUTIONS