



**creationhomes**

CORPORATE PROFILE

NATIONAL



We deliver over  
2,000 homes  
every year.

Creation Homes is a residential builder and property developer, constructing over 2,000 homes nationally each year. Our core capabilities range from traditional detached homes to large scale medium density projects and complex multi storey high-end class 2 dwellings.

Our construction methodologies are designed to ensure quality, innovation, safety and on-time delivery. We are focused on integrity and customer delivery; our holistic, open and transparent approach to doing business with our clients, results in cost savings for them and an enjoyable build experience.

Active for over a decade, with a strong presence across four states, Creation Homes has solidified its reputation as one of Australia's leading players in the medium density space.



RECOGNISED  
AS AUSTRALIA'S  
LARGEST SEMI-  
DETACHED BUILDER



## Our Vision

We are a market leader in the construction industry - for over a decade our team of experts works as one across multiples states and disciplines to build and deliver landmark projects.

Our vision is to connect Australian people with exceptional places and inspired design excellence in quality homes and exciting communities, destined to reshape the residential landscape. To realise this goal, we listen closely to our customers and connect with how they aspire to live. This provides the inspiration for new ideas, designs and amenities that can enhance the way we relate to our homes, each other and the wider community.

## Why Creation?



### Track Record

Creation Homes have delivered over 5,000 homes since inception. This consistent track record has been the result of continual product improvement, skill training, quality assurance checks, and ongoing maintenance programs



### National Presence

Creation Homes are an outstanding national platform with offices in Melbourne, Sydney, Brisbane and Adelaide. Our performance is enhanced by our ability to leverage off each states constructive growth.



### Experienced Team

The depth of Creation Homes expertise allows them to consistently produce homes of enduring value. The company has over 500 years combined experience with extensive knowledge across all facets of construction.



### Value

Our national presence, allows Creation to have a stronger buying power in the market. The team are seasoned in finding opportunities to enhance the efficiency of timelines and planning, its at the core of what we do.



### On Time

Our strategic business model has set new benchmarks for quality and timeliness in the construction industry, and we place an emphasis on client liaison and reporting, making sure that our developer partners have full peace of mind.



### Backed for Success

Creation Homes is the residential construction arm of Metro Property - Australia's most impressive property portfolio that boasts a highly diversified unit, with a development pipeline valued at \$2.5 billion.



We've built a strong and consistent track record of success, having delivered over 7,000 homes

YEARS

**10+**

Celebrating over a decade as a leading construction company

PRESENCE

**4+**

We've set our footprint in 4 states across Australia

CULTURE



Culture of shared passion for delivering quality product

INNOVATIVE



Culture of shared passion for delivering product

PARTNERSHIPS



We partner with the best suppliers and consultants who align with our values

JOBS

**800+**

Jobs created since inception

TRACK RECORD

**7,000+**

We've delivered over 7,000 places for people to call 'home'.

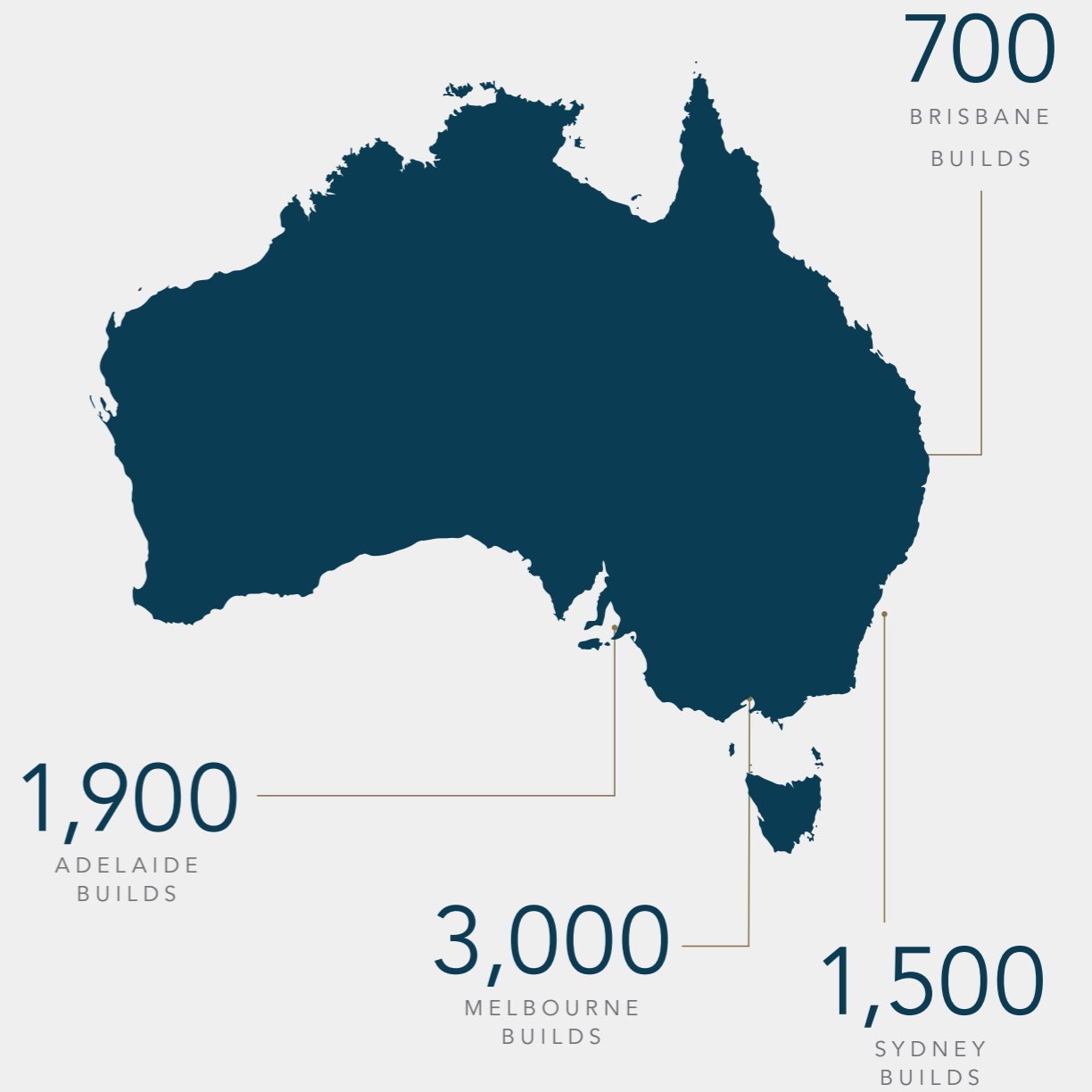
PIPELINE

**\$2.5b.**

We've secured a \$2.5 billion dollar pipeline of work



A trusted national building company with a track record of delivering landmark projects



TOTAL PROJECTS IN EACH CITY DELIVERED AND UNDERWAY BY CREATION HOMES, SINCE INCEPTION



# Our Values



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## VALUE

Creation is relentless in its pursuit of building homes with enduring and recognisable value. This is evident in the use of premium inclusions at no extra cost, streamlined processes and paperless office procedures. The result is outstanding quality, accessible prices and stylish homes that stand the test of time.

2

## QUALITY

Creation's unique methods of extracting value, while simultaneously providing the highest standards of quality, are hallmarks of its team's methodology. All townhomes and dwellings are subject to rigorous internal quality control processes, in addition to independent quality assurance inspections, assuring you of a finished product you can be proud of.

3

## TIMELINESS

Punctuality as a reflection of professionalism is a core value for Creation. The team looks for opportunities in unlikely places to enhance the efficiency of timelines and planning, enabling it to deliver projects sooner than competitors, to spec and within budget.

4

## COMMUNICATION

The most harmonious working relationships are characterised by honesty and clear communication. Knowing this, Creation commits to proactive, purposeful and consistent communication, to keep you connected to your build. This eliminates any element of surprise and creates confidence and certainty in the partnership.

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## DESIGN

In the ever evolving world of architecture and design, the only constant is innovation. Creation Homes is led by a management team with more than 70 years combined experience designing homes for Australians, so you can rely on its inherent ability to build at the leading edge of contemporary design.

THE FOUNDATION ON WHICH OUR BUSINESS IS BUILT, AND OUR PERFORMANCE IS JUDGED



## Our Approach

### OUR APPROACH CENTRES ON DELIVERING SUCCESS FOR OUR CLIENTS

Customer focus and the nature of our business mean that the success of Creation Homes is based on the success of our clients. As such, we work as a genuine stakeholder and take responsibility for successful project delivery - a fact appreciated by our clients.

Our strategic business model has set new benchmarks for quality and timeliness in the construction industry and we place an emphasis on client liaison and reporting, making sure that our clients have complete peace of mind. Our approach means that each project realised under the Creation Homes banner is crafted to the highest specifications, within extremely efficient timelines at an affordable price point.

We have structured our operations so that on a state-by-state basis we are entirely self-sufficient and can offer our clients locally based resources backed by a national operation.

Our team consists of industry experts respected by their peers and driven to deliver the best outcomes for our clients. We have a team of trusted builders, trades, and suppliers who share our vision. Our in-house sales team provides clients with the assistance to help them realise the required sales rate for their developments.

A commitment to sustainable growth has resulted in the financial and operational capacity to deliver large-scale projects, as well as the flexibility to work on boutique builds.

Across all aspects of our business we enjoy an unparalleled reputation and we are proud of the successful projects we have delivered on behalf of our clients.

## Design, Engineering Construction and Project Management

Our end-to-end capability as a home and community builder extends to design, engineering, construction and project management. We take complete responsibility for the delivery of the built form, and all of the requirements within the boundary of each lot.

Working beyond the scope of a normal contract builder, we offer services such as value engineering and engineering as part of our design service. In both instances the objective is to improve margins for the developer by delivering the most efficient and cost effective approach to building, without compromising on the quality of the finished product.

Developers also appreciate that there are no hidden costs or extras. All aspects of the build are covered in the building contract including; design and working drawings, estimating and procurement, permit applications, client services, accounts and building.

In addition to offering a quality product, and a service level that is second to none, we strive for continuous improvement utilising proven approaches as well as introducing innovations that reflect the latest in industry thinking.

The size and strength of our team means that we have both the expertise and the capability to deliver the projects we undertake. A track record of table industrial relations ensures that we see the job through to completion, on time, and on budget.





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# Financial Strength

BACKED FOR SUCCESS, BY ONE OF THE LEADING NAMES IN DEVELOPMENT

Sustainable growth underpinned by quality and a proven commitment to our clients means that Creation Homes is proud to have an annual turnover in excess of \$500 million. Since inception, we have consistently delivered on our construction targets and have continued to build a strong pipeline ensuring business continuity.

Creation Homes is also the residential construction arm of Metro Property Development, one of Australia's most respected residential developers.

Metro Property Development is a trusted national developer, committed to delivering a diverse collection of sustainable, high calibre residential projects, connecting people and purpose to Australia's best locations.

Metro's expertise encompasses house and land, residential, high-rise apartment and mixed-use developments, as well as property sales and marketing.

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Creation Homes has the capacity and capability to successfully deliver projects for our clients. This commitment is reinforced by the size and structure of Creation Homes coupled with our solid reputation, operational expertise, and continued strong financial performance, as well as the strength and financial backing of our parent company.







## Precision building, to stringent safety standards

SUSTAINABLE, ENVIRONMENTALLY  
SOUND WORKPLACE PRACTICES  
FORM THE FOUNDATION FOR  
QUALITY

'Quality without compromise' is a key tenet of Creation Homes' philosophy and this standard of excellence runs through the entire business – from quality control procedures, to Workplace Health and Safety.

We have a strong and rigorous safety culture backed up by regular training and safety education - we firmly believe that there can be no compromises with safety. We fiercely protect our reputation for quality and ensure that each and every build meets our stringent quality control standards.

Environmental protection is a responsibility that we take seriously. We have strict policies and procedures in place set out in our Sustainable Building Practices and Environmental Strategy. This ensures that our activities are carried out in accordance with the expectations of our client and the broader community.

In addition to exhaustive quality control procedures that we apply throughout the building process, we utilise independent quality inspections to give our clients complete peace of mind.



## Partnered with the industry's finest

CONSTRUCTION PARTNER OF AUSTRALIA'S LARGEST PUBLIC AND PRIVATE COMPANIES

Creation Homes builds on behalf of many leading names in medium density and detached residential development, including some of Australia's largest public and private companies.

This highly coveted position at the forefront of the industry, requires Creation to continually innovate and further refine its processes to stay ahead of the market.

The company has maintained this competitive advantage with a strategic business model, earning a brand position as Australia's largest semi-detached builder.

**METRO**



DELIVERING LANDMARK PROJECTS OF UNRIVALLED EXCELLENCE

# Property development process

OUR INDUSTRY-LEADING PROPERTY DEVELOPMENT PROCESS ENCOMPASSES EXCEPTIONAL SERVICE ACROSS



- Extensive workflow reports
- Workflow analysis
- Comprehensive activity and KPI reporting ensuring timeframes are met
- Production diary for tasks



- Efficient capturing of construction process
- Key workflow stage reporting
- Detailed construction progress program
- Real time construction logistics, using tablet PCs
- Comprehensive analysing and progress reporting



- Comprehensive client and contract management
- Total Client Relationship Management (CRM)
- Comments, alerts, follow ups
- Automated email and SMS creation
- Priority customer service issues



- Tracking of contract signing and exchange
- Superior tracking and recording of deposit and payment system
- Commission management
- Automated email and SMS creation





# Queensland



# Under Construction



**DELTA**  
Under Construction  
Location: Hope Island  
91 Townhouses  
Developer: Stockland



**THE ORCHARD**  
Under Construction  
Location: Arana Hills  
77 Townhouses  
Developer: Tessa



**HAMILTON**  
Under Construction  
Location: Hamilton  
5 High End Homes  
Developer: Melthorn Development Group

# Completed



## EDGE 521

Completed: April 2021  
Location: Birkdale  
13 Townhouses  
Developer: Redlands Investment Corporation



## FORESHORE

Stage 1: Completed January 2021  
Location: Coomera  
46 Townhouses  
Developer: Stockland



## FERN RESIDENCES

Completed: October 2020  
Location: Bracken Ridge  
18 Townhouses  
Developer: Red & Co. Property

# Completed



## ARGYLE GREENS

Completed: March 2020  
Location: Durack  
20 Townhouses  
Developer: Red & Co. Property



## MORETON TOWNHOMES

Completed: April 2019 (Stage 1)  
Completed: July 2019 (Stage 2)  
Location: Everton Park  
52 Townhouses  
Developer: Tessa



## AVA TERRACES

Completed: June 2018  
Location: Alexandra Hills  
13 High End Townhouses  
Developer: Redlands investment Corporation

# Completed



## HAMILTON WATERFRONT

Location: Hamilton  
Completed: March 2017  
19 Homes  
Developer: Metro Property

# Completed



## THE CREATION COLLECTION

Bespoke one off house and land projects built on various masterplanned communities  
250 House and Land Packages Completed  
Developer: Creation Homes

26



## COVA

Location: Hope Island  
Completed: December 2016  
47 Townhomes  
Developer: Frasers Property



## CAPESTONE

Location: Mango Hill  
Completed  
120 House and Land Packages  
Developer: Creation Homes

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## PROVIDENCE

Location: South Ripley  
Completed  
40 House and Land Packages  
Developer: Creation Homes

# New South Wales



# Coming Soon



## BINGARA GORGE

Coming Soon  
Location: Pembroke Parade, Wilton  
1800 Residential Lots  
Developer: Metro Property



## GREENWOOD COLLECTION

Coming Soon  
Location: Willoughby, Sydney NSW  
8 High End Townhomes  
Developer: Metro Property



## PARADE

Under Construction  
Location: Pemulwuy, Sydney NSW  
160 house & land packages  
Developer: Metro Property



# Under Construction



## DAHLIA RESIDENCES

Under Construction  
Location: Schofields, Sydney NSW  
40 Terrace Homes  
Developer: Metro Property



## OASIS

Under Construction  
Location: Oran Park, Sydney NSW  
39 Terraces & Manor Homes  
Developer: Greenfields Development



## BOTANIC

Under Construction  
Location: Schofields, Sydney NSW  
Stage 1 & 2: 47 residences  
Stage 3 & 4: 66 residences  
Developer: Qartaba

# Completed



## LEPPINGTON GREENS

Under Construction  
Location: Leppington, Sydney NSW  
66 House & Land Packages  
Developer: Metro Property



## LOOM

Under Construction  
Location: Leppington, Sydney NSW  
20 Townhouses  
Developer: Metro Property



## BRIDGE & GRACE

Completed: 2021  
Location: Lane Cove, Sydney NSW  
5 Townhouses  
Developer: Arrow Capital Partners

# Completed



## JORDAN SPRINGS

Completed: 2021  
Location: Jordan Springs, NSW  
51 independent retirement units  
Developer: Lendlease



## ORIGIN ON 5TH

Completed: 2021  
Location: Austral, NSW  
41 Terraces  
Developer: Crownland



## THE NINES

Completed: 2020  
Location: Naremburn, Sydney NSW  
9 Townhouses  
Developer: Metro Property

# Completed



## EDEN

Completed: 2020  
Location: Catherine Field, NSW  
172 freestanding, manor homes, terraces and land lots  
Developer: Metro Property



## ORCHARD HEIGHTS

Completed: 2020  
Location: Spring Farm, Sydney NSW  
61 Homes  
Developer: Metro Property



## SILK TERRACES

Completed: 2019  
Location: Schofields, NSW  
40 Terraces  
Developer: Metro Property

# Completed



## SIERRA

Completed: 2018  
Location: Kellyville, NSW  
40 Terraces  
Developer: Metro Property



## FAIRWAY RESIDENCES

Completed: 2018  
Location: Strathfield, NSW  
51 Townhouses  
Developer: Metro Property



## LEPPINGTON LIVING

Completed: 2018  
Location: Leppington, NSW  
17 Terrace Homes  
Developer: Crownland

# Victoria



# Coming Soon



## BOARDWALK

Coming Soon  
Location: Point Cook, VIC  
61 Townhouses  
Developer: Metro Property



## NORTHCOTE PLACE

Coming Soon  
Location: Northcote, VIC  
74 Townhouses  
Developer: Metro Property



## ASCOT PLACE

Coming Soon  
Location: Ascot Vale, VIC  
38 Townhouses  
Developer: Metro Property

# Under Construction



## MINTA FARM

Under Construction  
Location: Berwick, VIC  
64 Townhouses  
Developer: Stockland



## ORION STAGE 3

Under Construction  
Location: Braybrook, VIC  
118 Townhouses  
Developer: Stockland



## FRANKCOM ST

Under Construction  
Location: Blackburn, VIC  
20 Apartments  
Developer: Mushan

# Under Construction



## LIFE POINT COOK

Under Construction  
Location: Point Cook, VIC  
47 Townhouses  
Developer: Frasers Property



## HAMPSTEAD PARK

Under Construction  
Location: Maidstone, VIC  
156 Townhouses



## AMORA ESTATE

Under Construction  
Location: Cairnlea, VIC  
72 Townhomes

# Completed



## ROSE & BIRD

Completed: July 2021  
Location: Maribymong, VIC  
38 Townhouses  
Developer: Metro Property



## 43 NICHOLSON

Completed  
Location: Abbotsford, VIC  
12 Apartments  
Developer: DE Group



## CASA DEL MAR

Completed  
Location: Mordialloc, VIC  
66 Townhouses  
Developer: Kokoda Property

# Completed



## ORION STAGE 2

Completed: July 2020  
Location: Braybrook, VIC  
113 Townhouses  
Developer: Stockland



## STERLING BAYSIDE

Completed  
Location: Highett, VIC  
26 Townhouses  
Developer: Gilland Group



## HIGHBURY

Completed: 2018  
Location: Footscray, VIC  
49 Townhouses  
Developer: Metro Property

# Completed



## THE RANGE

Completed  
Location: Croydon  
160 House and Land Packages  
Developer: Frasers Property

# Completed



## CALLAWAY PARK

Completed: 2016  
Location: Sunshine, VIC  
34 Townhouses  
Developer: Frasers Property



## ABODE

Completed: 2017  
Location: Caroline Springs, VIC  
35 Townhouses  
Developer: Metro Property



## LAURIMAR

Completed  
Location: Doreen, VIC  
23 Townhouses  
Developer: Lendlease



## ARVE

Completed: 2016  
Location: Ivanhoe, VIC  
81 Townhouses  
Developer: Stockland



## WATERSIDE

Completed: 2017  
Location: Berwick, VIC  
25 Townhomes  
Developer: Frasers Property

# Completed



## BANOOL

Completed: 2017  
Location: Balwyn, VIC  
12 Townhouses  
Developer: Metro Property

# Completed



## SAXON

Completed: 2017  
Location: Ivanhoe, VIC  
11 Townhouses  
Developer: Metro Property



## PASADENA

Completed  
Location: Clyde, VIC  
24 Townhouses  
Developer: Villawood



## ORCHARD GROVE

Completed: 2013  
Location: Doreen, VIC  
56 Townhouses  
Developer: Metro Property



## PROVIDENCE

Completed  
Location: Greenvale, VIC  
42 Townhouses  
Developer: Pask Group



## WOODLANDS EDGE

Completed: 2014  
Location: Wallan, VIC  
83 House and Land Packages  
Developer: Metro Property



BUILDER OF CHOICE FOR AUSTRALIA'S LEADING DEVELOPERS



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MELBOURNE

Level 4,  
484 St Kilda Road  
Melbourne,  
VIC 3004

03 9828 0700

SYDNEY

Suite 3,  
46 Brookhollow Ave  
Baulkham Hills,  
NSW 2153

02 8806 7600

BRISBANE

Level 2,  
5 Gardner Close  
Milton,  
QLD 4064

07 3250 8300

ADELAIDE

Ground Floor,  
50 Hindmarsh Square  
Adelaide,  
SA 5000

08 8100 0900

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