



PRECISION BUILDERS FOR AUSTRALIA'S PROPERTY MARKET LEADERS



# AUSTRALIA'S LEADING DEVELOPERS CHOOSE CREATION

WHEN THE MARKET LEADERS IN RESIDENTIAL DEVELOPMENT HAVE A VISION TO BE REALISED, THEIR FIRST CHOICE IN CONSTRUCTION IS CREATION HOMES.

Resourced to deliver turnkey projects of all sizes, Creation is renowned for its meticulous standards and attention to detail, whether the project comprises an individual house and land package, boutique 6-star townhome enclave or medium density masterplanned community.

Sold via network distribution or the developer's own sales team, every Creation Homes build is realised to the highest specifications, within most

efficient timeframes, at a price point representing exceptional value for money.

Creation Homes enjoys an impressive pedigree as the building arm of Metro Property Development and is led by the same team of industry veterans. As a result, Creation has developed an ambitious, dynamic culture, which has seen it progressively extend its influence through Victoria, Queensland and New South Wales.



# BUILDERS OF DISTINCTION BEHIND THE BIGGEST NAMES

## 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, that in 6 short years, has generated an annual turnover of more than \$100 million, earned the brand a position as one of Victoria's top 10 builders and the rank of Australia's 7th Fastest Growing Business in 2013, as reported by BRW.







# 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.

In terms of quality assurance, every dwelling is independently inspected, regardless of a project's size or complexity. These rigorous evaluations exhaustively assess and examine every last detail of the build, ensuring each property is delivered to you exactly as promised on paper.

Creation Homes' AS4801 OHS Accreditation provides its partners with further assurance they're working with a builder committed to the highest standards of performance, in every area of its operation.



QUALITY ASSURANCE



SUSTAINABILITY



AS4801 OHS ACCREDITATION



# 5 PILLARS OF EXCELLENCE

## YOUR GUARANTEE OF SATISFACTION

Creation Homes has earned a reputation as a thought leader, for its comprehensive approach to building with developers. While this trust and the rewards it yields is gladly received, the team is equally, if not more motivated, by the values reflected in its work. These five pillars of excellence form the cornerstone of creation's business, ensuring each development is as distinctive as it is successful.



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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.

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### 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.

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### 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.

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### 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.







# A PEDIGREE AUSTRALIANS TRUST

## BACKED BY ONE OF THE LEADING NAMES IN PRIVATE DEVELOPMENT

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

Metro is an integrated developer and wholesale home builder, using its national residential platform to develop distinctive house and land, high-rise apartment and mixed use projects.

The company was founded in 2010 by leading property experts; Luke Hartman, David Devine and Ken Woodley, whose combined industry expertise exceeds 70 years.

Metro was established with the objective of creating an iconic development brand, focused on delivering affordable residential dwellings in key sites within Australia's capitals.

Since its inception, Metro has grown to become a nationally respected, integrated developer and wholesale home builder, with over 160 employees, headquarters in Melbourne and offices in Sydney, Brisbane and Adelaide.







## KEY PEOPLE QLD

Across all levels of our business, the Creation Homes team consists of industry experts respected by their peers who are driven to deliver the best outcomes for our clients.



### LUKE HARTMAN MANAGING DIRECTOR

Luke Hartman is Managing Director and CEO of Metro Property Development, one of Australia's largest and fastest growing property development companies with operations in Queensland, Victoria, South Australia and New South Wales. Metro is becoming one of the most recognised brands in Australian residential property with operations across master planned community development, home building and residential mixed use projects.

Previously, as the National General Manager Housing and Land for the publicly listed, Devine Limited, Luke was responsible for all land acquisitions, sub-divisions, sales and marketing for the company's operations throughout Australia. He was responsible for the delivery of more than 2000 land lots each year, as well as the construction of more than 1200 houses. He is also a former Victorian and Queensland General Manager for Devine Limited and was previously a senior executive with the publicly listed Mirvac where he worked on a range of large projects including the Olympic Village in Sydney. Luke has a bachelor's degree in Applied Science (Land Economics).



### PETER RYAN GENERAL MANAGER

With more than 20 years of experience in the building and construction industry, Peter brings an outstanding wealth of knowledge to Creation Homes. He has managed both listed and privately owned businesses at a senior degree. Peter contributes his familiarity of land, apartment and residential housing to the Creation Homes team.

Preceding his role at Creation Homes, Peter served in National Operations roles for Devine Limited as well as State Based General Management roles for a number of Australia's largest residential builders.



### CHAD O'HALLORAN KEY ACCOUNTS MANAGER

Chad brings over 15 years of experience across both commercial and residential construction sectors to his role as Key Accounts Manager. Chad is integral to key Creation projects from inception to completion and has a proven ability to build and manage strong dynamic project teams.

Through his commitment to quality, strong financial management and project programming, Chad continually demonstrates his ability to deliver each and every project.



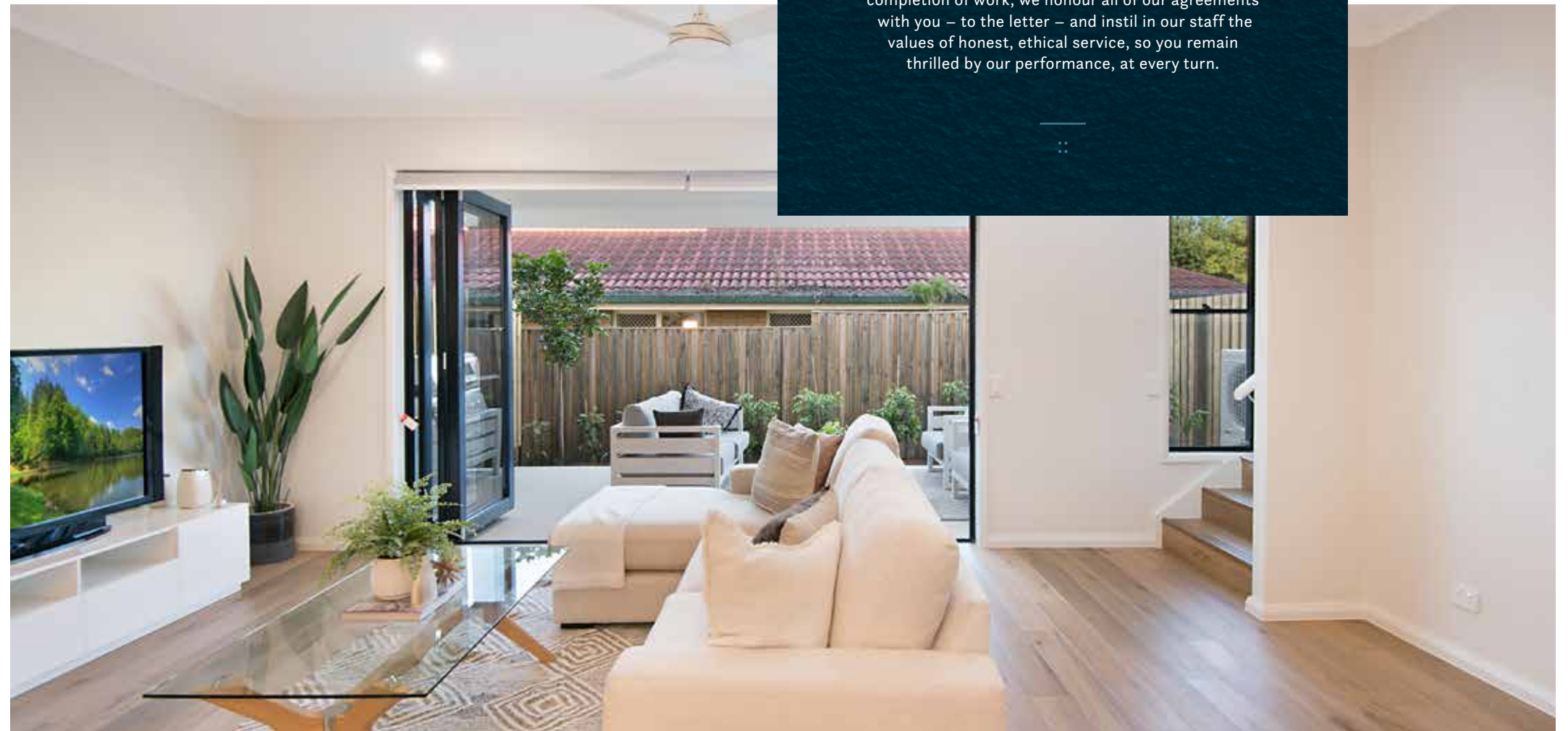


# SECURITY, RELIABILITY & ADVANCED PROPERTY DEVELOPMENT

## THE HALLMARK OF CREATION'S CUSTOMER SERVICE EXCELLENCE

Aside from the standard of the finished project, we believe the quality of your experience with us as your builder, is just as important. That's why you'll find a marked difference in dealing with Creation Homes, as compared with other builders. We invest heavily in the best people and the latest technology, to provide our clients with an experience that surpasses their even highest expectations.

From being fully informed at all stages, to the timely completion of work, we honour all of our agreements with you – to the letter – and instil in our staff the values of honest, ethical service, so you remain thrilled by our performance, at every turn.





# PROPERTY DEVELOPMENT PROCESS

OUR INDUSTRY-LEADING PROPERTY DEVELOPMENT PROCESS ENCOMPASSES EXCEPTIONAL SERVICE ACROSS

## WORKFLOW MANAGEMENT

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

## CONSTRUCTION LOGISTICS

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

## CLIENT MANAGEMENT

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

## POST HANDOVER

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





# PROJECT PORTFOLIO QLD

## A PROVEN TRACK RECORD

We build turnkey residential projects for some of Australia's leading land developers – specialising in detached and attached house and land packages – and delivering stand alone homes through to entire communities.

Through close consultation we can tailor a package to deliver the market-leading project you envision. We offer guidance to consider and address criteria that will help your project lead the market, including: lifestyle, housing types, price points and non-competing products.

Outstanding contemporary design and a real commitment to our customers sets us apart from our competitors.

A selection of projects that provides an overview of our capabilities is as follows.

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# QLD DESIGN & CONSTRUCT PROJECTS



## COVA

Hope Island  
Completed: December 2016  
47 Townhomes  
Developer: Frasers Property  
Construction Value: c. \$12 million



## MORETON TOWNHOMES

Everton Park  
Completed: April 2019 (Stage 1)  
Completed: July 2019 (Stage 2)  
52 Townhouses  
Developer: Tessa  
Construction Value: c. \$14 million



## WATERSIDE HOMES

Hamilton  
Completed: March 2017  
19 Homes  
Developer: Metro Property  
Construction Value: c. \$9.5 million



## ARGYLE GREENS

Durack  
Completed: March 2020  
20 Townhouses  
Developer: Red & Co. Property  
Construction Value: c. \$4.5 million



## AVA TERRACES

Alexandra Hills  
Completed: June 2018  
13 High End Townhouses  
Developer: Redlands investment Corporation  
Construction Value: c. \$5 million



## FERN RESIDENCES

Bracken Ridge  
Under Construction  
18 Townhouses  
Developer: Red & Co. Property  
Construction Value: c. \$4.5 million





# FORESHORE

Coomera  
Under Construction  
46 Townhouses  
Developer: Stockland  
Construction Value: c. \$12 million



# BIRKDALE

Birkdale  
Under Construction  
14 Townhouses  
Developer: Redlands Investment Corporation  
Construction Value: c. \$4.6 million



# HOUSE & LAND PACKAGES

ONE OF CREATION HOMES' MOST  
POPULAR PRODUCTS IS OUR  
UNIQUE RANGE OF FIXED PRICE,  
TURNKEY DETACHED HOUSE  
AND LAND PACKAGES.

Due to their high quality of finish and affordable price,  
these great investment properties are always well  
received by our re-selling network.



## FIXED PRICE TURNKEY PACKAGES

Creation Homes seeks to offer investors the  
highest returns possible through our house and  
land packages, by setting a competitive fixed price  
and selecting land that is in well developed areas,  
close to prime lifestyle amenities like schools,  
shopping and public transport.

These desirable locations, combined with  
the highest calibre of finishes and architectural  
design, make these homes popular with tenants,  
achieving a strong yield for investors.



## ALL CREATION HOMES' FIXED PRICE TURNKEY PACKAGES INCLUDE:

Full turnkey inclusions, so you don't need to  
organise a thing. Inclusions cover carpets, concreted  
drive and a pathway to the door – basically everything  
is ready for a tenant to move in immediately.

A 100% guaranteed fixed price, taking the  
stress out of investing by avoiding hidden costs.





# HOUSE AND LAND PACKAGES



## RIVERSIDE CORINDA

Corinda  
Completed: November 2016  
7 High End Homes  
Developer: Metro Property  
Average Construction Value: \$500k



## GAINSBOROUGH GREENS

Pimpama  
Completed: December 2017  
30 Homes  
Developer: Mirvac  
Average Construction Value: \$260k



## CAPESTONE

Mango Hill  
Completed  
107 House and Land Packages  
Developer: Creation Homes  
Average Construction Value: \$280k



## PROVIDENCE

South Ripley  
Completed  
20 House and Land Packages  
Developer: Creation Homes  
Average Construction Value: \$270k



## COOMERA PARKS

Coomera, Gold Coast  
Completed  
20 House and Land Packages  
Developer: Creation Homes  
Average Construction Value: \$230k



## BRENTWOOD FOREST

Bellbird Park  
Completed  
26 House and Land Packages  
Developer: Creation Homes  
Average Construction Value: \$180k



## THE CREATION COLLECTION

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





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