

FITOUT & REFURBISHMENT.

C J .
D U N
C A N

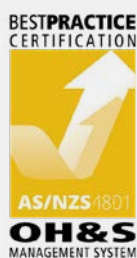
WHO IS CJ DUNCAN?

CJ Duncan is a specialist construction company that focuses on Fitout & Refurbishment Projects, Remedial Works and Facade Solutions.

A tight-knit team of straight talkers, we believe in the ethos of building strong – meaning we do what we say we'll do for our clients.

It's an approach that's seen us build an enviable reputation over the past 40 years. For rolling up our sleeves. For finding solutions. For being resourceful. For doing whatever it takes to get things done.

40 YEARS BUILDING STRONG.



WHY WORK WITH US?

Our team has the right mix of skills and experience to successfully deliver a quality outcome on time and budget.



1.

Value for money

We understand that all projects represent a substantial investment. We also understand that complex refurbishment projects are often falsely deemed as a 'blank cheque' by builders and sub-contractors. Our in-house Cost Planning expertise and vast network of sub-contractors and suppliers will enable us to thoroughly explore every cost option available on your project. This rigorous commercial approach will ensure that this project is delivered for the most competitive budget possible.

2.

A fastidious approach to quality

CJ Duncan prides itself on being focused on providing quality project outcomes. We have the certifications to prove this but ultimately we find quality is as much part of our company's ethos as it is a piece of paper. CJ Duncan's Senior Management team and project teams come from diverse and impressive backgrounds, having delivered several high-end refurbishment projects across Sydney.

3.

Big builder know-how on a small-to-medium builder budget

We understand the value a carefully selected project team can bring to a project. CJ Duncan is currently delivering numerous fitout and refurbishment projects in Sydney with comparable challenges. We understand exactly what is needed to deliver successful projects in this field.

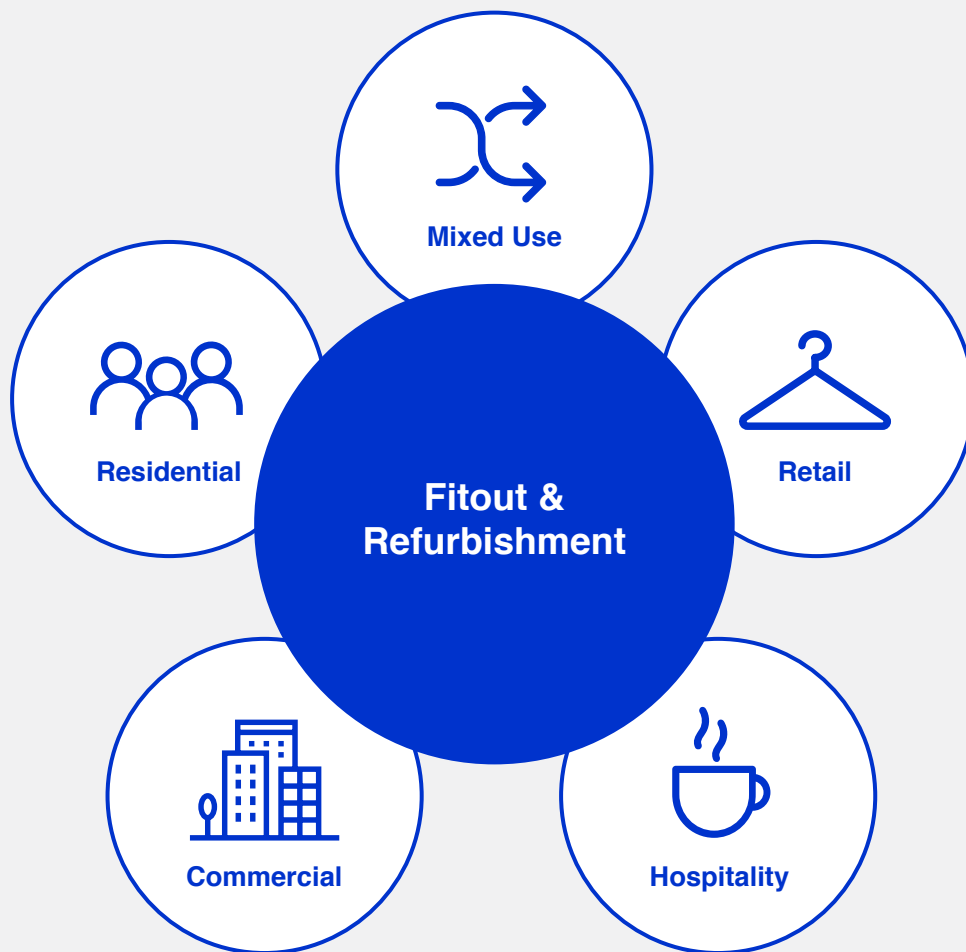
4.

A team who is dedicated to building strong and enduring relationships, as well as good projects

CJ Duncan has been building for over 40 years and the success of our business relies on working with clients like you, again and again. We would highly value the opportunity to work with you on this exciting project, and many more!

WHAT WE DO.

At CJ Duncan we specialise in delivering bespoke design-focused building solutions.



We do not strive to be the biggest, we strive to be the best.

With years of inch-wide-mile-deep experience we are able to provide outstanding agility and know-how — creating truly remarkable projects.

HANDS - ON SENIOR MANAGEMENT TEAM.



Ben Duncan
Managing Director
B.A. of Building & Reg. Builder

Ben has over 20 years of experience in the construction and property industry.

As the Managing Director of CJ Duncan, Ben has been instrumental in building the business into a leading building company.

[View Ben's LinkedIn](#)

Josh Black
Head Pre-Construction
B.A. Architecture

Josh leads the Estimating Teams and the Pre-Construction phase of all projects.

Josh is responsible for all aspects associated with the front end of the business including Early Contractor Involvement, Value Management Solutions, Project Tendering and ultimately project conversion.

[View Josh's LinkedIn](#)

Ian Richards
General Manager - NSW
Registered Builder

Ian has over 30 years of experience in the construction industry, across both residential and commercial projects.

Ian joined CJ Duncan in 2009 and is now the General Manager of NSW. He is involved in all projects by initiating project specific requirements at commencement and monitoring overall project performance throughout the construction and completion phases.

[View Ian's LinkedIn](#)

Greg Howard
General Manager - QLD
Registered Builder

Greg is the General Manager of the Queensland business, overseeing the delivery of all projects for a range of commercial, government, strata, residential and insurance industry related clients.

Greg is a licensed builder and has 30 years industry experience across various construction sectors.

[View Greg's LinkedIn](#)

WHAT MAKES CJ DUNCAN UNIQUE?

Built on quality

Reputational quality is everything. That's why we never compromise or cut corners. We're detail-focused and use our market-leading skills to deliver projects to the highest possible level every time.

We're only as good as our last project, so it needs to be great.

We do what we say

At CJ Duncan, our word is everything.

If we say we'll do something, that's precisely what we'll do.

From deadlines to budgets to paying contractors on time, what you hear is what you'll get.

Big results, low fuss

We make things happen. Maximum effort, minimum fuss. We take pride in our ability to knuckle down and get the job done. 'Whatever it takes' has always been the attitude that drives us.

If there is a smarter or more effective way to do it, we'll find it.

We're like a family

We've grown a lot. But we've never forgotten our family roots. After 40 years we're still a tight knit business with a candid, people-first attitude.

From our clients and contractors to our in-house team, our success is built on a foundation of strong, personable relationships and respect.

OUR VALUES.

What we believe in



WE
MAKE IT
HAPPEN

We're resourceful and reliable. If there's a better way to do something, we'll do what it takes to find it.

When we're thrown curve balls, we're proudly known for knuckling down, finding workarounds and solving problems to make things happen and keep projects on schedule.

No fuss.



WE
PLAY
FAIR

Say what you do and do what you say.

We're big on keeping commitments to our clients, and each other.

If we say we'll do something, we won't rest until we do.

If there's a problem we take personal responsibility and we put things right.

Straight up.



WE
DELIVER
STRONG

The job isn't over until it's over.

We stay focused, determined and professional at every stage of a project to ensure we get the job done right and never take our foot off the pedal.

We're committed to finish - just as strong as we start.

Every time.

OUR MANAGEMENT SYSTEMS.

We are committed to best practice and have independent certification and auditing of our integrated management systems for Quality, WH&S and Environment.

This ensures that health and safety standards, quality assurance and environmental aspects are identified, risk assessed and managed throughout our operations. We also use Cm3 (GreenCap) prequalification to streamline our approach to WH&S management, as required by many large property groups.



C J .
D U N
C A N
D O .

OUR
EXPERIENCE.

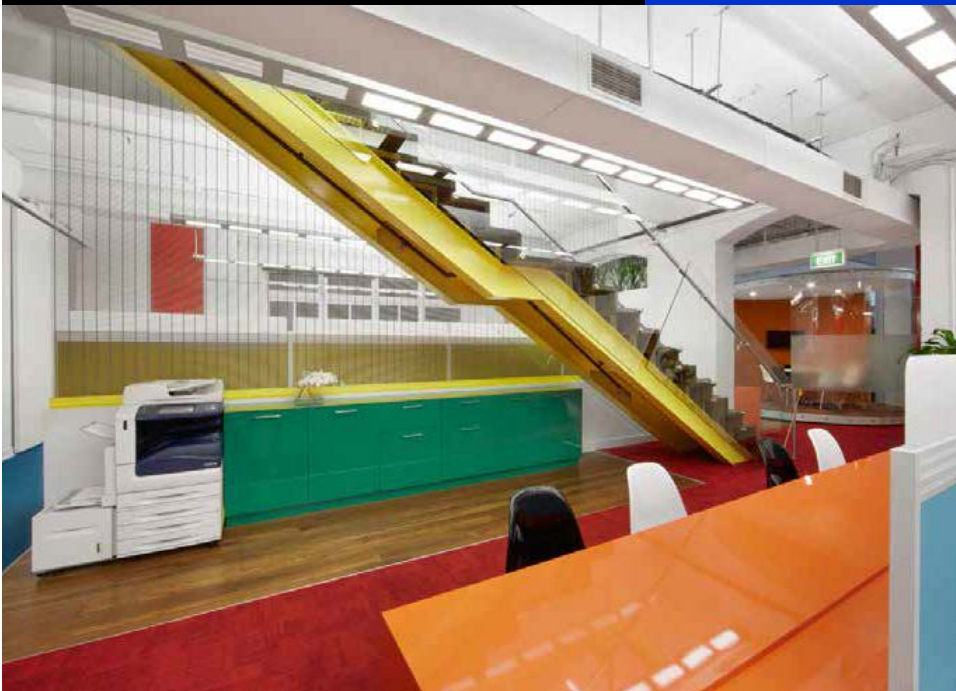
CASE STUDIES.

RED ROCK UXC, OFFICE FITOUT.

CJ Duncan was approached to deliver a workplace where a rapidly growing team could have fun, seriously.

CJ Duncan's team created a cutting-edge workplace that juxtaposed the surrounding heritage listed warehouse building envelope.

The workspace stretched over two complete floors, linked via a new steel and glass staircase. A significant new server room was built to support Red Rock's inter-office network across Australia & New Zealand.



Project size:
900m² over
two floors

Level of finish:
Premium within
a heritage listed
building envelope

Product type:
Office

Construction value:
\$1.2m

Duration:
3 months

Status:
Complete



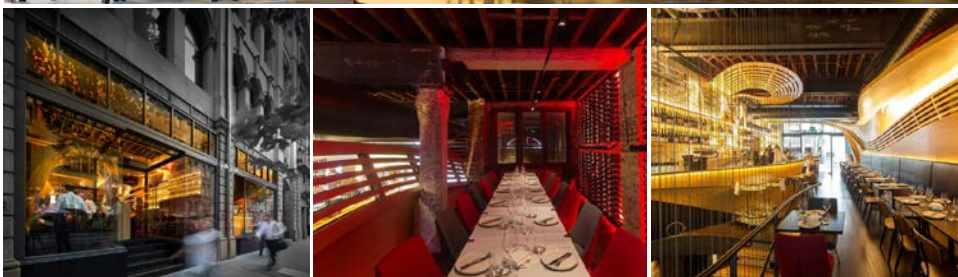
CASE STUDIES.

LOT 1 SYDNEY, NSW.

CJ Duncan were engaged by Australian coffee brand 'Primo' to convert a late Victorian warehouse in Sydney CBD into a contemporary hospitality complex incorporating a café, restaurant, several bars and an entry foyer to the office floors above.

These fluid timber elements contrast with the monolithic convict era sandstone walls and massive hardwood columns and beams.

The location and heritage nature of the building presented significant challenges with materials handling and access.



Project size:
950m² over
two floors

Level of finish:
Premium within
a heritage listed
building envelope

Product type:
Hospitality

Construction value:
\$3.5 million

Duration:
9 months

Status:
Complete

CASE STUDIES.

CAROMA SHOWROOM AND OFFICES, ALEXANDRIA, NSW.

Following the successful appointment as Caroma's Australia/New Zealand delivery partner for a newly conceptualised range of showrooms, CJ Duncan recently completed construction on Caroma's flagship showroom and retail centre in Alexandria.

The Sydney showroom presented a unique set of challenges, as the project involved building a contemporary retail space within a heritage warehouse building envelope.

This result is a strong reflection of Caroma's values and history - and a Gold winning entry at the 2018 Sydney Design Awards.



Project size:
1900m² over two floors

Level of finish:
Premium within a heritage listed building envelope

Product type:
Retail & Office

Construction value:
\$5.5 million

Duration:
5 months

Status:
Complete

CASE STUDIES.

DARLING SQ. DISPLAY SUITE, DARLING HARBOUR.

CJ Duncan suggested a modular building envelope (spacecube) to meet the client's need for a minimal on-site construction programme. The site was challenging as it was surrounded by one of Sydney's busiest live construction sites (Darling Harbour).

Each element of the building was carefully considered and constructed with seamless assembly and quick disassembly in mind.

All the while achieving high levels of finish that gave no appearance of being temporary.



Project size:
300m²

Level of finish:
Premium

Product type:
Residential & Commercial temporary building within the public domain

Construction value:
\$1.6 million

Duration:
12 weeks in pre-construction, 7 weeks on-site

Status:
Complete



CASE STUDIES.

OPERA RESIDENCES DISPLAY SUITE, BENNELONG POINT.

CJ Duncan commenced the construction utilising concept documentation, as such significant amounts of design development were undertaken during the project.

The client required high quality standards and a quick delivery timeframe to ensure speed of delivery to market. Material handling was challenging due to the age of the building, and the limited vertical handling options.



Project size:
500m²

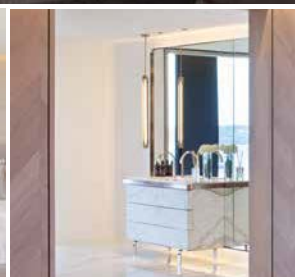
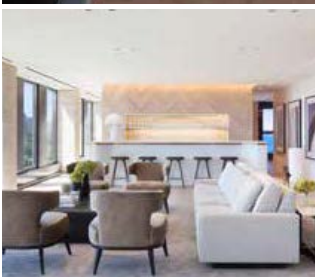
Level of finish:
Luxury

Product type:
Residential &
Commercial fit-out
within a CBD office
building

Construction value:
\$3.0 million

Duration:
12 weeks

Status:
Complete



CASE STUDIES.

WULUGUL POP-UP, BARANGAROO.

On-site works were limited to just three weeks, requiring all elements to be pre-fabricated off-site.

CJ Duncan produced prototypes during the pre-construction phase, helping us understand each element in detail.

Thousands of cardboard tubes were used to construct pop-up bars, restaurants, furniture, light fittings and planters for this unique temporary project.



Project size:
2000m²

Level of finish:
Temporary/premium

Product type:
Hospitality & Public
Domain construction

Construction value:
\$1.5 million

Duration:
7 months

Status:
Complete

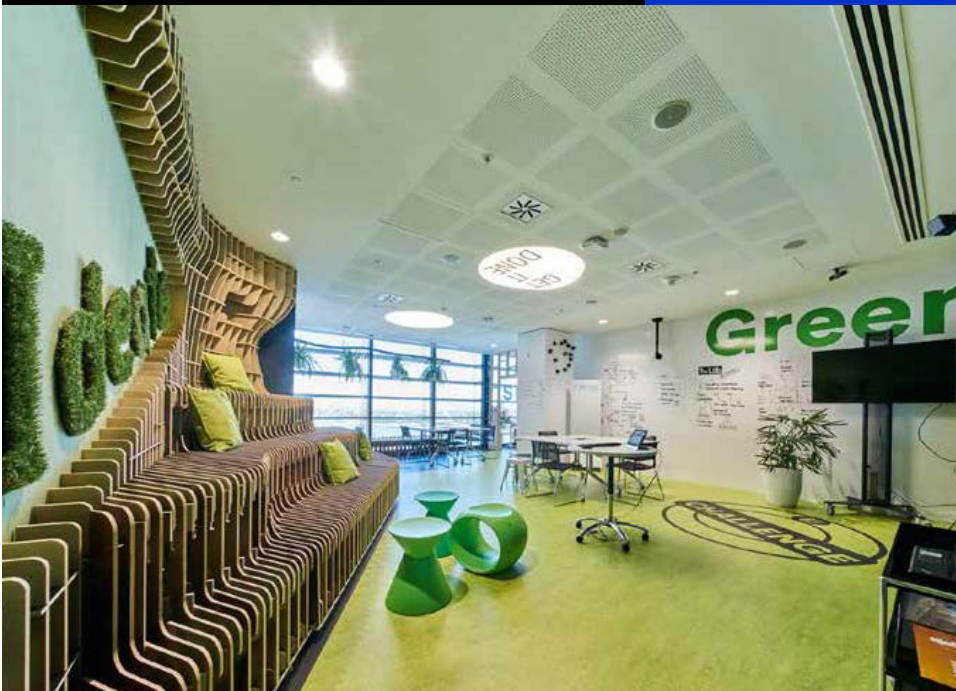
CASE STUDIES.

LENDLEASE INNOVATION LAB, BARANGAROO.

CJ Duncan facilitated exhaustive design development workshops to ensure hasty refinement of complex joinery elements.

Cutting edge VR stations, 3D printers and presentation tools were required for the detailed co-ordination.

A quality end result was key as the project showcases Lendlease's innovation culture to both its clients and stakeholders.



Project size:
60m²

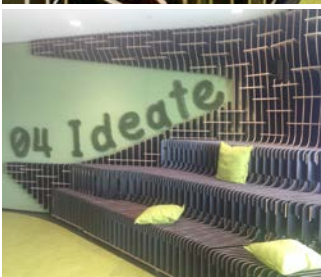
Level of finish:
Premium

Product type:
Innovative
commercial fit-out

Construction value:
\$300,000

Duration:
4 months

Status:
Complete



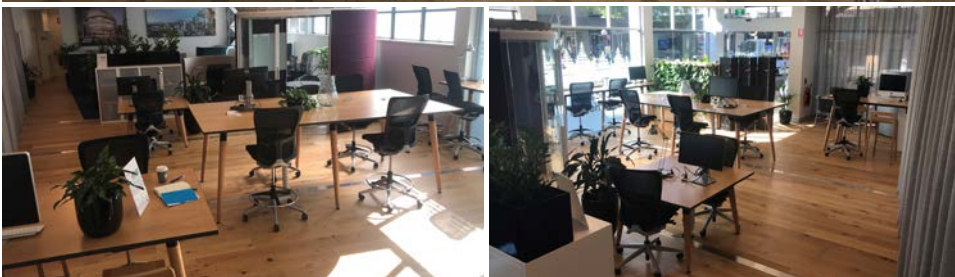
CASE STUDIES.

THE LOCAL OFFICE, MANLY.

CJ Duncan were selected by Lendlease to fitout the first 'Local Office' in Manly. Future Local Office projects will provide Lendlease tenants in Barangaroo and Darling Sq. with a network of small offices that their staff can drop-in to, similar to a co-working arrangement.

The Manly project formed the test case for the planned roll-out of Local Offices across greater Sydney. Lendlease were eager to test various fitout options on the Manly project, knowing that the decisions made on this modest fitout would impact a significant number of future Local Office projects.

The Local Office



Project size:
80m²

Level of finish:
Premium

Product type:
Innovative commercial fit-out

Construction value:
\$150,000

Duration:
5 weeks

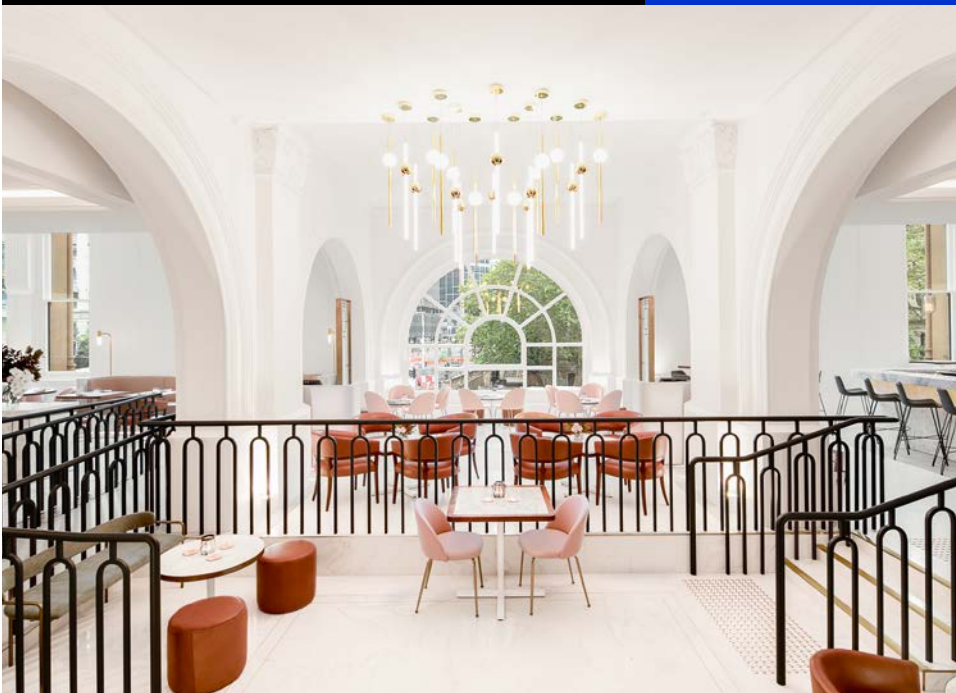
Status:
Complete

CASE STUDIES.

REIGN AT THE QVB, SYDNEY.

Following this rigorous design and documentation development process CJ Duncan turned their attention to the challenge of delivering these highly invasive and service intensive projects in one of Sydney's most prestigious and protected heritage buildings.

The project team ensured that communication with the building manager were concise and frequent. Additionally, demolition load out and material deliveries were carefully planned to ensure existing retailers and visitor to the QVB were not inconvenienced or placed in harms way.



Project size:
300m²

Level of finish:
Luxury

Product type:
High-end design & construct restaurant & bar fitout

Construction value:
\$1.7 million

Duration:
4 months

Status:
Complete

Photos courtesy of Damian Flanagan / Trippas White Group

CASE STUDIES.

ESQUIRE DRINK & DINE QVB, SYDNEY.

CJ Duncan was chosen by Trippas White Group to deliver the fitout of two luxury restaurants and bars following a rigorous tender process. In the early phase of these projects, CJ Duncan's project team spent a considerable amount of time working up the concept documentation issued at tender to a point where items such as high-end joinery and metalwork items could be procured and fabricated.

This involved the engagement of CJ Duncan's own Architect and the drafting of dozens of new construction details, shop drawings etc. See over...



Project size:
300m²

Level of finish:
Luxury

Product type:
High-end design &
construct restaurant
& bar fitout

Construction value:
\$1.7 million

Duration:
4 months

Status:
Complete



Photos courtesy of Damian Flanagan / Trippas White Group

CASE STUDIES.

CAROMA SHOWROOM AND OFFICES, ADELAIDE.

Following the shutdown of Caroma's manufacturing facility in Adelaide, a new home was needed for the business' showroom and back office functions. CJ Duncan was selected to deliver this design and construct project, following a rigorous EOI process. CJ Duncan overcame the challenges that came with operating in an unknown city by carefully selecting local suppliers and sub-contractors well before a blow was laid on-site. In addition to simply providing a new home for their staff, this project was of particular importance to Caroma as many of the lessons learnt from this project were fed directly into the design and construction of the significantly larger Sydney flagship showroom.



Project size:
1250m²

Level of finish:
Premium

Product type:
Product showroom
and state offices

Construction value:
\$1.4 million

Duration:
3 months

Status:
Complete

CLIENT TESTIMONIALS.

LUCY CARSE INNOVATION MANAGER, LENDLEASE

The tight time schedule and high level of finish that the Lend Lease Innovation Lab Project required meant that a specialist fit-out team with a combination of skills beyond the norm needed to be engaged. The Lab was a complex project that required design management and prototyping of key joinery elements to ensure that the desired outcome was achieved.

I honestly believe that CJDuncan's attitude to ensuring a projects design intent is delivered is unique to the building industry. The Lend Lease Innovation Lab project has achieved excellent management feedback. I am pleased to be a referee for CJ Duncan.

GERARD GRAHAM PROJECT MANAGER, AMP

I have worked with CJ Duncan many times over the last 10 years and found them to be an exceptional company. They are a highly focused team and have a genuine commitment to quality and cost.

I find dealing with Josh Black to be refreshing to say the least. He is an honest, diligent and transparent operator. He runs his team like a family and this allows his staff and contractors to produce amazing results.

I would recommend CJ Duncan for any project.

SAM DELLIOS PROJECT MANAGER, TM INSIGHT

TM Insight is a client side PM for Caroma. I worked closely with Josh and Ben in the pre-construction VE process.

The project is a large refurbishment and fitout project of a heritage warehouse in Alexandria. The budget prepared CJ Duncan for the initial design significantly exceeded the clients budget. We needed to reduce the build cost and we needed to do it quickly.

CJ Duncan worked hard to reduce costs.

They did this by re-thinking design elements, proposing material alternatives and negotiating tirelessly with subcontractors. The project would have failed to get over the line if not for the hard work that CJ Duncan did. I would recommend them for any fit-out refurbishment project.

CLIENT EXPERIENCE.



Josh Black
Head Pre-Construction

M : 0400 228 055

P : 1300 743 188

E : josh.black@cjduncan.com.au

**C J .
D U N
C A N
G E T I T
D O N E .**

CJ DUNCAN BUILDERS PTY LTD
103 UNDERWOOD ROAD,
HOMEBUSH BAY, NSW 2127
ABN 78 001 820 515

■ **CJDUNCAN.COM.AU**

DISCLAIMER OF LIABILITY

The information contained in this document is of a general nature and whilst CJ Duncan makes every effort to ensure that the information contained within is accurate, we do not guarantee or warrant that the information is complete or correct. Any third party reviewing the content of this document needs to make their own assessment of the appropriateness of the information contained within. CJ Duncan does not accept any liability for loss or damage suffered by any person or body relying directly or indirectly on this information. This information does not constitute financial advice or legal advice and should not be taken as such. CJ Duncan urges you to consider obtaining independent professional advice, and to take into account your particular circumstances, investment objectives, and individual needs before proceeding with any financial decisions or remediation decisions.