

# NEOCON™



NEOCON DELIVERS DESIGN-FOCUSED BUILDINGS THROUGHOUT MELBOURNE. NOW IN ITS THIRD DECADE OF OPERATION, AND ALWAYS INSISTENT ON THE HIGHEST STANDARDS OF CONSTRUCTION, NEOCON DELIVERS ON TIME AND ON BUDGET.

EVERY NEOCON BUILDING DEMONSTRATES EVIDENCE OF OUR METICULOUS CONSTRUCTION PROCESS. WE STAND BY OUR WORK, COMMITTED TO ENSURING THAT IT IS TRUE TO OUR VALUES, FOR NOW AND THE LONG TERM.



41 Darling Street, South Yarra, 2012

## ABOUT

In recent years, NEOCON has grown substantially. This growth has been the outcome of bringing together an exceptional construction team – some new, some with a long history in the company – to create a group of individuals that has a stellar track record of working with Melbourne’s top-tier builders.

NEOCON offers our clients the ability to work with a builder with unprecedented design acumen and commitment to quality. At a time when property buyers are more discerning and demanding than ever, we can ensure that our clients’ expectations and needs are met.

Our proficiency goes beyond simple designs. The expertise that NEOCON has garnered, through delivering medium-scale residential buildings for over twenty years, guarantees that all aspects of construction management, risk management and site safety are satisfied to the highest level.



NEIL MCLENNAN –  
DIRECTOR

With over 30 years’ worth of construction knowledge and property industry experience, Neil continually improves systems and processes at NEOCON to achieve efficiencies and business growth.

Neil’s background, combined with a skilled eye for detail in residential, commercial and retail projects, enables his oversight of consistently successful projects. Before taking the helm at NEOCON Neil was an owner and director of NEOMETRO, he also held senior executive positions in large corporate organisations in Australia and internationally, including Multiplex, Transfield Construction and MAB Corporation.

## OUR FOCUS

### CONTRACT VALUE:

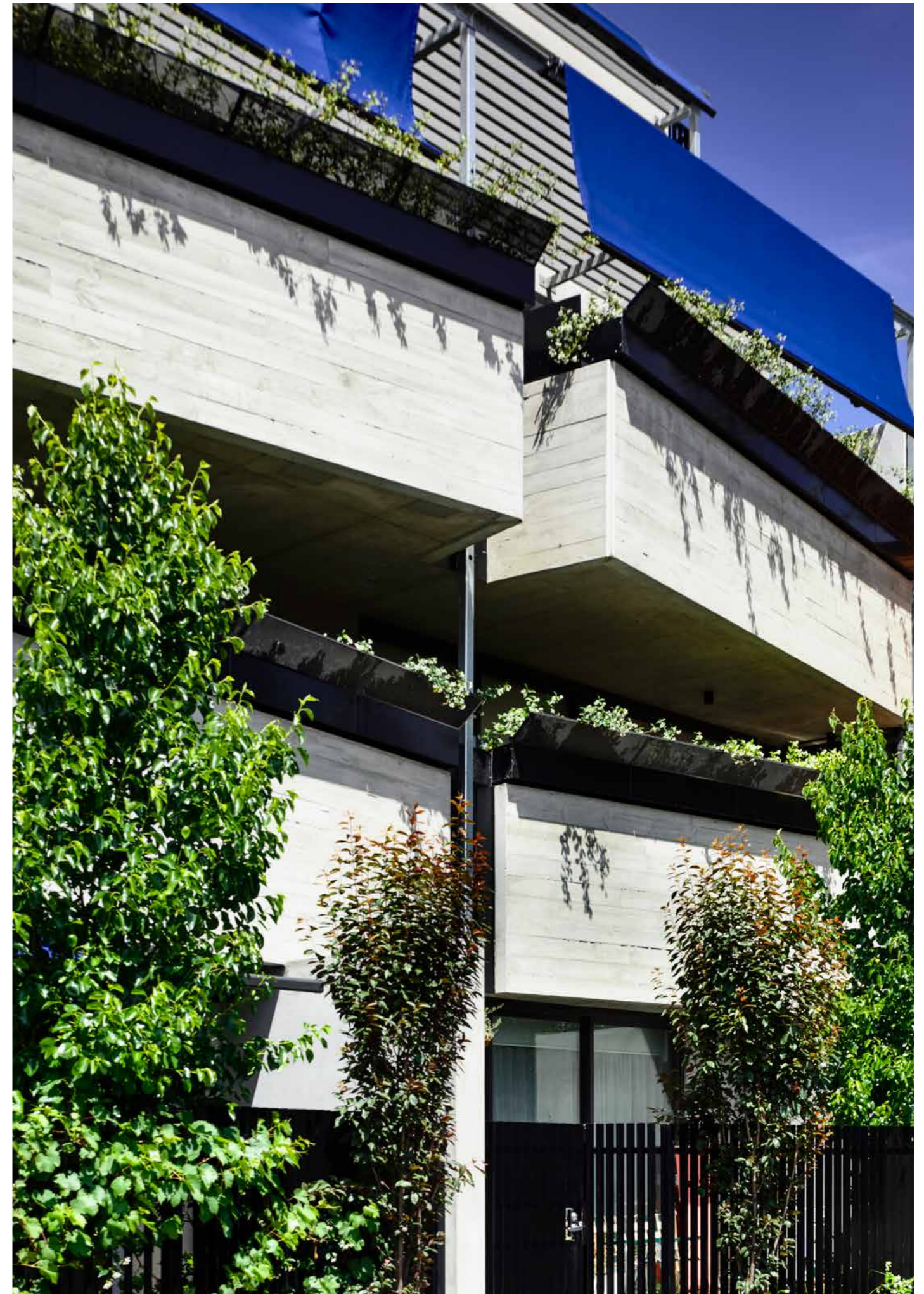
Up to \$15m

### PROJECT TYPES:

Low medium and high-end residential developments with a strong design and quality focus. Commercial office and retail.

### COLLABORATION:

We bring design smarts to developments, gained through unprecedented experience.



9-17 Smith Street, Fitzroy, 2016



SELECTED PROJECTS  
CURRENT & COMPLETED

ROBINSON STREET  
MALVERN

VALUE:  
\$2M

LOCATION:  
Robinson Street, Malvern

CLIENT:  
Private

USE:  
Residential –  
House Renovation

STATUS:  
Completed August 2021

CONSTRUCTION PERIOD:  
9 Months



LITTLE BOUNDARY STREET  
SOUTH MELBOURNE

VALUE:  
\$200K

LOCATION:  
Little Boundary Street, South Melbourne

CLIENT:  
Private

USE:  
Residential –  
House Renovation

STATUS:  
Completed Feb 2022

CONSTRUCTION PERIOD:  
3 Months



54 ST LEONARDS ROAD  
ASCOT VALE

VALUE:  
\$5M

LOCATION:  
54 St Leonards Road, Ascot Vale

CLIENT:  
ROCDON

USE:  
Residential –  
Seventeen townhouses

STATUS:  
Completed May 2020

CONSTRUCTION PERIOD:  
12 Months



NEW URBAN VILLAGE  
JEWELL STATION

VALUE:  
\$2M

LOCATION:  
Jewell Station, Brunswick

CLIENT:  
VicTrack

USE:  
Public Realm

STATUS:  
Completed Sept 2019

CONSTRUCTION PERIOD:  
8 Months



BARKLY STREET  
JEWELL STATION

VALUE:  
\$25M

LOCATION:  
325 Barkly Street, Brunswick

CLIENT:  
Neometro / Besen

USE:  
Residential, retail and commercial –  
seventy-eight one and two bedroom apartments

STATUS:  
Completed Sept 2019

CONSTRUCTION PERIOD:  
19 Months



NINE SMITH STREET

VALUE:  
\$17M

LOCATION:  
9-17 Smith Street, Fitzroy

CLIENT:  
Neometro / Besen

USE:  
Residential, retail and commercial –  
forty-three one, two & three bedroom apartments

STATUS:  
Completed Dec 2016

CONSTRUCTION PERIOD:  
18 Months



SELECTED PROJECTS  
CURRENT & COMPLETED

GEORGE CORNER

VALUE:  
\$13M

LOCATION:  
377 George Street, Fitzroy

CLIENT:  
Neometro

USE:  
Residential, retail and commercial –  
forty-five one and two bedroom apartments

STATUS:  
Completed Sept 2015

CONSTRUCTION PERIOD:  
16 Months



231 SMITH STREET

VALUE:  
\$5.5M

LOCATION:  
231 Smith Street, Fitzroy

CLIENT:  
Neometro

USE:  
Residential, retail and commercial – two  
large-scale hospitality venues, retail and  
fifteen one and two bedroom apartments

STATUS:  
Completed Oct 2013

CONSTRUCTION PERIOD:  
16 Months



SIX BROOKVILLE RD

VALUE:  
\$6M

LOCATION:  
6 Brookville Road, Toorak

CLIENT:  
Neometro

USE:  
Residential –  
six two and three bedroom residences

STATUS:  
Completed Nov 2015

CONSTRUCTION PERIOD:  
13 Months



FORTY-ONE DARLING

VALUE:  
\$3.8M

LOCATION:  
41 Darling Street, South Yarra

CLIENT:  
Neometro

USE:  
Residential – two house-sized  
luxury residences

STATUS:  
Completed Mar 2012

CONSTRUCTION PERIOD:  
16 Months



WALSH STREET

VALUE:  
\$7M

LOCATION:  
126 Walsh Street, South Yarra

CLIENT:  
Neometro / Besen

USE:  
Residential –  
four whole-floor residences

STATUS:  
Completed Oct 2014

CONSTRUCTION PERIOD:  
16 Months



AIRLIE BANK LANE

VALUE:  
\$5.8M

LOCATION:  
20 Airlie Bank Lane, South Yarra

CLIENT:  
Neometro

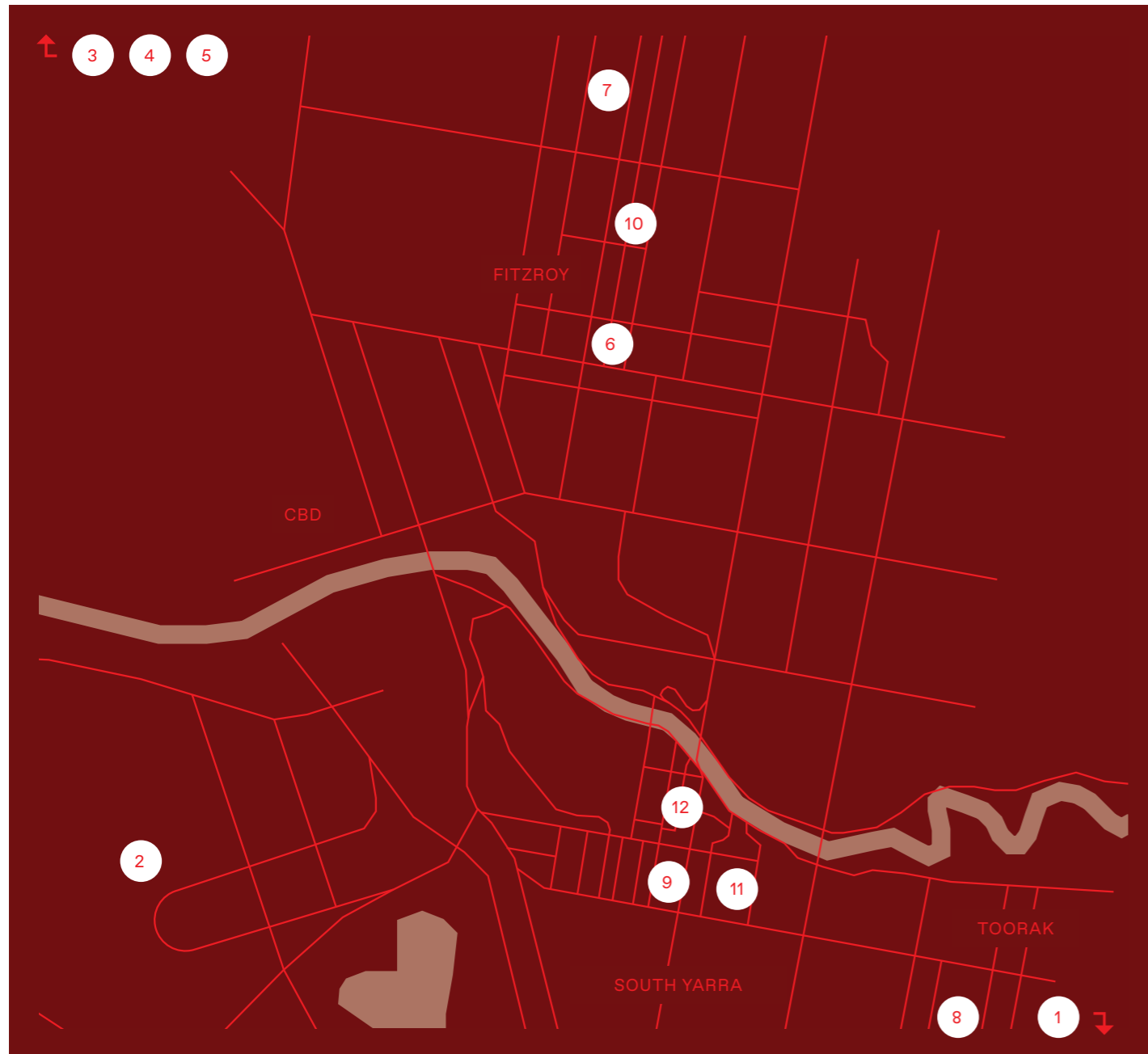
USE:  
Residential – eight two and three bedroom  
residences

STATUS:  
Completed Oct 2012

CONSTRUCTION PERIOD:  
18 Months



- |   |                                 |
|---|---------------------------------|
| 1. ROBINSON STREET MALVERN                | 5. BARKLY STREET JEWELL STATION |
| 2. LITTLE BOUNDARY STREET SOUTH MELBOURNE | 6. NINE SMITH STREET            |
| 3. 54 ST LEONARDS ROAD ASCOT VALE         | 7. GEORGE CORNER                |
| 4. NEW URBAN VILLAGE JEWELL STATION       | 8. SIX BROOKVILLE RD            |
|   | 9. WALSH STREET                 |
|   | 10. 231 SMITH STREET            |
|   | 11. FORTY-ONE DARLING           |
|   | 12. AIRLIE BANK LANE            |



### DESIGN & COORDINATION MANAGEMENT

With extensive experience working with educated developers, architects, engineers and other specialty design consultants, NEOCON has the ability to implement building concepts. To best satisfy our clients' desired outcomes, we also drive Value Management and coordinate all required processes.

Design-focused, quality construction is our main objective, so we encourage and inspire design consultants to achieve each project's maximum potential. The NEOCON team works cohesively with the design consultant to ensure that this is accomplished in the most cost-effective manner, while maintaining buildability, compliance, serviceability and longevity.

### QUALITY ASSURANCE

NEOCON's extensive skill, trade and personnel base, along with our quality control systems, enables us to wholly execute projects to the highest finished standard. Our project teams have the range of capabilities required to undertake the process from start to finish.

We continually review NEOCON projects and competencies, allowing NEOCON to remain committed to delivering quality work on budget and on time. This commitment ensures the fundamentals are met, with regard to statutory, code and other regulatory requirements. We also ensure that our personnel are qualified and trained in both tried-and-true and innovative practices. After all, it's the people on the job who offer the best reflection of the finished product.

### SUSTAINABILITY

At NEOCON, we are aware of the responsibilities that come with our work. Not only to deliver products that allow our clients to achieve commercial success, but also to undertake projects with a view to achieving sustainable social and environmental outcomes.

We believe that sustainability should be in-built to every process and result. Best-practice is the only practice. We research and implement solutions that foster longevity – for buildings, their occupants, the communities they inhabit and our natural environment. NEOCON has long been, and will continue to be, an industry leader for sustainable building practices here in Melbourne.

### WORKPLACE HEALTH & SAFETY

NEOCON strictly complies with the stringent requirements of Occupational Health and Safety legislation and associated industry regulations. We vet all subcontractors to determine that they operate in the same way. On site, we do not compromise on the standards that protect the safety of our personnel and visitors.

We adhere to project-specific safety plans. All personnel are appropriately trained and certified in occupational health and safety, and regular inspections are undertaken to ensure that every team member is undertaking their obligations proficiently. Any failure to adhere to the safety plan, unsafe conditions or accidents are reported and investigated.

**NEOCON™**

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