

This letter serves as a reference for Verde Property who as a company has developed and continues to retain ownership of two State Government-occupied buildings in Queensland. Verde is a private development and investment company who has clearly demonstrated its professional and financial capability to the State of Queensland through its ability to deliver high standard large format building assets.

In 2013 Verde delivered two 5-Star Green Star buildings under separate pre-commitment leases to the State. Both included integrated fitouts in accordance with the State's Office Accommodation Management Framework and were delivered at the same time albeit at different regional locations in Queensland.

The State's requirement was for a pre-commitment lease in Mackay for 7,000m² NLA while the second was for 10,000m² and located in Townsville. There were clearly additional challenges for the owners above those that would normally arise with the development and construction of buildings of a similar size and quality in a Capital City location, which required the owners to address more stringent and complex financial, environmental and logistical issues to deliver both buildings.

Verde delivered both of these buildings on time, within the specified budgetary constraints. The buildings were designed, built and delivered with integrated fitouts to achieve a 5 star Green Star sustainability rating and, in the case of the Townsville building, to an Importance Level 4 resilience standard in order to be used as a regional disaster recovery centre.

Verde has met all the requirements of the State with respect to delivery of both buildings to a high standard, on time and at financially competitive rents.

Verde continues its close involvement and actively manages its portfolio. The comprehensive property knowledge and "hands-on" approach, accessibility and responsiveness demonstrated by the owner to the State is worthy of note.

Through a combination of engagement of professional property and facilities management services and the personal commitment of the Verde directors to ensure that which was promised was also delivered, both buildings achieved their 5-Star Green Star As-Built ratings.

As a company Verde has also clearly demonstrated its ongoing commitment to continuous improvement in the performance of both properties through closely monitoring these assets to ensure they are operating as efficiently as possible while ensuring occupant comfort and use of the buildings is not compromised.

I have no hesitation in recommending Verde as a well-informed, professional and ethical organisation that is strongly focused on the delivery and ongoing management of well-designed, fit-for-purpose and cost-effective assets.

In the event that you may wish to discuss any aspect of this reference, I am contactable either by email at stuart.grierson@hpw.qld.gov.au or by telephone on 07 3008 2812

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