



# CAPABILITY STATEMENT

Port City Air Conditioning Pty Ltd | The Trustee for D & K Smith Family Trust ATF

ABN 99 717 077 615 ACN 124 464 419 QBCC 1184073 ARCTICK AU12994 EC 73329



# SUMMARY

Since its inception in 2004, Port City Air Conditioning has established itself as a market leader in Central Queensland and the Sunshine Coast. This has been achieved through our proven capabilities to deliver Projects across all market sectors including Hospitals, Aged Care facilities, schools and education facilities, commercial use buildings and large high-rise residential complexes.

## HISTORY

Starting in Gladstone Queensland, Port City Air Conditioning has outgrown the region and made the decision to take on the Sunshine Coast and Brisbane markets in 2015. With great success we have completed multiple large construction projects and built a very strong domestic and servicing portfolio.

Port City Air Conditioning strive to deliver the highest standards of quality and customer service. The engineering, project and service teams work tirelessly to provide a 'whole of life' service to our clients allowing us to provide solutions from concept design, construction and preventative maintenance.



**Many of our earliest clients are still negotiating projects with us today. Our legacy is one of our proudest achievements and is a true testament to our culture, operational mantra, and adaptability. This is maintained through our constant commitment and consistent delivery that exceeds client expectations.**



## EXPERIENCE

We are solution oriented, and client focused. We listen carefully to input from clients and key stakeholders, then consider and discuss any constraints, working in close collaboration to resolve complex issues in order to achieve the best possible outcome. This approach effectively minimises any conflicts or issues on site and expedites the completion of your project.

As our organisation has grown, we have strategically recruited and supported our delivery teams with strong and capable leaders. These leaders have brought us to the attention of new client bases and subsequently, new market sectors, continually growing our portfolio of projects and expanding our relationships.

Our team's expertise spread across all phases of a project cycle, from initial concept through to practical completion. We provide services across key phases of a project's lifecycle; this means we can deliver value to our clients every step of the way.

## TRAINING

At Port City Air Conditioning we encourage all our team members to consume knowledge and offer all our staff ongoing support and higher education.

We have managers who are undertaking globally recognised project and construction management courses to encourage new growth within the HVAC industry. We foster a strong relationship with all our staff and believe investing in our staff's training will not only benefit the company but build a superior and brighter team environment.



# LOCATIONS



## SUNSHINE COAST

(07) 5443 4095  
sales@portcityair.com.au  
Unit 2, 30 Access Crescent,  
Coolum Beach, QLD 4573



## WHO ARE WE?

Port City Air Conditioning provides specialist commercial and residential heating and cooling solutions and can custom-make cooling and heating systems to maximise energy efficiency and comfort to your home or office.

We consult, supply, install and service High wall split systems, VRF systems, Package Units, Cassette and Ducted systems, Building and Energy management systems to commercial premises and residential customers. We offer scheduled servicing and maintenance of existing air conditioning systems and commercial refrigeration on a monthly, bi-monthly, quarterly or yearly basis or as required.

Our electricians carry out wiring of your new air conditioning system, electrical upgrades or repairs and maintenance around your home or office and can assist with the installation of new appliances.

As accredited Daikin service agents, we have the back up of industry appropriate technical support on hand 24/7 giving you quick turnaround in service.

## WHY CHOOSE PORT CITY AIR CONDITIONING?

Port City Air Conditioning has been providing advanced innovative HVAC-R, and indoor air quality, solutions for small and large businesses in Brisbane, Sunshine Coast, and Regional Queensland.

We welcome all tender prospects from small commercial properties to large multifaceted installations targeting all sectors; education (schools, childcare, day care and universities), manufacturing, health and aged care. Having quality Heating, Ventilation, Air Conditioning, Refrigeration (HVAC-R) and Indoor Air Quality (IAQ) installed to ensure that your staff and customers remain comfortable, your running costs are efficient, and that any critical environment, sensitive materials or equipment is optimally functioning, is our priority.

Daikin, our major air conditioner supplier, is a leading brand in the world of heating and cooling. Such suppliers ensure our customers know they are getting a great product. Daikin Australia stands behind their product, with many of their ducted indoor systems being manufactured right here, offering a 5-year manufacturer's warranty.



# BRANDS WE WORK WITH



## PROJECT DELIVERY

### PROJECT MANAGEMENT:

Port City Air Conditioning utilises best practice project management systems to plan, implement, and measure the performance of all projects. For each new project, a specific Project Plan establishes the overall project management systems and approaches for that project.

The Project Managers are selected for each project based on their experience, skills set and knowledge of the project scope. The project management processes are designed to ensure effective control of cost, schedule and scope in addition to best practice performance management and reporting.

### SITE MANAGEMENT:

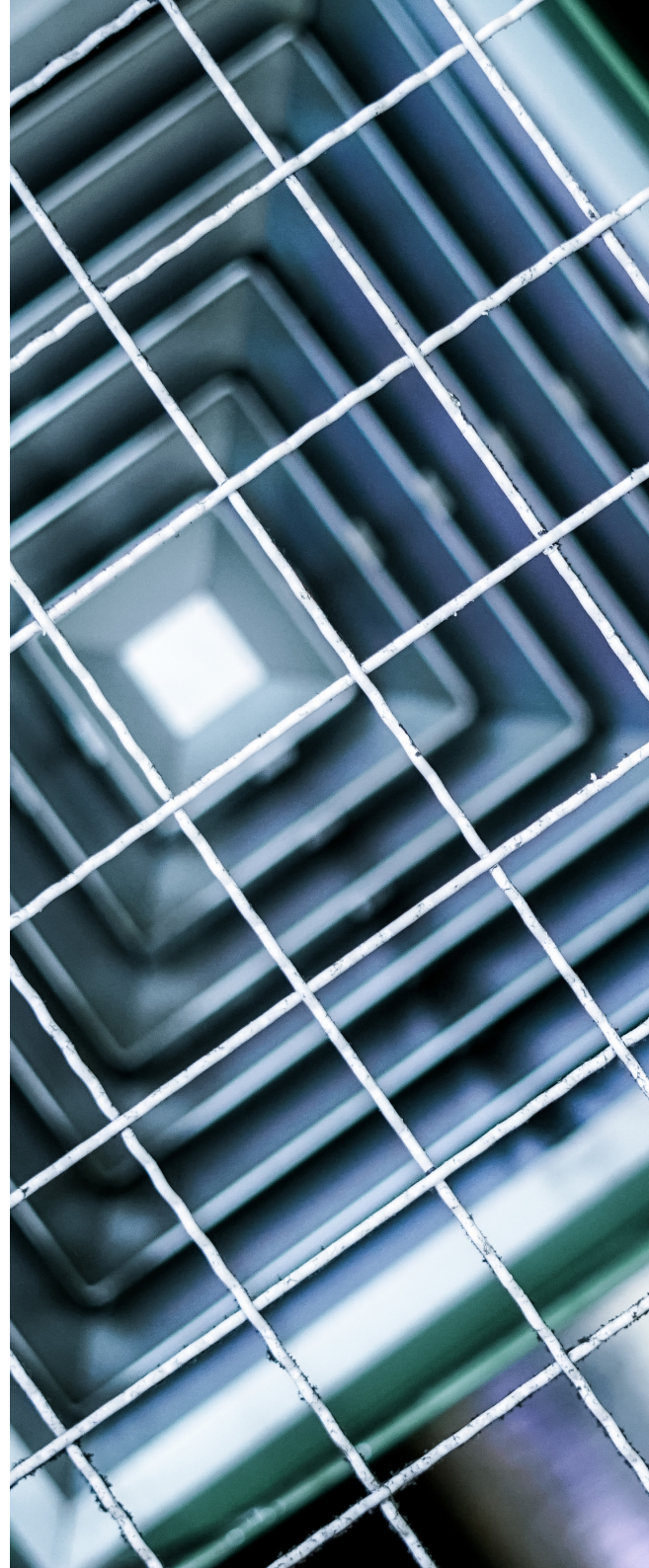
Our onsite delivery teams are led by seasoned site managers with decades of experience within the construction industry. They pride themselves on quality and successful delivery of all projects. The site managers are selected for each project based on their experience and strengths. The Port City delivery teams have a strong track record and proactive attitude to delivering high quality results and meeting the project needs and requirements. The Site Managers are well supported by our trade experts, who have been selected based on the needs, requirements and specialist services that are required for the successful delivery of the project.

## SERVICE MANAGEMENT

Port City Air Conditioning provides maintenance services across several business sectors in the Sunshine Coast, and Central Queensland area, including healthcare, hospitality, commercial premises and residential clients. The processes and practices below, are what differentiates us from other service providers and ensure a high quality of service and maintenance options.

Port City ensures that maintenance is programmed and delivered to a high standard, through our professional approach and process. Asset audits, condition reports and budget planning can all be provided to help the client manage their HVAC equipment and plant.

Along with a dynamic service co-ordination team, Port City provides its contract customers with an assigned technician, to ensure that a strong and stable level of communication is in place. This ensures that there is an understanding of your history; with an assigned technician providing constant focus and attention to detail.







## ELECTRICAL SERVICES

Port City Air Conditioning can assist you with Building Management Systems (BMS), Energy Management Systems (EMS), Carpark monitoring, commissioning and service and air quality systems. With our extensive knowledge we can design, and tailor make a package to suit your requirements.

Combining the mechanical and electrical packages for project delivery provides the client the ease of one responsible party and the security of proven experience and quality.

## OUR COMMITMENT TO HEALTH AND SAFETY

In addition to placing strains on electricity costs, air conditioners pose a threat to the environment and to human health, primarily as contributors to global warming.

**Port City Air Conditioning is committed to continually improve its environmental performance, prevent pollution and be increasingly responsible to minimise and control waste.**

Our solutions consider AS/NZS 4965-2008 which specifies the conditions on which the capacity and energy consumption of Close Control Air Conditioners. This means they comply with the Minimum Energy Performance Standards stipulated by the government.

All our service technicians undergo environmental awareness training to educate them on their responsibilities, communications procedures and requirements, incident response procedures and integration of environmental management and health and safety.

Our management strategies include, prohibition, moving or minimising certain activities to prevent or minimise impact as well as implementing control measures that are designed to prevent or minimise adverse.

# PAST PROJECTS

PROJECT NAME	BUILDER	CONTRACT VALUE
Beach Life Alex	McNab	\$ 900,000.00
Oak Tree Retirement Village	Australasian Builders	\$ 850,000.00
Drift	Mosaic	\$ 775,000.00
East Shores Precinct Stage 1B	Hutchinson builders	\$ 200,000.00
Forest Edge	Habitat Developments	\$ 550,000.00
Noosa Domain	Ausmar Homes	\$ 800,000.00
Avalon	Mosaic	\$ 1,400,000.00
Sayre	Mosaic	\$ 520,000.00
The Avenue	Woollam Constructions	\$ 1,150,000.00
McKenzie Aged Care	Total Constructions	\$ 1,500,000.00
Oracle Care	Woollam Constructions	\$ 500,000.00
Revive Oceanside	GVG Design	\$ 360,000.00
Opal Springwood	Woollam Constructions	\$ 1,500,000.00
Wahroonga Aged Care	Thompson Cooling	\$ 350,000.00
Amity Apartments	Tomkins	\$ 200,000.00
Rockhampton QPS DNA	GT Jeffery	\$ 180,000.00
CQ University	Kane Constructions	\$ 145,000.00
TCC Library	Griffin Builders	\$ 300,000.00
North Rocky Nursing Centre	Hutchinson Builders	\$ 285,000.00
Acacia Ridge Hotel	Woollam Constructions	\$ 180,000.00
Yeppoon Lagoon Precinct	Woollam Constructions	\$ 191,000.00
Opal Aged Care	McNab	\$ 1,500,000.00
Aqua View	Tomkins	\$ 368,000.00
91 Kittyhawk Drive, Chermside	GVG Design Construct	\$ 570,000.00
217 Lutwyche Road, Windsor	GVG Design Construct	\$ 450,000.00
Gympie Aquatic Recreation Centre	Hutchinson Builders	\$ 485,000.00
BTP Quest Hotel	Graystone	\$ 750,000.00



# PORTFOLIO



## FOREST EDGE BY HABITAT DEVELOPMENT GROUP

Forest Edge will comprise 60 spacious apartments across 6 levels. Offering oversized 2 & 3 bedroom configurations, Forest Edge presents an enticing investment in a vibrant growth corridor.

Situated in the heart of thriving Sippy Downs, Forest Edge holds tremendous appeal for residents and investors alike. Sippy Downs is a burgeoning technology hub with close proximity to schools, University of the Sunshine Coast, public transport facilities, shopping attractions and employment opportunities.

Port City Air Conditioning installed Daikin Inverter Multi Wall Mounted air conditioning units to all apartments as well as the mechanical ventilation throughout apartments, common areas and car parks.



## DRIFT BY MOSAIC COOLUM BEACH

Showcasing a highly sought-after position, Drift nestles in a rare north-facing beachfront site in Coolum Beach, retaining a sense of community plus a relaxed beachside atmosphere through thoughtful design.

This was a beautiful project for the team to work on. The design features of the apartments are second to none, with each apartment coming with a brand-new Daikin air conditioner as standard. We were also able to fit out the common areas with Daikin products as well.



## BEACH LIFE ALEX BY MCNAB DEVELOPMENTS

This luxury Alexandra Headland development offers 58 luxury-appointed 2 and 3 bedroom apartments with uninterrupted, never-to-be-built-out views of the beach to the east, or the park and lake views to the west.

This space also houses the elevated pool and deck, tables, seating and built-in benches, a shower and surfboard wash-down area and a communal BBQ.

The Port City Air Conditioning team were able to supply extra luxury and sophistication with Daikin VRV air conditioning units for each apartment, including Wi-Fi remote panels. The estimated completion date for this project is late September 2020.

# PORTFOLIO



## SAYRE BY MOSAIC

Sayre Luxury Apartments is prominently positioned in Windsor, one of Brisbane's most coveted young professional hubs. With this excellent positioning, Sayre appeals to those who crave connection to the energy of the city but value space.

Port City Air Conditioning has partnered with luxury builder Mosaic in another stunning project to provide top quality air conditioning to these apartments. Top end Daikin wall mounted and ducted units have been used for both apartments and penthouses. These allow residents to have complete control over the temperature in their unit, ensuring absolute comfort in their home.



## EAST SHORES PRECINCT STAGE 1B BY HUTCHINSON BUILDERS

Having created the original award winning East Shores Precinct development in 2014, Hutchinson's \$16 million expansion will provide a world-class leisure destination in Gladstone. This will increase the existing amenities to cater to the growth of the region, attracting tourists and locals alike to access all that the burgeoning district has to offer.

Port City Air Conditioning contributed to the project with Daikin VRV and ducted systems in the kitchen and restaurant, exhaust canopies and extraction fans for the kitchen and construction of a cool room and freezer.



## OAK TREE RETIREMENT VILLAGE BY AUSTRALASIAN BUILDERS

Oak Tree Retirement Group offers 60 open plan apartments, spanning five levels. Apartments will boast architecturally designed two and three-bedroom residences and feature full-sized kitchens, stone bench tops, European appliances, ducted air conditioning, spacious bathrooms with walk-in showers and private balcony with full size clothesline.

At Port City Air Conditioning, we're excited to be involved with this project from the very beginning. As construction progresses, we'll be installing premium Daikin ducted air conditioning units in each residential apartment, and the shared common areas for absolute comfort.



Contact us today on:

**1300 PORT CITY**

1300 7612 2489

**Sunshine Coast**

(07) 5443 4095

[sales@portcityair.com.au](mailto:sales@portcityair.com.au)

Unit 2, 30 Access Crescent,

Coolum Beach, QLD 4573

**[portcityair.com.au](http://portcityair.com.au)**