

Capability
Statement

INCA



EXECUTIVE SUMMARY

Creative Vision in Property.

We balance our skill set with strategic alliances to ensure project success.

Inca Group is a diverse property development and investment business focused on the east coast of Australia. The fundamental core of our company is development management, inclusive of project management and advisory across the entire development and construction process. With 50 years of combined experience, we have successfully delivered projects on behalf of clients and in partnership with investors.

As a company, Inca Group has accumulated an impressive portfolio of developments, across a broad range

of property sectors and geographical locations. A track record that is only possible as a result of unwavering diligence, project commitment and collaboration.

Inca Property Group was founded and is led by managing director, Josh Thompson, who gained experience and mentorship under innovative leadership at Brookfield Multiplex and Walker Corporation. Having commenced his career in the field of architecture, Josh has since worked on over 30 developments across Australia, the UK and Fiji. It is on this experience that Inca Group was founded and continues to grow.

We identify
windows of
opportunity and
facilitate visions
coming to life.

INCA

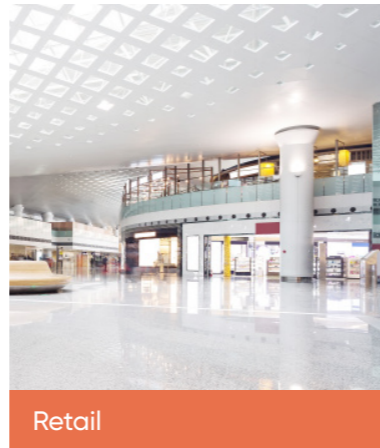
EXPERT SKILLS

Sectors we thrive in.

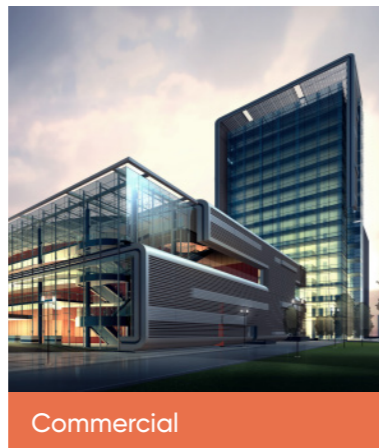
As a group we work to identify innovative solutions and deliver results through considered advice, attention to detail and collaborative leadership. We have a track record of success across all major sectors.



Residential & Mixed-use



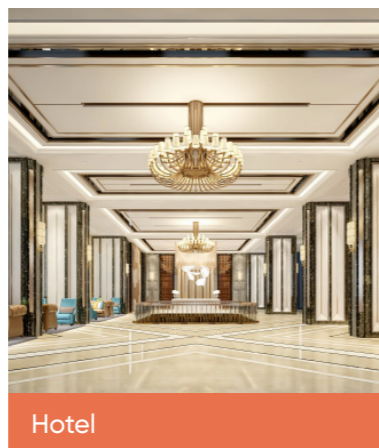
Retail



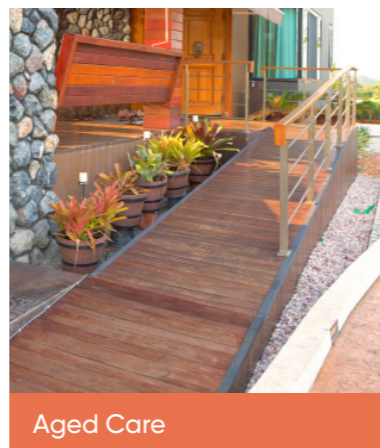
Commercial



Industrial



Hotel



Aged Care





End-to-end expertise.

We work with our clients and partners in all phases of the development cycle, from securing development opportunities to managing development and construction projects.

Development Management

We balance our skill set with strategic alliances to deliver outstanding results.

- Feasibility Analysis
- Design Co-ordination
- Planning & Approvals
- Sales & Marketing
- Financial Control

Project Management

Our project governance is supported by rigorous planning and stakeholder reporting.

- Value Management
- Construction Tendering
- Contract Governance
- Programme Management
- Superintendency

Partnered Development

As a group, we identify development opportunities to deliver in partnership with our investors.

- Site Acquisition
- Due Diligence
- Structure & Funding
- Development Management
- Project Management



OUR PROJECTS

Decades of local
experience.

Bayside

Mere moments from the peaceful Botany Bay foreshore and Sir Joseph Banks Park, this selection of 166 apartments across four separate buildings showcase sophisticated contemporary design with a distinct sense of community. Its beautifully appointed residences accommodate a broad demographic of purchasers, from first homebuyers and investors to families looking to enjoy the area's relaxed environment.

Developed by a private developer, Inca Group was engaged as Development and Project Manager. The site was purchased with approval for 154 apartments and we successfully obtained an additional floor across two buildings increasing the total yield by a further 12 apartments, approximately \$15m in Gross Revenue uplift.

Largely north facing, the light and airy residences were designed with stylish interiors achieved using warm natural materials and European appliances. Spacious courtyard gardens and terraces provide ambient spaces for alfresco entertaining while a communal garden and barbeque area was provided for residents to enjoy.

SECTOR	Residential
LOCATION	Botany, NSW
COMPLETION	2016





Westmark

Comprising two towers with 277 contemporary apartments, lifestyle facilities and ground floor retail, this residential enclave was triggered by a multi-million dollar revamp of the suburbs transport infrastructure.

Developed by Walker Corporation, Westmark was realised with the future potential of the suburb of Milton in mind – only 2km west of the CBD. In close proximity to the University of Queensland, this was an up and coming area in line with its trendy neighbouring suburb of Paddington, renowned for entertainment, shopping, restaurants and café culture.

Built on the principles of ultimate connectivity, the two towers at Westmark house a mix of one and two bed apartments, totalling 23,000m2, with large outside entertaining areas offering views across the city, Brisbane River and the picturesque Mount Coot-tha to the west.

Designed with young purchasers' front of mind, we incorporated a recreational deck on level 6 with gym, pool, barbeques, grassed areas and sun deck, a sky lounge on level 20 with a tranquil outdoor zone, and retail space on the ground level.

SECTOR	Residential Mixed Use
LOCATION	Milton, QLD
COMPLETION	2016

Kirra

Located at Coolangatta on the Gold Coast, the project comprises 53 apartments and ground floor retail with views of pristine Kirra Beach.

A landmark development offering a lifestyle opportunity; tranquil, laid-back luxury with every modern convenience. A benchmark in modern architecture, designed to complement the extraordinary scenery rather than impose on it.

Inca Property Group were engaged to provide Due Diligence and Feasibility Modelling.

SECTOR	Residential Mixed Use
LOCATION	Kirra, QLD
COMPLETION	2020



The Avenue

Offering a lifestyle unlike anywhere else in Sydney, The Avenue is a collection of 66 one, two and three bedroom apartments, complete with an exclusive rooftop terrace. Situated in the heart of Mascot, at the doorstep of its savvy social scene, full of boutique bars and trendy dining, with John Curtin Memorial Reserve at the doorstep.

Developed by a private developer, Inca Group was engaged as Development and Project Manager. The site was a technically difficult one, with a sandy foundation and double basement below the water table. Inca's consultant team worked successfully on a cut-off CSM wall system socketed into rock to deal with temporary shoring and water in-flow.

Each apartment was precisely crafted by DKO Architects, with natural materials in neutral tones to compliment its surrounds, and finished with interiors that are refined, yet practical. From the rooftop terrace, right through to the finest detail, The Avenue was designed to offer a sense of luxury to everyday living.

SECTOR	Residential Mixed Use
LOCATION	Mascot, NSW
COMPLETION	2020

Prince Henry

Prince Henry comprised a 3-stage redevelopment on the Southern Lots site at Little Bay. Developed by Brookfield Multiplex, the project included adaptive reuse of the Flower Wards, 46 townhouses and over 150 new and heritage apartments.

Bates Smart were engaged as architects for this residential development at the site of the former Prince Henry Hospital, Little Bay, Sydney.

Stage 1 involved the adaptive reuse of the Flower Wards. The pavilion style buildings have high ceilings, long wide verandahs and excellent orientation to views and winter sun, making them a precursor to modern coastal architecture.

Stage 2 consisted of 46 two-storey townhouses all with basement parking and direct internal access. All townhouses consisted of 3-bedrooms with 14 having a third level loft space to accommodate a possible fourth bed or study.

Bates Smart were also responsible for the design of multiple residential apartment blocks and the rejuvenation of existing Art Deco heritage buildings as Stage 3 and 4.

SECTOR	Residential
LOCATION	Little Bay, NSW
COMPLETION	2010



The Nines

The Nines is a boutique development of 9 terraces, only a 150m walk to Crows Nest Village & in close proximity to the new Metro station.

Each residence has its own unique entry and comprises three bedrooms with two bathrooms and includes a balcony, lush private gardens and basement parking for two cars.

Inca Group was engaged to provide Development and Project Management services to bring The Nines to life. Designed by A+ Design Group, The Nines will provide a contemporary form of medium density living to the suburb of Naremburn.

SECTOR	Residential
LOCATION	Naremburn, NSW
COMPLETION	2021



Turner Estate

Turner Estate has been engineered for the 21st Century user and is reflected with its sleek modern and functional architectural design. High clearance warehousing, well-appointed air-conditioned offices, allocated on-site parking and security gated complex were included to tick the boxes for owner occupiers and investors.

This 72 unit industrial complex is situated in the Heart of Smeaton Grange Industrial Hub. Minutes to Major arterial Road networks such as The M5 Motorway, Camden Valley Way and The Northern Road.

Inca Group are engaged as Development and Project Manager for the project. Designed by Mosca Pserras Architects, Turner Estate provides flexibility for a wide range of business uses.

SECTOR	Industrial
LOCATION	Smeaton Grange, NSW
COMPLETION	2022





Northbourne

The Northbourne Square project comprised of three 11-storey commercial buildings joined by a central atrium, and retail and cafe space on the ground floor.

Originally owned by Walker Corporation, Sissons Architecture were engaged to prepare a concept and Development Application for the commercial site prior to its sale. The architect designed a highly transparent and iconic style building with external facades that maximise frontage to the streetscape and a central atrium to unify the interior.



SECTOR Commercial
LOCATION Canberra, ACT
COMPLETION 2011

The Depot

The Depot offers 65 cleverly designed, innovative and stylish industrial and mini-warehouse units. Perfect for first time buyers entering the market, self-managed superfunds, investors, business owners or owner occupiers.

Inca Property Group was engaged as Development and Project Manager to deliver The Depot. Situated in an outstanding location, only 450 metres from the M7/M5 on-ramps. The site is surrounded by high quality, brand new developments housing well known occupiers such as Aldi, Toll, Sydney Water & Volvo.

With units ranging from 18sqm – 175sqm, The Depot was secured under a delayed settlement to allow for planning approval and securing of pre-sales. Construction commenced mid-2020 on stage 1.



SECTOR Industrial
LOCATION Prestons, NSW
COMPLETION 2021



Main Drive

Surrounded by sweeping parkland, wide boulevards and trees that have stood for more than a century, Main Drive Kew comprises contemporary architecture in an unrivalled botanic setting. Nestled within the idyllic Studley Park precinct just ten minutes from Melbourne's CBD, this award-winning development of 250 luxury homes is set in one of Melbourne's most prestigious suburbs.

Developed by Walker Corporation in joint venture with the Department of Human Services, Main Drive Kew brought together some of the finest creative minds in architecture to win the prestigious Judges Award at the Victorian UDIA Awards for Excellence.

The architecture, curated by DKO, Woods Bagot and MAX, was strongly influenced by modernist era design, the stunning residences are sympathetic to the botanical surrounds whilst embodying a sense of timeless style.



SECTOR Residential
LOCATION Kew, VIC
COMPLETION 2013

Sierra

Sierra Residences delivers a limited collection of 51 boutique house and land packages in one of the North-West's booming centres of growth. Surrounded by natural bushland, local parks, village hubs and a number of major retail centres.

Developed by Metro Property and built by Creation Homes, Sierra Residences provides a choice of Torrens title and community title residences set among beautiful streetscapes, with stylishly appointed interiors and quality construction.

Inca Group was engaged as Development Manager, Project Manager and Superintendent to deliver the project from acquisition to completion, including management of project funding.



SECTOR Residential
LOCATION Kellyville, NSW
COMPLETION 2020

Kokomo

Sweeping across 140 acres, Kokomo Private Island Fiji boasts an abundance of lush rainforest, showcasing native flora and fauna, encircled by fine white sand beaches that lead into the azure waters of the Great Astrolabe Reef.

Lang Walker developed Kokomo Private Island Fiji, including beach bures, private luxury villas, a beach club, kids club, marina, multiple food and beverage offerings. Each luxury suite was designed for privacy, comfort and relaxation, all featuring their own infinity pool and private walled garden.

This project was geographically challenging given the lack of existing services on the island, local government requirements and barge transportation of construction materials, furniture and fittings.

SECTOR	Hotel
LOCATION	Kokomo, FIJI
COMPLETION	2014



GET IN TOUCH

Let's work together
to make that vision
a reality.

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