

EARLY CONTRACTOR INVOLVEMENT

DEMEX
Demolition | Civil | Remediation

PO BOX 375, Ormeau 4208
Head Office: 78 Union Cct Yatala QLD 4207
ABN: 17 635 279 640
info@demex.com.au
WWW.DEMEX.COM.AU | 1300 634 777



Realising commercial value

Developers face a perfect storm of inflationary pressure, tightening project finance, escalating supply costs, competition for skilled labour, increasing regulations, growing sustainability expectations, and historically high builder insolvencies and wage costs. At the same time, demand for residential accommodation and infrastructure has never been higher.

With potential for any one of these factors to impact project economics and delivery, commercial developers and the broader construction sector must draw on its creativity. It must innovate and collaborate to devise solutions, making every potential opportunity to reduce costs and risks worth considering.

One area where potential savings can be made and is frequently overlooked by developers and asset owner, is in demolition and associated early or enabling works.

Enabling works, encompassing demolition, hazmat removal, remediation, and associated civil works, are commonly bundled together, in many cases as a single line item in the project budget; an approach which belies the often complex nature of this stage of construction.

Thinking about enabling works this way is short sighted, not only because of the inherent risks, but also because of the lost opportunities to optimise project budgets, schedules, sequencing of works, and even project financing.

Some developers – even experienced tier one companies – do not realise an enabling works contractor can help them avoid hidden project costs at the front end of projects that ultimately impact long term outcomes.

ECI Benefits

Transparent budget pricing for individual works packages



Confidence in project decisions



Comprehensive due diligence



Reduced likelihood of budget and scope overruns and variations



Shared understanding and agreement on project scope & budget before works commence



Improved safety due to risk management



Efficient use of resources at front end of project.



PROJECT OWNER



ECI PLANNING

DEMEX
Demolition | Civil | Remediation

PRECONSTRUCTION

DEMOLITION
REMEDICATION
WORKS

SITE PREPARATION

CIVIL WORKS

CONSTRUCTION

ENABLING WORKS

- Assess risk of hazardous materials (presence, quantity, cost to remove)
- Identify opportunities to realise economic value for project owner
- Due diligence to establish a shared understanding of project scope
- Prepare estimate of costs and approach, including all risk if appropriate.
- Destructive audits to assess full extent of hazardous materials on a site
- Management of services disconnections
- Stakeholder consultation and communication.



About DEMEX

OVERVIEW

DEMEX is a specialist demolition contractor combining services in decommissioning, deconstruction, remediation, and civil works to deliver end-to-end solutions on projects across the industrial, property development, resources and energy, government, and marine sectors. With a national reach, we assist clients to achieve successful end of asset outcomes through responsible and safe decommissioning, deconstruction, and remediation.

Operating as a business since 1993, DEMEX Pty Ltd incorporated in its current form in 2019. Since then, we have been delivering specialist demolition, civil, and remediation services since 2014. We undertake projects both as principal contractor and subcontractor on sensitive, complex, high profile projects in diverse sectors, including energy, resources, government, infrastructure, industrial, marine, and construction.

PROJECT DELIVERY

ECI & Enabling works
Demolition strategy
Approvals
Programming
Costing
Project execution
WHSEQ
Value engineering

INDUSTRY

Mining & Resources
Industrial
Health & Education
Government & Defence
Property & Construction
Infrastructure
Oil & Gas

CAPABILITY

Demolition
Civil & bulk earthworks
Remediation
Asbestos & hazmat services
Remote & regional delivery
Partial & whole structures
Sustaining capital upgrades
Asset removal & resale
Recycling

COMMITMENTS

We recognise responsible corporate citizenship is an ongoing process that periodically requires adjustment to meet our own internal objectives and stakeholder expectations. Our commitment to community is demonstrated in supporting local and regional businesses through the purchase of ongoing additional items such as maintenance supplies and services along with delivery of community initiatives, adherence to a robust code of ethics, and providing pre-vocational training opportunities for skilled and unskilled local labour. In terms of Indigenous and local economical development we procure from local and indigenous businesses, undertake cross cultural training, both for the DEMEX crew and indigenous contractors, and provide project specific training for indigenous contractors.



Queensland
Government



Track Record

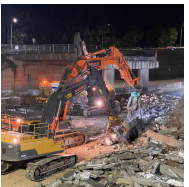


BATEMANS BAY BRIDGE

Representatives from our project team consulted with the principal contractor and client representative to develop a safe and effective method for undertaking the complex demolition of this major bridge.

\$11 M

**JOHN
HOLLAND**



VL2B BRIDGE

The DEMEX project team worked collaboratively to devise the safest and most effective demolition method, which ultimately resulted in development of an innovative solution to prevent fly rock entering the live motorway which ran adjacent to the work zone.

\$0.3 M

**SEYMOUR
WHYTE**

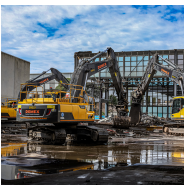


CHINAMANS CREEK BRIDGE

DEMEX was engaged in a demolition planning process to overcome the significant complexity of the project arising from its location and stringent environmental conditions.

\$0.95 M

Georgiou



IPSWICH CENTRAL SHOPPING CENTRE

Including demolition of a five storey carpark, shopping centre, and PT concrete slabs, DEMEX was involved in developing multiple demolition for the asset's owner/operator.

\$1.9 M

**HUTCHINSON
BUILDERS**
Established 1912



ACACIA RIDGE WAREHOUSE

This project has been delivered over multiple stages, with DEMEX having undertaken three of the four associated with the site's redevelopment. DEMEX's involvement in the past two projects has seen a close collaboration with ESR to identify opportunities to deliver the project under an optimised program. Use of the Badger Breaker during the 40 Fox Road stage significantly reduced the time taken to break up the 8.3 hectare area of concrete hardstand.

\$5.5 M

ESR



MMG DUGALD RIVER ERC

Contracted to the project facilitator, DEMEX prepared costs for multiple elements of the client's progressive mine closure cost review.

< \$100K

**WULGURU TECHNICAL
SERVICES**



264 THE ESPLANADE

Completed demolition of two multi storey apartment blocks on The Esplanade, an area characterised by high pedestrian and vehicle traffic. DEMEX consulted with the client to develop an innovative solution that enabled a more cost effective redesign of the basement planned for the new development.

\$1.2 M

PARITY PROPERTY