



CAPABILITY STATEMENT





**GROWTH. DIVERSITY. EXPERIENCE.**



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# ABOUT US

Double R Projects is a privately owned and operated, full-service property organisation which prides itself in successfully identifying and executing development opportunities across a diverse portfolio.

We excel at identifying sites and projects that respond to — and capitalise on — market demand; and then partner with the right team to bring them to fruition. We have experience in developing our own projects as well as working collaboratively with like-minded investors or joint venture partners including land owners and commercial or not-for-profit entities.

Director Ken Reed's extensive property development and project management expertise spans more than three decades having delivered more than \$1 billion in completed residential, commercial, retail and mixed-use community projects across Queensland.

We pride ourselves in being professional, yet approachable, and our team shares a commitment to delivering exceptional projects, with integrity and to the highest quality.

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## Company details

**Company name:** Double R Projects Pty Ltd

**Australian Company Number:** 621 225 778

**Head office address:** Level 1, 17 Duporth Avenue, Maroochydore QLD 4558

**Telephone number:** 07 5409 5000

**Email:** [info@DoubleR.com.au](mailto:info@DoubleR.com.au)

**Directors:** Ken Reed and Scott Rossow





Creating a vibrant hospitality venue that stands the test of time requires a great deal of vision, planning and most importantly an insight into what patrons want — a memorable first experience that will ensure they keep coming back for more. Collaborating with Ken Reed and his team to establish The Post Office Bar & Restaurant clearly demonstrated their ability to identify an opportunity and to design and deliver an outcome that perfectly suited the site. This, along with strong communication skills and a great deal of integrity, was the recipe for a successful partnership that continues to deliver great outcomes.

**John Calcino, Owner & Licensee,  
The Post Office, Maroochydore**

# OUR SERVICES

## Development Management

- Due diligence investigation
- Feasibility analysis
- Project monitoring and reporting
- Risk management
- Tenancy co-ordination
- Asset handover

## Project Management

- Procurement
- Planning & authority approvals
- Design management
- Project planning and co-ordination
- Contract establishment and administration
- Stakeholder management





# OUR DIRECTORS



**Ken Reed**  
*Director*

Ken's reputation for delivering significant, quality projects across Queensland during his tenure at the helm of Reed Property Group is renowned and as a director of Double R Projects, Ken continues to contribute to Queensland's property landscape. Originally cutting his teeth in the banking and finance sector in Brisbane, Ken embarked on a career in the property industry on the Sunshine Coast over 30 years ago. In conjunction with his family, Ken established, owned and operated the highly successful Reed Property Group, ultimately employing over 100 staff and delivering more than \$1.0 billion in property development projects across Queensland within the residential,

commercial, retail and industrial sectors. Ken has also been actively involved in the hospitality industry for more than 20 years, during which time he has held interests in multiple hotel and tavern operations, entertainment venues and short-term accommodation facilities throughout the state.

After selling Reed Property Group in 2014, Ken enjoyed some time off with family before establishing the Double R Group with business partner Scott Rossow in 2017.

Ken is a Fellow of the Urban Development Institute and a Senior Fellow of the University of the Sunshine Coast.

# OUR DIRECTORS



**Scott Rossow**  
*Director*

Scott brings a wealth of experience to the Double R team thanks to a 35-year career in project management, shipping and distribution, chartering and worldwide logistics.

This knowledge has been bolstered in the past decade in the role of CEO for Cargo Transport Systems, which employs 40 staff in conjunction with a global network of agents. The company provides coverage to more than 140 countries and 500 cities around the world and Scott's strong transactional background including start-up, financing, mergers and acquisitions and final sale have contributed to its growth and success.

In 2017, Scott joined forces with business partner Ken Reed to establish Double R Group, combining his expertise and interests to deliver results for the robust partnership's diverse investment portfolio.

Scott is a member of GTO (Global Transport Organisation), CCIQ (Chamber of Commerce and Industry Qld), WWPC (World Wide Partner Consortium) and WPA (World Partner Alliance).



# OUR EXPERIENCE

Double R Projects has not only delivered numerous high-quality developments in its own capacity, but also benefits from the wealth of knowledge provided by Ken Reed through his previous experience as owner and CEO of Reed Property Group on the Sunshine Coast.

**For more than 25 years, the award-winning Reed Property Group redefined the Sunshine Coast skyline and successfully delivered over \$1 billion in property projects throughout Queensland across multiple sectors, including:**

- Master-planned communities
- Mixed-use developments
- Residential — subdivisions, medium and high density
- Commercial — retail, hospitality
- Industrial

# OUR EXPERIENCE

**m1**, Maroochydore CBD



77  
residential  
apartments

120m  
boardwalk

1,200m<sup>2</sup>  
commercial

12-level  
mixed-use  
complex

\$50m  
on-completion  
value



10,000m<sup>2</sup>  
retail space

1,000m<sup>2</sup>  
commercial

Three level  
carpark

3.5ha  
urban-renewal  
project

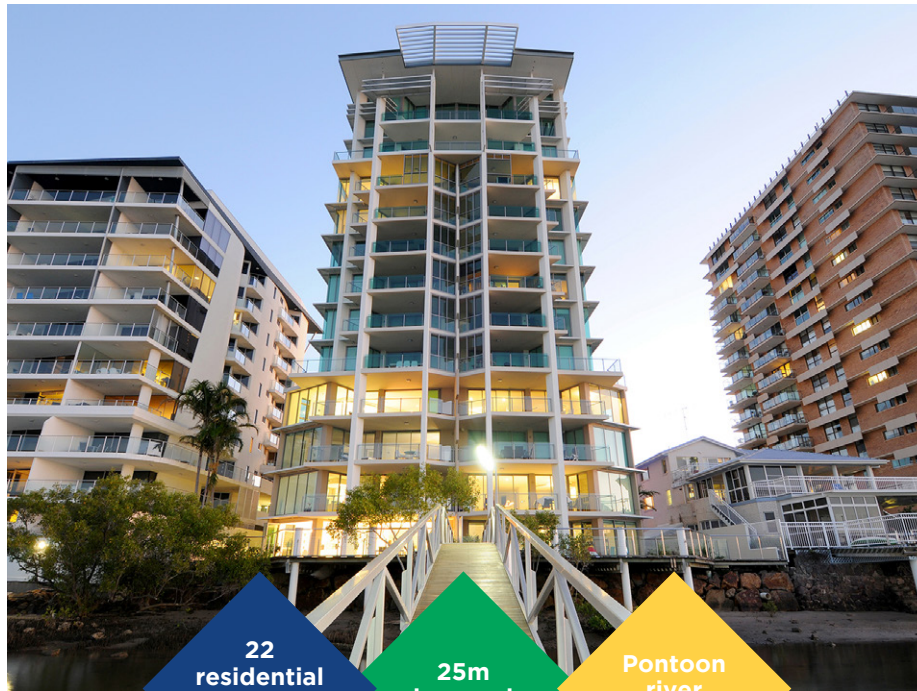
\$85m  
on-completion  
value

**Big Top refurbishment**, Maroochydore CBD



# OUR EXPERIENCE

**Riva, Maroochydore**



22  
residential  
apartments

25m  
lap pool

Pontoon  
river  
access

\$25m  
on-completion  
value

12 levels plus  
double-level  
basement



110  
residential  
apartments

120 pax  
restaurant

300 pax  
conference  
facilities

Tennis  
complex  
and 25m lap  
pool

\$73m  
on-completion  
value

**Pelican Waters Resort Apartments, Caloundra**





The McNab team was delighted when Double R Projects engaged us to bring Vitality Village to life. This visionary project redefines how we can deliver healthcare in Australia and the innovative design with its large atrium, collaborative meeting places and contemporary work spaces to suit the diverse tenants, added further to the excitement of the project. The Double R team was great to work with — they are professional, approachable and also share our commitment to creating local jobs. We look forward to collaborating with Double R Group on future projects.

**Michael McNab, Founder & Managing Director, McNab**





# **CASE STUDIES**

# CASE STUDY



## VITALITY VILLAGE, SUNSHINE COAST

### PROJECT SNAPSHOT

**On-completion value of  
\$28.5 million**

**Five-level, purpose-built  
commercial complex**

**Gross Floor Area 9,000 sqm**

**Net Lettable Area 4,700 sqm**

**200kw solar panel system**

Vitality Village is a purpose-built, five-level commercial premises offering a dynamic model directed towards making a significant and enduring impact on health and wellbeing in the local community.

The Village provides an environment for the tenants, or 'Villagers', to identify and deliver improvements to the health care and wellbeing of patients through collaboration between service providers, innovators, researchers and the community.

Vitality Village aims to disrupt the health sector, deliver substantial cost savings to the national health budget and achieve better outcomes for Australians facing complex

health challenges. These challenges may include mental health, social isolation and loneliness, disability, carer support, the ageing population, youth and education and employment services.

This initiative is a great example of Double R Project's ability to collaborate with industry leaders and deliver a customised solution that tackles a specific challenge. The centre includes designated office spaces with drop-in services, open space for presentations and events, community gardens as well as a café with seating and tables for tenants and visitors.

**Construction commenced:** May 2020

**Construction completed:** June 2021

**Project website:** [www.vitalityvillage.com.au](http://www.vitalityvillage.com.au)



# CASE STUDY



## ASPECT ESTATE, GYMPIE

### PROJECT SNAPSHOT

**On-completion value of \$32 million**

**27.3 hectares**

**170 residential lot subdivision**

**Over 9.8 hectares of environmental reserves**

Double R Projects identified the opportunity presented by this 27-hectare site, given the limited availability of property in the region and the challenges faced by those looking to enter the market for the first time. Surging property prices have resulted in subdivisions getting smaller and lifestyle being compromised, while Aspect provided a rare opportunity to offer generous land parcels in a prime location at an affordable price. Aspect can be found in the popular Southside precinct of Gympie and consists of 170 lots, in addition to the 39 homes already developed in a previous stage of the project. Sites range

from 600sqm to 1,434sqm and have proved extremely popular with both end users and investors.

Research has revealed Gympie is tipped to outperform its capital city counterpart and sales at Aspect are demonstrating exactly that, with multiple stages selling out prior to construction commencement and the project due to be completed two years ahead of schedule.

**Construction commenced:** August 2021

**Construction completion:** forecast September 2022

**Project website:** [www.aspectestate.com.au](http://www.aspectestate.com.au)



# CASE STUDY



## ELEVATE ON BUDERIM, SUNSHINE COAST

### PROJECT SNAPSHOT

**On-completion value of \$8 million**

**Boutique mixed-use development in central Buderim**

**Seven luxurious apartments between 145sqm – 265sqm, including two expansive penthouses**

**Two commercial spaces: a professional office and a restaurant**

**Construction commenced:** April 2019

**Construction completed:** May 2020

**Project website:** [www.elevateonbuderim.com.au](http://www.elevateonbuderim.com.au)

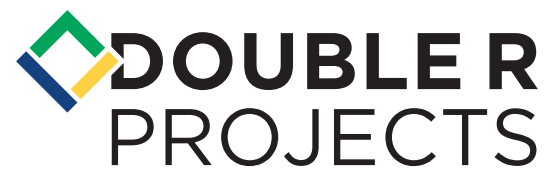
Off the back of the success of a number of other boutique developments in Buderim, Double R Projects seized the opportunity to purchase a 1,333sqm mixed use lot on Ballinger Road, in the heart of the thriving township. It was easy to envisage how Elevate on Buderim's luxury apartments would appeal to the buyer looking to downsize from a large property to a low-maintenance, lock-up-and-leave style home, while enjoying the close proximity to shops and the region's coastline.

The development incorporates retail and commercial tenancies on the ground level, with the iconic lebbek tree that overlooks the site carefully integrated into the design of the building, providing dappled shade for the ground-floor restaurant deck.



An aerial photograph of a modern urban development, likely a university campus or a new city district. The image shows a mix of multi-story buildings, parking lots, and green spaces. A river or lake is visible on the left side, and a road with a bridge crosses it. In the background, there are rolling hills and mountains under a clear sky. The entire image is overlaid with a semi-transparent green filter.

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[www.doubler.com.au](http://www.doubler.com.au)