



Integrated Design for Sustainable Living (IDSL)

A collaboration for delivering self-sustainable living environments today!



Contents

Executive Summary	3
Who Are We?	4
What Does IDSL Offer?	5
IDSL for Hospitality and Resorts	6
IDSL Delivers for Residential Precincts	11
Investment Model	13
Resort Development Investment Example	14
The IDSL Advantage	15
The IDSL Collaboration Team	16
How to Engage IDSL?	27

Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.



Executive Summary

Integrated Design for Sustainable Living (IDSL) is a collaboration between five individual companies, born out of a shared vision for delivering superior, sustainable resort and residential community developments.

This shared vision is founded on a belief that truly outstanding outcomes are possible by understanding the unique attributes and qualities of each individual property and how these elements interface with surrounding natural, social and economic environments.

Each member entity within the collaboration brings specialised and in some cases, unique skills and experiences to the group's approach to designing and delivering truly sustainable, high quality property projects.

The design approach and approvals process applied, combined with state of the art infrastructure solutions and technologies, ensure each project delivers significantly lower operating costs over time than traditional design and development processes. This effectively de-risks a resort or hotel property for the owner and the operating company/manager.

The integration of the various skill sets and experience within the collaboration at appropriate positions within the clearly defined design and development approval process, ensure a project that delivers:

- Long term sustainable operating costs via integrated design of infrastructure and related technologies from the Master Plan to individual building design
- Significantly lower CAPEX and OPEX outcomes for each project
- High quality, superior strength building construction
- Highly advanced solutions to all aspects of resort operations and management
- Highly effective government and stakeholder engagement at all levels
- Superior IRR for owners/investors within clearly defined approval timelines.

Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.

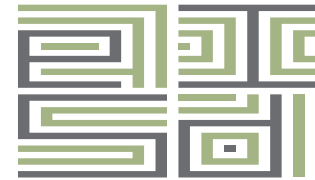


Who Are We?

Integrative Design for Sustainable Living (IDSL) is a collaboration between five highly skilled and internationally experienced Australian companies who share a common passion for designing and developing self-sustainable hotels and resorts, residential communities and commercial precincts.

The founding members of this collaboration are:

- **Econometric Integrative Sustainability Design (eISD)** - eISD provides resort and hospitality design, branding and marketing, clean technology infrastructure, utilities and transport, investor, funder and asset owner/operator engagement
- **Periurban Property Development (PPD)** - PPD provides Environmentally Sensitive Design master planning, town planning, EIS and EIA, approvals and project management, community, stakeholder and government engagement, innovative community management schemes and utility management solutions
- **ITM Power (Australia)** – provides highly specialised renewable energy generation and energy storage solutions, together with renewably fueled transportation solutions
- **Go Evolve (Innovative Building Solutions)** - Go Evolve provides architectural design and the Universal Modular Building System (UMBS) building construction solution.
- **Our Community Broadband (OCB)** - OCB provides communication and internet solutions, even for remote and difficult sites, and reliable utility management software and monitoring solutions.



econometric
Integrative
Sustainability
design



"Creating Sustainable Communities
For Future Generations"



Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.

What Does IDSL Offer?

Collectively, the IDSL collaboration contribute the following for each project:

- Delivery of a Master Planned community utilising Econometric and digital design technologies harmonising land and commerce via Clean Technology Infrastructure (CTI) and closed loop systems design
- Alignment of economic impact with natural and cultural assets intrinsic to the land and its people
- Planning approval pathways utilising Environmentally Sensitive Design (ESD) processes
- High quality, superior strength building solutions utilising the patented Universal Modular Building System (UMBS)
- Branding design, identification and market positioning
- State of the art high speed, low cost communications/internet solutions and remote infrastructure management solutions
- Introduction to global funders, asset owners and resort/hotel operators and facilitation of stakeholder relations
- Integrative Project Management (IPM) – Clearly defined development approval pathways and cost control
- Federal and state Environmental Impact Assessments and Statements and local government development town planning reports and applications to approvals
- Highly effective government and stakeholder engagement and negotiation processes
- Retention and preservation of the land's natural values and restoration of damaged ecosystems
- Up to 20% reduction in CAPEX and up to 80% reduction in OPEX
- Significantly increased IRR for project investors and up to 30% improvement in EBITDA for ongoing operations.



Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.

IDSL for Hospitality and Resorts

IDSL's collaboration delivers a complete solution for the land asset owner, investors, funders, and operators of hospitality, eco-resorts and retirement/lifestyle resorts.

IDSL specialises in greenfield site development and the refurbishment of existing resort and hotel complexes with considerable expertise in island and remote resort locations

IDSL achieves this by:

- Completing an environmental and social constraints analysis and matrix for the project site
- Understanding the social, cultural and environmental values of the location
- Completing a natural Capital Capacity Analysis
- Developing a Vision Story and Master Concept Plan
- Developing the CTI Guidelines for clean infrastructure and lower operational costs
- Plan and design location specific resort activities and attractions
- Integration of the CTI and resort design into the Development Master Plan and town planning requirements
- Mapping the required approvals pathway for the development and associated costs and timeframes
- Completing a branding design with marketing position and identifying potential funders, asset owners and operators
- Sourcing "development phase" funding and completing the development approval requirements
- Facilitating the equity investment and funding required for the approved development to proceed and identification and engagement of the preferred manager/operator.



Resort and Hospitality Projects



The members of IDSL have extensive experience in the integrated design of large sophisticated sustainable resort and hotel complexes designed for the international market, through to small, boutique resorts and hotels designed for domestic markets.

Whether you own land and need guidance as to what can be done, or you're an investor/fund looking for high value projects, contact IDSL for a no obligation discussion.

Phoenix Seagaia Resort & Shosenkyu

MIYAZAKI, KYUSHU - JAPAN

Repositioning for Seagaia, a resort that includes a highrise 35-story hotel, championship golf course set in a centuries old pine forest, and the Ocean Dome, the largest man-made beach inside a dome from its golf. As Concept Designer and Design Manager, PMd repositioned the resort experiences for golf, hotel food & beverage, weddings and onsen Japanese hot springs. Seagaia's onsen was named Shosenkyu, meaning Palace in the Pines, and different experiences of onsen were created to target several tiers of onsen customers, integrating their individual requirements into a resort destination attraction.

Owner: Ripplewood Lodging, the hospitality arm of Ripplewood Holdings, a private equity fund based in New York that acquired Seagaia at the end of 2002.

PMd

PHOTO: RYUJI KAWANO



Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.

Island in the Philippines

PHILIPPINES

Strategic and clean technology infrastructure master planning for a 502-hectare island off the coast of Luzon in the Philippines, establishing a new luxury resort standard for retail, residential real estate, hotel and family adventure precincts. The project aspires to achieve a new benchmark for sustainable development through the use of integrated and closed-loop design principles to help future-proof the island against rising costs, whilst providing improved guest and resident amenities and environmental performance in accordance with the 'restoration and transformation' vision of the strategic master plan.

Owner: Confidential

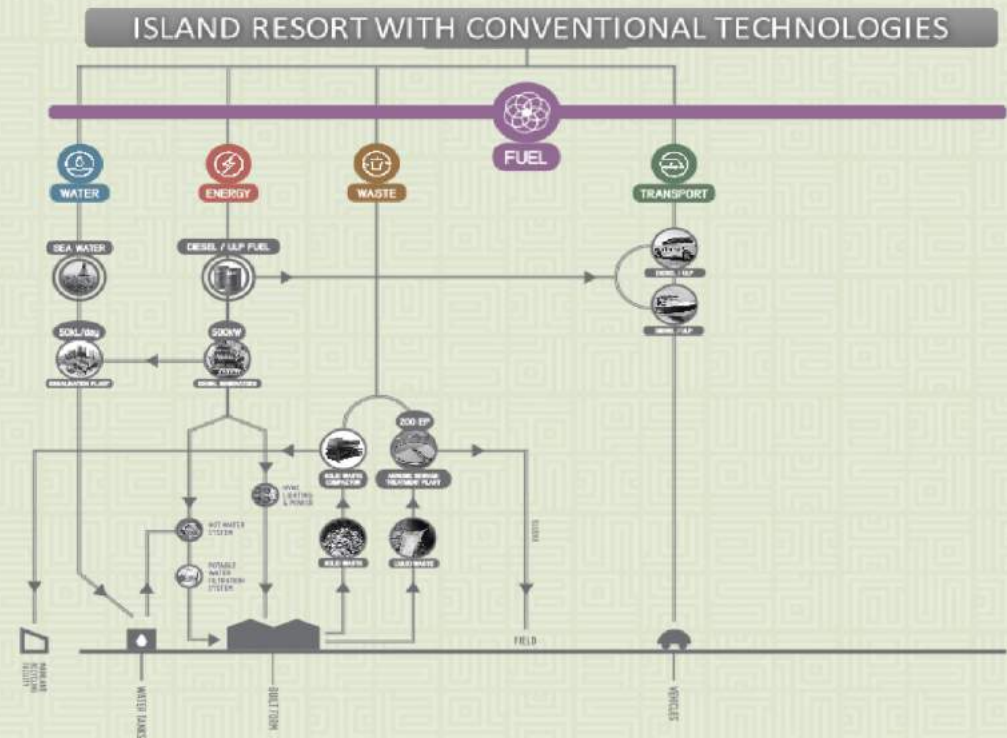
PMd
Paul Ma design



Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.

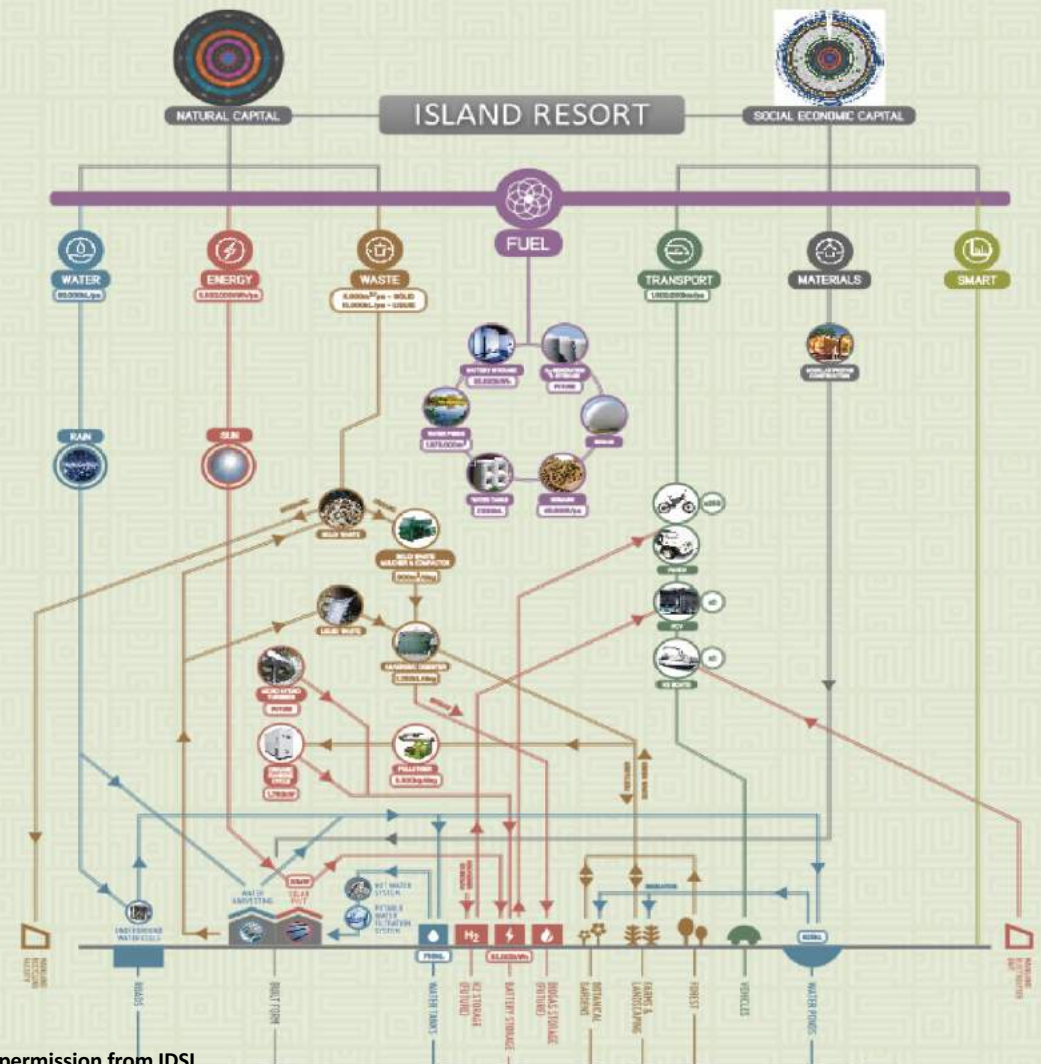
Business as Usual Program



Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.

Clean Technologies Integration Program



Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.

IDSL Delivers for Residential Precincts

IDSL designs and delivers econometrically designed infrastructure solutions for all forms of residential community developments which aim to maximise sustainable practices and ensure low ongoing maintenance costs well into the future.

IDSL achieves this by incorporating the processes outlined previously for Hospitality and Resorts (page 6) together with architect designed, lower cost, higher strength, sustainable home construction utilising UMBS.

In addition to the above processes, IDSL can provide innovative solutions to Community Management Schemes (body corporate structures) that allow for community investment and partnership in a community based private utility company that offers:

- Clean water supply, water capture and treatment solutions
- Sewerage and waste water management and treatment
- Re-cycled water solutions and management
- Clean energy supply and storage solutions for 24 hour “off grid” energy
- Clean energy sourced transportation
- Waste to energy and waste management solutions
- Reliable high speed and low cost communication/internet Services
- General maintenance services and 24 hour security services
- Nature reserve management.

Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.



Sustainable Residential Projects

IDSL members have built a solid reputation for placing the environment and local habitat right at the top of considerations when designing master planned communities and or the dwellings or buildings to be incorporated within a development.

IDSL specialises in understanding the very latest in:

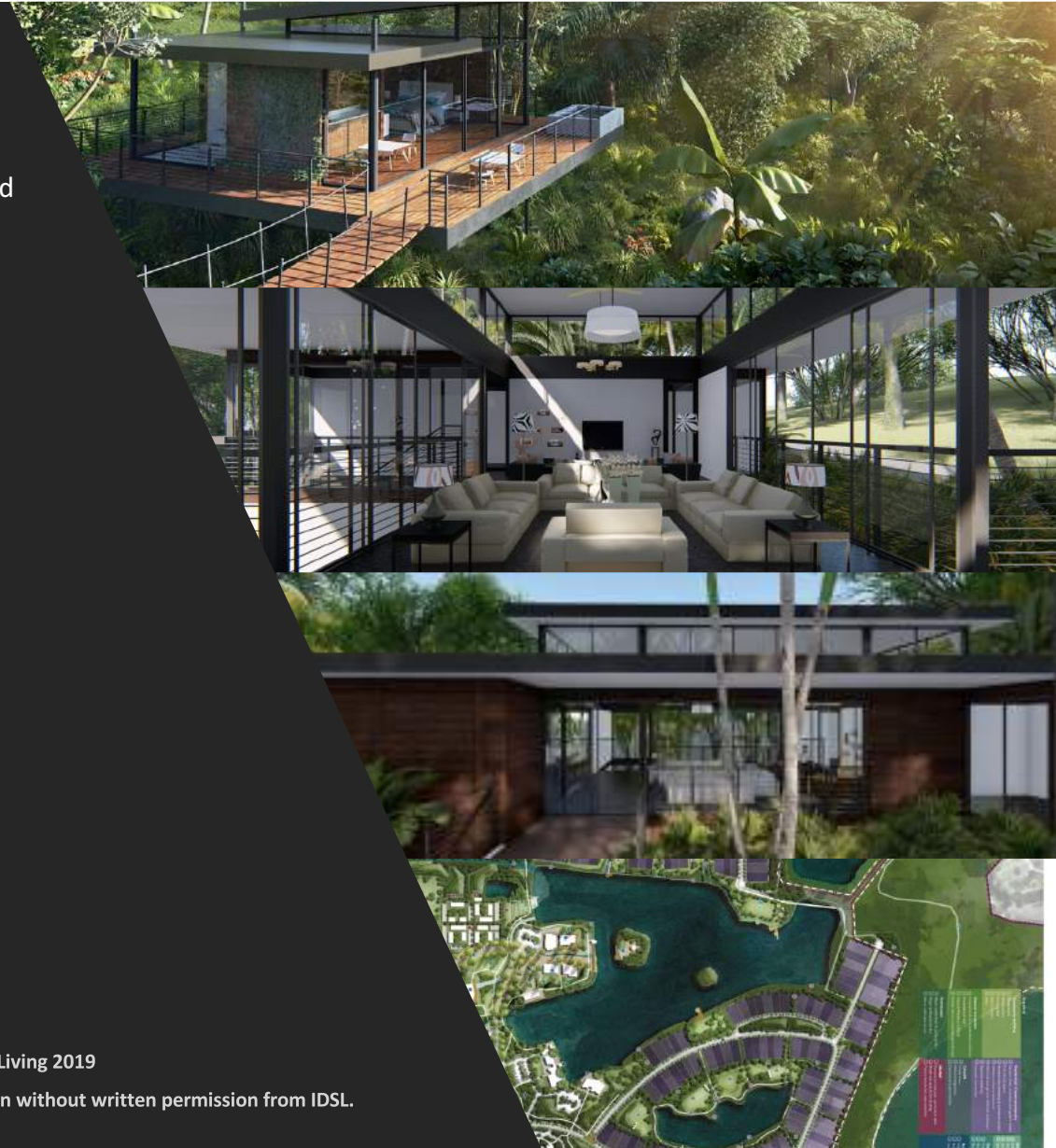
- Renewable energy and storage
- Renewably fueled transportation
- Waste management and waste to fuel solutions
- Water management
- Communications technologies
- Environmental planning regulations
- Sustainable design at the macro and micro levels

Keeping up to date with best technologies and practice ensures IDSL members can deliver not only solutions to protect and enhance the local environment but also deliver superior financial outcomes for asset owners and operators.

The quality of life offered within an IDSL development project for guests or residents is second to none.

Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.



Investment Model

IDSL has identified a number of select greenfield luxury resort sites in Queensland, Australia.

The process forward to development any preferred site is to:

- Secure the preferred site under an Exclusivity Agreement (up to 180 days)
- Prepare a project scoping statement including initial feasibility
- Attract investor funds via a share holding in a Special Purpose Vehicle (SPV)
- Finalise the project share holding agreements
- Establish and register the SPV
- Investment funds are transferred into the SPV
- An Option Agreement with conditional contract is secured with the land owner for an option fee for up to 3 years with rights to extend
- The balance of the funds to be utilised to achieve the integrative Master Plan Design and
- To complete the subsequent development applications required to obtain approvals ready for construction
- During the approval phase, seek out potential buyers and funding for the construction and operation of the completed resort /residential project
- Upon successfully obtaining the required approvals, move to have the project valued and then to financial close for the sale of the project and settlement on the land.



Resort Development Investment Example

Luxury Coastal Resort and Residential Development

Location: Southern Great Barrier Reef

Land Area: 2,100 acres (840 Ha)

Land Purchase Price (upon successful development approvals): \$6,000,000 (\$2,857/acre)

Option Fee: \$200,000 (3.3% of purchase price) for 3 years with \$50,000 for each additional 12 months extension

Design and Approval Timeline: 24 - 30 months

Key Resort Elements:

- 6 Star Beach and Spa Resort with 120 villas, bars, pools, restaurant
- 4 star Eco-Resort with 220 dual key rooms and 60 Villas, bars, pools, restaurants
- Resort Village with retail, restaurants and day visitor centre
- Marina with 300 berths and 3 mega yacht facilities + 80 Villas
- Secure luxury gated community - 300 residential lots
- Eco-tours, Great Barrier Reef tours and diving, game fishing, extreme sports options
- Dedicated conference and function facilities
- Full virtual 18 hole golf course (bring your umbrella)

Projected Valuation on Approval (residential/villas sites (660) only): \$38.4million

Development and Marketing Costs: \$1.5 million over 24 - 30 months

Uplift Value to SPV: \$30.96million + (resort/retail/marina facilities and hotel rooms)



Integrated Design for Sustainable Living 2019

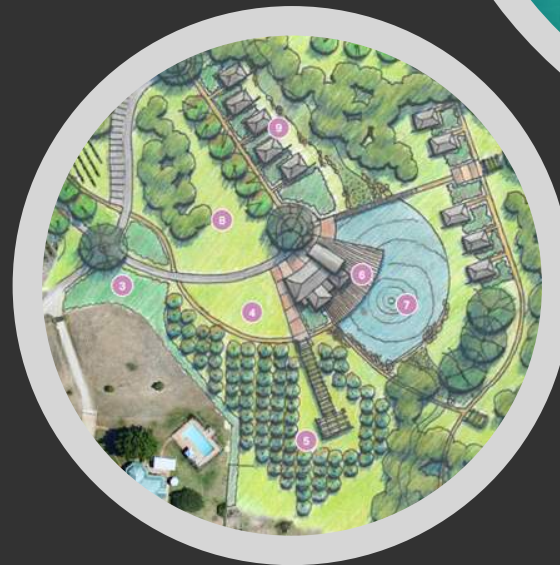
Images may be subject to copyright – no copying or reproduction
without written permission from IDSL.

The IDSL Advantage

The collective experience and international contacts that the members of the IDSL collaboration bring to the table, ensure that each project is designed to not only optimise the natural attributes of the site, but is also designed to provide facilities of a standard to meet the exacting requirements of global resort asset owners and operators. Key advantages of the IDSL collaboration include:

- The CTI design solutions also ensure that both the construction costs and the ongoing maintenance and operating costs are significantly reduced when compared with traditional design, utility provision and construction methods
- The significant experience in obtaining support from State and local governments for approvals for difficult sites, ensures the best pathway for achieving such approvals can be mapped and any possible hurdles identified in advance with solutions ready to be implemented if required (Integrative Project Management)
- Provision of all utility/infrastructure services within a private operating entity provide the potential resort owners/operators with additional potential income streams and reduced overheads
- The ability to reach out to prospective asset owners and operators in the early design stages of the design and approval process also assists in generating interest in the project earlier in the process and in securing a take out for the project long before the approval process is completed
- The low cost, high strength and architecturally flexible and appealing UMBS construction solution provides significant value to any prospective asset owner
- Significantly lower CAPEX during construction and vastly lower OPEX during the operational life of the project.

The above advantages not only significantly reduce the risk for the end owner/operator of the resort, but also for the initial investor in the SPV established to design the resort and steer the project through the approval processes.



Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.

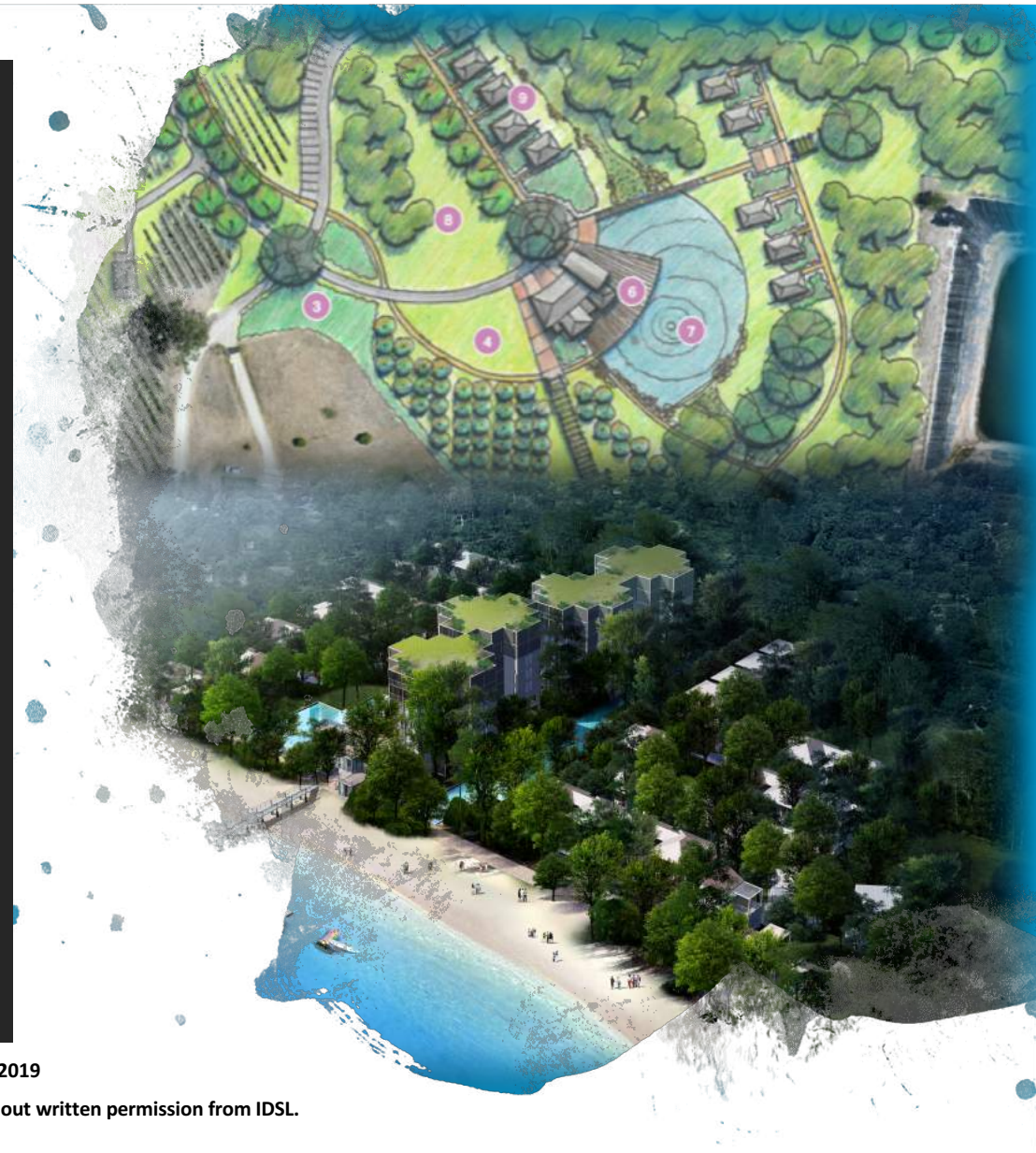
The IDSL Collaboration Team

The foundation members of the IDSL collaboration include:

- Paul Ma (eISD)
- Michael Sagild (eISD)
- Matt Coleman (eISD)
- Dr Neil Thompson (ITM Power)
- Janelle Drinkwater (Periurban Property Development)
- Wayne Drinkwater (Periurban Property Development)
- Magnus Bjornsson (Go-Evolve)
- Lester Drew (Go-Evolve)
- Andy Whitmore (Our Community Broadband)
- Steve Dunton (Our community Broadband)

Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.



Profile: Paul Ma

(Paul Ma Designs and eISD)

Paul has over 35 years of professional experience in planning and designing hotels and resort destination projects.

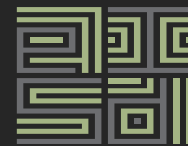
Paul began his career in the Hawaiian islands and has designed recreational facilities throughout the world including:

- Hilton Waikoloa Village, Westin Maui, Hyatt Regency Maui, Hotel Hana Maui
- Loews Royal Pacific Resort convention hotel at Universal Studios Orlando, Florida
- Ikspiari, a mixed-use retail, dining and entertainment facility at Tokyo Disney Resort, Japan
- Phoenix Seagaia Resort repositioning and Shosenkyu Onsen, Miyazaki, Kyushu, Japan
- Centara Grand resort Karon Beach, Central Samui Beach Resort, Thai Country Club and Phuket Yacht Haven expansion, Thailand.

Paul's focus in designing sustainable leisure tourism developments is to ensure wellness for host communities and their land.

Paul's current integrated sustainable leisure development projects include:

- Akaigawa Tomo Symbio Resort in Hokkaido, Japan
- Rosewood Hermana Mayor, a private island in Zambales, Philippines
- Mountain and ocean properties in Ka'u, the southernmost district on the Island of Hawaii.



econometric
Integrative
Sustainability
design

Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.

Michael Sagild

(eISD)

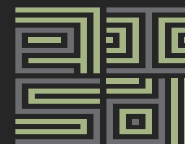
Michael is a global hospitality specialist and graduate of Ecole Hoteliere de Lausanne, with over thirty years of hotel experience across four continents including:

- Hyatt and Shangri-La Hotel groups
- Regional MD Asia Pacific for Le Meridien Hotels and Resorts
- COO (Global) for Minor Hotels and Resorts based in Bangkok
- CEO Stein Group International (Luxury Lifestyle Hotels)

Having worked in most markets, Michael's professional network of owners, investors, consultants, developers and other hospitality professionals is extensive and up-to-date, with strong peer relationships across the industry. As a seasoned senior executive he has extensive brand management, development and asset management experience.

Michael provides highly bespoke advisory services to owners and developers of prime global hotel assets on project development, branding, USPs and competitive positioning, asset enhancements, brand selection, and acquisitions and disposals, with a major focus on mixed-use projects, integrated resorts and tourism development strategies.

Michael is also called on for operator selection, owner's representation and board director positions.



econometric
Integrative
Sustainability
design

Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.

Matt Coleman

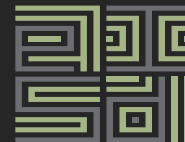
Matt is an Engineer and Technology Leader with over 25 years experience delivering technology solutions to industry including:

- Green field design of major infrastructure
- Construction technologies and management
- Commissioning and operational processes
- Maintenance systems and processes

Matt has consulted across Australia and internationally. He is an advocate for integrated systems design and is passionate about creating superior outcomes by utilising renewable energies and enabling holistic design approaches through the use of emerging technologies across all infrastructure solutions.

Matt has a strong interest in how people use and interface into technology, ensuring critical process measurement translates into information that is understandable and actionable by people, and that technology provides real value. Incorporated in this interest is how organisations adapt to this ever changing landscape of emerging and converging technologies.

Matt's expertise helps ensure that the environmentally sustainable design elements deliver lower CAPEX, lower OPEX and high levels of IRR.



econometric
Integrative
Sustainability
design

Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.

Dr Neil Thompson

(ITM Power Australia)

Neil is an economic sustainability specialist with expertise in the design of 'future proofed' facilities with reduced first capital cost and reduced/fixed operating costs via integrated, closed-loop systems design methods adopted from the aerospace and automotive industries.

Neil holds a PhD from the Queensland University of Technology (QUT) with a research and commercialisation specialisation in the integration of building and transport power systems using solar PV and rapid response hydrogen electrolyser equipment. Neil has recently been appointed Managing Director for the Australian subsidiary of ITM Power (UK) and accordingly provides solutions in renewable energy storage and renewable transportation solutions and fuels.

Neil's pro-bono work with organisations such as Habitat for Humanity on affordable housing projects in partnership with key clean technology OEMs such as Toyota, Mitsubishi, Schneider, Philips and ITM Power and has now expanded to the hotel development sector in Australia and South East Asia.

Neil assists in improving profitability for hotel master developers and operators whilst ensuring improved social, environmental and economic outcomes for host communities in accordance with the Global Reporting Initiative. Neil is a Postdoctoral Research Fellow within Queensland University of Technology's Institute for Future Environments (IFE).



Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.

Wayne Drinkwater

(Periurban Property Development)

Wayne and Janelle's company, (Periurban Property Development) specialises in obtaining development approvals for large parcels of land outside of urban areas. Periurban focuses on obtaining difficult approvals over land that has significant environmental constraints.

More recently Periurban has secured:

- Approval for a 300 berth marina site redevelopment
- Changes to State legislation and then securing State and local government approvals for a self-sustainable eco-village and sanctuary – the only development approved at both state and local level under this legislation
- Approvals for a 300Mw solar farm in Queensland.

Periurban is also currently involved in securing a number of approvals for large utility scale renewable energy projects for local and international clients.

Wayne also has over 30 years organisational experience at senior executive level from small start ups to GM Human Resources for a 4,000 person corporation. He brings extensive experience in organisational development across a diverse range of industries, and has consulted to multinationals across Australia, S.E Asia, Canada and the USA.

Wayne's experience includes repositioning and turning around performance for a number of hospitality venues, island and eco-tourism resorts.



"Creating Sustainable Communities
For Future Generations"

Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.

Janelle Drinkwater

(Periurban Property Development)

Janelle has over 25 years experience in human resources, change management consulting and marketing, and has over eight years experience with Periurban Property Development in securing approvals for sustainable community developments and utility scale renewable energy sites in Queensland.

More recently Periurban has secured:

- Approval for a 300 berth marina site redevelopment
- Changes to State legislation and then securing State and local government approvals for a sustainable eco-village and sanctuary
- Approvals for a 300Mw solar farm in Queensland.

Periurban is also currently involved in securing a number of approvals for large utility scale co-locatable renewable energy projects.

Janelle also has extensive experience in organisational development and training and development across a diverse range of industries and has consulted to multinationals across Australia, S.E Asia, Canada and the USA.



Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.

Magnus Bjornsson

Founder go Evolve

Magnus G Bjornsson is an Architect originally from Iceland (now residing in Australia) who designed and patented his ingeniously simple Universal Modular Building System (UMBS) for all the right reasons.

To provide homebuilders with a product that was more economical, more practical, and even more beneficial in a wiser, environmentally sustainable way.

Magnus's UMBS is globally patented in China and soon to be licensed to be manufactured there for the global market.

The UMBS is ideal for many resort, hospitality, commercial and government applications and can be used for buildings up to 12 levels in height.

The system is far stronger than conventional building methods and is ideal for cyclone and earthquake prone areas.

Like so many clever inventions in the past, simplicity of design and function, is the winning combination.



Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.

Lester Drew

(Go-Evolve)

Lester is Director of Project Marketing for Go Evolve.

Lester has over 40 years experience in project marketing and luxury real estate.

Lester is based on Queensland's Gold Coast, home of some of Australia's most luxurious property projects and homes.

Lester has worked closely with Magnus Bjornsson for a number of years now to assist with bringing the invention UMBS to market.

Lester is very proud of their accomplishments to date including:

- Go Evolve being selected by the Queensland Government to participate in the (MOST) Trade Exchange by be imbedded in an incubator zone in China for a two month period – the first direct exchange by Queensland with the Chinese Government
- Patenting of the UMBS in China for global protection
- A Go Evolve design winning the Master Builders Association Award for commercial Buildings to \$5 Million at the 2018 award ceremony.



Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.

Andy Whitmore

(Managing Director Our Community Broadband - OCB)

Andy has worked in the telecommunications industry for over 25 years in Australia and internationally. Andy has extensive experience in network design, project deployment, logistics, manufacturing and installation of infrastructure.

His experience crosses both fixed and wireless networks.

Andy has worked across multiple projects in the fixed and mobile space with key projects including:

- SKY VDSL2 deployment
- Belgacom VDSL2 deployment
- Everything Everywhere Microwave roll out
- Vodafone network upgrade and RAN Share project
- GEC Marconi BT ADM program
- National Smart meter rollout UK
- BT Next Generation access.

Andy has a degree in Business Studies and Marketing.

He was the Global Sales and Marketing winner at 3M for Network Manufacturing, and received the BT award for innovation.



Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.

Steve Dunton

(Chief Technical Officer Our Community Broadband - OCB)

Steve Dunton has over 20 years experience in building communications networks and IT infrastructure within Australia and internationally.

Steve's experiences vary from building small point to point networks through to building and managing global, multi-nodal networks, and global wide area network design and implementation.

Steve also completed projects for:

- Microsoft
- EMI Recorded Music
- Cadbury Schweppes
- UK Foreign and Commonwealth office.

Steve completed the cellular network design for City of Westminster Council and designed and built the encrypted telemetry networks for the Williams Formula 1 team.

Steve's academic heritage has its roots in degrees in Physics and Computer Science.

With OCB, Steve has designed bespoke internet/communications solutions for a number of new property developments in Queensland and more recently in NSW.



Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.



How to Engage IDSL?

For Landowners

If you have a property you believe is of high value and deserving of a development solution beyond what is offered by more traditional property developers and planners, then IDSL would love to hear from you. Simply send us an email with your details and the location and registered property description of your land and we'll come back to you within 24 hours.

For Property Investors

If you are interested in participating in projects with superior IRR and which deliver positive outcomes for the environment, then IDSL is interested in starting a dialogue with you.

Simply email us your contact details and a brief outline of any previous projects you have participated in as an investor, and we will come back to you within 24 hours.

Email Contact: enquiries@IDSL.com.au

Integrated Design for Sustainable Living 2019

Images may be subject to copyright – no copying or reproduction without written permission from IDSL.