

COMPANY CAPABILITY STATEMENT

REMEDIAL BUILDING. MANAGED END-TO-END.

Design & Construct remediation specialists.

WATERPROOFING · FAÇADE & CLADDING REMEDIATION · STRUCTURAL

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 lynmoreconstruct.com.au

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02 – A NOTE FROM OUR DIRECTORS

DEEP EXPERIENCE, BUILT INTO A BUSINESS YOU CAN RELY ON.

Thank you for taking the time to consider Lynmore Construct.

Lynmore is a Melbourne-based remedial builder and head contractor. We specialise in waterproofing, façade and cladding remediation.

We take on the aspects of a remediation project that are hardest to hold together: Design Coordination, Consultant and Authority Approvals, and Delivery Within Occupied Buildings, all under a single, accountable entity.

We are deliberately a remediation business, not a general builder who also reclads. That focus is the reason our clients engage us. It is also why we are equally comfortable being brought in early, on a Design and Construct or Early Contractor Involvement basis, to shape the scope before it is priced, as we deliver a fully documented set of works.

Between us, we have led remediation and construction projects of every scale, and we would welcome the opportunity to discuss how we can help with your building.



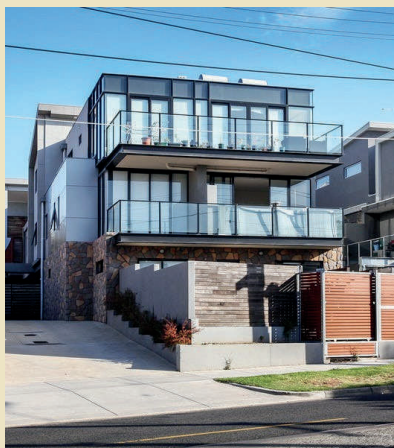
Ryan McPherson

DIRECTOR



Ryan McCracken

DIRECTOR



CONSISTENT ACCOUNTABILITY

Lynmore Construct is a remedial building head contractor based in Melbourne. We manage remediation projects end-to-end, from early investigation and design coordination, through delivery, to certification and handover. Our clients deal with one accountable party for the whole of their project, not a chain of disconnected trades and consultants.

Our work sits in two core areas, waterproofing remediation and façade and cladding remediation, supported by the structural, defect-rectification and refurbishment work a building's remediation usually requires alongside them. Because we are engaged as the builder and single point of responsibility, we carry the coordination risk that would otherwise sit with the owner. We appoint and direct the specialist consultants, obtain the permits and authority approvals, and sequence the works so the building keeps operating throughout.

1

Accountable entity,
start to finish

\$10M

Management &
delivery experience

CDB-U · CCB-L

VBA builder
registrations:
Domestic (Unlimited) &
Commercial

D&C + ECI

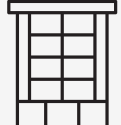
Engaged early, or on
fully documented
works

AT A GLANCE

ROLE	Remedial builder and head contractor, not a subcontractor
CORE WORK	Waterproofing remediation · Façade & cladding remediation
ALSO DELIVERS	Structural remediation · Defect audits & early design · Common-area refurbishment
ENGAGEMENT	Design & Construct · Early Contractor Involvement · fully documented works
COVERAGE	Metropolitan Melbourne · Mornington Peninsula · to Werribee

REMEDIATION FOCUSED.

Remediation is the whole of our business, not a line alongside new build. Every capability we hold exists to investigate, design and deliver the repair of an existing building.

 Waterproofing Remediation Diagnosis and rectification of failed membranes across balconies, podiums, planters, basements, façades and roofs.	 Cladding Remediation Combustible cladding replacement to certified, non-combustible designs.
 Façade Remediation Replacement and rectification of defective or end-of-life façade systems.	 Structural Remediation Concrete repair, corrosion treatment and steel remediation, to engineered specification.
 Defect Audits & Early Design Early investigation and design input to define a scope, de-risk it and price it with confidence.	 Common-area Refurbishment Upgrades to the shared areas a remediation project often touches.

"Whether managing waterproofing remediation or combustible cladding restoration, [Lynmore's] structured approach and commitment to delivering value consistently left a positive impact."

— **Santosh Kumar**, Operations Manager, Melbourne Building Management



ONE MANAGING ENTITY, ENGAGED EARLY.

Our value is in managing a remediation project as one coordinated whole. We work in four connected stages, and we can join a project at any point, most usefully at the start.

1

Early Investigation

We investigate before a scope is locked in, during the design phase. By identifying the buildability, programme and cost risks in a proposed remediation and resolving them up front, we make sure the scope that goes to the client is realistic, deliverable and free of the surprises that drive variations later.

2

Design Coordination

We coordinate the specialist design, bringing together the consultants a project depends on (architects, structural engineers, waterproofing engineers, façade and thermal engineers, and services engineers) into a single, certifiable and warrantable scope.

3

Project Delivery

We deliver the documented works as head contractor, in strict accordance with the design, all relevant Australian Standards and manufacturer requirements, coordinating the consultant and building-surveyor inspections that certification depends on.

4

Maintenance & Support

We support the building through the defects liability period and hand over a complete certification and practical-completion package.



“They approached challenges with a solutions-focused mindset, ensuring that projects were completed on time, on budget, and to the highest quality standards.”

— Rick Tanti, Precision Architects

COMBUSTIBLE CLADDING REPLACEMENT.

Removing and replacing combustible cladding is among the most demanding work a building can face, technically and for the people living and working in it. It is work we do continually.

The two most common combustible materials we replace are aluminium composite panel with a polyethylene core (ACP-PE) and expanded polystyrene (EPS). We replace them with 3mm solid aluminium, Hebel panels, cement sheet panels, or bespoke non-combustible systems selected to suit project-specific requirements.



Certified building-permit design coordination

We coordinate the fire, façade, structural and architectural design into a certified, permit-ready package.



Authority permits obtained

We secure the council and authority approvals the works depend on. This includes Construction Management Plans, Asset Protection Permits, Reg 116, Space Occupancy Permits & Traffic Guidance Schemes.



Works delivered within live and occupied environments

Buildings continue to operate throughout, with the façade kept weatherproof at all times, ensuring Residents remain home and commercial occupants remain working.



Live-environment building specialists

Resident safety and communication are paramount on every occupied site. We provide project specific communications, access and safety plans to ensure the safety of all stakeholders.



"Their effective design coordination ensured that fire safety upgrades were seamlessly integrated into the broader remediation works."

— **Dr Jonathan Barnett,**
Managing Director, Basic Expert

FROM COMBUSTIBLE TO COMPLIANT.

Combustible cladding rectification fails when design, approvals and site works are run as separate problems. We hold them together. From confirming the combustible extents to the final fire-engineer sign-off, the entire cladding package sits under one accountable contractor, so nothing is lost between consultants, and the building keeps operating throughout.



Our cladding remediation projects ensure we satisfy the fire-engineering, insurance and/or council requirements specific to your building.

OUR CLADDING RECTIFICATION PROCESS

01 Audit & assessment Confirm the combustible cladding extents against the cladding audit and fire-engineering brief, and scope the rectification.	02 Design coordination Fire, structural, façade and architectural resolved into one certified, permit-ready cladding design.	03 Permits & approvals Building Permit, council and authority sign-offs secured before work starts on site.
04 Procurement Non-combustible replacement systems, tested and certified, procured to suit the approved design.	05 Staged replacement Combustible panels removed and non-combustible systems installed in stages; the façade kept weatherproof throughout.	06 Compliance & handover Fire-stopping, inspection, RBS and fire-engineer sign-off, and full documentation through to Occupancy.

WHAT WE REMOVE, AND WHAT WE REPLACE IT WITH

COMBUSTIBLE - REMOVED

- ✗ ACP with polyethylene core (ACP-PE)
- ✗ Expanded polystyrene (EPS) rendered systems
- ✗ Other non-compliant combustible cladding

NON-COMBUSTIBLE - INSTALLED

- ✓ 3mm solid aluminium
- ✓ Non-combustible insulated panel (e.g. Kingspan)
- ✓ Hebel (AAC) panel
- ✓ Fibre-cement sheet
- ✓ Bespoke non-combustible façade systems

WHY LYNMORE FOR CLADDING?

Cladding is core work

Removing and replacing combustible cladding is what we do continually, not an occasional add-on to other trades.

Compliance-led design

Fire-engineered, NCC-compliant, permit-ready cladding solutions - resolved before we start on site.

Replacement while occupied

Combustible panels come off and non-combustible systems go on with residents in place and the façade weatherproof.

One cladding package, one contract

Design, trades, fire-stopping and compliance sign-off all sit with us.

DEFECTIVE AND END-OF-LIFE FAÇADES.

Beyond combustible cladding, we remediate façade systems that have reached the end of their life or are no longer performing. We approach a failing façade the same way we approach a combustible cladding replacement: we design and certify the new system in collaboration with our engaged remedial consultants, and we complete the works while the building remains occupied.

Remediating the façade at the same time resolves the two problems that most often sit behind it:



Water ingress

Failed sealants, junctions and panels let water track into the building envelope. A new, certified façade system stops it at the source and safeguards underlying structural components against water-ingress damage for years to come.



Façade deterioration

Ageing coatings, corrosion and panel breakdown are replaced with durable, compliant systems. Façade restoration protects the building's structure, supports longevity, and is expertly designed for the building's life ahead.



The result is a single, coordinated scope that returns both the performance and the appearance of the building's exterior.

STOPPING WATER AT ITS SOURCE.

A failed membrane rarely stays a waterproofing problem. Left unaddressed, water ingress drives structural corrosion, mould, damaged finishes and rising maintenance costs, so our work starts with finding the actual source. We conduct leak detection using the right combination of methods (moisture readings, dye testing, flood testing and level testing), engage the relevant specialist engineers to produce a scope certifiable to the relevant Australian Standards and warrantable by the membrane manufacturers and installers, then deliver the replacement system.



WHERE WATER INGRESS HITS HARDEST

Balconies Tiled balconies and their drainage are among the most common failure points. We strip, re-membrane and re-tile to a warrantable system.	Podiums Podium decks sit over occupied and structural space, so they demand robust membranes and drainage to protect what is below.
Planter Boxes Constant soil moisture makes planters a frequent source of ingress. We remove, re-membrane and reinstate planting and finishes.	Basements Below-ground walls and slabs face groundwater and hydrostatic pressure. We treat the ingress at its source.
Façades & Windows Failed sealants and window interfaces let water track into the building envelope and internal finishes.	Roofs Roof membranes, terraces and green roofs protect everything beneath them and are remediated to a certifiable standard.

LIVE-ENVIRONMENT BUILDING SPECIALISTS.

Almost every building we remediate stays occupied and operating while we work. Delivering major remediation around residents, tenants and the public is a discipline in its own right, and it is one of the clearest reasons clients choose Lynmore. Safety, quality and communication are our three pillars on every occupied site.

Communication protocols

Every occupied project runs on a project-specific communications plan: a town-hall briefing at the outset to walk occupants through the works and their impact; two-week look-aheads issued weekly; notice boards in common areas; letterbox drops and under-door notices; and direct door-knocks where apartment-specific access is required. A single, named site contact is available to every stakeholder throughout.

Stakeholder management

Owners corporation committees, building managers, residents, tenants and neighbours are all managed through a structured project control group, with regular progress meetings and clear expectations, so no one is surprised by what happens next.

Site establishment

We separate our work zones from occupant access and egress, protect existing finishes and common areas, keep building services and weatherproofing live throughout, secure materials and storage, and program noisy or bulky works to suit the building's operation.

HSEQ & resident safety

Site-specific safety plans, public and resident protection, pedestrian and traffic management, and dust and noise control keep everyone safe around live works, and every worker is inducted to the building's protocols before they start on site.

**"...completing the project
ahead of schedule with no
complaints from tenants."**

— Gino Marinaro, Melcorp Strata



REGISTERED, INSURED, ASSURED.

Builder registrations, Victorian Building Authority

Domestic Builder

Unlimited

Registration CDB-U 101179 ·

Current

Commercial Builder

Limited: structural fit-out & low-rise building work

Registration CCB-L 100308 · Current

Quality assurance

Buildpass is our HSEQ and quality-control system, and our Inspection and Test Plans (ITPs) sit at the backbone of our QA. Together they let us control quality on site and hand over every project as a warrantable, certifiable package, with the safety and quality plans, records and certification a client needs at completion.

Management systems

Our HSEQ and quality systems are built to operate to the standard of ISO 9001 (Quality), ISO 45001 (Safety) and ISO 14001 (Environment). Lynmore is not currently ISO certified; our systems are structured to meet that level as we work toward formal certification. We are supported by an external HSEQ manager and independent financial and accounting functions.

Insurances

- ✓ \$20M for Public Liability
- ✓ \$10M Professional Indemnity
- ✓ WorkCover
- ✓ Contract/Construction Works

DELIVERY EXPERIENCE TO MORE THAN \$10 MILLION.

Our directors and delivery team have collectively managed remediation and construction projects across Melbourne with values to more than \$10 million, the depth of experience behind Lynmore's capacity to take on significant scale and complexity with confidence.

Nicholson Street, Coburg	\$10.0M	Bik Lane, Fitzroy North	\$3.8M
Doncaster Road, Doncaster	\$6.5M	County Court, Melbourne	\$3.2M
High Street, Prahran	\$6.0M	Coventry Street, Sth Melbourne	\$3.1M

SIGNIFICANT RECENT PROJECTS, DELIVERED BY LYNMORE

416A St Kilda Road

Involved demolition and removal of existing tiled finishes, screed and waterproofing membrane from the courtyard slab and planter boxes. Followed by supply and installation of new screed membrane and tiling systems.

240 Plenty Road

Involved the removal and replacement of ACP (Aluminium Combustible Panels), replaced with non-combustible 3mm solid aluminium panels.

Red Tulip Apartments

Involved treating corrosion and structural steel defects caused by years of water ingress.

333 Coventry Street, South Melbourne

Planter-box waterproofing remediation & landscaping

Vasey RSL

Involved demolition, removal and replacement of tiled finishes, screed and waterproofing membrane.

UPCOMING PROJECTS

20–28 Napier St, Essendon	Nov 2026
108 Greville St, Prahran	Dec 2026
560 Moreland Rd, Brunswick	Apr 2027
11 Dudley St, Caulfield	Aug 2027
10–20 Duerdin St, Clayton	Nov 2027

13 – CASE STUDY – WATERPROOFING

416A ST KILDA ROAD

A waterproofing remediation delivered by Lynmore Construct at 416A St Kilda Road.



VASEY RSL COURTYARD

A waterproofing remediation delivered by Lynmore Construct at Vasey RSL Aged Care.



Ryan and his team clearly understood the sensitivity of working in a care environment and conducted themselves accordingly throughout.

— Michelle Clarke, Vasey RSL Aged Care



14 - CASE STUDY - CLADDING

240 PLENTY ROAD, BUNDOORA VIC

Combustible Cladding Rectification — 40-Suite Commercial Building

Lynmore Construct was engaged as head contractor to deliver the cladding rectification works on this four-storey, 40-suite commercial building in Bundoora. This was carried out under a City of Whittlesea building notice to remove combustible aluminium composite panel (ACP) cladding and reinstate a tested, non-combustible façade system (Fairview Vitradual solid aluminium), including new sislolation, insulation, flashings and capping, and the removal and reinstatement of all façade-fixed services.

The building remained fully occupied and operational throughout the works, with every suite tenanted and trading. Beyond the external façade, the scope required internal works within individual tenancies, including the installation of perimeter smoke seals between the slab edge and the curtain window system to reinstate the fire separation between floors. Each seal had to be measured, cut to size and installed in place within occupied tenancies, which demanded tight organisation to move through each space as quickly as possible and keep occupant downtime to a minimum.

Delivering these internal works alongside the external façade programme called for stringent scheduling, notification and direct coordination with each occupant to arrange access, protect fit-outs and maintain services throughout. Lynmore managed this across the full tenancy without disruption to occupants' ongoing operations.

The project reflects Lynmore's core capability in façade and cladding remediation on live, multi-occupancy commercial assets, delivering regulator-mandated fire-safety compliance while keeping a fully occupied building running.

“Their diligent compliance efforts have ensured the removal of the building notice by meeting all directives from the Fire Engineer and Building Authorities Board.”

— Gino Marinaro, Melcorp Strata

INDEPENDENTLY REFERENCED.

"I would have no hesitation in engaging Lynmore Construct under his leadership for future projects."

— Dawn Gubb, Senior Project Manager, Deloitte PDS Group

"The quality of the final deliverables exceeded expectations, even when working in an occupied building."

— Paul Comensoli, Principal, Mcorp Building Services

"My firm continues to work with Lynmore Construct on an ongoing basis."

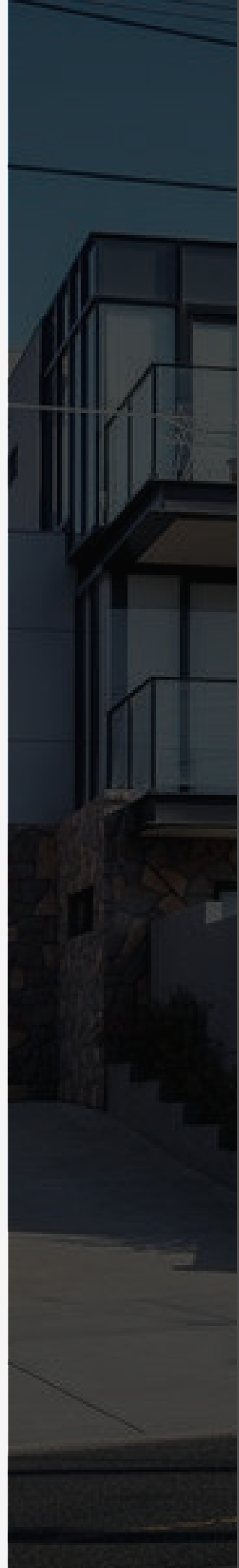
— Dr Jonathan Barnett, Managing Director, Basic Expert

"The works were delivered to the highest standard of quality, with minimal impact to residents."

— Warrick Kennedy, Owners Corporation Manager, Melcorp Strata

"Ryan demonstrated exceptional project management skills, ensuring that all aspects of the work were well planned and executed."

— Bevan Kerr, Capital Works Manager, Holmesglen



SENIOR OWNERSHIP OF EVERY PROJECT.

Lynmore is led by two directors who share responsibility for how every project is won, run and delivered. Between them, every project has senior ownership of both how it is built and how it is run.



Ryan McPherson

Ryan leads Lynmore's design and construction delivery. He owns the technical side of every project: coordinating the remedial consultants, developing the buildable and certifiable design, and driving delivery on site. He is known for a collaborative approach and for the working relationships, with clients, consultants and trades, that keep complex remediation on track.

DIRECTOR



Ryan McCracken

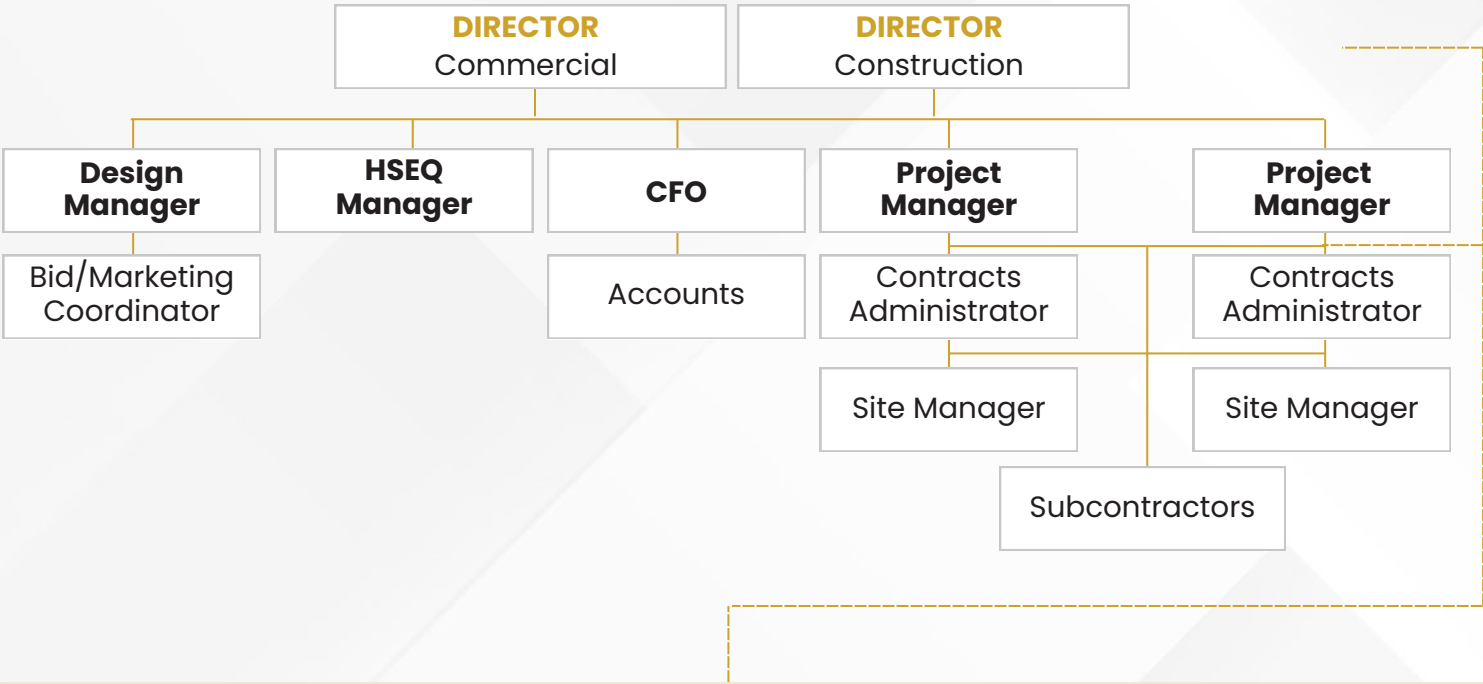
Ryan leads Lynmore's commercial operations and client relationships. He owns the commercial and contractual side of every project: estimating and tendering, contract administration, compliance and stakeholder communication, ensuring projects are controlled, transparent and delivered to their commercial expectations.

DIRECTOR

STRUCTURED TO DELIVER AS A COORDINATED WHOLE.

Behind the directors, Lynmore is structured with a dedicated delivery team and an established network of specialist consultants and trades directed by the business, letting us scale a project team to suit each job and nominate a proposed project team for tenders as required.

LYNMORE CONSTRUCT



External Consultants

- Architect
- Waterproofing Engineer
- Thermal Engineer
- Traffic Management
- Structural Engineer
- Fire Engineer
- Services Consultant

WHY CHOOSE LYNMORE.

01

A single accountable entity

One head contractor manages design coordination, delivery and certification, removing the gaps that occur when they are handled separately.

02

Remediation focused

Waterproofing and façade and cladding remediation are the whole of our business, not a sideline.

03

Design & Construct and ECI capable

We can be engaged early to shape and de-risk a scope before it is priced.

04

A managed consultant network

Established relationships with the specialist engineers a remediation depends on, coordinated by us.

05

Proven in live buildings

A track record of delivering in occupied buildings with minimal disruption, and the independent references to prove it.

A BUILDING TO REMEDIATE? LET'S TALK.

If you have a building with a defect, a water-ingress issue, or combustible cladding to replace, or you would like a contractor involved early to help shape and cost a scope, we would welcome the conversation.

Ryan McCracken DIRECTOR

 +61 401 191 880

 info@lynmoreconstruct.com.au

 lynmoreconstruct.com.au

 Serving metropolitan Melbourne, the Mornington Peninsula and out to Werribee.

THE LETTERS IN FULL.

Deloitte PDS Group

Dawn Gubb, Senior Project Manager

CLIENT REFERENCES



29/11/2024

To whom it may concern

Reference for Ryan McPherson

I am pleased to provide this reference for Ryan McPherson, Director of Lynmore Construct, who previously held the role of Construction Manager at SJ Higgins / South.Rd Construct.

Over a four-year period, I worked with Ryan on several combustible cladding replacement projects. Ryan's ability to communicate effectively with all stakeholders was a key factor in maintaining transparency and ensuring projects remained on track.

I found Ryan to be very fair and reasonable, which assisted in the projects running smoothly despite challenges such as latent conditions. Furthermore, Ryan's expertise in contract administration ensured compliance, timely resolution of variations and efficient management of resources.

Ryan also excelled in coordinating design processes, enabling a seamless transition from planning to execution. His proactive approach to identifying and addressing potential challenges early in the process played a critical role in maintaining project schedules and budgets.

Based on my experience working with Ryan, I would have no hesitation in engaging Lynmore Construct under his leadership for future projects. His professionalism, expertise and dedication make him an invaluable asset to any undertaking.

Should you require further details, please feel free to contact me at 0409 501 172 or dgubb@deloittepds.com.au.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Dawn Gubb".

Dawn Gubb
Senior Project Manager

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File: Ryan McPherson Reference Letter_241129

THE LETTERS IN FULL.

Mcorp Building Services

Paul Comensoli, Principal



2ND DECEMBER 2024

REFERENCE

LYNMORE CONSTRUCT

To Whom It May Concern,

I am delighted to provide this reference for Ryan McPherson and Ryan McCracken, who worked on a \$6 million occupied dwelling remediation project in their capacity at SJ Higgins / South. Rd Construct.

As the client-side project manager, I had the opportunity to work closely with both Ryans throughout the duration of this complex and challenging project, and their performance was nothing short of exceptional.

Ryan McPherson and Ryan McCracken consistently demonstrated a high level of professionalism and expertise. They maintained open and effective communication with all stakeholders, including the Owners Corporation, consultants, and residents, which ensured that all parties were well-informed and that potential issues were addressed swiftly. Their ability to engage with stakeholders contributed significantly to the success of the project.

The complexity of this remediation work required a thorough understanding of the scope, and both Ryan McPherson and Ryan McCracken approached the task with precision and foresight. Their meticulous planning allowed the project to progress smoothly, even when faced with the challenges of working in an occupied building. Their expertise was particularly evident in their handling of compliance and contractual requirements, ensuring that all elements of the project were delivered to a high standard.

Their collaborative approach fostered a positive and productive working environment. Both Ryans were instrumental in coordinating the design and construction teams, ensuring that all aspects of the project were aligned, and potential challenges were identified and resolved promptly.

Their ability to maintain cohesion across diverse teams was a testament to their strong leadership and teamwork skills.

Despite the complexities involved, the quality of the final deliverables exceeded expectations. The high standards achieved in both the construction and remediation works reflected their commitment to excellence and client satisfaction.

Based on my experience working with Ryan McPherson and Ryan McCracken, I would confidently recommend them and Lynmore Construct for any future projects. Their expertise, collaborative spirit, and ability to deliver on challenging projects make them an asset to any team.

Sincerely,

Paul Comensoli

Paul Comensoli – Principal: Mcorp Building Services
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THE LETTERS IN FULL.

Precision Architects

Rick Tanti



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29th November, 2024

To Whom It May Concern,

It is with great enthusiasm that I provide this reference for Ryan McPherson and Ryan McCracken, both of whom I had the pleasure of working with during their time at SJ Higgins / South.Rd Construct. Over the course of four years, I collaborated with Ryan and Ryan on several occupied dwelling remediation and commercial projects, ranging in value from \$500,000 to \$3 million. Their contributions were integral to the success of each project.

Both Ryan McPherson and Ryan McCracken consistently demonstrated exceptional communication skills, maintaining clear and proactive dialogue with all stakeholders. Their ability to ensure alignment and transparency across teams, clients, and consultants played a vital role in the seamless delivery of complex projects.

Their shared understanding of the scope of works was evident in the detailed planning and precise execution of each phase. They approached challenges with a solutions-focused mindset, ensuring that projects were completed on time, on budget, and to the highest quality standards. Their expertise in contract administration was equally impressive, as they managed compliance requirements, resolved variations promptly, and maintained tight control over project resources.

A defining strength of both Ryan McPherson and Ryan McCracken was their team-oriented approach. They fostered an environment of collaboration and innovation, building strong relationships with all involved parties. Their ability to coordinate design processes effectively ensured that potential obstacles were identified and addressed early, allowing for smooth transitions from design to construction.

The quality of their work consistently exceeded expectations, reflecting their shared commitment to excellence and client satisfaction. Their professionalism and expertise make them stand out in the construction industry.

Based on my experience working with Ryan McPherson and Ryan McCracken, I would not hesitate to recommend them and Lynmore Construct for future projects. If you require further information or wish to discuss this reference, please feel free to contact me.

Yours faithfully

Rick Tanti
Precision Architects Pty. Ltd.

THE LETTERS IN FULL.

Basic Expert

Dr Jonathan Barnett, Managing Director



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03 December 2024

To Whom It May Concern,

I am pleased to provide this reference for Ryan McPherson and Ryan McCracken, with whom I collaborated on a \$6 million occupied dwelling remediation project. In this project, I worked closely with them to integrate their work with the fire engineer's requirements as part of my role as the Owners Corporation (OC) chair for the building. Their professionalism, expertise, and commitment were crucial to the successful delivery of this complex undertaking.

From the outset, Ryan McPherson and Ryan McCracken demonstrated exceptional skill in engaging with stakeholders, including the OC, consultants, and residents. Their proactive and transparent communication ensured that concerns were promptly addressed, and all parties remained informed and aligned throughout the project.

The scale and complexity of the project required a thorough understanding of the scope of works, which both Ryan McPherson and Ryan McCracken consistently exhibited. Their meticulous planning and execution minimized disruptions to residents while maintaining steady progress on a demanding schedule. Their expertise in navigating compliance requirements, particularly fire safety considerations, highlighted their technical proficiency.

Their leadership fostered a collaborative and innovative environment. Their effective design coordination ensured that fire safety upgrades were seamlessly integrated into the broader remediation works, pre-emptively addressing potential challenges before they could impact the project timeline.

The work delivered under their guidance exceeded expectations. Despite the challenges of an occupied site, they maintained a high standard of construction while preserving positive relationships with all stakeholders.

Based on my experience, I have no hesitation in recommending Ryan McPherson, Ryan McCracken, and Lynmore Construct for future projects. My firm continues to work with Lynmore Construct on an ongoing basis, reflecting my confidence in their capabilities.

Sincerely,

A handwritten signature in black ink, appearing to be 'JB' followed by a stylized flourish.

Dr Jonathan Barnett | FSFPE FIEAust CPEng NER PE APEC Engineer IntPE(Aust)
Managing Director
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THE LETTERS IN FULL.

Melcorp Strata

Gino Marinaro

CLIENT REFERENCES

MELCORP Strata

18.02.2025

To Whom It May Concern,

I am pleased to provide this reference for Lynmore Construct following their recent recladding project and the installation of spandrel fire and smoke seals in our 40-suite office building. While the Fire Engineer was initially engaged by the Owners Corporation, Lynmore expertly took over all coordination efforts to finalize the design.

Lynmore engaged a highly regarding Building Surveyor who had works with Cladding Safety Victoria on the OC's behalf, and engaged all of their required consultants, architect, façade engineer, structural engineer, and thermal consultants. They also obtained all necessary council & authorities permits.

In addition, Lynmore proactively conducted early inspections, identifying and addressing potential issues upfront so that no variations were required once construction commenced. Their diligent compliance efforts have ensured the removal of the building notice by meeting all directives from the Fire Engineer and Building Authorities Board (BABs). Despite working in a live environment, Lynmore efficiently arranged access to each suite, completing the project ahead of schedule with no complaints from tenants. Notably, they also fulfilled the role of a project management firm, eliminating the need for the Owners Corporation to engage an external consultant, which streamlined the process, and reduced costs and time.

Based on their professionalism and performance, I would not hesitate to recommend Lynmore Construct for future works.

Sincerely,

Gino Marinaro

Gino Marinaro
Melcorp Strata
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MELCORP STRATA

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THE LETTERS IN FULL.

Vasey RSL Care

Michelle Clarke

To whom it may concern,

Vasey RSL Care engaged Lynmore Construct to remediate and re-waterproof the central courtyard at our Brighton East residence. The challenge was not only the technical scope — full strip-out, re-waterproofing, new tiling and drainage — but that it had to be delivered inside a fully operating aged-care facility, immediately adjacent to residents and daily care.

The site had no vehicle or machine access. All materials and waste were moved by hand through occupied reception and living areas, on a controlled program built around the routines of the home. At times the works were destructive and loud, but Lynmore managed this well: every stage was communicated to our on-site team in advance, so that we could give residents and staff proper notice and prepare for any disruption. As a result the project proceeded without a single resident complaint and without a safety incident.

The waterproofing works were completed on program and on budget, with no unexpected claims, and the courtyard was returned to us in excellent condition. Ryan and his team clearly understood the sensitivity of working in a care environment and conducted themselves accordingly throughout.

I would recommend Lynmore Construct for remedial work of this nature, and particularly where works must proceed within occupied or operational premises.

Michelle Clarke
Project Manager, Property & Contracts
Vasey RSL Care