



GREEN
SPACE
INDUSTRIES
OOO

CAPABILITY STATEMENT

...more than just a demolition contractor



ABOUT GREENWAY DEMOLITION

Greenway Demolition's Director Amery Kim, began working in the demolition industry in 2006. Amery began surgically removing buildings and offices in inner Sydney, where planning and preparation was key. Amery moved to the Gold Coast in 2019 and Greenway Demolition was formed.

Greenway Demolition provides professional demolition services in South East Queensland. Whether your project is to demolish flood affected homes or redundant amenities buildings, asbestos removal, or building strip-outs, you'll experience a completely transparent and professional approach to demolition.

Greenway Demolition's focus is based on quality and environmentally sound practices, and the Greenway Demolition team prides itself on being:

- Safe
- Organised
- Professional
- On-time
- Efficient
- Skilled

A locally owned and operated SME business, Greenway Demolition takes pride in providing a service delivered to its clients by a skilled team of professionals who manage customer projects from start to finish.

Drawing on over 120 years of combined experience in the industry, Greenway Demolition team members are trusted by builders, developers, and homeowners as a safe, reliable solution provider. Greenway Demolition uses specialised equipment to ensure each structure is systematically demolished using tried and tested processes that are efficient and cost-effective.

On top of securing permits and approvals, Greenway Demolition also conducts the correct site preparation and after-project clean-up to ensure delivery is a smooth and streamlined service from inception to completion.

Greenway Demolition undertakes complete or partial demolitions and with its well-managed, cost-effective service, often works on occupied premises, with consideration for those working around them, allowing routines to progress as usual.

Greenway Demolition is privately owned, cash positive and committed to maintaining its leading position within the marketplace.

CORPORATE CULTURE

CORPORATE GOVERNANCE & RESPONSIBILITY

Greenway Demolition's Management Team is committed to the principles of ethical corporate governance. We are constantly mindful of our responsibilities as guardians of the natural environment, while performing profitably in the built environment.

We care greatly for the environment and use proven systems to reduce waste, recycle, reuse, and re-home and our proven Environmental Management System (EMS) ensures that work practices consistently reduce negative impacts on the environment, maintaining a 70% recycle rate across job sites.

The success of our business is underpinned by strict adherence to meeting Quality and EHS for all stakeholders associated with our business activities, a fully licenced service provider with SafeWork Australia and WorkSafe Queensland.

DIVERSITY & INCLUSION

Greenway Demolition prides itself on diversity, equality and inclusion, people are at the heart of who we are and what we do. Our commitment is to create a culture where people are safe to be themselves and feel respected and valued. Setting our people up for success empowers them to deliver great outcomes and value to our team, business and our communities. We believe that when people thrive, everyone benefits.

Greenway Demolition's focus is on four key areas:

1. Foster individual wellbeing – promote and support individual health and wellbeing, fostering greater engagement, inclusion and the ability to thrive.
2. Lead with inclusion – promote a people centred culture where people feel safe, respected, included and valued. We work to create a positive and productive workplace where people are set up for success and are able to thrive.
3. Empower a diverse workforce – leverage our diversity to create opportunities to innovate and deliver excellence to our staff, business and the industry.
4. Community and advocacy – leverage our internal capability to lead the industry in advocating for equality, inclusion and diversity, working together to enhance our communities.

MANAGEMENT TEAM

OUR MANAGEMENT TEAM HAS MORE THAN 85 YEARS OF COMBINED EXPERIENCE DELIVERING PROJECTS



AMERY KIM

Managing Director

Amery began working in the demolition industry in 2006, surgically removing buildings and offices in inner Sydney, where planning and preparation was key. Amery moved to the Gold Coast in 2019 and Greenway Demolition was formed.

Amery continues to grow the business, supporting an exceptional team to deliver outstanding customer service.



KEPLER COWAN

General Manager

With a passion for “all things property”, beginning with his Bachelor of Property Economics, Kepler’s primary responsibility is looking after job planning and scheduling for the Greenway team, with a strong emphasis on the customer journey.

Kepler is constantly tweaking processes to achieve the best possible outcome for Greenway customers.

MANAGEMENT TEAM



DENO DAVIS

Operations Manager

With more than 20 years' experience, Deno is an Operations Manager with a demonstrated history of working in the construction industry.

Deno has a high attention to detail and leads an experienced and loyal team, consistently demonstrating a high level of professionalism and customer service.



MICHELLE BODALIA

Contracts & Administration Manager

Michelle joined the Greenway team in January 2023, bringing with her a variety of business skills to support the company's growth.

MBA qualified, Michelle is responsible for the administrative and accounting functions, with 20 years' experience in tender, bid and process management.

PEOPLE & LOCATIONS

OUR PEOPLE

Key to the success of our business and our ability to deliver outstanding projects is engaging professionally qualified staff to manage our projects. Our team includes qualified, committed and motivated project managers, site supervisors, operations managers and administrators.

We take pride in investing in our people – whether management or operations staff – through training and education to ensure continuing development for all employees.

We support our workforce and strive to be an employer of choice in the industry. Greenway Demolition is committed to the safety principle of “zero harm” for our employees, all persons with whom we work, as well as the wider community.

- Our current workforce is located between the Sunshine Coast and Gold Coast.



PEOPLE & LOCATIONS

OUR LOCATIONS

Predominantly an SEQ based company operating between the Gold and Sunshine Coasts, we recently had the privilege of working internationally on behalf of the Australian Defence Force (ADF) and aspire to continue operating across the Pacific/Micronesian region.

Our recent project was located on Manus Island, Papua New Guinea. We worked hard to overcome numerous logistical challenges using our proactive and focused commitment to project excellence.

We look forward to expanding our presence across the region, working together with our customers to create successful demolition solutions.



CAPABILITIES

Key to the success of our business and our ability to deliver outstanding projects, is engaging professionally qualified staff to manage our projects. Our team includes qualified, experienced, committed and motivated managers and supervisors who work closely together to provide the highest levels of customer service.

We take pride in investing in our people – whether management or operational staff – through ongoing training and education, to ensure continuing development for all employees.

We support our workforce and strive to be an employer of choice in the industry. Greenway Demolition is committed to the safety principle of “zero harm” for our employees, all persons with whom we work, and the wider community.

RESIDENTIAL HOMES

Demolishing a house before rebuilding can be a complex task. There is a significant amount of planning, strategy, safety measures and paperwork to prepare for the task. Our demolition team handles everything from:

- Council approvals
- Plumbing disconnections
- Power disconnections
- Certification requirements

CAPABILITIES

COMMERCIAL BUILDINGS

We understand the requirements to successfully complete commercial projects, big and small. We are a full-service company offering the knock-down of:

- Warehouses
- Commercial buildings
- Site clearing
- Land clearing
- Preparation of sites for development and rebuilding

ASBESTOS REMOVAL

We undertake complete asbestos removal. Our team of professionals is licensed, qualified and experienced in all aspects of asbestos removal including:

- Commercial buildings
- Industrial buildings
- Residential homes

RETAIL + OFFICE STRIP OUT

We understand that speed and efficiency are key to minimising retail downtime and successful commercial strip out. Our team will ensure that you are back in business quickly by:

- Being on time
- Being efficient
- Using the right equipment
- Having expertise

HOTEL STRIP OUT

Our team of experts are industry recognised in hotel strip out and preparation. Our experience has seen us deliver on a number of large projects, including but not limited to:

- Hilton, Surfers Paradise
- Mon Komo Hotel, Redcliffe
- Star Casino, Gold Coast

KEY PROJECTS

1. Marymount Primary School

Greenway Demolition was subcontracted to provide demolition and associated works, including demolishing their existing library, shade sails and structures, walkway, stair walls, canopy, stair roof and demountable building.

The contract included the removal of concrete and demolition waste, shade sails and structure, associated slabs and footings. Water dust suppression methods were utilised throughout.

Greenway's experienced Team enabled them to overcome various challenges during the project. Steel beams located at the top of columns needed to be removed and required special equipment and attachments to even the weight. By disconnecting the main beam, approximately 12m long using tag line, rigger and spotters, the Greenway Team was able to remove the entire piece down to ground level for cutting, which was the most effective and safest option for all involved.

The Greenway Team also encountered an unmarked water main which was discovered whilst removing footings of the building, causing a large amount of water runoff. The Greenway Team quickly and efficiently dug a trench to divert the water towards the stormwater drain and inserted sediment barriers to avoid flooding whilst waiting for the plumber to arrive and cap the pipe.



KEY PROJECTS

2. JW Marriott Gold Coast Resort & Spa

Greenway Demolition was subcontracted to provide a multi-level strip out of JW Marriot, Surfers Paradise.

The contract included the strip out of 250 guest rooms over 16 floors, as well as ballrooms, meeting rooms, 2 restaurants, and the removal of degrading concrete in the grotto (rock pool area).

One of the challenges the Greenway Team had to overcome was the inability to use heavy machinery in the grotto area, as this would have seriously compromised the existing pools, tiles and waterproofing. We had to ensure that no waste entered the pools, home to multiple species of saltwater fish as old as 30 years. To achieve this, Greenway Demolition cut the rock face of the grotto back by hand and loaded the rubble directly from scaffolds, the only option to avoid pollution and damage.

Working to a tight deadline, strip out was contained to 5 days per level, moving approximately 200m³ of waste by hand via a service lift. The Greenway Team met the deadlines and JW Marriott had the shortest amount of closure time possible, enabling them to lease the rooms once again.



KEY PROJECTS

3. Hard Rock Café

Greenway Demolition was subcontracted to provide a full internal strip out of Hard Rock Café, Surfers Paradise.

The contract included strip out of main dining area, back of house (kitchen, storage, cool rooms), downstairs foyer, outdoor dining area and glass atrium.

Greenway's experienced Team enabled them to overcome various challenges during the project. Restricted access being one of them, access only possible via a dumb waiter lift, causing lengthy delays throughout the project. This was the only alternative during the project for waste removal. The Greenway Team successfully managed this throughout the project life cycle, ensuring that the work being performed had minimal impact on the client's day-to-day operations. The Greenway Team consistently navigated a busy loading dock, as the only other way in and out of the job site was via the main road, which was not an option due to health and safety risks to the staff and public.

Another project challenge included signage removal on the external face of the building. Greenway Demolition was responsible for closing off Energiser tram lines, getting traffic control and road closures, necessary for us to utilise a boom lift between the hours of 12am-4am to avoid business disruption. Tram schedules and local traffic were unaffected.



KEY PROJECTS

4. Lourdes Hill College

Greenway Demolition was subcontracted to provide a three storey stairwell demolition at Lourdes Hill College.

The Greenway Team was engaged to remove the existing concrete stairwell with brick housing, demolishing the area back to its foundations.

One of the challenges the Greenway Team faced was that the stairwell was connected to the building which required a scaffold to be built around the entire structure, for protection from falling debris and for access to demolish the structure. This then enabled the Team to detach the structure from the existing building whilst providing a safe working platform for all employees.

As demolition of another structure had taken place on site previously, a deep excavation was left at the base of the stairwell, causing access to be limited. As a result, the Greenway Team had to cut a 2 metre penetration at the base of the stairwell, to instal a lintel. For safety purposes, a demolition robot was used to hammer down the staircase and brick structure, pushing all debris down the stairwell, using the stairwell as a chute to assist with rubbish removal. The Greenway Team then used a 13 tonne excavator to scrape back the waste from the bottom of the chute, stockpiling waste near the loading zone, which was then removed into semitrailers and transported to waste management facilities.



KEY PROJECTS

5. Lombrum Infrastructure Project Old Power Station, PNG25/

Greenway Demolition was subcontracted by the Australian Defence Force (ADF) to safely and efficiently deconstruct the power station and ensure all work was carried out in compliance with WHS laws and regulations and in line with the Safe Work Australia Model Code of Practice.

The Greenway Team was engaged to prepare and submit a Demolition Plan as well as provide onsite supervision and assistance with WH&S processes.

As our first overseas endeavour, the Greenway team was faced with many challenges. Some of these included logistical issues relating to staff movements to and from a remote island, dealing with international airlines and processes, travel laws and regulations and the pitfalls of 'island time'.

The location created many resourcing problems associated with plant hire, availability of tools, equipment and skilled workers. Greenway Demolition was tasked with creating processes to utilise existing resources to safely carry out the required works.

We are excited for our next international endeavour!



ENVIRONMENT & BEST PRACTICE

GREENSPACE WASTE REMOVAL

Greenway Demolition works in partnership with Green Space Industries, a premier provider of industrial and environmental services specialising in advanced waste management and hazardous material migration. Green Space Industries help us reduce our own environmental impact, comply with regulatory requirements and contribute to a circular economy maintaining a minimum of 90% waste recycling across all job sites.



COMMUNITY

Greenway Demolition is a company with strong family and community values. We are constantly mindful of our responsibilities as guardians of the natural environment, while performing profitably in the built environment and enhancing the amenity and quality of life of the broader community.

ENVIRONMENT

Greenway Demolition recognises that caring for our environment is vital and we are committed to ensuring the highest standards of environmental excellence in everything we do. We consistently minimise our impact on climate change by controlling our waste and our overall carbon footprint and energy efficiency.



ACCREDITATION & LICENSING

SUBCONTRACTORS

Greenway Demolition maintains prequalification criteria for all subcontractors and suppliers. All subcontractors and suppliers must have systems and procedures in place that ensure Greenway Demolition's quality and EHS requirements are achieved on all projects without compromise. Subcontractors and suppliers must be prequalified to Greenway Demolition's prequalification criteria prior to commencement on site, and are audited regularly to ensure adherence to our high standards.

ACCREDITATION

Greenway Demolition has been independently accredited for:

- ISO 45001 - Occupational Health & Safety Management Systems

LICENSING

- Demolition Licence – Workplace Health and Safety Queensland
- Demolition Licence – SafeWork NSW
- Asbestos Removal - Workplace Health and Safety Queensland



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