HAVENBRIDGE DEVELOPMENTS PTY LTD

ABN 39 693 455 122

GOVERNANCE FRAMEWORK

Institutional Controls for Housing Delivery

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1. GOVERNANCE STRUCTURE

Board Oversight

- Quarterly governance reviews
- Risk appetite setting
- Strategic direction

Delivery Committee

- Monthly project reviews
- Stage gate approvals
- Resource allocation

Risk & Audit Committee

- Probity compliance
- Internal audits
- Control effectiveness

ESG Committee

- Social outcomes measurement
- Environmental compliance
- Community engagement

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2. STAGE-GATE DELIVERY PROCESS

Stage 1: Feasibility (Gate 1)

- Site assessment
- Financial modeling

- Risk identification

Output: Feasibility Report, Go/No-Go Decision

Stage 2: Approvals (Gate 2)

- Planning applications
- Design development
- Community consultation

Output: Approved Designs, Planning Permits

Stage 3: Procurement (Gate 3)

- Tender processes
- Contractor selection
- Contract execution

Output: Executed Contracts, Procurement Plan

Stage 4: Delivery (Gate 4)

- Construction management
- Quality assurance
- Progress reporting

Output: Monthly Reports, Quality Certificates

Stage 5: Handover (Gate 5)

- Practical completion
- Defects management
- Operator training

Output: Handover Documentation, Compliance Certificates

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3. RISK MANAGEMENT CONTROLS

Risk Category	Control Measures	Reporting
Financial Risk	• Cost plan baselines	Monthly financial reports
	• Contingency reserves	Budget variance analysis
	• Progress claim verification	

Risk Category	Control Measures	Reporting
Program Risk	• Critical path monitoring • Buffer management • Early warning systems	Weekly program updates Delay impact analysis
Probity Risk	• Conflict registers • Tender probity plans • Documented decisions	Probity compliance certificates Audit trail maintenance
Compliance Risk	• Regulatory tracking • Certification schedules • Inspection regimes	Compliance registers Certification status reports

4. REPORTING CADENCE

Weekly

- Site progress updates
- Safety reports
- Issue registers

Monthly

- Financial performance
- Program status
- Risk updates

Quarterly

- Governance reviews
- Compliance audits
- Stakeholder reports

Stage Gates

- Decision gate reports
- Approval documentation
- Lessons learned

5. COMPLIANCE FRAMEWORK

Compliance Area	Standards	Verification
Planning	• Local planning schemes • State planning policies • Heritage requirements	Planning permits Approved drawings
Building	• National Construction Code • Australian Standards • Accessibility requirements	Building permits Occupation certificates
Safety	• Work Health & Safety Act • Construction safety standards • Emergency procedures	Safety plans Incident reports
Social	• Modern Slavery Act • Social procurement policies • Community benefit requirements	Social impact reports Procurement registers

6. CERTIFICATION PARTNERS

Certification Partners:

- Building surveyors (VBA registered)
- Energy assessors (NatHERS accredited)
- Access consultants (AAA membership)
- Quality auditors (ISO certified)

Audit Schedule:

- Internal audits: Quarterly
- External audits: Bi-annually
- Regulatory audits: As required
- Certification audits: Stage-dependent