

WILLIAM PARKER (BILL), BACHELOR OF BUILDING (MELBOURNE UNIVERSITY)

An Australian Project Manager, I have over 40 years experience as a contractor and development professional. I have also undertaken concrete technology and project management courses post graduate, and have been contributing to staff training within my employer companies throughout my career. Sometimes I have been referred to as “the professor of super highrise”, given my record of constructing some of the tallest towers globally.

I have been a management team member or the leader of large projects globally – Australia, Asia, Europe and North America. i.e. Melbourne - Dubai - Mumbai - Delhi - Nursultan (Astana) - Muscat - London - San Francisco.

I have transitioned through a number of career phases - Construction, Project Management, Development Management, Design/Build and most recently Consulting Project Development and Technology Implementation.

I have been fortunate to have had such extensive experience, and in doing so developed an innovative approach across design, development and contracting within property development and construction. That approach primarily being a “communicative/partnering strategy” with clients, contractors and consultants, which has borne the results of ensuring cost effective and time effective project progress, i.e. “win-win” outcomes.

Company Directorships:

Appointed in May 2019 as a Non-Executive Director for PCL Contractors Pacific Rim P/L, a subsidiary of PCL Contractors of Canada.

Principal and Founding Director of Parker Construction Services Pty Ltd (PCSI) from 1985 to date.

Director of ACC India Limited in 2010 through 2013.

Consulting:

PCSI (Parker Construction Services Pty Ltd), Webb Yates Esther Engineering Services (WYEES)

Currently Bill is the **Principal of PCSI**, based in Melbourne and operating in the consulting area of project constructability and rescue.

As a **Principal Consultant with WYEES**, based in Dubai, I undertake a key professional review role regards constructability and structures simplification for major projects in the Middle East and North Africa.

Recent and current projects include the Calatrava tower in Dubai Creek Harbour and Trilogy Limassol in Cyprus, undertaking constructability and peer review services.

In addition I am retained by **Strongforce International** (Middle East & Europe) as a strategic advisor and business development advisor for their Post-tensioning systems and supplies company based in Dubai.

In 2017-2018, I was appointed by Doka to its start-up Lumus Consulting project, to develop a Concrete technology led advisory service to complement their formwork systems and innovation department. This culminated in the rebranding of their Concrete technology division as a full-service company and the creation of “digital Doka” to complement Doka’s e-formwork solutions.

Project and Development Management:

Since 1981, when I was first appointed as a project manager for a CBD office tower in Melbourne, I have subsequently been given key responsibility for larger projects.

I have taken opportunities to work globally with international companies such as Costain, Grocon, Leigh & Orange, ACC, CCC and Doka.



What I do

In addition to my activities as a Project Leader, I take a keen interest in the training of my teams and have endeavoured whenever possible to promote technology and innovation into our projects.

In 2016 with CCC President Samer Khoury’s foresight, I implemented a Leadership development and productivity enhancement programme with RLG International on a 6 tower project in Dubai. The staff development was truly astounding, with formerly cynical and negative attitudes, replaced by smiling, competitive, co-operative and keen team members from foreman and engineer up to construction manager relishing the challenges.

I am currently working with two international **Modular** construction groups to endeavour to find the solution for “local production for modular construction”. Modular construction has many forms – Volumetric, Knockdown, Panelised, etc. The key issues always come down to:

- Quality,
- Durability,
- Structural stability,
- Logistics.

No one should underestimate the lead time and the cost of delivering “boxes of air”, so the emphasis is on making “**Modular = local**”.

International:

For 12 years from December 2006, I was based in Dubai and operating throughout the Middle East, India and Kazakhstan in the capacity of Project Director and Company Director for three major contracting companies;

Grocon International - being the overseas arm of Australia's Grocon Group,
Arabian Construction Company SAL (ACC) – in the UAE office of this major MENA contractor, managing projects in Dubai and India, and as a Director of the ACC India branch company,
Consolidated Contractors Company (CCC) – Project Director in Kazakhstan, Dubai and Oman.

The projects varied from residential; 100 storey Princess Tower, 84 storey Elite Residence and 125 storey Pentominium, the 6 towers at The Hills in Dubai and 116 storey World One Tower in Mumbai; to the 5 towers mixed use Abu Dhabi Plaza in Astana and commercial Mall of Oman in Muscat.

A major challenge in these projects was managing the Joint Venture projects in Astana and Muscat, between respectively CCC/Arabtec and CCC/Shappoorji Pallonji. The differences in cultures and managing public company / private company expectations and compliance made for somewhat interesting interplays.

For 2006, I was based in San Francisco California, for Australian Development group Anka Properties, developing residential towers within the San Francisco central city. The financial fallout from the failures of Fannie Mae and Freddy Mac and other US property financing corporations saw the ventures strike troubled investor take-up. A portent of the GFC to come in October 2008.

Australia:

Development: For almost 20 years from 1987 to 2006, I was a senior manager within development projects such as Melbourne Central, Southgate, Eureka Tower, Pivot Fertiliser "prescription farming facilities" and numerous smaller projects in the eastern states of Australia – Victoria, South Australia, Tasmania, New South Wales and Queensland. The roles varied from Development Project Manager, Design Build Director and Construction Director.

No doubt my marquee Development roles were in Melbourne for major sections of Kumagai's Melbourne Central and Southgate, and Director for HM@S and then Eureka Tower complexes, the latter two for Nonda Katsalidis and his development consortia.

A sidestep: In 1997 came an unusual twist in the road. For one year I was engaged to train software and hardware engineers at State Automation, a theatre controls contractor, in the skills of project management, tendering and control.

Construction: Throughout my undergraduate and graduate years working with major Master Builder contractors in Melbourne from 1974 and onwards, I learnt the 'tools of project management'. Thrown into many different roles – Project Coordinator, Project Engineer, Foreman and Construction Manager – under the wing of wise Master Builders and Tradesmen was a fabulous ground work to understand the details of construction, design documentation and detailing.

The highlight of this period was being fostered by Peter Costain and to relocate to London on the Thames Barrier flood defence project. This experience became the inspiration for my future in international projects. To have had such exposure to major civil engineering contracting was to open all doors within the industry. It give me the confidence to address any problem and to know that there is always a solution, just ask.

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Dubai - A unique GFC experience:

In 2008 the GFC hit the world and wow that affected Dubai, bigtime.

A buoyant property market based around speculators, rampant resales of yet to be started or completed buildings; died overnight. People left properties and commitments in the Dubai airport car-park, along with their dust-covered "leased" BMWs, Maseratis, etc.

Developers fell like dominoes, as their buyers defaulted on progress payments.

How did contractors and sub-contractors react to delayed or non-existent progress payments? Many failed.

I was with ACC at the time and we were exposed to a wide spectrum of developers, from the UAE's founding sheikhs to upstart opportunistic developers.

My two projects in Dubai were with one developer who despite having too many residential properties under development, and slowing payments from its buyers, had grown a solid corporate structure, and had diligently subscribed to the Real Estate Regulatory Authority (RERA) "completion of project" fund.

From my calculations the RERA fund, outweighed our final payment by at least 2 to 1, providing ACC the security and the confidence to continue the projects. By negotiation we co-operatively we rescheduled the projects and secured progress payments via revolving Letters of Credit, but with a deferred final payment, secured by the RERA fund.

Result: Princess Tower and Elite Residence buyers completed their settlements. Neither the developer nor contractor ACC lost out.