

MEN IN BLUE DEVELOPERS

Capability Statement

Institutional Thinking. Architectural Execution.

Men In Blue Developers is a Melbourne-based property development group focused on strategic urban redevelopment, planning-led value creation, co-living accommodation, adaptive reuse opportunities, and mixed-use development projects across Victoria and Australia. Our approach combines architectural thinking, disciplined feasibility analysis, and strategic acquisition capability to unlock underutilized assets and create long-term value.

Core Development Focus

We focus on opportunities where intelligent planning, design, repositioning, and execution can materially enhance asset performance and development outcomes. Key sectors include:

- Co-living and rooming house developments
- Medium-density residential projects
- Adaptive reuse and hotel conversion opportunities
- Planning uplift and subdivision-led projects
- Mixed-use urban renewal developments

Finance & Delivery Philosophy

Our development methodology is grounded in disciplined feasibility analysis, planning-led risk mitigation, consultant coordination, procurement management, and sustainable delivery practices. We structure projects with a strong focus on:

- Buildability and operational efficiency
- Sustainable construction methodologies
- Intelligent capital deployment
- Documentation and tender readiness
- Long-term asset performance
- Strategic joint venture alignment

Current Projects & Developments

Sapphire Studio · Glenroy

Two architecturally designed Class 1B co-living developments comprising 9 ensuite studio rooms per building, utilizing PanelTech SIPS construction methodologies.

Cobblebank–Robinson Rise

Medium-density townhouse development currently in documentation and tender preparation.

Murrumbeena

Strategic residential redevelopment opportunity positioned within Melbourne's south-east growth corridor.

Doncaster

Luxury residential redevelopment targeting premium townhouse outcomes.

Hampton Park

Class 1B rooming house conversion focused on operational efficiency and affordable accommodation delivery.

The Linden | Richmond

Institutional-grade mixed-use apartment concept focused on affluent owner-occupiers and downsizers within Richmond's Victoria Street activity corridor.

Future Concepts & Pipeline

The Broadway | Brisbane

Boutique hospitality and adaptive reuse concept currently under exploration.

Melbourne East

Future boutique hotel concept exploring strategic urban repositioning opportunities.

Capability Areas

- Development Management
- Strategic Acquisitions
- Joint Venture Structuring
- Feasibility & Planning Strategy
- Adaptive Reuse & Repositioning
- Co-Living & Alternative Accommodation
- Procurement & Delivery Coordination

- Planning-Led Value Creation

Contact

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This document is provided for capability and informational purposes only. Certain future concepts and pipeline opportunities referenced may be exploratory in nature and subject to acquisition, planning approvals, feasibility, partnership structuring, and delivery pathways.