

MONTHLY HIGHLIGHTS

DATA · DEVELOPMENT · DESIGN · INSIGHTS



Foreword

As March begins, the team has continued the strong momentum established at the start of the year, making steady progress across project expansion, approval processes, and construction coordination. With several new projects successfully secured, existing projects have also advanced steadily through design development, planning approvals, and pre-construction preparation. Overall, work has progressed in an orderly manner, further strengthening the foundation for upcoming milestone deliveries.

In addition to ongoing project execution, the team also conducted two internal knowledge-sharing sessions this month focused on AI tools, exploring two different directions of practical application: Antigravity and OpenClaw. The former examined how to enable Vibe Coding, rethinking the development process from idea generation to product delivery, while the latter extended into the systematisation of AI capabilities — moving from conversation-based interaction towards execution-driven workflows. Through continuous learning and exchange, the team is further strengthening both technical understanding and practical application, supporting improved collaboration and operational efficiency.

In parallel, we have also officially released a new industry seminar preview for the upcoming month. The session will focus on approval logic, design strategies, and innovation practices within the Australian property development sector. Covering planning, design, R&D incentives, and project management, the event aims to connect real project experience with industry insights, providing a more structured reference framework for project stakeholders.

Highlights of This Issue:

- ◆ **Project Progress Across All Stages:** New projects continue to be secured, while multiple existing projects have entered key stages such as planning approvals and Development Approval (DA), with construction and delivery progressing in parallel.
- ◆ **AI Tools Workshop Recap:** Focused on Antigravity and OpenClaw, exploring the application potential of AI in development efficiency and execution systems.
- ◆ **Industry Seminar Preview:** Centred on approval processes, design strategies, innovation, and collaboration logic, offering new perspectives on accelerating property development.

Project Progress Update

In March, the team maintained the strong momentum established at the beginning of the year. As multiple new projects were secured, existing projects also continued to achieve staged progress across design development, approval processes, and construction coordination:

◆ New Projects Secured with Early-Stage Work Underway

We assisted clients in successfully acquiring three new projects with strong development potential, located in Tranmere and Christie Downs. These projects have now formally commenced early-stage surveying works, alongside concept design and scheme preparation, laying the groundwork for upcoming planning submissions. At the same time, the team has taken on two new client projects entrusted to our team in Christies Beach and Christie Downs. These projects are now under our full management for design and approval coordination, currently progressing through early-stage communication, requirement alignment, and design direction confirmation. Close coordination with clients is ongoing to advance scheme development.

◆ Multiple Projects Submitted and Progressing Through Planning Approval

In addition to new project advancement, several existing projects have completed design documentation and have been formally submitted for planning approval, with outcomes currently pending. Among them, the Paralowie and Christies Beach projects have both entered the approval process. The team will continue to monitor progress closely and make timely adjustments and refinements based on feedback to ensure smooth project progression.

◆ Approval Progress Advancing with Key Breakthroughs Achieved

Following multiple rounds of coordination and communication with the Council, the Keswick project has successfully obtained Planning Approval (PA), marking a key milestone at the planning stage and creating favourable conditions for subsequent technical development and further approvals.

In addition, the Para Hills, Mitchell Park, and Clovelly Park projects have all completed construction drawings and are currently awaiting final Development Approval (DA). With preliminary materials and technical documentation largely completed, these projects have entered the final phase of the approval process, and are expected to progressively transition into construction preparation or implementation stages.

◆ Development Approval Secured, Entering Pre-Construction Phase

The Para Hills project has successfully obtained Development Approval (DA) this month and has now formally entered the pre-construction phase. Demolition of the existing structure has also been arranged in parallel to support upcoming construction works.

◆ Construction Works Progressing Smoothly, with Project Delivery Approaching

On the construction side, the Gilles Plains project has progressed smoothly and, by the end of the month, has largely completed final construction works and pre-handover preparations. The project is now approaching its final delivery stage.

Overall, the team has made positive progress across project expansion, approval advancement, and construction coordination this month. Moving forward, we will continue to maintain efficient collaboration and steadily advance design, approvals, and construction to ensure all project milestones are delivered in an orderly manner.



WEEK 8 AI WORKSHOP:

EXPLORING ANTIGRAVITY AND VIBE CODING

This week, Business Analyst Candice delivered a knowledge-sharing session focused on Google's 'agent-first' development platform Antigravity, along with the increasingly discussed Vibe Coding approach. The session explored how AI is reshaping website building and web application development workflows.

The session highlighted that Antigravity can significantly simplify the development process for websites and web applications. Compared with traditional approaches that rely on manual coding, repeated documentation review, and step-by-step debugging, users today — even without a professional programming background — can use natural language instructions to drive agents to assist with page building, function adjustments, code refactoring, testing, and deployment. This helps lower development barriers and improve overall efficiency.

Key Highlights:



◆ AI is reshaping traditional development workflows

The value of Vibe Coding lies not only in accelerating development, but in reorganising the entire workflow. In the past, building a website or web application typically involved multiple stages — including design, frontend, backend, hosting, and deployment — requiring coordination across different roles and tools. With AI assistance, this process is now significantly compressed.

In particular, the emergence of Antigravity allows tasks that previously required switching across multiple tools to be carried out within a more unified workflow. In this sense, AI is not merely accelerating existing processes, but also changing how ideas are translated into deployable products.

◆ Clearer foundations lead to more efficient collaboration

When using Antigravity, defining the technical stack early tends to result in more stable AI outputs. Frequent changes to frameworks, styling systems, or deployment methods not only increase rework costs, but can also lead to code conflicts and bugs.

Rather than focusing solely on using English, it is more important to ensure clarity of expression, consistency of terminology, and alignment of context. While English is generally more stable within technical documentation, naming conventions, and development ecosystems, it does not mean that all communication must be conducted in English. What truly impacts collaboration efficiency is the clarity of input, not the choice of language itself.

◆ Allocate AI to High-Value Tasks

The session also emphasised that not all tasks are suitable for AI. Simple actions such as opening a PDF, entering a GitHub password, or completing login verification can be done by humans within seconds. Assigning such tasks to AI may instead consume additional time and tokens. A more effective approach is for humans to complete low-value, low-complexity tasks first, and then use Antigravity for tasks that require understanding, reasoning, and generation — such as page logic design, cross-file modifications, feature implementation, code refactoring, testing, and deployment. This ensures that AI is applied where it delivers the most value.

◆ Practical Insights from Real Use

During practical use, the team also summarised several useful observations. Iris noted that switching to Fast mode or enabling code example mode can help narrow down the scope of changes more precisely while reducing token consumption. Jiahao shared that making use of code comparison features can help locate modifications more efficiently and reduce repeated generation. In addition, when AI outputs begin to deviate from requirements, or when issues such as quota limitations arise, it is important to stop in time, reassess the requirements, and adjust the communication approach, rather than continuing to consume resources in the wrong direction.

◆ AI executes, humans decide

While AI is capable of handling a large portion of execution tasks, critical aspects still require human judgement — including problem definition, product direction, aesthetic decisions, and validation of core logic and security. In other words, AI's strength lies in accelerating execution, but whether a product is truly valuable and aligned with needs ultimately depends on human judgement. The role of Antigravity and Vibe Coding is not to replace developers, but to allow teams to focus more on higher-value thinking and decision-making.

Overall, Antigravity enables Vibe Coding and demonstrates new possibilities in website and web application development. AI is no longer just a supporting tool, but is becoming an important collaborator within the development process. At the same time, this also requires users to clearly distinguish which tasks are suitable for AI and which should remain human-led. With clear goals and well-defined roles, AI can help translate ideas into practical digital products more efficiently.

WEEK 9 AI WORKSHOP: EXPLORING OPENCLAW

— FROM CONVERSATION TO EXECUTION

This week, Iris from the Marketing team delivered a session on the globally trending concept of ‘OpenClaw’ — a system designed to move AI beyond conversation and towards execution, acting as a central control layer.

The session highlighted that OpenClaw is not an all-powerful ‘intelligent brain’, but rather a central system that connects models, communication channels, tool capabilities, and execution rules. Its core value lies not in replacing human thinking, but in integrating fragmented capabilities into a unified operational framework — enabling AI to move from ‘being able to respond’ to ‘being able to act’.

Key Highlights

◆ OpenClaw Is Not Magic, but an Agent Runtime

OpenClaw is not an all-powerful ‘intelligent brain’, but rather a central system that connects models, communication channels, tool capabilities, and execution rules. Its value does not lie in replacing human thinking, but in integrating these distributed capabilities into a unified operating framework — enabling AI to move from ‘responding’ to ‘executing’.

At the architectural level, OpenClaw is essentially an agent runtime. It is not a ‘plug-and-play’ system that can automatically work on your behalf once installed, but an engineered environment in which Model, Channel, Tools, and Rules must operate in coordination. Ultimately, whether the system is stable and efficient depends on whether the overall design is clearly structured and whether the execution chain is complete — rather than simply whether the tool itself has been successfully deployed.

◆ From a Single Interface to Multi-Channel Integration

One of OpenClaw’s key strengths lies in its ability to integrate across multiple communication channels. It can connect with platforms such as Feishu, Telegram, and Discord, allowing AI to move beyond a single web-based chat interface and embed more naturally into existing team workflows. In addition, OpenClaw supports self-hosted deployment, enabling organisations to retain control over data and runtime environments, which is particularly beneficial for privacy management and permission control.

◆ Clarifying Capability Boundaries: Tools, Skills, and Plugins

To better explain how OpenClaw operates, the session outlined the distinction between Tools, Skills, and Plugins:

Tools handle low-level execution and function as the ‘hands’ of AI. Skills package task workflows into reusable methods. Plugins extend the overall system capability at a deeper level within the runtime. Each serves a distinct role, but together they form the execution framework of OpenClaw.

◆ Key Considerations in Practical Implementation

Several practical insights were also highlighted. First, ‘one-click installation’ does not equate to successful implementation. Subsequent work — including debugging, prompt optimisation, and memory management — often requires the most effort. Second, if historical memory continues to accumulate without proper cleaning mechanisms, it may lead to context contamination and result in misinterpretation by the agent. Third, OpenClaw itself is only a central system — overall intelligence and stability still depend heavily on the quality of the underlying models. Finally, as AI is granted capabilities such as file access, shell execution, and network requests, stricter permission control becomes essential, as potential risks increase accordingly.



OpenClaw

Overall, the session provided a clearer understanding of OpenClaw’s true role. It is neither an all-in-one solution nor a system that can automatically handle all tasks once installed. Rather, it serves as a critical layer that enables AI to transition from ‘conversation’ to ‘execution’. Its significance lies in integrating models, channels, tools, and rules into a unified entry point, transforming fragmented capabilities into a system that is schedulable, extensible, and deployable in real-world scenarios.

From this perspective, OpenClaw is not the end point of AI development, but an important step forward — helping to move AI from fluent interaction towards meaningful action.

UPCOMING INDUSTRY SEMINAR

AUSTRALIAN PROPERTY DEVELOPMENT

FOCUSING ON APPROVAL LOGIC, DESIGN STRATEGY, AND INNOVATION PRACTICE UNLOCKING NEW APPROACHES TO PROJECT ACCELERATION

Australia Property Development Sharing Session: Understanding the Core Logic of Planning, Design and Innovation to Accelerate Development Across the Full Project Lifecycle

This industry sharing session brings together Town Planners, EDGESIS Design, Ignition Research and CPM to examine the underlying logic of property development, with a focus on planning processes, design strategy and innovation pathways. The session aims to provide a structured perspective on how to improve project efficiency and maximise land asset value.



Hugh Wang | Senior Planning Officer - DHUD

Speaker Profile:

- 8 years of core experience within South Australia's planning system.
- Strong understanding of policy frameworks and underlying regulatory logic, enabling accurate assessment of project feasibility.
- Cross-sector development assessment experience.
- Experience across residential, commercial and rural projects, addressing a wide range of planning-related challenges.
- Specialist in complex approvals.
- Experience in managing high-complexity applications, with a focus on improving approval efficiency through targeted planning strategies.
- Government level planning advisory.
- Provides policy interpretation and planning guidance to support compliance, reduce regulatory risk, and improve project certainty.

Louis Tian | Founding Partner - EDGESIS Design

Topic: How Design Defines Architectural Value

- Shaping spatial value.
- Architectural value is influenced not only by material selection, but also by scale, natural light, orientation and spatial organisation.
- Improving spatial efficiency.
- Layout optimisation can enhance usability and efficiency, supporting higher value outcomes within defined cost constraints.
- Alignment with site conditions.
- Design strategies respond to site orientation, planning controls and surrounding context to produce appropriate project outcomes.
- First Principles Thinking
- By returning to the fundamentals of each problem, design can unlock more efficient and cost-effective solutions.



Joy Fang | Director - Ignition Research

Topic: Capturing Policy Incentives and Recovering Development Costs

- R&D tax incentives and cash flow recovery.
- Explanation of how the Australian Government's R&D Tax Incentive can be applied to eligible activities, converting qualifying expenditure into tax offsets to support project cash flow.
- Structured Compliance Pathways.
- A systematic breakdown of how to establish compliant R&D documentation and governance processes, improving eligibility and strengthening future financing readiness.
- Monetising Cross-Disciplinary Innovation.
- Case studies across construction and green energy demonstrate how technical challenges can be reframed as policy-aligned innovation — unlocking government-backed financial benefits while advancing project outcomes.



Bo Cui | Project Coordinator - Cyberate Project Management

Topic: Defining Good Design from a Return Perspective

- Coordination across the development process.
- Overview of key stages from site assessment and concept design to approval preparation, including the coordination of Surveyors, Planners and Architects.
- Investment-oriented design strategy.
- Use of market data and transaction evidence to inform design decisions and product positioning, supporting project salesability and return.
- Project-based case analysis.
- Examples illustrating how design adjustments and multidisciplinary coordination can address planning constraints and support successful approvals.



6:00 PM – 9:00 PM

TUESDAY, 31 MARCH 2026

Fullarton Room, Arkaba Hotel
150 Glen Osmond Rd, Fullarton
SA 5063

Seats are limited. Please scan the QR code to register.
Registration will close once capacity is reached.



In property development, what ultimately determines project efficiency and returns is often not any single stage in isolation, but whether early-stage judgement, design strategy, approval progression, and cost control can work together in a coordinated manner. This seminar will centre on these key aspects, approaching them from multiple professional perspectives to explore how development logic can be better structured, how friction in project progression can be reduced, and how the overall value of land and projects can be further realised.

The session brings together practical experience across planning, design, R&D incentives, and project management. The focus is not only on individual technical issues, but also on the underlying logic behind the development process itself. Through insights shared from different roles, participants will gain a more complete understanding of how projects move from concept to delivery, how disciplines interact, and how different decisions influence approval efficiency, product outcomes, and overall returns.

For those involved in residential development, project approvals, design optimisation, or investment performance, this is not only an opportunity for experience sharing, but also a chance to rethink and refine development approaches. We also hope that through this seminar, more practitioners and project stakeholders will recognise that development is not simply a combination of isolated stages, but a system that requires professional judgement, coordinated execution, and strategic thinking to operate effectively.

EVENT DETAILS

6:00 PM – 9:00 PM
**Tuesday, 31
March 2026**

**FULLARTON ROOM,
ARKABA HOTEL
150 GLEN OSMOND
RD, FULLARTON SA
5063**