

# DENNIS McMAHON

AI-Integrated Executive | Sustainable Construction & AgTech

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## PROFESSIONAL SUMMARY

**Dennis McMahon** is an AI-integrated executive and ecosystem builder with **35+ years of experience** across sustainable construction, agribusiness, modular housing, and investment systems.

He specialises in **AI-systematised Modern Methods of Construction (MMC)**, **industrial hemp and kenaf integration**, and **blended finance models** that enable scalable, community-owned housing and infrastructure.

As **Founder of Global Buildtech Australia** and **Co-Founder of Factory2Key Australia**, Dennis leads the development of prefab and industrialised building solutions that combine advanced materials, regulatory intelligence, and delivery systems to produce climate-resilient outcomes.

His current work focuses on **AI-accelerated analysis of global agricultural investment models** and **regulatory pattern recognition**, supporting the mobilisation of **institutional and blended capital** into sustainable agriculture and housing ecosystems.

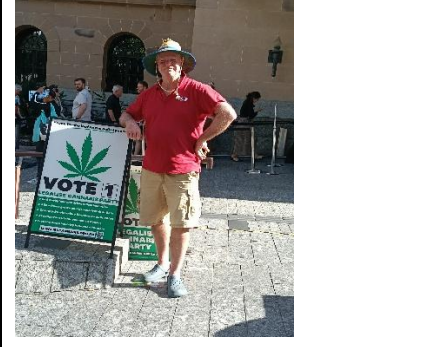
## Relevant Experience

- CEO, Global Buildtech Australia – AI-driven modular construction and hemp materials
- Founder, NatureZen Constructions & Factory2Key – prefab housing systems
- Founder & Chairman, Global Buildtech Consortium – H4HL (Hemp4Healthier Lands) & prefab pilots
- CEO, MCM GreenMan Group (Malaysia) – sustainable resorts & ag-linked housing

## AI & MODERN TECHNOLOGY INTEGRATION

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- **Daily Operations:** Leverages Claude, ChatGPT, and custom AI workflows for regulatory analysis, document synthesis, proposal generation, and strategic planning.
  - **Investment Analysis:** Pattern recognition across 100+ global agricultural investment models and automated FIRB/SIS Act regulatory barrier identification.
  - **Systematized Construction:** Developed AI-optimized logistics and compliance workflows for prefab kit delivery, reducing project failure risk by 95%.
  - **Thought Leadership:** Authored the "Why 95% of AI Projects Fail" series on LinkedIn (Sep 2025), integrating wisdom frameworks into AI deployment.
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Completed Prefab Build — Gatton



Wandarra Hemp Materials Townsville



Channel News Asia post Covid on resilient business in Hulu Langat Selangor

Speaker at the Modular Housing Solutions at the Sydney Freemason Building

## **PROFESSIONAL EXPERIENCE**

### **CEO — Global Buildtech Australia**

ACN 672395685 ABN 54672395685

*October 2023–Present | Brisbane, QLD*

Leading an **AI-driven modular construction ecosystem** focused on industrialised building systems and the integration of **hemp and kenaf-based materials** for climate-resilient infrastructure.

#### ***About Prefab (Granny Flats to Lodges)***

<https://www.youtube.com/watch?v=D6AZNn921C0>

<https://www.youtube.com/watch?v=IloCWTbvItk>

<https://photos.app.goo.gl/xCwfHee1d1iL4eUk8>

Prefab Lodge Assembly

<https://youtu.be/i8LERoVsxqE>

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### **Founder — NatureZen Constructions & Factory2Key**

*January 2024–Present | Brisbane, QLD*

- Delivering scalable prefab “**kits of parts**” using **Cross-Laminated Timber (CLT)** for rural housing and the **Specialist Disability Accommodation (SDA)** market
  - Completed **two prefab builds** in Brisbane and Gatton (2025), showcased for investor and partner engagement
  - Managing the **end-to-end value chain**, including factory production, regulatory compliance, logistics, and on-site installation
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### **General Manager — Weracs Hire**

*December 2024–June 2025 | Kilcoy, QLD*

Managed equipment hire and rental operations supporting **industrial and agricultural projects**, overseeing asset utilisation, operations, and client delivery.

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### **Proposals Manager — Petra Modular**

*May 2023–October 2023*

Streamlined modular construction proposals using **AI-enabled regulatory analysis** and **ESG data integration**, supporting large-scale project submissions.

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### **CEO — MCM GreenMan Group Sdn Bhd**

*August 2016–August 2023 | Selangor, Malaysia*

- Led sustainable ventures across **property management, hospitality, and modular construction R&D**
  - Managed **Tanah Tara Estate Royal Resort** and **Willow Tree Campsites** during the pandemic, including staff, operations, and two 7-acre properties with a central hospitality hub
  - Developed an **SDG Valuation Index** and conducted R&D into modular, low-emissions housing systems
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### **Additional Leadership Experience**

- Built and led a **national team of 20 Sales Champions business coaches** across Australia
  - Created **standardised coaching frameworks** to ensure consistent service delivery
  - Supported **real estate agents and sales teams** through targeted business development and performance programs
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## **EDUCATION**

**Caboolture State High School** — Queensland, Australia

January 1978 – December 1982

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## **AWARDS**

**Icon in Green Technology Award (2019)**

*Global Business Leadership Awards, Malaysia*

## **CORE EXPERTISE**

AI & Technology	Sustainable Construction	Investment & Business
Regulatory pattern recognition, LLM workflows, ESG data synthesis, process automation.	MMC/prefab systems, hemp/kenaf materials, CLT, SDA compliance.	Blended finance modeling, impact funding, consortium building, scaling operations.  <b>Business:</b> 35+ years sales, consortium building, scaling ops

## **REFERENCES (upon request)**

- **Uwe Jacobs:** Co-Founder, Factory2Key (Modular Housing & Property Friends), AU
- **Cameron Smart:** Weracs Hire Kilcoy (Manager) Queensland, AU
- **Luke Tingley:** Petra Modular (Project Proposals), Malaysia
- **Matthias Gelber:** Environmental Speaker and Greenest Person on the Planet

## **In the Media (Resilient & Sustainability)**

Selected coverage & builds

• CNA Correspondent — Sustainable tourism & resilient business post Covid (Malaysia):

<https://www.channelnewsasia.com/watch/cna-correspondent/sustainable-tourism-amid-pandemic-2499601>

• EdgeProp.my — Malaysia's zero-energy tiny home prototype pilot for the German Environmental speaker and trainer

<https://www.edgeprop.my/content/1092400/malaysia%E2%80%99s-zero-energy-tiny-home-making>

• RTM (Radio Television Malaysia) National Malaysian TV — co-ordinated with editor to showcase a TV show titled Green Business & Living (low carbon & sustainable companies) – 20 segment weekly breakfast show on sustainable green businesses in Malaysia with Emcee Matthias Gelber and TV presenters with a guest green business

<https://www.youtube.com/watch?v=cvHAVDvUI6o>