



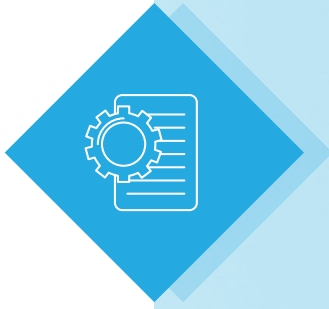
CAPABILITY STATEMENT

JANUARY 2020



CAPITAL

BUILDING SOLUTIONS



**PROJECT
MANAGEMENT**



**DEVELOPMENT
MANAGEMENT**



**CONSTRUCTION
MANAGEMENT**

"The most important thing in communication is hearing what isn't said."

- Peter Drucker

Peter Drucker was an Austrian-born American management consultant, educator, and author, whose writings contributed to the philosophical and practical foundations of modern business corporations



About Us

We are a single-source management solution for all your projects, from fit-outs and refurbishments to new commercial, development or residential builds. Our key point of difference is providing an integrated solution that includes the application of project management, development management and construction management services. Representing you, our client, we make sure you're in control from the first design through to budgeting, construction and project completion. This comprehensive solution provides a seamless process throughout, adding significant value by achieving project goals and completion timeframes efficiently and effectively and providing the critical leadership and direction for our clients.

Stay on budget, stay on target. Make sure your building projects run right from beginning to end with Capital Building Solutions.

Industry Sectors



Commercial



Residential



Education & Childcare



Aged Care & Retirement



Industrial



Retail

Our Approach

Communication & Leadership

The critical nature of leading and managing a building project is our core function. Acting as your Head Consultant, Capital Building Solutions leads from the start - from preparing documents through recommending and engaging contractors, to overseeing the construction. Leadership also means taking a proactive position to prevent issues along the way by maintaining open lines of communication.

On-Site Construction Expertise

With Capital Building Solutions, you benefit from a streamlined client-side project delivery. Our first-hand construction experience allows us to be at the forefront of the design process with invaluable construction practice, built from knowledge captured early in the documentation process. This facilitates fewer variations, less errors and lower costs. This knowledge also allows for a thorough vetting and review process of tender and construction works through every aspect of design, every cost item and every contractor.

Transparency

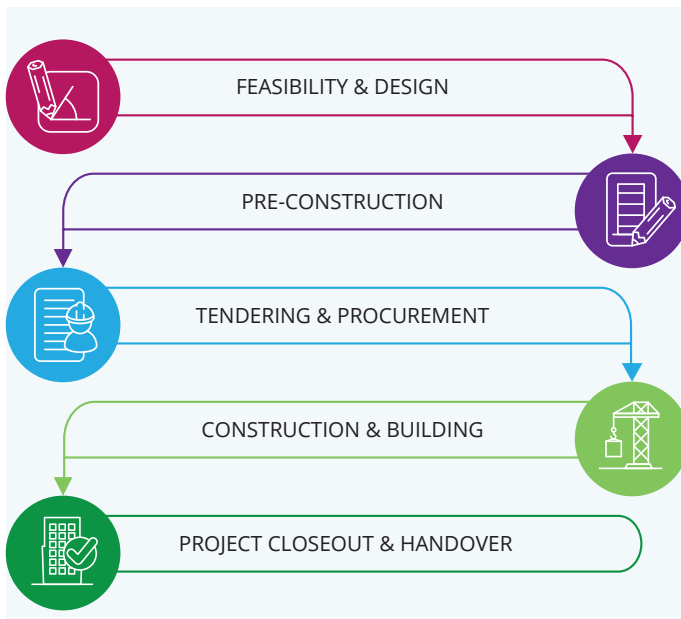
We believe end-to-end service is only truly effective if there is full transparency with our client. Our reporting is clear and comprehensive. You get full access to updates from milestones to complete financials on an ongoing basis. We commit to responsiveness throughout the process because great lines of communication serve both of us equally well.



Facilitation of your project from concept to completion

Your Success Partner From First Plans to Final Review

Partnering with Capital Building Solutions is like having access to your own team of project delivery experts. We represent your interests at every stage using a responsive system that adjusts to fit your requirements. What we offer is all in one package, with the end goal of achieving the best return of investment for you.



PROJECT MANAGEMENT

- Client representation
- Project brief preparation
- Project planning and programming
- Consultant team procurement
- Facilitation of authority approvals/development approvals
- Design and documentation management
- Risk management
- Cost control and value management
- Procurement advice management (including tender and award)
- Contract preparation and administration
- Management of contract completion, commissioning and handover
- Defects coordination and close out reporting



DEVELOPMENT MANAGEMENT

- Site appraisal, procurement and acquisition
- Strategic planning
- Due diligence services
- Review and investigation of development options
- Project establishment
- Feasibility analysis
- Finance procurement
- Sales and marketing coordination



CONSTRUCTION MANAGEMENT

- Dedicated construction manager to work with the design team
- Depending on the client's needs, engaging trade contractors and suppliers
- Various contract types and fee structures (e.g. cost plus, guaranteed maximum price, percentage fee, and fixed fee)



Core Competencies & Value Adds



We achieve **project success** through our ability to deliver on our core competencies



1 Communication

We conduct regular on-site inspections and client meetings to keep reports up to date and anticipate conflicts before they occur. This allows us to offer the soundest and timeliest advice possible to our clients.

2 Project Planning & Authority Approval Process

We create a project programme for every project that covers scheduling, sequences and task allocations. We draw on inside knowledge and experience with multiple regulatory bodies to facilitate smooth authority approvals. The result - minimising delays and unforeseen complications.

3 Design Management

We encourage consultants and designers to generate creative solutions that offer clients the best value for their money while remaining within established parameters. Creativity with functionality, but most importantly, our clients' best interests as priority.

4 Engaging & Managing Consultant Teams

Capital Building Solutions has healthy, established relationships with a wide network of consultants, engineers, surveyors, and experts from across the industry. This makes for easier collaboration and working conditions throughout the project.

5 Stakeholder Management

No project is successful without open lines of communication, so we have systems to ensure stakeholders are in the loop at every stage. We establish accountability levels, so no area of responsibility goes unmanaged.

6 Procurement Strategy & Tender Administration

We manage the entire tender process, including recommendations for procedures and the appointment of contractors. All recommendations are accompanied by a detailed rationale to ensure they meet clients' approval.





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Contract Negotiation

We take a proactive approach to all stages of negotiations to maintain the schedule and budget. Our experienced team knows how to direct contractors toward simple, cost-effective solutions, and will diligently document all project details.

8

Risk Management

We proactively seek out and moderate any risks, constantly updating risk-mitigation requirements.

9

Superintendence & Administration of Construction Works

We are competent site superintendents and dually hold open builders' and supervisors' licenses for all three states we operate in. They work closely with architects, engineers, lawyers, and other professionals to ensure the site operates safely, legally, and smoothly.

10

Project Cost, Program & Quality Control

Projects begin with a robust construction programme that helps govern quality and timeliness. The programme, combined with our breadth of experience, helps us navigate around common pitfalls while remaining on schedule and within budget.

11

Building Commissioning, Project Close-Outs, & Handovers

The final days of a project are crucial, so we plan them early on and ensure all contractors, engineers and commissioning works are completed on time so they do not impact project completion and handover dates.



We're proud to have gained the trust and worked with some inspiring clients:

"I would highly recommend Nathan and his team. Nathan provides us with a hands-on approach, he is proactive, diligent and organised in delivering our building and construction projects. He is an excellent communicator, able to quickly bring together project teams, identify key project risks, problem solve as well as manage our key stakeholder expectations. He provides an honest, open and inclusive approach, whilst providing us confidence knowing that we will get a complete end-to-end project management service"

Malcolm Kemp - Property Investment Manager



ispt.net.au

"Nathan and his team provided us with a highly professional, open, honest and inclusive experience, in helping us make our decision to relocate our offices. He was quickly able to understand our requirements, pull together the necessary consultant teams, formulate our budgets, develop a programme and deliver our project requirements. He proposed a series of value management changes during the initial design works which lead to fantastic outcome and has been warmly embraced by our whole team. Our project was delivered on time, under budget and I would have no hesitation in highly recommending Nathan and the Capital Building Solutions team"

Brian Hastings - Managing Director



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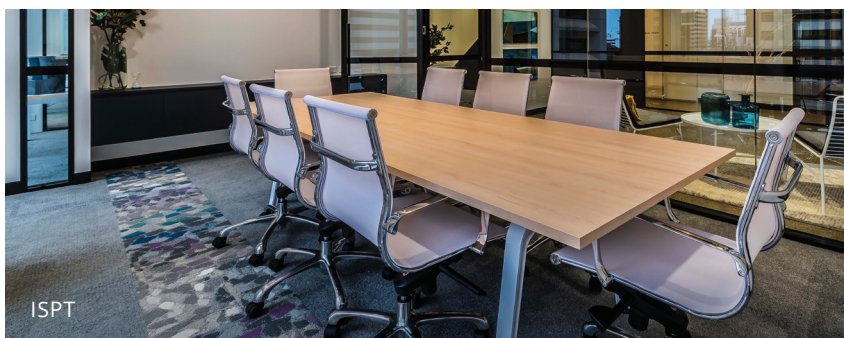
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Our Work



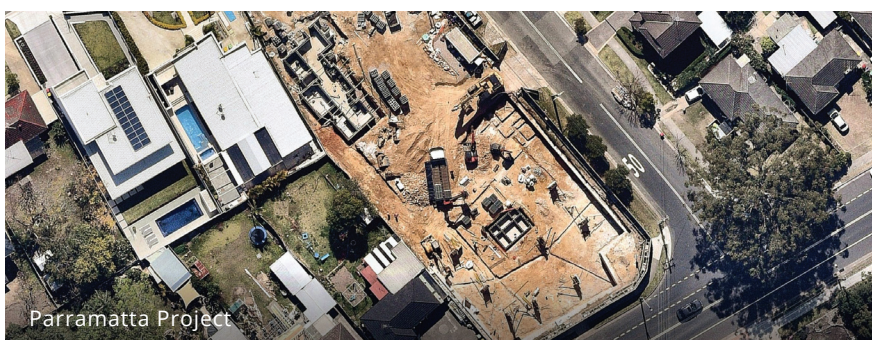
Commercial - Refurbishments / Fitouts



Commercial - Health & Aged Care



Project Development / Construction



Retail





CAPITAL

BUILDING SOLUTIONS

Capital Building Solutions Pty Ltd

ABN: 82 164 889 927

Licences:

QBCC Lic No. 1285087

NSW LIC#: 331788C

TAS LIC#: CC7432

Professional Indemnity Insurance:

\$10,000,000.00

Public Liability Insurance:

\$20,000,000.00

Statutory workcover requirements in each state

Contact:

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You'll be in Good Company!

