



Capability Statement 2021

**Consultancy
Services**



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Introducing Centro Concepts.

Our Team

Centro prides itself on its team of Project Managers with unique skill sets and passion to drive project success. We have cultivated a culture of collaboration, and seek to transfer that attitude to our projects, instilling a team focus across all projects. Our collective goal is to deliver projects that add value to and exceed the expectations of our clients and stakeholders. With a firmly embedded corporate culture that values innovation and integrity, our clients receive outstanding service and can be assured of the utmost professionalism.

Our Experience & Reputation

Centro has been providing professional services for our clients using skills and processes honed over more than 50 years combined experience. Our services are tailored to meet our clients' and their project's specific needs. The development of our leading project management systems has been refined during this time, enabling us to test and enhance our approach and to assure our clients, both new and existing, that we are using best practice methods that can guarantee project success. This success is reflected through our many repeat engagements by private and public clients across all sectors.



Project Management



Development Management



Tenancy Coordination



Property Advisory



Facilities & Asset Management

Consultancy Services Offering

Centro advises government, corporate, institutional, and private clients, seeking to acquire, lease, develop or realise the value of property across key markets.

Centro holds the experience and expertise required delivering results across the following Consultancy Services:

- » Project Management
- » Development Management
- » Tenancy Coordination
- » Property Advisory
- » Facilities & Asset Management



How We Manage & Deliver Your Project.

We see a project through its entire life cycle of planning, approvals, funding, and delivery. Our people have earned a reputation for proactive Project Management and strategic foresight. Our strengths lie in our team, their experience, our systems, and our approach.

Centro offers a total Project Management service based on a quality management procedure and systems. We target early identification and mitigation of project risks and provide the level of resourcing necessary to achieve our Clients' desired outcomes.

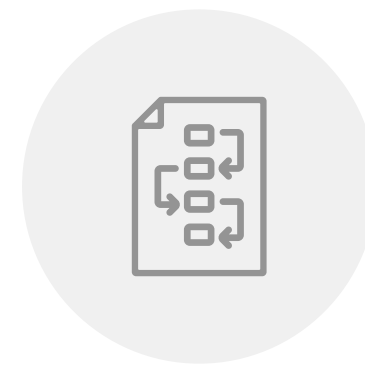
How We Manage & Deliver Your Project.



Collaborative Pre-Planning

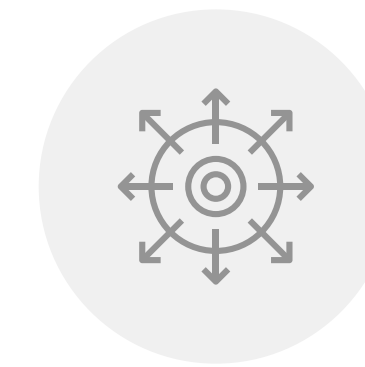
Before any assignment starts, we take the time to plan the project properly - working with our clients to develop the desired project brief, undertaking pre-project planning, preparation meetings, and inspections on site to develop a clear and comprehensive package for our clients.

Our dedicated pre-planning meetings are an integral part of how our company does business to ensure our clients aspirations are achieved.



Development Management

- » **Feasibility assessment:** Preparation of Cost Benefit and Cost Effectiveness Analyses to support an investment decision.
- » **Business case development:** Preparation and management of business cases to support an investment proposal or development plan.
- » **Funding applications:** Preparation of applications to source funding for government agencies and private organisations.
- » **Development management:** Manage property development from the start, through design, approvals, construction, and disposal.
- » **Portfolio enhancement:** Strategic advice to enhance the overall value of a portfolio of assets after understanding business need.



Stakeholder & Consultants Engagement

Develop and implement frameworks and procurement strategies for stakeholder and consultant engagement for all other external consultants required to deliver the project, both in the briefing stage and throughout the project lifecycle.

How We Manage & Deliver Your Project.



Design Management

Working with our clients and/or clients architect advancing your design to the level of detail that allows transparency to achieve the clients desired outcomes.

Appreciating the steps and revisions it sometimes takes to capture the ultimate design. Reviewing specific construction details, materials, components, systems, finishes and potential design options for the client's consideration prior to proceeding to construction.



Project Management & Delivery

The Centro team hold 50+ years combined experience in the building and construction industry. Our team is truly outstanding and are supported by highly evolved processes, guidelines, and clear communication protocols implemented over the lifecycle of the projects.

Produce and maintain Project delivery plans, master programming, and managing project budgets and costs to achieve key project objectives.



Delivering Quality – From Conception to Handover

Our Project Managers are experienced in live environments and have worked on many projects, understanding the need to provide a high level of commitment and productivity allowing the project to run as smooth as possible. Detailed and regular inspections are undertaken during the project to uphold our company's quality control and assurances

How We Manage & Deliver Your Project.



Delivering On Time & Budget

Providing and delivering professional and presentable programme and budget reports, understanding of the wider objectives of the program; Ability to work positively with the wide range of individuals involved in program management; Strong leadership and management skills; Comprehensive knowledge of budgeting and resource allocation procedures; and the ability to identify innovative ways to resolve problems.



Long-Term Value

We manage and coordinate a comprehensive handover process across all our projects to ensure your facility is delivered to the quality expectations, and ready for operations. All testing and commissioning will be undertaken and completed in advance to ensure readiness prior to completion.

Any required training of equipment is conducted, and a full comprehensive package of handover documents is provided upon completion of every project in soft copies and hard-copies including operation and maintenance manuals, warranties, and set of certified As Built plans.



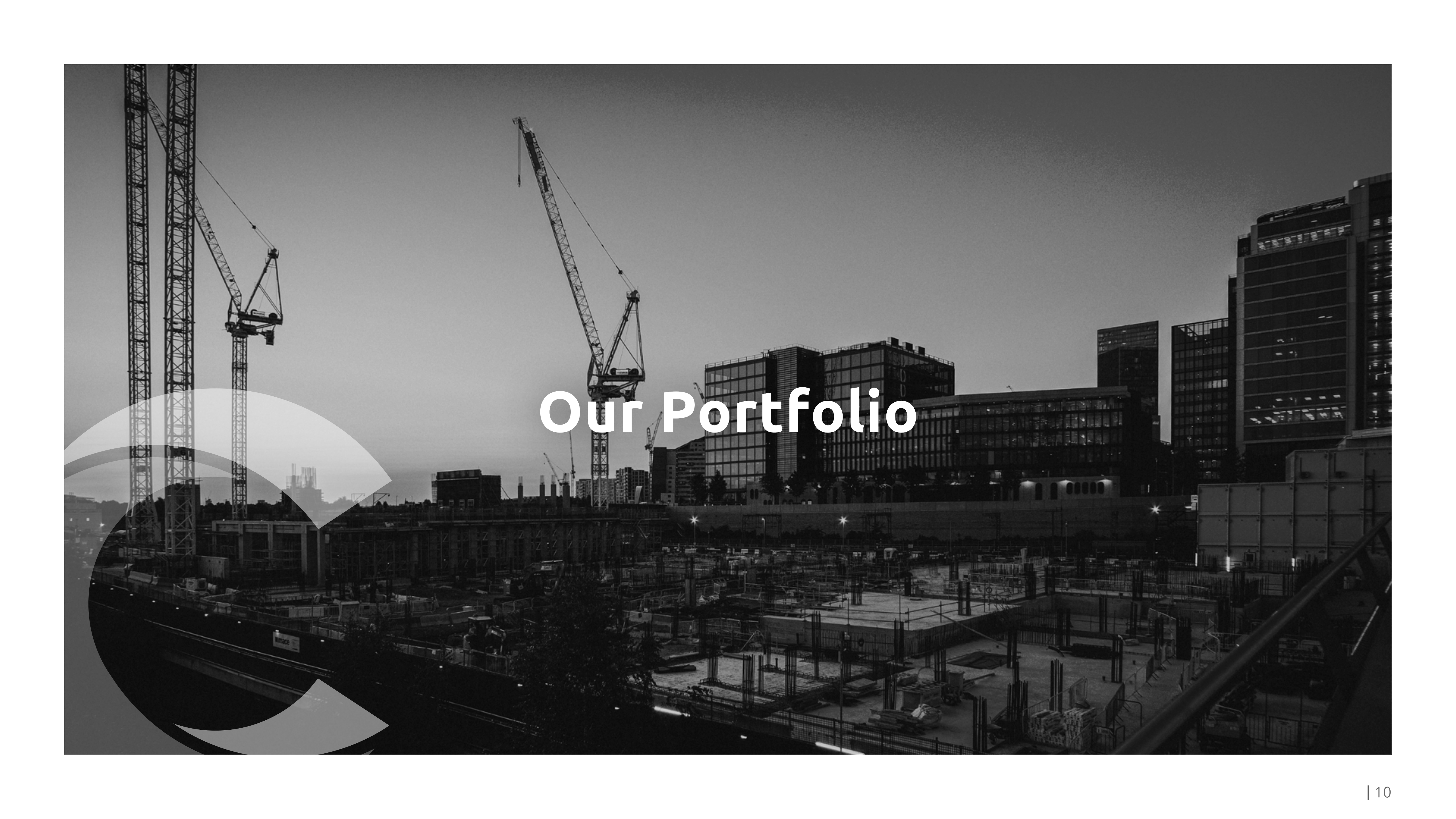
Delivering Our Projects Safely – Safety First Policy

Committed to protecting our clients , colleagues, and visitors to ensure the safety of their future, health, family, friends, and the surrounding environment, assessing all Management Plans and Procedures across all of our projects.

Safety is at the forefront of everything we do, and it is imperative that the safety and well-being of all stakeholders are front of mind in our planning and management decisions. Our commitment to safety is founded on the company's family values, where the health and safety of people is the highest of priority.

How We Manage & Deliver Your Project.





Our Portfolio

Project:
CoHort (Cowork Building) QLD

Client:
UBS – Savills

Project Management & Superintendency, consulting and advising client in areas such as program & project management, design & technical services. Whilst managing Principal Contractors contractual obligations throughout the lifecycle of the project delivering the optimum outcome on behalf of the proprietor and stakeholders involved.



Project:
Smith Collective Retail & Lots H and J

Client:
UBS Grocon & State Government
Major Projects

Project Management, advising client in areas of budget and design coordination with stakeholder requirements. Managing Principal Contractors contractual obligations, and other temporary stakeholder requirements for a 1-year rental period. Complex and multi directional project.

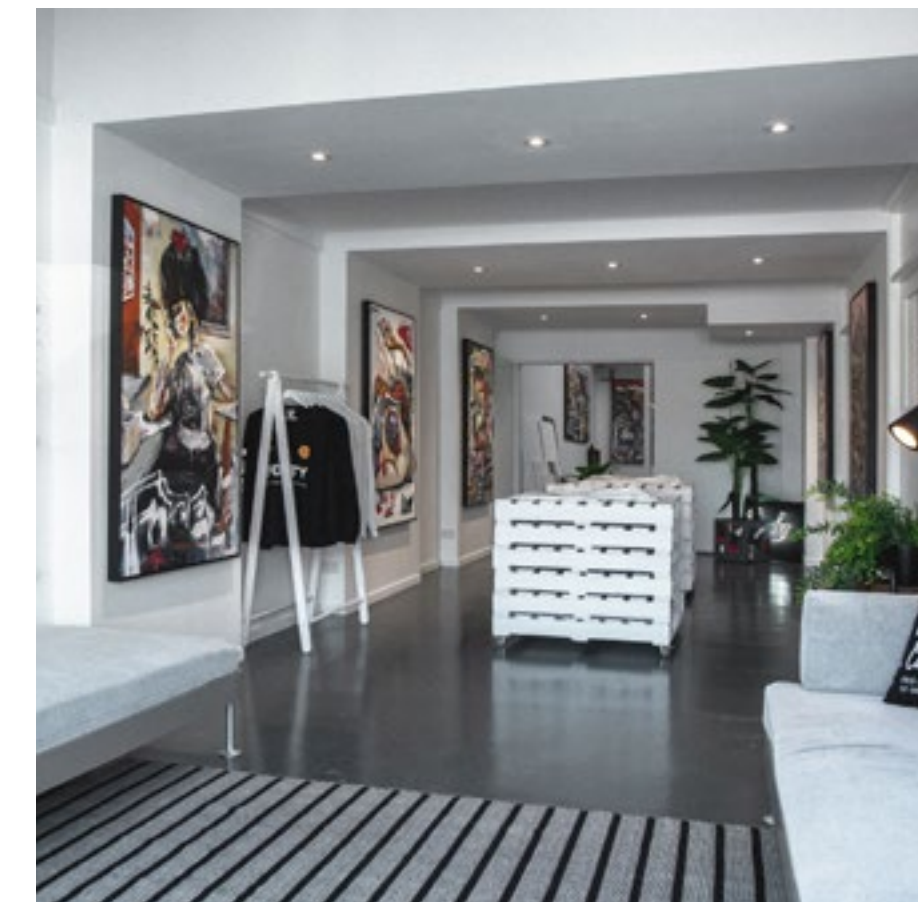
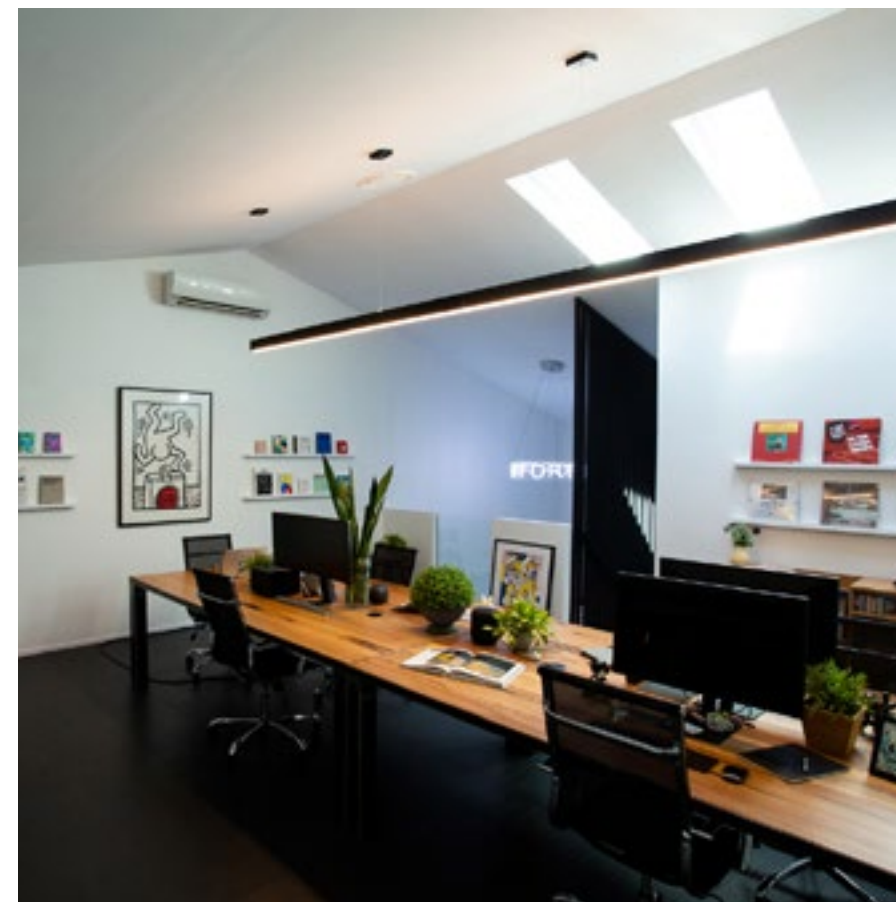


Project :
40/40 Office & Gallery Fit-Out

Client:
40/40 Creative

Project Managing the Design & Construction of the 40/40 creative offices and gallery. Coordinating and providing flexibility throughout the design and planning phase to achieve the required finishes the client had envisioned.

The project included design management, bespoke building elements, We delivered this project in a collaborative, open and honest approach with the client. Providing a personalised and tailored solution to ensure the final product was delivered to the desired specification, on budget, and with works undertaken after hours to minimise impacts to the business operations during the fit-out.

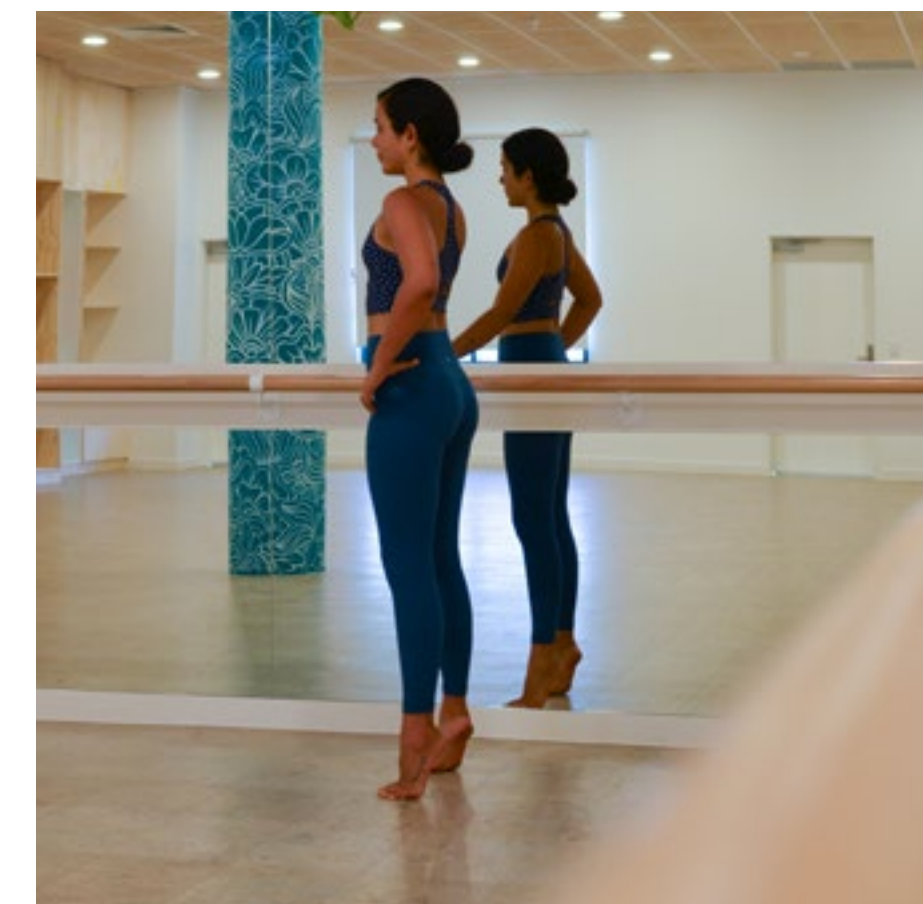


Project:
The Floating Lotus Yoga Studio

Client:
The Floating Lotus Owner Operators

Managing Design & Construction of the Floating Lotus studio. Early design and procurement was required to deliver a very particular design detail as desired by the Client. Unique and sustainable materials were specifically sourced to deliver this project and achieve the coveted outcome.

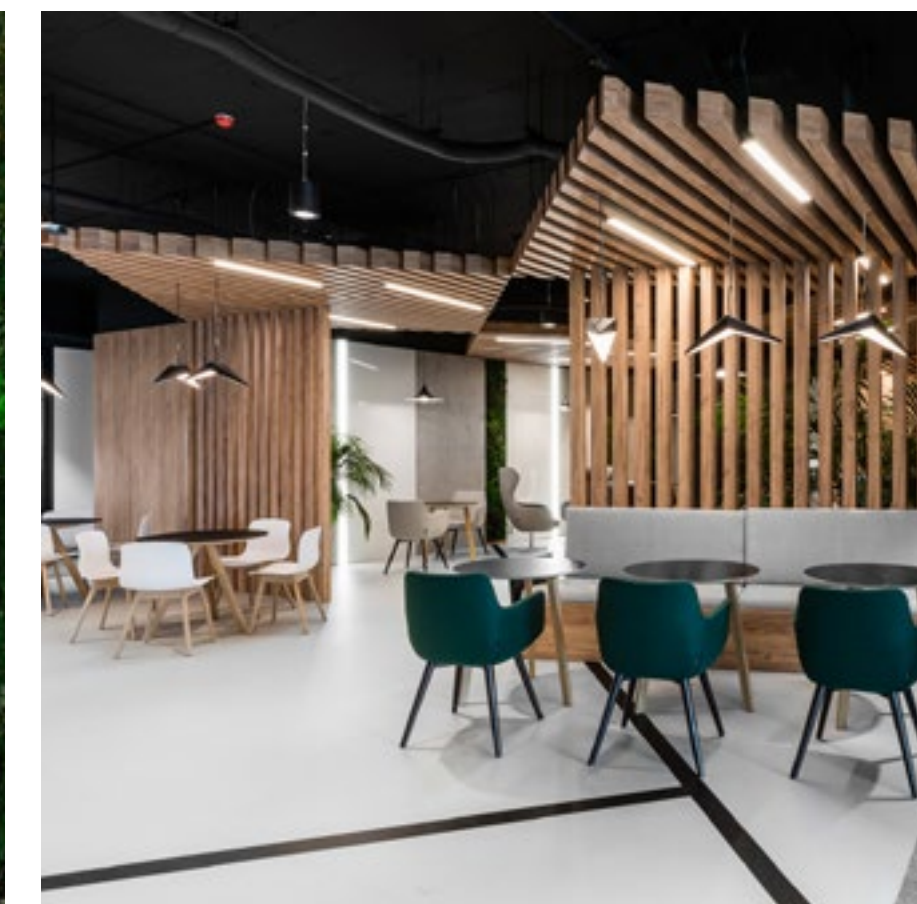
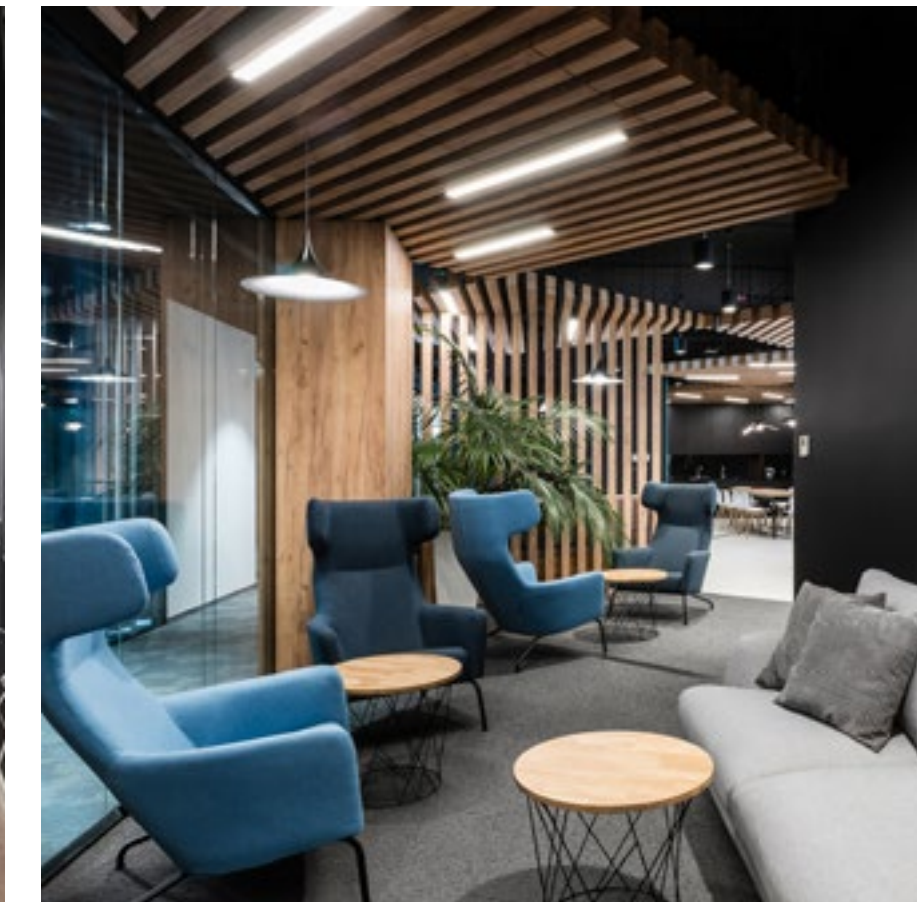
The Floating Lotus Studio is one the premier studios on the Gold Coast, and by putting their trust in Centro Concepts to deliver their dream is what defines us as a construction company.



Project:
**CoWorx Business Hub & Premium
Office Spaces**

Client:
CoWorx Australia

Project Managing the Design and Construction of the CoWorx flagship business hub. Architecturally designed by Tonic – this project was delivered to meet high level and specific requirements. Managing all key stakeholders from inception to delivery, this unique co-working space was produced within project budgets and programme restraints. Additional locations have already been earmarked for the next CoWorx facility – coming soon.



Project:
Woolworths (Smith Collective, Gold Coast)

Client:
UBS – Savills

Client-Side Project Management and Superintendency governing the contractual obligations between the Principal & the Principal Contractor to ensure the project contract measures were managed and implemented to ensure delivery was complete on-time, budget and to high quality standards and specifications.



Project:
Café 63 (Smith Collective, Gold Coast)

Client:
UBS – Savills

Client-Side Project Management and Superintendency governing the contractual obligations between the Principal & the Principal Contractor to ensure the project contract measures were managed and implemented to ensure delivery was complete on-time, budget and to high quality standards and specifications.



Infrastructure.

Project:
Parklands Pda – Land Subdivision
Infrastructure Works

Client:
UBS Grocon, Queensland State
Government & QLD Health

Development and Project Management delivery. This involved Developer liaison with local authorities, including light rail (DTMR), QLD public and private hospitals, and the City of Gold Coast.



Project:
Gold Coast Stage 1 Light Rail

Client:
John Holland

Finding development opportunities, and value add prospects along stage 1 Light Rail Corridor as part of the compulsory land acquisitions required for the project. Negotiation for three significant billboard sites and agreements in principle with oOh Media for rent and delivery. Two Midrise Residential Towers as part of a Transit Orientated Development (TOD).



Project:
Highgrove Estate – Housing Development

Client:
Centro Pacific Developments

The Highgrove Estate Project involved the development of standalone dwellings within a community titled scheme. Designed by NMDS Architecture, the unique high set houses were the first of their kind within the fast-developing growth corridor West of Brisbane.

Responsible for the site acquisition, DA submission, Material Change of Use application, BA submission, procurement, and delivery of the standalone dwellings. The delivery of this project was achieved within time and budget parameters.



Project:
Ellandra – Elanora Gold Coast

Client:
96 Lot Land Subdivision

Responsible for design coordination of 15 unique housing designs across a challenging sloping site. Responsible for coordination of consultant team, overcoming the challenging topography, slope, protected vegetation, and overland flow challenges towards DA package and submission to the City of Gold Coast.



Project:
Summit – Holmview Logan

Client:
88 Lot Land Subdivision

Responsible for design coordination of civil redesign. Solutions management for improved salability and construction efficiency for the entire site. Challenging site topography, slope, with hard earth.

Liaising with all stake holders throughout project lifecycle in order to achieve project budgets and feasibility targets.



Project:
Soul Surfers Paradise

Client:
Confidential

Standing as the second tallest tower on the Gold Coast, soul is a luxury residential skyscraper with resort amenities and a premium retail offering on the beach. The retail offering is over 7,600m² across four separate buildings each 3 to 4 levels and integrated with the basement car parking space.

Responsibilities, as the client representative, included project coordination and delivery of the soul retail, resort facilities and the famous Surfers Paradise foreshore redevelopment. Management of the mixed commercial and residential basement car parking spanning three levels across the entire site. Coordination of asset / facilities management modifications to design during build. Creation of BFP's body corporate titling, mixed use basement car parking.

Retail: Coordination with leasing for tenancy fit outs, design review and approval and base building modifications. Tenancy services coordination with base building allocations. Delivery requirements as per the building contract and modification administration where design was unresolved.

Management of matters relating to marketing, legal representations, sales, leasing, building compliance, neighbouring site acquisitions.



Project:

273 Lot Land Subdivision 7 Stages 298 Dwellings

Client:

HillClose - Gladstone

HillClose is master planned development situated on an elevated site, 6kms from the Gladstone CBD. The project is across a sloping topography and featured, a generous park equipped with BBQ facility and shaded play equipment. Embellishments include public art, and preservation of existing street trees.

Responsibility: full accountability for project start to finish. Securing external funding, expedited delivery, development management, procurement of designs and civil / landscape delivery, external works billboards, artwork pieces, creditable headworks. Plan Of Development (POD) coordination and allocation with builder partners.

Industry awards:

Winner of the 2013 - Premiers Awards

Winner of the 2012 - National Award for the UDIA affordable housing

Achievements: The first PDA to achieve UDIA 5 leaf accredited – 2012

Managing the new innovations in small lot housing in a regional area with lot sizes ranging from 150m² to 650m².



Project:
Morumbi Corporate Tower New Development

Client:
Multiplan - Brazil

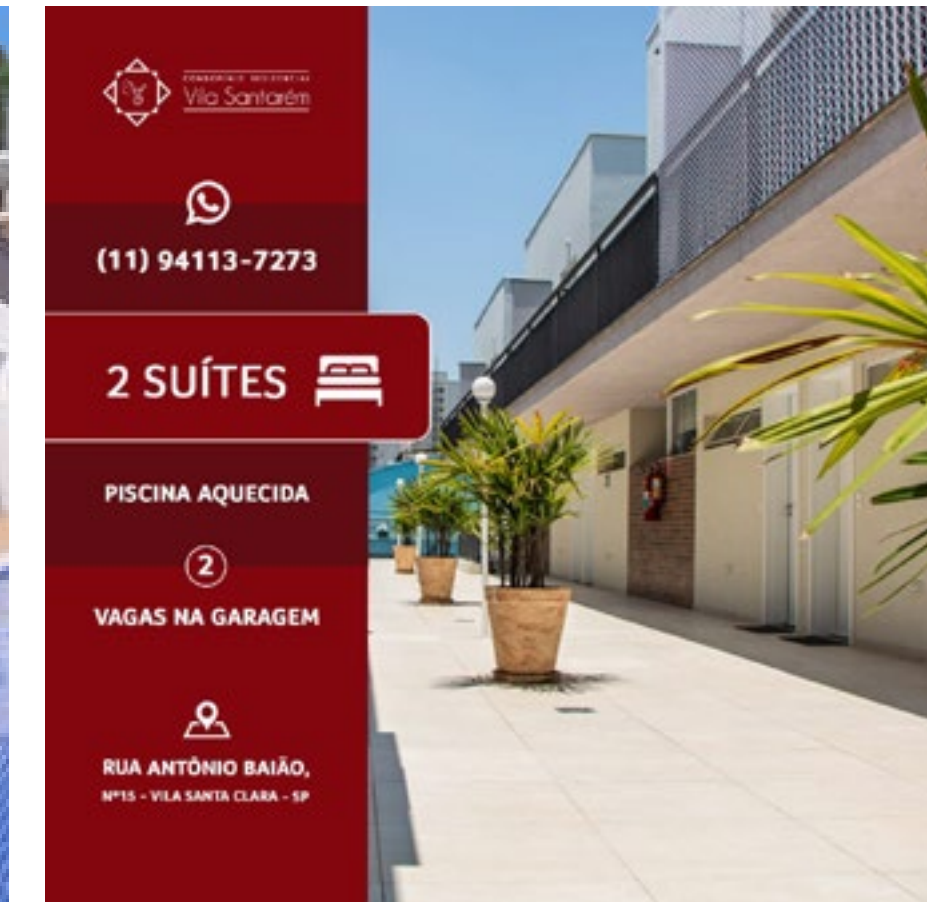
Client-Side Project Management of diverse building aspects, including certification of the fire safety system, soil contamination, vertical transport, traffic impact management, among others. Coordination aspects of the services design and all permits/certification acquisition. Inspection of all building phases to check quality and compliance with the technical requirements.



Project:
Vila Santarém New Development

Client:
3Plus - Brazil

Land acquisition, Development and Project Management. Development of all aspects of a 44 unit residential complex since the site acquisition to the final certification, including all marketing, design and consultants engagement and coordination. Constant time and cost management to achieve the investor's goals.



Project:
Shopping Centres (Morumbi, Vila Olimpia & Analia Franco) New Development, Extensions & Renovations

Client:
Multiplan - Brazil

Client-Side Project Management of diverse building aspects, including design and construction of civil, fire safety system, traffic impact management, vegetation management, among several others. Coordination of the design of aspects of the building services, including time/cost management of the consultants. Inspection of all building phases to check quality and compliance with the approved plans, standards and legislation. Management of all approval processes in all public spheres, including environmental, DAs, Fire safety, Air traffic, etc. Comprehensive report coordination, including all non-compliances and defects of the buildings, to prepare the scope of necessary works and program.



Project:
Shopping Centres (Vila Lobos, Santa Cruz & Plaza Sul)
New Development, Extensions & Renovations

Client:
BRMalls - Brazil

Client-Side Project Management of diverse building aspects, including design of civil, fire safety system, traffic impact management, among several others. Coordination of the design of aspects of the building services, including time/cost management of the consultants. Inspection of all building phases to check quality and compliance with the plans, standards and legislation. Management of all approval processes in all public spheres, including environmental, DAs, Fire safety, Air traffic, etc. Authorship and builder responsibility. Comprehensive report coordination, including all non-compliances and defects of the buildings, to prepare the scope of necessary works and program.



Project:
Hilton Hotel – Technical & Legal Consultancy

Client:
TozziniFreire Lawyers - Brazil

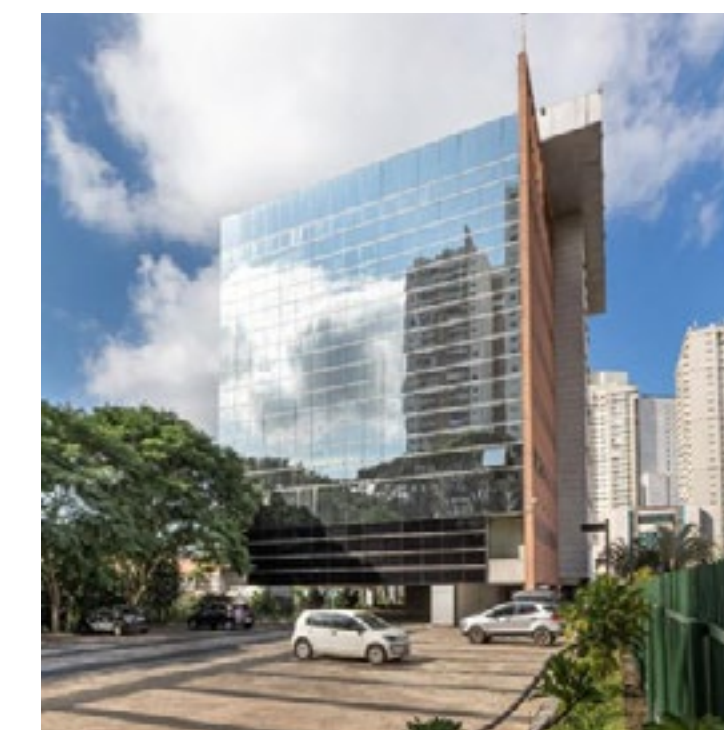
Coordination of a team of specialists in each area, including structural, electrical, fire safety engineers, to produce a compliance report for the Hilton tower and all complex involving two other towers and a subterranean shopping centre. Coordination of a site surveyor team to check all the building modifications since its construction and impacts on the building compliance situation. Production of technical reports and plans to be used by the legal team in the mitigation process.



Project:
**Office Towers, Industrial Sites &
Shopping Centres – Technical Consultancy**

Client:
Credit Suisse Hedging Griffo - Brazil

Coordination of a team of specialists in each area including, structural, electrical, fire safety, accessibility, among others, to produce a compliance report comprising the documental and constructive aspects to help the decision of the investment fund in the acquisition of the assets. Preparation of the scope of works to remedy all non-compliances on all disciplines. Project management of a specialist team to obtain the necessary permits and certificates, carry out the design and implement the necessary measures previously reported.



Project:
ALDI Distribution Centres
(Brendale & Stapylton)

Client:
ALDI

Project management & Superintendency of a number of projects for ALDI at Distribution Centres located in Queensland, specifically Stapylton and Brendale.

- » New 50,000m² ALDI Distribution Centre (Brendale)
- » Major Upgrades ALDI Distribution Centre (Stapylton)

Both projects delivered in a design and construction methodology, where we have shortlisted and recommended the appropriate contractors capable to deliver the projects; based on relevant experience, proposed fee, and the contractors capability. Pre-planning and concise review in the tender stage helped achieve a competitive price, whilst ensuring all project deliverables were reached. ALDI's warehouse facilities have a highly operational live environment to work within, which incurs challenging constraints on any project.



Project:
Kennards Self Storage Facility

Client:
Precinct Capital - Kennards

Client-side project management and superintendency on behalf of the Client and Asset Owner to deliver the new purpose built, 6 level, 800-unit Kennards Self Storage Facility, governing all contractual obligations between the Principal Contractor, Principal, and End-User to ensure the project contract measures were managed and implemented to ensure delivery was complete on-time, budget and to high quality standards and specifications.



Project:
Logistics Warehouse – Dakara Drive

Client:
Confidential

Project Management & Superintendency, consulting and advising client in areas such as program & project management, design & technical services. Whilst managing Principal Contractors contractual obligations throughout the lifecycle of the project delivering the optimum outcome on behalf of the proprietor and stakeholders involved.

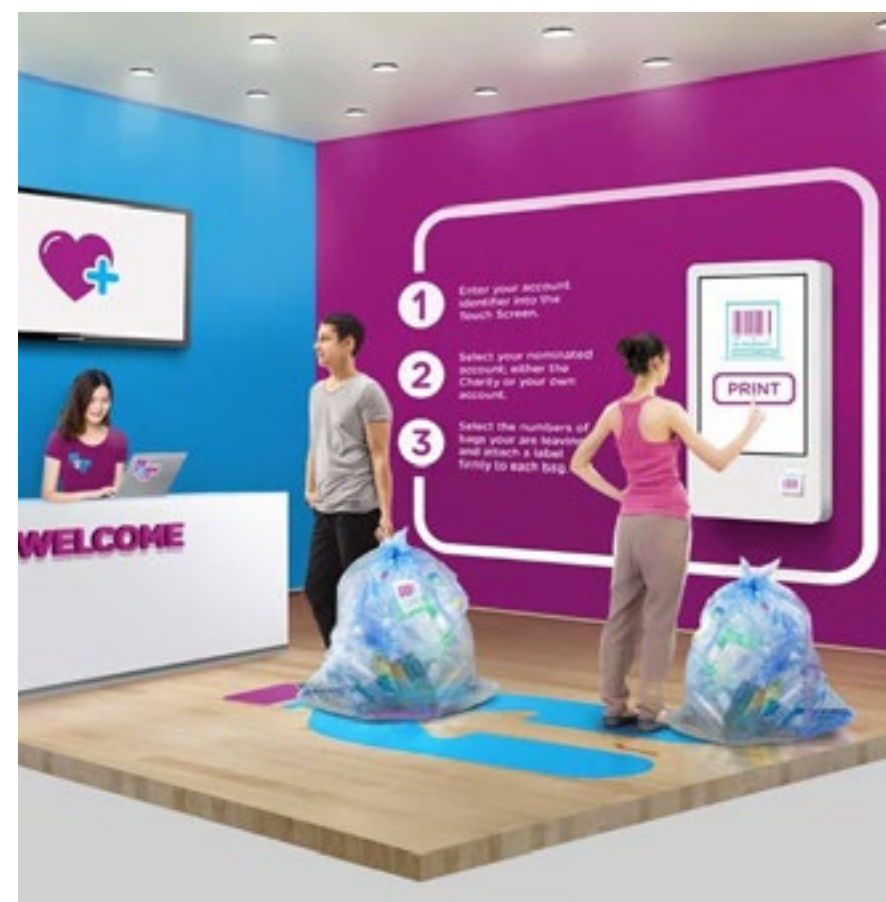
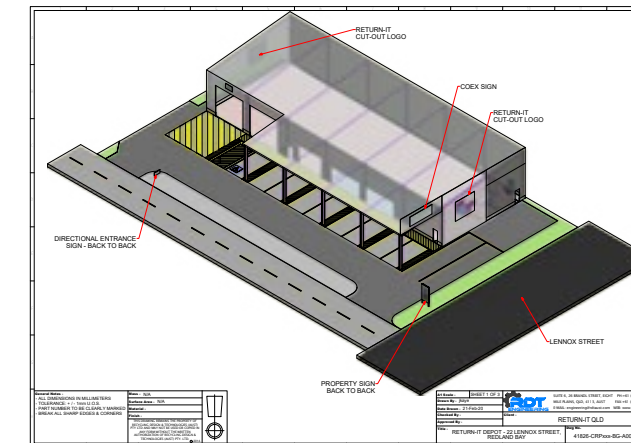
DA 0.00	Cover Page
DA 0.01	Survey Plan
DA 1.01	Basement Floor Plan
DA 1.02	Ground Floor Plan
DA 1.03	Mezzanine Floor Plan
DA 1.04	Roof Plan
DA 2.01	Elevations
DA 2.02	Elevations
DA 3.01	Sections



Project:
QLD Container Refund Scheme –
Queensland Depots

Client:
Re-turn It QLD

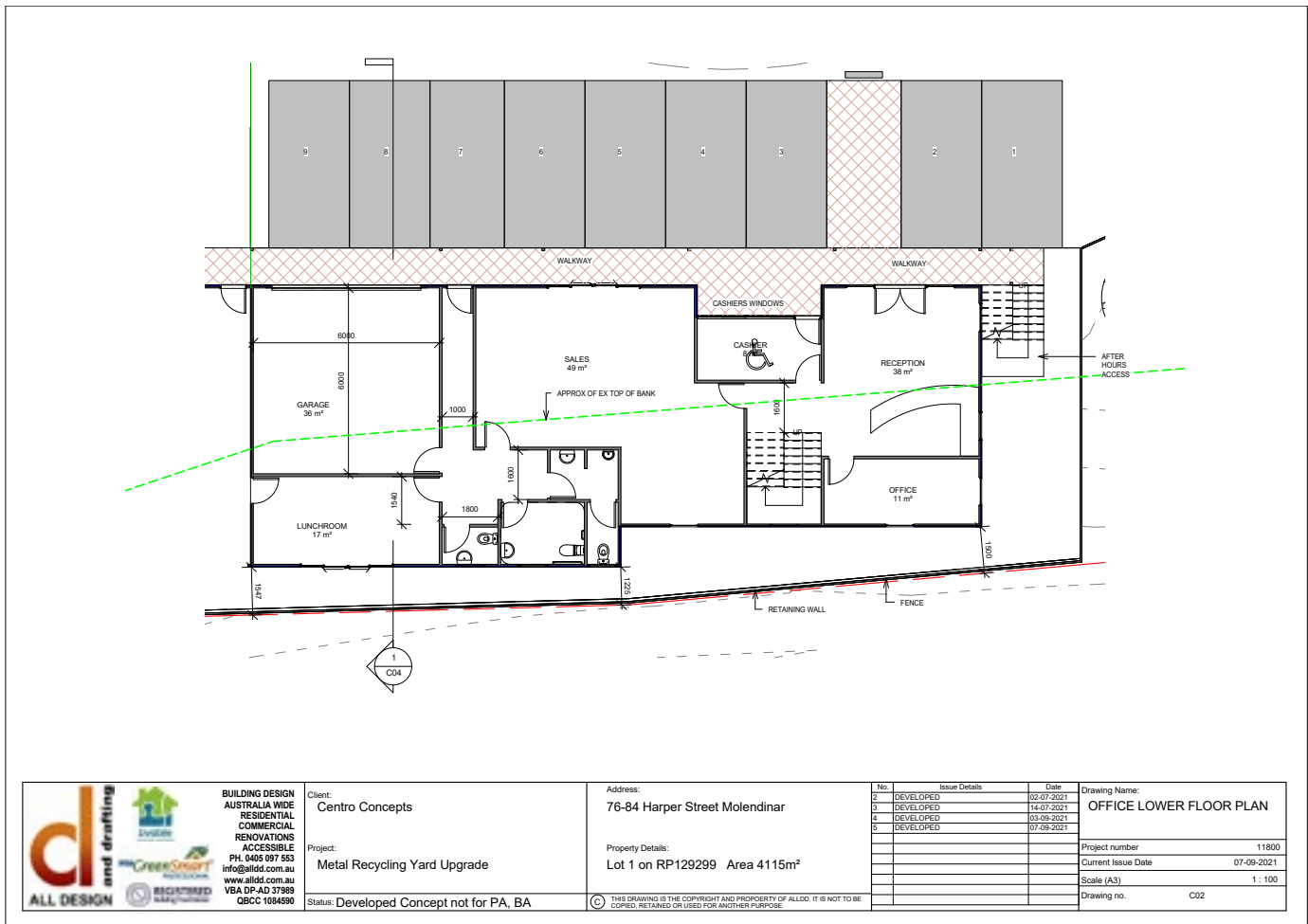
Rollout of 10+ depots (fit-outs) across Queensland. Coordinating consultants, design development, Capex cost control, scope development, tendering packages, and programming strategies to allow evaluation and engagement of all consultants during design. Liaising with all relevant consultants and Public Utility Providers for coordination and completion of relevant Development Approvals and Building Approvals through design reviews and compliance certificates. Managing and delivering the projects safely, on time, on budget, and to the desired finishes.



Project:
Gold Coast Recycling Facility

Client:
Confidential

New Recycling Facility consisting of Site Offices, Caretaker Facilities, warehouse, truck weighbridge, and truck wash bay. Providing Project Management & Superintendency, consulting and advising client in areas such as program & project management, design & technical services, whilst managing delivery of the project to ensure the optimum outcome on behalf of the Client.



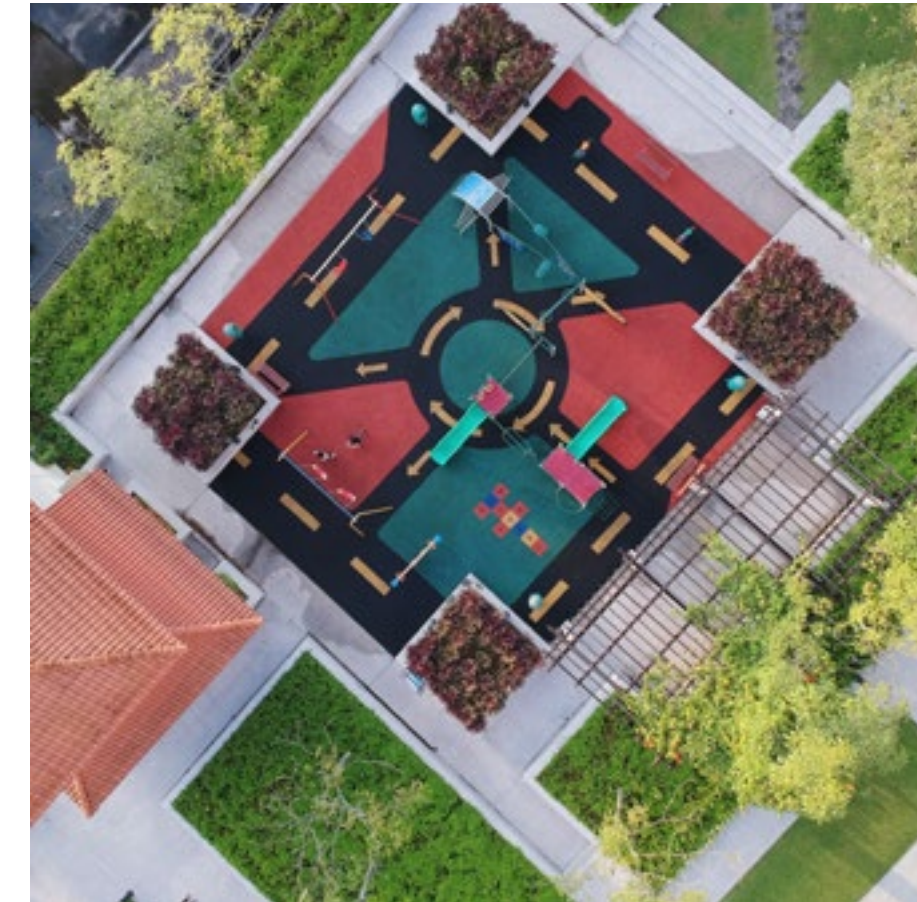
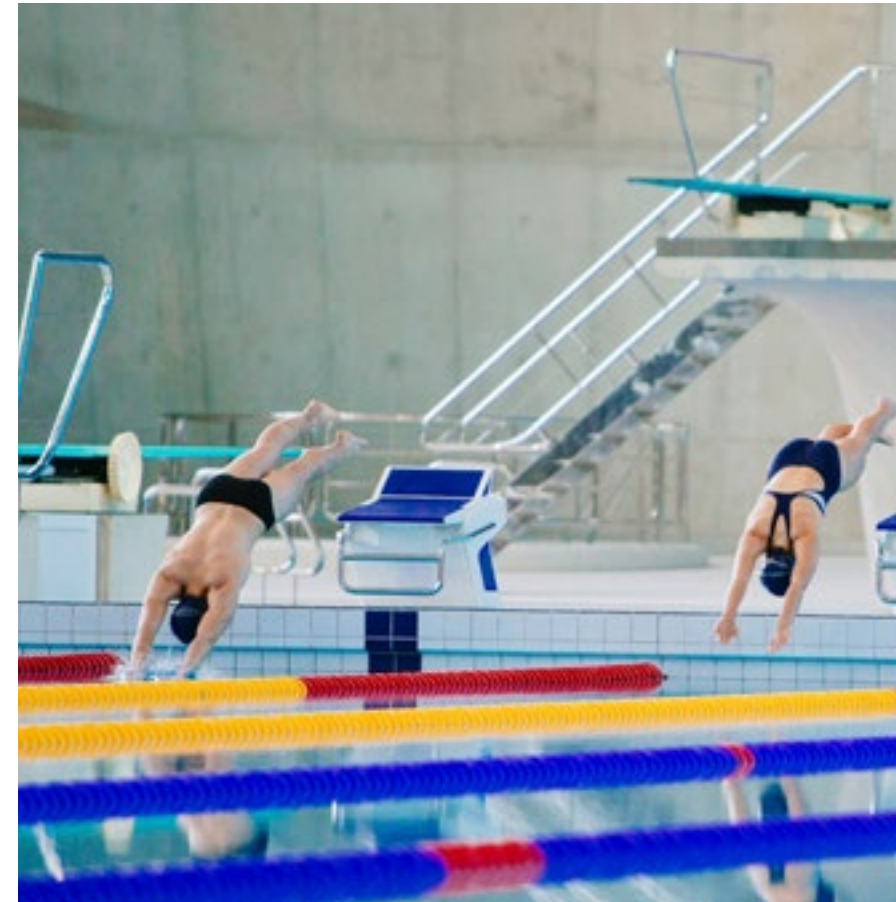
State School Upgrades

Project:
Multiple State School Upgrades – \$200M+
Government Incentive Programme

Client:
Dept Education & Training (DET)

Classroom block upgrades, extensions and infrastructure upgrades to multiple State Schools throughout South East Queensland (Gold Coast, Brisbane, Ipswich etc). As part of the Palaszczuk Government fast-track incentive, State Schools have been receiving these substantial upgrade works.

Tendering, procuring, and delivering multiple projects ranging from building renovation and extensions, through to extensive service upgrades. Liaising with consultants and State School representatives throughout early design stages, and throughout the life span of the projects.



Project:
Gold Coast University Hospital

Client:
Queensland Health

Role on a substantially large government project, evaluating and advising day-to-day appraisals regarding the projects program, mock trials, quality assurance, and project risks in preparation for the delivery and handover of the new Gold Coast Hospital. Coordinating and managing a large project team, successfully delivering a large Queensland Health project.



Project:
Satellite Hospitals

Client:
Queensland Health – EDQ

Due diligence consisting of site identification, assessment and acquisition options of 10 key sites across southern Gold Coast and the wider Brisbane area. Coordination of the consultant team for the production of 100 independent consultant reports (10 for each site) in coordination with one other Development Manager. Regular updates to client on the suitability of sites relative to the proposed use and space requirements.



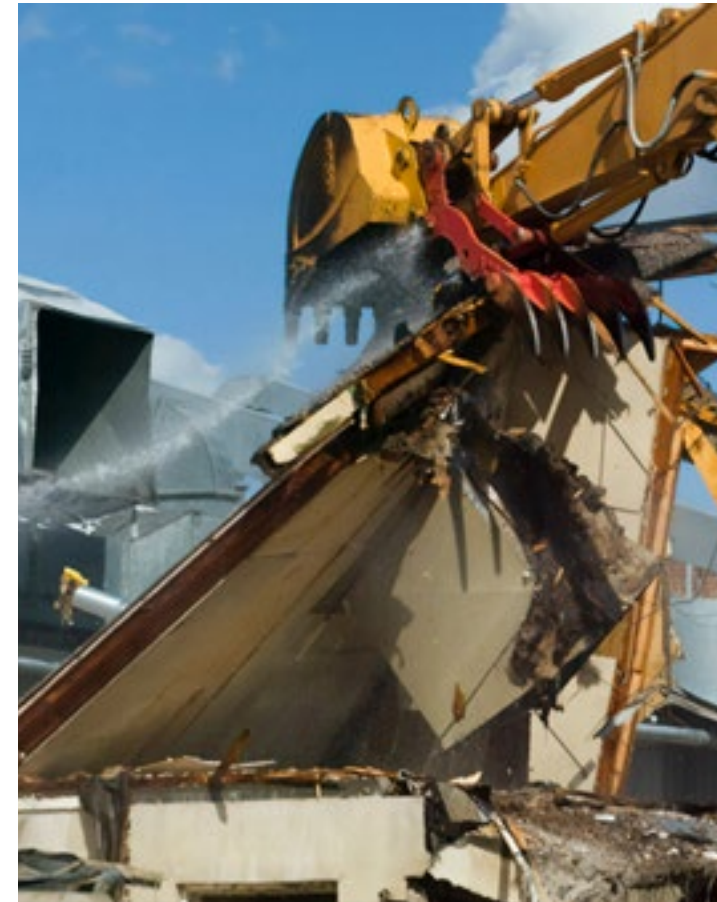
Aged Care.

Project:
**Blue Care Toowoomba Aged Care &
Blue Care Brighton – Demolition Projects**

Client:
Blue Care & LEAD

Directly engaged via principal contractor, Abyss Demolition, to procure and deliver the complete demolition of the dilapidated sites. Both sites were demolished concurrently, with redundant services removed and additional services rerouted to ensure the live environments within the aged care facilities were unaffected by the major works being undertaken.

High risk activity was involved with these projects, due the large quantity of hazardous materials that were removed and disposed of. High level safety management plans were specifically designed for execution of these works which prioritised the safety of the people involved, and environmental impacts.



Places of Worship.

Project:
**Gold Coast Hindu Education &
Cultural Precinct**

Client:
**GCHCA (Gold Coast Hindu
Community Association)**

Client-Side Project Management & Superintendency delivering the New Hindu Education & Cultural Precinct consulting and advising client in areas such as program & project management, design & technical services, whilst managing delivery of the project to ensure the best outcome on behalf of the Client.



Government Projects

Project:

Gold Coast Commonwealth Games - Athlete's Village

Client:

GOLDOC (Commonwealth Games Organising Committee)

Managing and coordinating design development, scope development and trade work packages, liaising with key Functional delegates in the organising committee, Department of State Development, and the Principal Contractor(s); reviewing and implementing design, cost and programming strategies prior to enabling construction. Managing the inspections and validations pre/during/post construction activities on site. Scheduling and coordinating meetings and inspections with the Local authorities (i.e. Gold Coast Water, Gas inspectorates, Energex, COGC) including overlooking applications and permits. Liaising with the Private Certifier for review and approval of all compliance certificates, also coordinating with the WH&S officers to collate all necessary safety documentation from contractors prior to commencement of any construction activities on site.



Project:
Harmony Space

Client:
**Minister of Economic Development
Queensland & Savills**

Client-Side Project Management & Superintendency delivering the project that provides a space for people working, living and studying in the area to gather, meet and host informal public events. The site connects into the existing path network and nearby lawn mounding where Council will undertake future planned community events such as live music events, open air cinema nights, etc



Government Projects

Project:

Lumina - Gold Coast Parklands PDA & Health and Knowledge Precinct

Client:

Parklands Development

Over 5 years, responsible for the administration and coordinated delivery of the 29-hectare legacy development (PDA) with the integration of the build to rent residential and temporary use athlete's village. As a mixed-use project Parklands consisted of 1,252 dwellings and 5,840m² of retail space. The accommodation was planned, post games, as the first build to rent (at scale) project on the gold coast.



Project:
Lavarack Barracks, Townsville

Client:
Abyss Demolition

Engaged for Project Management services for the three nominated demolition sites within the barracks – in preparation for future re-developments. These areas included accommodation buildings, office and training areas, and hazardous material removal and waste management.

Access and operations throughout required high level coordination due to the strict military base policies and procedures.



Project:
Gallipoli Barracks, Enoggera

Client:
Abyss Demolition

Committed to the Project Management team, delivering demolition of multiple sites within the well known Gallipoli Barracks. This project included the safe removal of large scale accommodation and operational buildings, along with hazardous material removal. High level waste management and recycling commitments were met as part of a conscious effort and agreement between the Contractor and Client.



Accommodation & Hospitality.

Project:

**Hotel Refurbishments and Life Cycle
Maintenance – Mercure Kawana Waters
Sunshine Coast**

Client:

Stay Centro Group

Managing and coordinating major and minor refurbishment packages, along with ongoing life cycle maintenance works.

Centro Concepts were also involved with the acquisition of this property, coordinating consultants and inspections to confirm the structural integrity and general condition of the building was in order.



Accommodation & Hospitality.

Project:

Hotel Refurbishments & Life Cycle Maintenance – Quest Chermside, Quest Chermside on Playfield, & Quest Eight Mile Plains

Client:

Stay Centro Group

Managing and coordinating major and minor refurbishment packages, along with ongoing life cycle maintenance works.

This chain of Brisbane based hotels engaged and trusts Centro Concepts with all property upkeep and refurbishment matters.



Petroleum Sites.

Project:

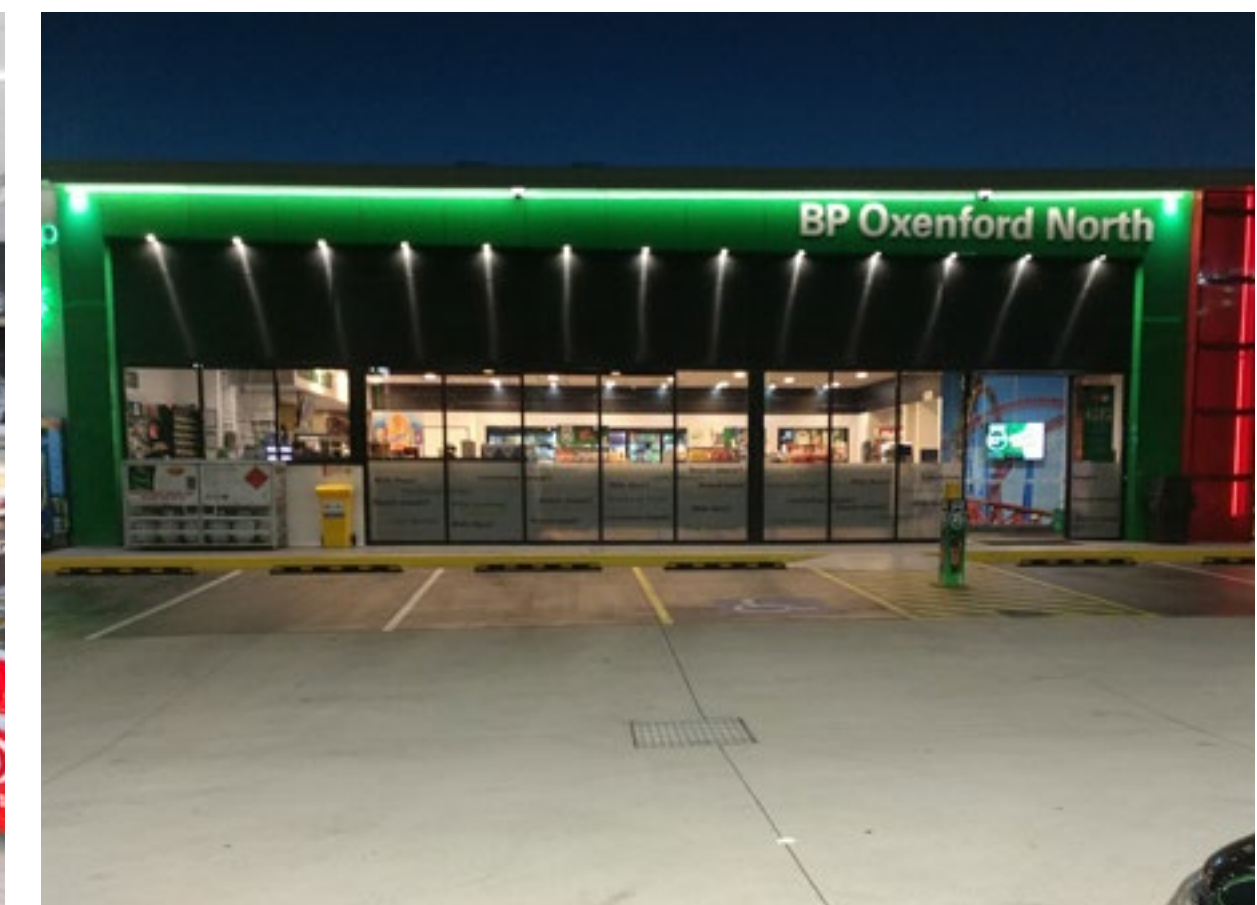
Fuel & Convenience Sites & Fit Outs –
BP & Caltex Service Stations – QLD & NSW

Client:

BP & Caltex Owner Operators

Newly developed service stations have strict fit out and branding requirements. From front entry signage and colour schemes, to service counter displays and operations. Centro Concepts are remarkably familiar with these specifications, allowing us to successfully deliver these projects, on budget, on time, every time.

Fuel station construction is typically a high-risk game, as per all of our projects, where safe work practice and procedures are of the highest importance.



Petroleum Sites.

Project:

**Fuel & Convenience Sites & Fit Out – 7-Eleven
Service Stations - QLD & NSW**

Client:

7-Eleven & Turner Townsend

This project included significant refurbishments to the Food-On-The-Go sales area, doubling its coffee output to an average 500 cups a day per store under the Coffee 500 project banner. Adding to the daily fresh food items, introducing a parcels locker service, trialling digital payment options and providing a fuel value proposition. External works to the canopy and forecourt included LED lighting upgrades, bollard installation, line marking for traffic management and landscaping works.

Engaged directly through Hurst Concepts, successfully managing budgets, programmes, and the site teams throughout the procurement and construction phases. These sites were all live environments which required substantial coordination to ensure all fuel and shop sales remained uninterrupted throughout construction.



Our Clients.



+ more...

- » Supply Nation-Certified
- » CN Member
- » QBCC
- » SME-Business
- » QBusiness

Accreditations.





General Enquiries

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1/17 Harvest Ct, Southport, 4215

Brisbane | Gold Coast | Sunshine Coast

centroconcepts.net.au

ABN: 44633871155

QBCC license No. 15174720

Workers' Compensation Insurance in accordance with the
Workers' Compensation and Rehabilitation Act 2003.

Compliant with Queensland's Ethical Supplier Threshold.