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# OUR CAPABILITY

BUILD RELATIONSHIPS | DELIVER PROJECTS

# CONTENTS

ABOUT C MANAGEMENT	3
OUR SERVICES	4
C MANAGEMENT PROJECT SERVICES	5
C MANAGEMENT MAKEGOOD	6
C MANAGEMENT HOMEOWNERS AGENT	7
OUR DIRECTOR: NICK CORLEY	8
OUR DIRECTORS EXPERIENCE	9



# ABOUT C MANAGEMENT

## A Client-First Approach

C Management delivers expert advice across construction, development, and project management. We service the Industrial, Commercial, Residential, Corporate, Government and Mixed-Use sectors.

We build relationships with our clients and partner with them through the complex property & construction landscape.

### Gold Class Service:

This is what sets us apart from the rest, we craft bespoke solutions that precisely align with our clients needs. We work closely with our clients and take ownership every step of the way. Our approach is to provide a gold class service that is accurate, authentic and responsive. We innovate, challenge status quos and provide high-energy execution. Our clients deserve it.

### End-to-End Mastery:

From concept to complete, C Management's team has the experience, industry network connections and resources to ensure your project is on time, on budget and to the quality you desire.

Whether you're getting started on your first home build, managing a lease expiry or delivering a complex commercial development, C Management will partner with you.





# OUR SERVICES

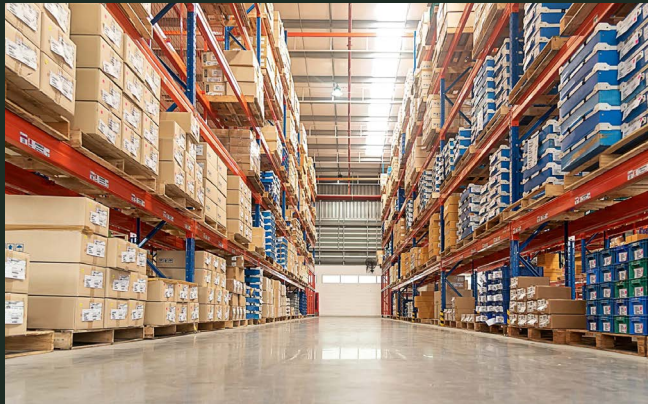
## Tailored Solutions Across Every Stage

Our services are structured into three specialised divisions, **Project Services**, **Makegood** and **Homeowners Agent**. Each designed to provide end-to-end support for projects of all sizes. Whether its a commercial or industrial development, Lease makegood or office relocation or building your dream home - C Management has the team capability to partner with you during any and all stages.



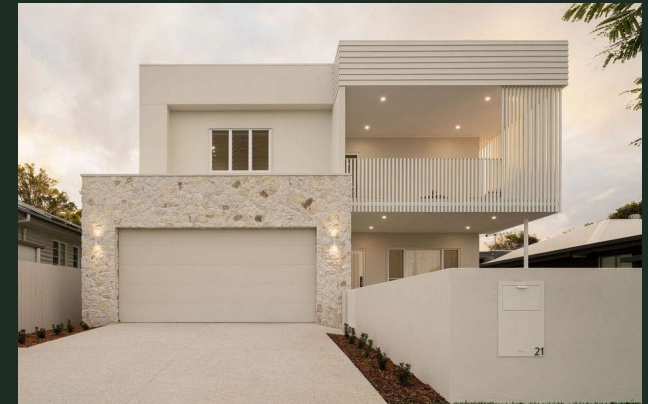
### C Management Project Services

Comprehensive project & development management, from initial planning through to final handover, ensuring seamless execution of industrial, commercial, residential and mixed-use developments.



### C Management Makegood

End-of-lease solutions, refurbishment and fit-out services, expertly managing transitions, repairs, and compliance to facilitate smooth property exits or relocations.



### C Management Homeowners Agent

Dedicated guidance for homeowners and investors throughout the entire homebuilding process, providing independent advice, cost management, and construction oversight to ensure your interests are looked after, every step of the way.

# C MANAGEMENT PROJECT SERVICES

## Expert Project Management & Development Solutions

C Management **Project Services** provide tailored advisory, consulting, and project management solutions for industrial, commercial, residential and mixed-use developments. Our expertise ensures seamless execution, cost efficiency, and high-quality outcomes at every stage of a project. We ensure your project runs smoothly, stays on budget, and delivers outstanding results - from concept to completion.

<b>End-to-End Project Management</b>  Overseeing all phases to ensure seamless delivery, cost control, and risk mitigation.	<b>Development Approvals &amp; Compliance</b>  Managing approval processes and ensuring regulatory compliance.	<b>Construction Oversight &amp; Administration</b>  Acting as a superintendent to ensure compliance, accountability, and progress tracking.	<b>Program &amp; Schedule Management</b>  Ensuring efficient timelines with strategic scheduling and reporting.
<b>Design &amp; Town Planning Coordination</b>  Liasing with consultants to align designs with budget and regulations.	<b>Construction Tendering &amp; Recommendations</b>  Managing builder selection and contract negotiations.	<b>Cost &amp; Program Management</b>  Controlling budgets, financial forecasting, and scheduling to keep projects on track.	<b>Handover &amp; Defects Management</b>  Conducting inspectinos, resolving defects, and ensuring a seamless transition to completion.



# C MANAGEMENT MAKEGOOD

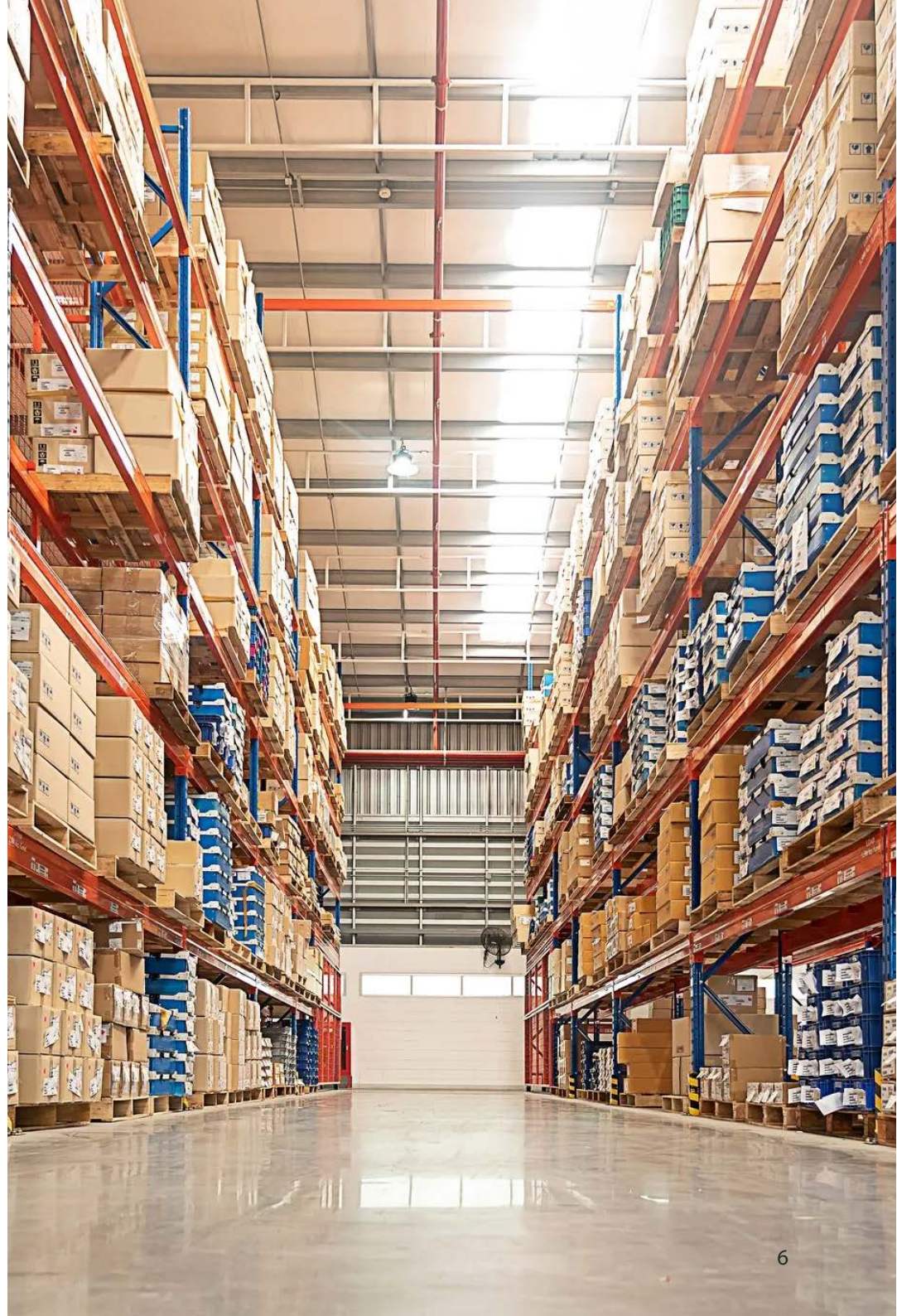
## Expert Office & Warehouse Solutions

C Management **Makegood** provide comprehensive end-of-lease restoration and decommissioning solutions for commercial, industrial, and retail properties. Our expertise ensures that tenants meet lease obligations while minimising downtime and costs, and that landlords receive properties restored to market-ready condition.

Typically, we see tenants pass these obligations back to the landlord. This is usually the least cost effective approach. C Management is able to provide solutions that result in a saving for the tenant.

### Our Services

- End-of-Lease Obligation Assessment.
- Makegood Works & Repairs Management.
- Business/Office Refurbishments & Fitouts.
- Business/Office Transitions & Relocations.



# C MANAGEMENT HOMEOWNERS AGENT

## Expert Guidance for Homeowners & Investors

We act as an independent advisor, ensuring homeowners and property investors receive expert support through the design, planning, and construction process. Our focus is on protecting your interests, controlling costs, and delivering quality outcomes while navigating the complexities of residential process. Most typical stakeholders (Architects/ Town Planners/Real Estate Agents/Builders) focus on their own service, C Mangement acts as an agent for the Homeowner to protect your most valuable asset.



### 1. Secure your Land or Redevelopment Site

- Research & assess checking zoning, restrictions, and site feasibility.
- Make an offer, negotiate terms, sign contract.
- Complete due dilligence (soil tests, zoning checks) and settle the purchase within the cooling-off period.

### 2. Engage an Architect to Design Your Home

- Hire a qualified architect to develop concept designs.
- Collaborate to refine details plans that suit your budgets and lifestyle.
- Ensure designs meet local zoning laws and building regulations.

### 3. Appoint a Town Planner for Development Approval (DA)

- Engage a town planner to conduct due dilligence and prepare reports.
- Submit the DA for council review.
- Address council conditions before receiving DA approval.

### 4. Obtain Building Approval (BA) from a Certifier

- Hire a private building certifier to assess compliance.
- Ensure plans align with the National Construction Code and regulations.
- Secure Building Approval (BA) to commence construction.

### 5. Select & Engage a Builder

- Issue a tender process to compare builder proposals.
- Evaluate builder availability, costs, and timelines.
- Appoint a licenced QBCC builder under a fixed-price contract.

### 6. Construct Your Home

- Progress through key constructions stages: Base (slab), Frame, Lock-up, Fixing, and Fit-off.
- A certifier conducts inspections at each stage to ensure compliance.
- A final inspection confirms completion before issuing an occupancy certificate.



# OUR DIRECTOR: NICK CORLEY

## **Experience:**

Nick has 15+ years experience across both construction and client-side consulting within the property industry. He has worked on projects within Commercial, Aged-care, Industrial, Government, Defence and Education ranging from \$1m to \$100m. As a project management professional, he has overseen all aspects from concept, feasibility, town planning and approvals, detailed design, construction and handover.

## **Approach:**

Nick has earned a reputation with his clients, consultants and contractors as having the ability to build relationships. He believes this is the foundation for successfully delivering any project (it's also his life motto!). He does this by having hands-on every C Management project and adopts a philosophy of authenticity, accuracy and responsiveness.

## **Education/Affiliations/Registrations:**

- Bachelor of Construction Management & Quantity Surveying
- Associate Degree in Civil Engineering
- Justice of the Peace (Qualified)
- QBCC Builder Project Management Service - 15312507
- Construction Induction - 17 48326





# OUR DIRECTORS EXPERIENCE

## Roma St Coach Terminal Upgrade

**Address:** Roma St Transit Centre

**Client:** QLD Government, State Development, Infrastructure & Planning (SDIP). Partnership with Cross River Rail Delivery Authority (CRRDA)

**Value:** \$9M

### Project Overview:

As part of the Cross River Rail project, the Queensland Government required an upgrade to the Roma St Coach Terminal to enhance functionality and accessibility.

### Other Stakeholders:

Asset Owner - Qld Government (Queensland Rail)

Nick was Contract Administrator for BADGE Constructions and oversaw the entire project lifecycle, including:

- Procurement of materials.
- Contract letting and management.
- Cash & cost management throughout.
- New bus terminals, driver rest areas, and office spaces.
- Pedestrian waiting zones and improved access points.
- Structural Steel overpass.
- Civil works - road in, curbs/channel, stormwater.
- WHS standards management.

The project was delivered within a live rail environment, requiring careful coordination with Queensland Rail to minimise disruption to commuters while maintaining strict safety and compliance standards.





# OUR DIRECTORS EXPERIENCE

## Bapcor QLD Distribution & Head Office

**Address:** 15 Northcott Place, Redbank (Redbank Motorway Estate)

**Client:** Bapcor

**Value:** \$100M

### Project Overview:

Bapcor required a state-of-the-art 44,000m<sup>2</sup> distribution centre combined with a modern head office to support business growth. The facility incorporated security systems, access control, workstations, and staff amenities, ensuring an efficient and future-ready workspace.

### Other Stakeholders:

Developer & Landlord - Goodman Group

Builder - De Luca

Nick was Client Project Manager for Bapcor and oversaw the entire project lifecycle, including:

- End-to-end delivery from concept to handover, ensuring design, cost, and timeline alignment.
- Consultant & contractor coordination, managing procurement, scopes, budgets and risk mitigation.
- Overseeing construction, including the distribution centre build, office fit-out, IT, and infrastructure setup.
- Stakeholder reporting & executive updates, ensuring operational readiness for a seamless facility transition.





# OUR DIRECTORS EXPERIENCE

## BUNZL QLD Distribution & Head Office

**Address:** 40 Charles Ulm, Eagle Farm (Tradecoast Central)

**Client:** BUNZL

**Value:** \$20M

### Project Overview:

BUNZL required a new 15,000m<sup>2</sup> distribution centre with an integrated head office to support their expanding operations. The project involved security systems, access control, workstations, and staff amenities, with a key focus on seamless relocation from their existing Morningside facility to the new Eagle Farm site.

### Other Stakeholders:

Developer & Landlord - Tradecoast Central via Bootooloo Property  
Builder - McNab

Nick was Client Project Manager for Bunzl and oversaw the entire project lifecycle, including:

- End-to-end project delivery, aligning design, cost, and timelines with client expectations.
- Stakeholder coordination, including planning approvals with Brisbane City Council and engagement with consultants and contractors.
- Procurement & risk management, covering contractual, logistical, and operational challenges.
- Facility transition & operational readiness, ensuring minimal disruption to BUNZL's supply chain.
- Direct engagement with Developer - Tradecoast Central via Bootooloo Property.



# OUR DIRECTORS EXPERIENCE

## Universal Store Head Office & Warehouse

**Address:** 42b William Farrior Pl, Eagle Farm

**Client:** Universal Store

**Value:** \$12M

### Project Overview:

Universal Store required a new 5,000m<sup>2</sup> warehouse and 1,000m<sup>2</sup> head office featuring high-end architectural finishes. A critical aspect of the project was seamless transition planning and relocation from their previous facility, ensuring minimal disruption to operations.

### Other Stakeholders:

Developer & Landlord - Tradecoast Central via Bootooloo Property  
Builder - McNab

Nick was Client Project Manager for Bunzl and oversaw the entire project lifecycle, including:

- Construction management, ensuring quality execution of the warehouse and office fit-out.
- Stakeholder coordination, aligning project milestones with operational needs.
- Transition planning & relocation, facilitating a smooth move into the new facility.

The project delivered a modern, functional headquarters tailored to Universal Store's expanding business needs.





# OUR DIRECTORS EXPERIENCE

## Kinetic - Noosaville Bus Depot

**Address:** Production Street, Noosaville

**Client:** Kinetic

**Value:** \$12M

### Project Overview:

Kinetic required a new, modern 3,000m<sup>2</sup> bus depot facility in Noosaville, incorporating a workshop, staff offices, and 32 Electric Vehicle (EV) bus charging stations. The facility was strategically designed to support Kinetic's operational growth and sustainability objectives.

As Superintendent, Nick provided:

- Development approval management, including coordination and securing all necessary permits.
- Design oversight, ensuring the facility met operational and sustainability specifications.
- Tendering & builder selection, managing competitive tender processes and awarding construction contracts.
- Program & risk maintenance.
- Energex Large Customer Connection - HV design & install coordination.

The project delivered an advanced, functional depot supporting operational efficiency and sustainability for Kinetic's future transport fleet.



# OUR DIRECTORS EXPERIENCE

## Velocity Vehicle Group (VVG) Truck Workshop & Display

**Address:** Motorway Dr, Burpengary

**Client:** Velocity Vehicle Group

**Value:** \$10M

### Project Overview:

Velocity Vehicle Group required a new 3,000m<sup>2</sup> truck workshop and display facility in Burpengary, featuring an advanced workshop, dedicated truck display area, and staff office spaces. The facility was designed to support VVG's business expansion and enhance operational capabilities.

As Superintendent, Nick managed:

- Development approvals, coordinating and obtaining all necessary regulatory permits.
- Design management, ensuring the facility aligned with operational and client-specific requirements.
- Builder tender & construction award, overseeing the tendering process and appointment of contractors.
- Workshop specification including Hoists, Service Pits, Brake Testers, Gantry Crane, Compressor & Hydraulic systems.
- Selective pallet racking design & install.
- Architectural office fitout design & install.

This facility provided VVG with a state-of-the-art truck servicing and showcase centre, strategically supporting future growth and client engagement.





# OUR DIRECTORS EXPERIENCE

## Jucy Group Brisbane Branch

**Address:** Kingsford Smith Dr, Eagle Farm

**Client:** Jucy Group

**Value:** \$12M

### Project Overview:

Jucy Group required a modern facility for their Brisbane branch at Eagle Farm, providing enhanced operational capabilities to support their growing fleet and customer base.

As Superintendent, Nick managed:

- Development approvals, coordinating and securing regulatory compliance.
- Design management, ensuring alignment with Jucy Group's operational needs.
- Builder tender & contract award, conducting tender processes and managing contractor selection.
- Workshop specification including Hoists, Service Pits, Brake Testers, Gantry Crane, Compressor & Hydraulic systems.
- Selective pallet racking design & install.
- Architectural office fitout design & install.

This project successfully delivered a contemporary facility tailored to support Jucy Group's ongoing expansion in Queensland.



# OUR DIRECTORS EXPERIENCE

## Shailer Park High School

**Address:** 3 Leaf St, Shailer Park

**Client:** QLD Government - Department of Education

**Value:** \$7M

### Project Overview:

The Queensland Department of Education required an extension to Shailer Park High School to accommodate increased student numbers driven by local population growth. With the school remaining operational throughout construction, minimising disruption was essential, requiring close collaboration with school leaders and departmental stakeholders.

As Contract Administrator & Assistant Project Manager, Nick managed:

- Planning compliance, meeting DET specifications and approvals.
- Budget management including cost tracking, forecasting and reporting.
- Procurement support, managing consultant engagements and material supply agreements.
- Programme establishment, ensuring resource allocation and timely delivery.
- Contract management, overseeing subcontractors, compliance, and site meetings.

This project successfully provided expanded school facilities with minimal disruption, supporting the Department of Education's strategic goals.







# READY TO EXPERIENCE GOLD-CLASS SERVICE?

If you're ready to explore further or simply discuss how we can support your next project, we invite you to reach out directly to Nick Corley, Director of C Management

Add Nick to Contacts:



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**[www.c-management.com.au](http://www.c-management.com.au)**

