

CAPABILITY STATEMENT

ARBOUR

PROPERTY GROUP

Specialised Project Support for Developers

Arbour Property Group provides focused, fixed-scope support for developers, builders, and property professionals across all stages of the project lifecycle. Our services are designed to alleviate resource pressure, reduce risk, and maintain momentum - without the overhead of full-time staff or the commitment of end-to-end consultancy.

Whether navigating the complexities of site feasibility, preparing and managing tender documentation, or requiring hands-on quality assurance during construction and handover, we step in when it counts.

Our Services

Pre-Acquisition & Due Diligence

Supporting faster, more informed acquisition decisions.

- Site constraints analysis, density/yield estimates
- High-level feasibility modelling and risk summaries
- Presentation-ready documentation for internal or investor use

Early Design & Pre-DA Coordination

Ensuring early project decisions are commercially viable and DA-ready.

- Concept reviews, buildability and cost-risk analysis
- Consultant briefs, coordination tracking, and gap identification

Tendering & Procurement

Structured contractor engagement for better outcomes.

- Tender pack preparation and RFIs management
- Detailed comparison matrices (pricing, scope, program)
- Builder selection recommendations

Construction Oversight & Progress Monitoring

Independent site inspections and reporting to maintain quality and momentum.

- Fortnightly/monthly site inspections & progress claim reviews
- Variation tracking, program monitoring, defect management

Handover & Practical Completion Support

Structured close-out and final delivery assurance.

- Practical completion inspections, defect rectification tracking
- Handover pack collation & client/investor-ready reporting

Engagement Model

Our services are structured as fixed-scope engagements, tied to specific project phases. We can be engaged for a single task – such as preparing a tender pack or conducting a one-off inspection – or for a clearly defined support role over a specific project stage (e.g. construction phase QA + claims monitoring).

Why Clients Engage Arbour:

- Short-term, flexible support without long-term contracts
- On-the-ground presence backed by efficient reporting and documentation
- Deep experience in residential development and construction delivery
- Clear deliverables with professional formatting and fast turnaround

Typical Projects We Support:

- Residential land subdivisions – small, medium, and masterplanned communities
- Residential apartment developments – DA to delivery
- Medium-density townhouse projects – attached and detached dwellings
- High-end custom homes – requiring independent quality assurance and builder oversight (for developer and home owner)

Contact Details

Nick Willoughby

P: 0437 272 841

E: nick@arbourpg.com.au

W: www.arbourpg.com.au



LinkedIn:

