



Bootooloo
PROPERTY

CAPABILITY STATEMENT

PROJECT MANAGEMENT
CONCEPT TO COMPLETION





ABOUT US

Our mission at Bootooloo Property is to oversee projects from concept to completion, delivering for our clients each and every time through our flexible, adaptive, and new-age approach.

Originally formed in 2006 as Finn Management Qld (FMQ), Bootooloo Property provides expert Development, design, and construction management services with a focus on industrial and commercial developments.

FMQ provided development manager services for several residential estates in Queensland, including Mode at Eight Mile Plains and Silvapark at The Gap. Silvapark being the first urban development in Australia permitted to harvest, treat and drink their own rainwater.

By 2008 our passion for the industrial sector was realized and continues to make up over 80% of our projects. Overseeing the Stage 1 infrastructure construction for the TradeCoast Central Estate including the Design and Construction management for the Schneider Road bridge, FMQ formed strong relationships with some of Queensland's best consultants and contractors – relationships that are still as strong today.

FMQ was further commissioned to manage Stages 2 – 6 of the TradeCoast Central project, completing all infrastructure works in 2014.

With the introduction of Property Management services in 2017, Bootooloo Property was born. Still, with a focus on the industrial and commercial market, Bootooloo expanded into the Property market managing the leasing and property portfolio of several smaller Brisbane developers.

We are a small team with a vast specialist network. We are experts in our field and strong supporters and pioneers for sustainable development.

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OUR SERVICES

-  Site Identification: having access to some of Queensland's largest developers and agents, we know what is available and how to secure it
-  Development and Planning Approvals: have managed over 50 applications with 6 different councils throughout Queensland, we can provide expert advice and recommendations on a best-fit Town Planner to ensure the maximum realization of your development
-  Design: Bootooloo has been working with virtually the same design team for over 15 years. We can provide access for a full suite of design consultants or work with your team to ensure designs are both compliant, buildable, and aesthetic to their environment
-  Construction: whether is a full market tender or a negotiated contract, we have worked with many of the best industrial buildings throughout Queensland
-  Budget and Cost Controls: in volatile markets managing project costs has never been so important. From arranging detailed QS reports to sourcing quotes and providing working budgets, Bootooloo Property ensures your project is correctly costed and managed through to completion
-  Bootooloo Property hold \$10m in Professional Indemnity Insurance

CURRENT PROJECTS

2024



OUR PROJECTS

2007



Site: 157,000m2
Stage 1 subdivision works
Roadways, services and
infrastructure



135m Schneider Rd Beam
Bridge



Brisbane
City Council

Kingsford Smith Drive,
trunk infrastructure
works

2008

PACIFIC BRANDS

Site: 41,770m2
Warehouse: 24,000m2
Office: 1,860m2
Construction Value: \$22m



Site: 20,310m2
Warehouse: 10,774m2
Office: 560m2
Construction Value: \$6.9m

Life is On | Schneider Electric

Site: 35,700m2
Warehouse: 11,330m2
Office: 7,862m2
Construction Value: \$23m

2009



Site: 40,000m2
Warehouse: 11,272m2
Office: 1,570m2
Construction Value: \$10.8m



Site: 13,230m2
Warehouse: 4,947m2
Office: 900m2
Construction Value: \$5.3m



Site: 26,530m2
Warehouse: 7,067m2
Office: 1,172m2
Construction Value: \$8m

OUR PROJECTS

2010

ENERFLEX

Site: 16,080m²
Warehouse: 3,600m²
Office: 2,000m²
Construction Value: \$6m



2,000m² Science Centre
Construction Value: \$4m

2011

EBGAMES

Site: 32,820m²
Warehouse: 15,000m²
Office: 2,200m²
Construction Value: \$16m



Site: 52,360m²
Warehouse: 14,286m²
Office: 968m²
Construction Value: \$18m



Site: 45,490m²
Warehouse: 24,499m²
Office: 779m²
Construction Value: \$19m



Site: 5,758m²
Warehouse: 1,220m²
Office: 476m²
Construction Value: \$6m

OUR PROJECTS

2012



Site: 18,770m² (shared)
Warehouse: 1,440m²
Office: 305m²
Construction Value: \$1.5m



Site: 6,000m²
Warehouse: 830m²
Office: 375m²
Construction Value: \$1.8m



Site: 13,990m²
Warehouse: 5,000m²
Office: 730m²
Construction Value: \$4.7m



Site: 3,146m²
Warehouse: n/a
Office: 1,507m²
Construction Value: \$2.8m



Site: 2,796m²
Warehouse: n/a
Office: 1,073m²
Construction Value: \$2.1m



Site: 18,870m² (Shared)
Warehouse: 7,009m²
Office: 200m²
Construction Value: \$5m



Site: 11,550m²
Warehouse: 3,043m²
Office: 2,068m²
Construction Value: \$5.3m

2013



Site: 38,784m²
Warehouse: 20,000m²
Office: 1,100m²
Construction Value: \$14m



Site: 50,000m²
Warehouse: 2,754m²
Office: 436m²
Construction Value: \$7m

OUR PROJECTS

2014



Site: 21,521m2 (Shared)
Warehouse: 2,460m2
Office: 800m2
Construction Value: \$4m



Site: 21,521m2 (Shared)
Warehouse: 2,400m2
Office: 905m2
Construction Value: \$4m

2015



Site: 5,764m2
Warehouse: 450m2
Office: 2,000m2
Construction Value: \$2.5m



Site: 5,878m2
Warehouse: 250m2
Office: 2,000m2
Construction Value: \$2.5m

2016



Site: 4,667m2
Warehouse: 1,343m2
Office: 373m2
Construction Value: \$4.5m



50m Olympic pool
Construction Value: \$5m

OUR PROJECTS

2017



Site: 74,343m²
 Warehouse: 35,375m²
 Office: 560m²
 Construction Value: \$20.5m

2018



Site: 26,000m²
 Warehouse: 15,900m²
 Office: 991m²
 Construction Value: \$11m

2019



Mackay Site: 20,210m²
 Warehouse: 4,409m²
 Office: 419m²
 Construction Value: \$8.5m



Cairns Site: 15,217m²
 Warehouse: 2,691m²
 Office: 2,148m²
 Construction Value: \$8m



Site: 57,290m²
 Warehouse:
 Office: 246m²
 Construction Value: \$500k



Site: 16,670m²
 Warehouse: 5,000m²
 Office: 300m²
 Construction Value: \$5.2m



Brisbane City Council

Site: 58,168m²
 Warehouse: 9,207m²
 Office: 3,681m²
 Construction Value: \$14m

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Site: 13,592m²
 Warehouse: 6,500m²
 Office: 500m²
 Construction Value: \$8.6m

OUR PROJECTS

2020



Site: 13,336m2 (shared)
Warehouse: 2,500m2
Office: 473m2
Construction Value: \$2.8m



Site: 13,336m2 (shared)
Warehouse: 2,500m2
Office: 500m2
Construction Value: \$2.8m

2021



Toowoomba Site: 20,000m2
Warehouse: 2,940m2
Office: 300m2
Construction Value: \$4.2m



Emerald Site: 25,150m1
Warehouse: 2,000m2
Office: 254m2
Construction Value: \$4m



Site: 3,729m2
Warehouse: 1,768m2
Office: 674m2
Construction Value: \$4.8m

2022



Site: 19,638m2
Warehouse: 9,900m2
Office: 460m2
Construction Value: \$11.1m



Site: 1,780m2
Warehouse: 800m2
Office: 980m2
Construction Value: \$4m



Site: 2,123m2
Warehouse: 1,123m2
Office: 1000m2
Construction Value: \$5m



Site: 54,917m2
Warehouse: 5,000m2
Office: 3,400m2
Construction Value: \$11m



Site: 54,917m2
Warehouse: 20,543m2
Office: 3,400m2
Construction Value: \$15m



Site: 600m2
Warehouse: 500m2
Office: 100m2
Construction Value: \$1.5m

OUR PROJECTS

2023



Innisfail Cold Room &
Expansion Project valued
at \$2m



Site: 31,667m²
Warehouse: 15,478m²
Office: 1,184m²
Construction Value: \$21m



Site: 17,321m²
Warehouse: 8,000m²
Office: 600m²
Construction Value: \$10m



Site: 7,873m²
Warehouse: 1700m²
Office: 330m²
Construction Value: \$10m



Site: 10,041m²
Warehouse: 3,617m²
Office: 400m²
Construction Value: \$7m



Site: 16,821
Warehouse: 2,126m²
Office: 600m²
Construction Value: \$7m