



Bootooloo
PROPERTY

CAPABILITY STATEMENT

PROJECT MANAGEMENT
CONCEPT TO COMPLETION

ULLRICH ALUMINIUM





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.

45 Taylor Place, Eagle Farm QLD 4009








Property@Bootooloo.com.au

07 3608 4908





OUR SERVICES

-  **Brief Development:** Whether you are expanding, consolidating, entering a new lease, or delivering a new build, we work with you to define your requirements, uncover opportunities, and develop a tailored project brief - ensuring your project starts on the right track.
-  **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:** we have managed well over 60 applications with 9 different councils throughout Queensland and New South Wales, we can provide expert advice and recommendations on a best-fit Town Planner to ensure the maximum realization of your development
-  **Design:** we work with many different professional consultants. We can provide a recommendation for a full suite of design consultants or work with your existing team to ensure designs are compliant, buildable, fit for purpose and compatible to their environment
-  **Construction:** whether its a full market tender or a negotiated contract, we have worked with many of the best industrial builders throughout Queensland. We understand the importance of relationships throughout a project and ensure the entire team is on board with the vision
-  **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, We ensure your project is correctly costed and managed through to completion
-  **\$10m Professional Indemnity Insurance**

CURRENT PROJECTS

2026



70 Residential Units, 4 Towers

Mount Gravatt QLD



Lot 38 13,500m2 Spec Warehouse

Eagle Farm QLD



4,011m2 Warehouse

Carole Park QLD



5946m2 Warehouse including Cold Room and Chiller storage

Archerfield QLD

OUR PROJECTS

2025



Innisfail Site: 5,200m²
Warehouse: 833m²
Office: 70m²
Construction Value: \$3m



Site: 43,784m²
Warehouse: 20,593m²
Office: 670m²
Construction Value: \$27m

OUR PROJECTS

2024



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



External training pathways and obstacle courses



Site: 42,000m2
Warehouse: 15,000m2
Office: 1,800m2
Construction Value: \$43m



Carl St, Woolloongabba
12 Stories
82 Apartments
Construction Value: \$85m



Site: 53,361m2
Warehouse: 27,000m2
Office: 900m2
Construction Value: \$33m



Camp Courage, Boonah
Retreat facilities assisting military and first responders suffering from PTSD

2023



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



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



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



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



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



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

OUR PROJECTS

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

Universal Store

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

2021



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



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



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

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

OUR PROJECTS

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

2018



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

2017



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

OUR PROJECTS

2016



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



Marist College Ashgrove

50m Olympic pool
Construction Value: \$5m

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

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

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

2012



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



Schindler

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



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

Harcourts



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



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

2011

OUR PROJECTS

2010

ENERFLEX



Marist College Ashgrove

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

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

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

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



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

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