

# CAPABILITY STATEMENT

COMMUNICATION BUILDS QUALITY







We partner with clients for the long term, delivering tailored solutions with a focus on quality.





# ABOUT NICLIN GROUP

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## **'Communication builds quality'.**

Niclin Group is a construction company founded on the principle that quality projects are built on transparency and communication.

We offer a full service and flexible approach to your development project. Our in-house team of design and construction professionals provide expert support across project planning, approvals, design and construction through to ongoing property management and maintenance.

We understand key market drivers which allows us to deliver consistency for clients and provide a tailored construction and project solution to meet requirements. Since inception we have proudly achieved over 95% repeat business, which is a testament to the strength of our performance and our commitment to building lasting client relationships.

Niclin Group has extensive experience successfully delivering complex projects with a keen understanding of logistics and planning requirements.

## OUR DIFFERENCE

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We are a dynamic team of construction professionals, offering a flexible and full service approach to your project with a proactive focus on best practice safety, quality, environmental and community standards. Our aim is to exceed expectations.

Our difference lies in our ability to listen to our clients, understand their needs and tailor a service to suit. We actively seek opportunities to add value and save costs so you get the best return on your investment. Niclin Group are not your typical construction company, we approach each project differently and encourage with out of the box thinking.

Experience our personal approach and commitment to communication, collaboration and successful outcomes by partnering with the Niclin team.

## PLAN

- › **Project cost planning**
- › **Feasibility analysis**
- › **Land use viability**
- › **Town planning**
- › **Development approval and negotiation**

Niclin Group offers planning assistance to address challenges, resolve concerns and provide surety. Our solid planning approach is not just about analysing figures but also analysing a variety of market indicators and financial factors to provide professional and holistic guidance on the cost viability of your project. The town planning and development approval process can be complex and confusing. Our team will work with you to provide expert advice, streamline processes and ensure timely outcomes.



## DESIGN

- › **Design management**
- › **Construction tender and cost planning**
- › **Value management and buildability**
- › **Design documentation**
- › **Network of professionals**
- › **Safety in design**

Our in-house team offer a full design management service including design coordination and documentation from project conception through to construction delivery and handover. Early involvement of our design team can offer cost savings and time benefits as well as a smooth transition to construction stage and efficient site management. We design your project with aesthetics, value management, buildability and safety at the forefront. Client's benefit from our experience and focus on value management and buildability from the project planning stage. Another advantage is access to our established network of specialist design consultants.





## DELIVER

- › **Construction**
- › **Project and subcontractor management**
- › **Budget and program control**
- › **Safety, Quality and Environment**
- › **Community engagement**

Niclin Group's vast experience delivering diverse construction projects across different sectors provides clients with assurance that we are capable of delivering your job on time and successfully. Our construction and delivery teams consist of project managers, contract administrators, foremen, leading hands and apprentices so a Niclin Group team member is involved at every project stage. The site teams are also connected to our design team which provides efficiencies during construction. We provide streamlined communication and transparency across budget, program, quality and safety throughout delivery. Successful delivery is supported by our long term relationships with established and reliable suppliers and subcontractors.



## MANAGE

- › **Property management**
- › **Maintenance**
- › **Tenant and leasing support**
- › **Market research**
- › **Conditioning reporting**

Niclin Group offer property management services with our own licensed and experienced team. We offer support to your individual development from initial advertising and promotional strategies including market/property research and advice through to long term caretaking and body corporate support. Our complete approach covers leasing negotiations, stringent tenant selection and placement, preparation of leasing documents and facilitation of bond commitments. We can also support with income collection and accounting, regular property inspections and condition reports, along with the facilitation of maintenance and repairs. Solid property management and maintenance will contribute to the long term viability and the life of your investment.





# PROVEN SYSTEMS

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We use an established and proven platform of systems and processes to ensure a best practice approach to safety, quality, environment and the community. This platform is a tried and tested model that promotes collaboration, reduces risk and increases efficiencies across all stages of delivery. Our management system is fully integrated with our business objectives and accredited to internationally recognised standards, giving confidence that our performance and services meet the expectations of all stakeholders.



## SAFETY

We take safety seriously and it remains our number one priority. Providing a safe and healthy work environment for our team, subcontractors, suppliers and surrounding community is paramount. By encouraging proactive risk identification, conscious logical behaviour, teamwork and self-awareness, we are able to maintain a strong yet balanced safety culture on our sites.





# PROVEN EXPERIENCE

Experience the difference of the Niclin Group team who have delivered key projects across:

- › Residential
- › Retail
- › Commercial
- › Industrial
- › Aged care and retirement living
- › Community facilities
- › Educational
- › Fit out and refurbishment



## ENVIRONMENT

We are passionate about the environment and the demographic we are a part of. By adopting ecologically sustainable practices throughout our full delivery model, we promote a positive future for the local community.

## QUALITY

We strive to deliver quality services. Our quality assurance processes are structured to minimise risk, enhance efficiency and comply with the stringent regulatory, legislative and statutory requirements that the building industry demands. We seek to understand the needs of our clients and continually improve our systems and processes to produce quality outcomes.



# COMMERCIAL EXPERIENCE

The Niclin Group team have successfully delivered a diverse portfolio of commercial projects throughout Brisbane.

Queens Plaza (Stage 2)  
\$70.0m

Precinct 2, Brisbane  
\$48.0

BAC Air Freight Centre 4  
\$22.0m

D28, Canary Wharf  
\$20.0m

Ernst & Young  
\$13.0m

Brown & Hurley HQ & Service Centre  
\$10.0m

BAC Building 212  
\$8.0m

CUA Brisbane  
\$7.0m

Hoepner Transport Facility  
\$5.6m

Logan Entertainment Centre  
\$5.5m

41 Lavarack Ave, Eagle Farm  
\$5.5m

BER Project Facilities Darwin  
\$5.0m

Allmet Engineering Expansion  
\$4.6m

Tarragindi Commercial Office Buildings (two)  
\$4.2m

M.O.I Warehouse  
\$3.5m

Spectrum Transport Subdivision  
\$3.2m

Centrelink, Wynnum  
\$2.8m

Orxon Shopping Centre  
\$2.6m

Riverside Awning  
\$2.0m

1280 Wynnum Rd, Tingalpa  
\$1.95m

End of Trip Facility, Brisbane  
\$1.8m

1/53 Southgate Ave, Cannon Hill  
\$0.2m





# INDUSTRIAL EXPERIENCE

The Niclin Group team have notable experience in successfully delivering a diverse portfolio of industrial projects

APLNG [Bechtel] Curtis Island Permanent Buildings \$45m

Holcim Precast Plant, Redbank \$36.0m

Toll NQX Distribution Facility \$34.0m

Liebherr Redcliffe (Perth) \$25.0m

Liebherr Newman (Perth) \$15.0m

Energex, TradeCoast Lot 21 \$12.5m

EB Games, TradeCoast Lot 16 \$9.5m

Industrial complex, Murarrie \$9.0m

Kmart Oxenford \$9.0m

Hoepner Transport Facility \$6.0m

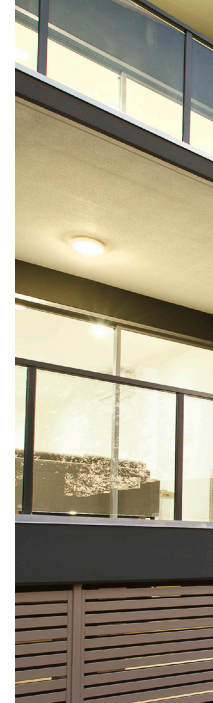
Ezi Roll - 46 Randle Rd, Pinkenba \$5.5m

Energex (Raceview) \$3.7m

Electra Cables - Sandstone Place \$3.5m

Alfasi Hire - 86-96 Depot St, Banyo \$3.0m





# RESIDENTIAL EXPERIENCE

The Niclin Group team have successfully delivered a diverse portfolio of residential projects throughout Brisbane.

73-77 Chestnut St, Wynnum  
26 units, \$6.5m

66 Lambert Rd, Indooroopilly  
32 units, \$8.3m

Oxley Rd, Corinda  
38 units, \$7.5m

RAAF, Amberley  
Stage 3 (Package 1) \$65.0m

Kyabra St, Newstead  
54 units, \$8.2m

Melton Rd, Nundah  
54 units, \$8.2m

Main St, Kangaroo Point  
69 units, \$15.9m

Winstanley St, Carina Heights  
19 units, \$4.3m

Rawlinson St, Murrarie  
20 units \$3.6m

Dwyer St, Nundah  
25 units, \$5.5m

Old Northern Rd, Everton Park  
19 townhouses, \$4.0m

Orion Apartments, Coorparoo  
\$46m

Addison Quays, Bulimba  
24 units, \$20m

Aris Apartments, Newstead  
\$20m

Bath Street Residential Tower  
\$22m

Connor St, Kangaroo Point  
23 units, \$4.8m

Stratton Tce, Manly  
12 units, \$3.5m

David St, Nundah  
19 units, \$3.26m

Lumiere Apartments, Labrador  
\$30.0m

Raffles St, Mount Gravatt  
24 units, \$5.1m

Raffles St, Mount Gravatt  
11 units, \$2.7m

Union St, Nundah  
53 units, \$9.0m





## RETAIL EXPERIENCE

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The Niclin Group team have notable experience in successfully delivering a diverse portfolio of retail projects

Ford Showrooms  
\$3.3m

7 Eleven Retail and Service Station  
\$1.9m

Keperra Super Centre  
\$36m

Westville Pavilion Shopping Centre  
\$30m

Cherrybrook Village Shopping Centre, Sydney  
\$23m

The Zone Retail Centres [various]  
\$8m - \$14m

Acropolis Shopping Mall  
\$12m

Zupps Car Dealership, Aspley  
\$10m

Woolworths Supermarkets [various]  
\$4m - \$8m

Aldi Food Stores [various]  
\$3 - \$6m

Action Supermarkets, eight stores throughout Queensland  
\$1m - \$3m

Torquay Bottle Shop and carpark  
\$2.0m

Aldi extension, Slacks Creek  
\$1m

BSKT Café  
\$0.7m





# EDUCATION EXPERIENCE

The Niclin Group team have successfully delivered a diverse portfolio of education projects throughout Brisbane.

Southern Cross University Building B, Coolangatta  
\$37.0m

UQ Health Science Building, Brisbane  
\$21.6m

James Cook University Student Services &  
Specialist Teaching Precinct, Townsville \$17.0m

West Moreton Anglican College (WMAC) Middle  
School Works \$5.8m

Arethusa College Indoor Sports Complex &  
Amenities \$5.0m

Marist Brothers College Science Block  
\$4.5m

St Stephens College Science Building  
\$4.0m

Sports Facility, Mt Gravatt  
\$3.0m

BER Schools Projects (Various)  
\$3.0m

Moreton TAFE Block B. Mt Gravatt  
\$2.4m

Norville State Primary School, Bundaberg  
\$2.2m

St Helens State Primary School, Marlborough  
\$2.2m

Mansfield State School Multipurpose Hall &  
Library \$2.0m

Redland Bay State School Multipurpose Hall  
\$1.8m

BER (Building the Education Revolution, NSW &  
Qld) Works (var) \$1.7 - \$5.7m

AB Paterson College Junior Library  
\$1.6m

Cannonvale Christian College  
\$1.6m

Guardian Childcare Centres (various)  
\$1.5 - \$2.6m

Walloon State Primary School, Ipswich (New multi  
purpose hall & extension to the library) \$1.4m

Nudgee Trade Training Ctr (Bldg 1&2)  
\$1.2m

Ormiston State School Multipurpose Hall  
\$1.2m

Stuartholme School Science Laboratory  
\$1.2m



# REFURBISHMENT EXPERIENCE

The Niclin Group team have notable experience in successfully delivering a diverse portfolio of refurbishment projects

Jupiters Roof Replacement  
\$7.0m

IGA Supermarket, Sarina  
\$4.5m

Loganholme Bus Station  
\$3.0m

Woodgate Bowls Club  
\$2.5m

Moreton TAFE Block B. Mt Gravatt  
\$2.4m

Bakers Delight fit outs (var. locations Qld, NSW & ACT) \$1.5 - \$2.5m

Westpac Bank fit outs (var. locations Qld)  
\$1.5 - \$2.5m

QR National (Townsville)  
\$1.5m

Tiffany & Co  
\$0.5m

Norman Park Bowls Club  
\$0.5m

Ovey St, Morningside  
\$0.45m

BI-LO carpark, Northern Beaches  
\$0.4m

Cannon Hill Office Fitout  
\$0.2m

Murrarie Office Fitout  
\$0.1m





 **NICLIN**  
GROUP

**WYNNUM  
SEAFOOD  
FESTIVAL**

~ SAT 22 OCT 2016 ~



# COMMUNITY COMMITMENT

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Niclin Group is proud to support and promote the communities in which we operate. We are committed to sustainable development practices which benefit all stakeholders. We encourage a culture of connection and support charities including the Cancer Council, Movember and provide sponsorship for community initiatives such as the Mooroodu Soccer Club (Major Sponsor).

As part of our commitment to promoting the bayside community and supporting local businesses, we established and sponsor the annual Wynnum Seafood Festival. The festival is a smorgasbord of the very best fish and fresh seafood Moreton Bay offers alongside an exciting program of free events, music and entertainment for the whole family. In 2016 the event attracted over 15,000 attendees and planning is underway for a bigger and better festival in September 2017.





# DIRECT FROM OUR VALUED CLIENTS

*"We have been developing property for over 10 years and in this time have worked with a range of builders, designers and other specialist contractors. It is clear to us that we have now found a company in Niclin Group that is well above anyone else we have worked with in this property development market.*

*Your understanding of the total development and construction process from site selection to completion is outstanding. In particular, how well your team balance providing initial and ongoing advice, to cost and construction innovation, and to project completion management is clearly best in class. Your staff can never do enough; they provide an amazing service level and really do treat our investment as though it was their own. They respect us as customers, respect the project site, key stakeholders and above all provide us with the assurance that we will have an outcome that exceeds expectations.*

*Please don't change! We hope to work with your group for a long time."*

**Michael Crowe (Director)**  
Consult Developments

**Your drive, leadership and attention to detail have ensured that despite the challenges my expectations have been not only met but exceeded.**

*"With a number of technical challenges encountered in the early stages of the project, we have all the confidence in Niclin Group and the project team and their commitment in delivering the project on time and on budget.*

*Your drive, leadership and attention to detail have ensured that despite the challenges my expectations have been not only met but exceeded. You have fostered a great culture of communication and collaboration and I would have no hesitation in recommending your services to any developers considering Niclin Group."*

**Martin Lynch (Director)**  
Lynchpyn Pty Ltd

#### **NICK CAVE, DIRECTOR**

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#### **INSURANCES**

> Public Liability (\$20 million),  
Contract Works and Work Cover.  
> Professional Indemnity Insurance  
(\$20 million).



#### **NICLIN GROUP PTY LTD**

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